

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

June 12, 2024

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Westview South Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

June 5, 2024

Board of Supervisors
Westview South Community Development District

Dear Board Members:

The Board of Supervisors of the Westview South Community Development District will hold a Regular Meeting on June 12, 2024 at 2:00 p.m., or as soon thereafter as the matter may be heard, at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2024-04, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
4. Consideration of Deficit Funding Agreement
5. Update: Maintenance Carve Out
6. Authorization of RFP for Landscape & Irrigation Maintenance
7. Ratification Items
 - A. Ferguson Waterworks Change Orders [POD B Spine Road]
 - I. No. 1: Additional Incidental Items
 - II. No. 2: HDPE Pipe BL Stripe, Additional Fittings, Electric Sleeves
 - III. No. 3: Irrigation Sleeve
 - IV. No. 4: Additional Electrical Sleeves
 - B. Fortiline Waterworks Change Orders [POD B Spine Road - N2A2B]
 - I. No. 1: Wrapid Seal and Added Sanitary Material

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- II. No. 2: Hydrant Material Needed for Planned Quantity Missing from Original PO Quote
- III. No. 3: Additional Sewer Pipe, Additional Conduit, Additional Irrigation
- IV. No. 4: Additional Incidental Item Line
- V. No. 8: Sanitary Double Service Material Needed for Planned Quantity Missing from Original PO Quote, Storm Drain Basin Material True-up
- VI. No. 11: Additional Material Needed Per Plans Revision Dated 4.8.24
- C. Jr. Davis Construction Company, Inc. Change Orders [Pod B]
 - I. No. 12: Storm Changes
 - II. No. 13: Changes Related to Dewatering Off Site
 - III. No. 15: Demo Exist Yd Install
- D. Mack Concrete Industries, Inc. Change Orders [POD B Spine Road]
 - I. No. 1: Str. #D155 Omitted and Str. #D85 Revised to Type 6 Inlet, Error on Original Quote – Add Three Control Structures
 - II. No. 2: N2A2B Portion – Quote # QF66312 9/25/2023
 - III. No. 3: Sewer Extension into N4, Storm Changes into N4
 - IV. No. 4: Additional Storm Structures per Plan Rev. 20
 - V. No. 6: Per RFI 45 – Plan Revision
 - VI. No. 7: Per RFI 52 – Added MH
- E. Hydro Conduit, LLC d/b/a Rinker Materials Change Order [POD B Spine Road]
 - I. No. 1: Additional Material for Portion N-2A & 2B
 - II. No. 2: Plan Revision – Additional Material, Plan Revision – Reduction of Material
- 8. Consideration of Resolution 2024-07, Electing and Removing Officers of the District and Providing for an Effective Date
- 9. Acceptance of Unaudited Financial Statements as of April 30, 2024
- 10. Approval of May 8, 2024 Regular Meeting Minutes
- 11. Staff Reports
 - A. District Counsel: *Kutak Rock, LLP*

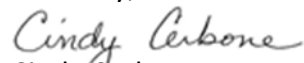
- B. District Engineer: *Atwell, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- Status Report - Field Operations
 - Registered Voters in District as of April 15, 2024
 - Osceola County: 0
 - Polk County: 11
 - NEXT MEETING DATE: July 10, 2024 at 2:00 PM
 - QUORUM CHECK

SEAT 1	PATRICK "ROB" BONIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SUSAN KANE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	JOSH KALIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	LOGAN LANTRIP	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	GAYLON BARCOM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 801 901 3513

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors ("**Board**") of the Westview South Community Development District ("**District**") prior to June 15, 2024, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. APPROVING PROPOSED BUDGET. The operating budget proposed by the District Manager for Fiscal Year 2024/2025, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. SETTING HEARING. The public hearing on the approved budgets is hereby declared and set for the following date, hour and location:

DATE: _____

HOUR: 2:00 p.m.

LOCATION: Hampton Inn & Suites Orlando South Lake Buena Vista
4971 Calypso Cay Way
Kissimmee, Florida, 34746

3. TRANSMITTAL OF PROPOSED BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit copy of the proposed budget to the local general purpose unit(s) of government at least sixty (60) days prior to the hearing set above.

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

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

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

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

PASSED AND ADOPTED this 12th day of June, 2024.

ATTEST:

**WESTVIEW SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A

Fiscal Year 2024/2025 Budget

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2023AA1	5
Amortization Schedule - Series Series 2023AA1	6 - 7
Debt Service Fund Budget - Series 2023AA2	8
Amortization Schedule - Series Series 2023AA2	9 - 10
Assessment Summary	11 - 12

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 609,356
Landowner contribution	274,204	111,932	220,557	332,489	159,998
Total revenues	<u>274,204</u>	<u>111,932</u>	<u>220,557</u>	<u>332,489</u>	<u>769,354</u>
EXPENDITURES					
Professional & administrative					
Supervisors	3,014	1,292	1,292	2,584	3,014
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	10,510	14,490	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	6,000	-	7,400	7,400	7,400
Arbitrage rebate calculation	3,000	-	3,000	3,000	1,500
Dissemination agent - 2023 AA1	4,000	1,000	-	1,000	1,000
Dissemination agent - 2023 AA2	-	-	1,000	1,000	1,000
Dissemination agent - 2025	-	-	-	-	1,000
EMMA software service	-	-	-	-	5,000
Trustee	11,000	-	11,000	11,000	16,500
DSF accounting - 2023 AA2	11,000	-	2,750	2,750	5,500
DSF accounting - 2025	-	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	67	433	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	1,086	5,414	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Meeting room	1,400	243	600	843	1,400
Contingencies/bank charges	500	8	492	500	500
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	210	-	210	210
Total professional & administrative	<u>129,204</u>	<u>45,621</u>	<u>74,221</u>	<u>119,842</u>	<u>138,604</u>

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
Field operations					
Field operations management	-	-	-	-	15,000
Field operations accounting	-	-	-	-	6,000
Environmental services	145,000	11,400	133,600	145,000	30,000
Irrigation maintenance/repair	-	-	-	-	10,000
Plants, shrubs & mulch	-	-	-	-	10,000
Annuals	-	-	-	-	15,000
Tree trimming	-	-	-	-	6,000
Property insurance	-	-	-	-	10,000
Pond maintenance	-	2,500	-	2,500	35,000
Landscape maintenance	-	3,600	-	3,600	280,000
Irrigation pump maintenance	-	-	-	-	10,000
Dog waste stations	-	-	-	-	6,000
Backflow prevention test	-	-	-	-	750
Signage maintenance	-	-	-	-	5,000
Pressure washing	-	-	-	-	3,000
Holiday decorations	-	-	-	-	6,000
Street lighting agreement	-	-	-	-	150,000
Contingencies	-	-	-	-	25,000
Electric:					
Irrigation	-	-	-	-	6,000
Entrance signs	-	-	-	-	2,000
Total field operations	145,000	17,500	133,600	151,100	630,750
Total expenditures	274,204	63,121	207,821	270,942	769,354
Excess/(deficiency) of revenues over/(under) expenditures	-	48,811	12,736	61,547	-
Fund balance - beginning (unaudited)	-	(61,547)	(12,736)	(61,547)	-
Fund balance - ending	\$ -	\$ (12,736)	\$ -	\$ -	\$ -

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 3,014
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	7,400
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent - 2023 AA1	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent	
Dissemination agent - 2023 AA2	1,000
Dissemination agent - 2025	1,000
EMMA software service	5,000
Trustee	16,500
Annual fee for the service provided by trustee, paying agent and registrar.	
DSF accounting - 2023 AA2	5,500
Applicable for second and subsequent series of bonds.	
DSF accounting - 2025	5,500
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Meeting room	1,400
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

Field operations management	15,000
Field operations accounting	6,000
Environmental services	30,000
Irrigation maintenance/repair	10,000
Plants, shrubs & mulch	10,000
Annuals	15,000
Tree trimming	6,000
Property insurance	10,000
Pond maintenance	35,000
Landscape maintenance	280,000
Irrigation pump maintenance	10,000
Dog waste stations	6,000
Backflow prevention test	750
Signage maintenance	5,000
Pressure washing	3,000
Holiday decorations	6,000
Street lighting agreement	150,000
Contingencies	25,000
Electric:	
Irrigation	6,000
Entrance signs	2,000
Total expenditures	<u><u>\$ 769,354</u></u>

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023A-1
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Special assessment: off-roll	\$ 3,167,739	\$ -	\$ 3,167,739	\$ 3,167,739	\$ 3,167,739
Assessment prepayments	-	2,768,421	-	2,768,421	-
Interest	-	125,908	-	125,908	-
Total revenues	<u>3,167,739</u>	<u>2,894,329</u>	<u>3,167,739</u>	<u>6,062,068</u>	<u>3,167,739</u>
EXPENDITURES					
Debt service					
Principal	600,000	-	600,000	600,000	630,000
Principal prepayment	1,550,000	3,155,000	-	3,155,000	1,410,000
Interest	1,943,702	699,524	1,244,178	1,943,702	2,505,604
Costs of issuance	-	40,925	-	40,925	-
Total expenditures	<u>4,093,702</u>	<u>3,895,449</u>	<u>1,844,178</u>	<u>5,739,627</u>	<u>4,545,604</u>
Excess/(deficiency) of revenues over/(under) expenditures	(925,963)	(1,001,120)	1,323,561	322,441	(1,377,865)
OTHER FINANCING SOURCES/(USES)					
Transfer in	-	4,798	-	4,798	-
Total other financing sources/(uses)	<u>-</u>	<u>4,798</u>	<u>-</u>	<u>4,798</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	(925,963)	(996,322)	1,323,561	327,239	(1,377,865)
Beginning fund balance (unaudited)	5,502,796	5,562,615	4,566,293	5,562,615	5,889,854
Ending fund balance (projected)	<u>\$ 4,576,833</u>	<u>\$ 4,566,293</u>	<u>\$5,889,854</u>	<u>\$ 5,889,854</u>	<u>4,511,989</u>
Use of fund balance:					
Debt service reserve account balance (required)					(3,273,647)
Interest expense - November 1, 2025					(1,237,446)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 896</u>

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023A-1 AMORTIZATION SCHEDULE**

Date	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24	-			1,252,801.88	1,252,801.88	45,850,000.00
05/01/25	630,000.00		4.875%	1,252,801.88	1,882,801.88	45,220,000.00
11/01/25	-			1,237,445.63	1,237,445.63	45,220,000.00
05/01/26	660,000.00		4.875%	1,237,445.63	1,897,445.63	44,560,000.00
11/01/26	-			1,221,358.13	1,221,358.13	44,560,000.00
05/01/27	690,000.00		4.875%	1,221,358.13	1,911,358.13	43,870,000.00
11/01/27	-			1,204,539.38	1,204,539.38	43,870,000.00
05/01/28	760,000.00		4.875%	1,204,539.38	1,964,539.38	43,110,000.00
11/01/28	-			1,186,014.38	1,186,014.38	43,110,000.00
05/01/29	835,000.00		5.375%	1,186,014.38	2,021,014.38	42,275,000.00
11/01/29	-			1,163,573.75	1,163,573.75	42,275,000.00
05/01/30	880,000.00		5.375%	1,163,573.75	2,043,573.75	41,395,000.00
11/01/30	-			1,139,923.75	1,139,923.75	41,395,000.00
05/01/31	930,000.00		5.375%	1,139,923.75	2,069,923.75	40,465,000.00
11/01/31	-			1,114,930.00	1,114,930.00	40,465,000.00
05/01/32	980,000.00		5.375%	1,114,930.00	2,094,930.00	39,485,000.00
11/01/32	-			1,088,592.50	1,088,592.50	39,485,000.00
05/01/33	1,035,000.00		5.375%	1,088,592.50	2,123,592.50	38,450,000.00
11/01/33	-			1,060,776.88	1,060,776.88	38,450,000.00
05/01/34	1,090,000.00		5.375%	1,060,776.88	2,150,776.88	37,360,000.00
11/01/34	-			1,031,483.13	1,031,483.13	37,360,000.00
05/01/35	1,150,000.00		5.375%	1,031,483.13	2,181,483.13	36,210,000.00
11/01/35	-			1,000,576.88	1,000,576.88	36,210,000.00
05/01/36	1,215,000.00		5.375%	1,000,576.88	2,215,576.88	34,995,000.00
11/01/36	-			967,923.75	967,923.75	34,995,000.00
05/01/37	1,280,000.00		5.375%	967,923.75	2,247,923.75	33,715,000.00
11/01/37	-			933,523.75	933,523.75	33,715,000.00
05/01/38	1,355,000.00		5.375%	933,523.75	2,288,523.75	32,360,000.00
11/01/38	-			897,108.13	897,108.13	32,360,000.00
05/01/39	1,430,000.00		5.375%	897,108.13	2,327,108.13	30,930,000.00
11/01/39	-			858,676.88	858,676.88	30,930,000.00
05/01/40	1,505,000.00		5.375%	858,676.88	2,363,676.88	29,425,000.00
11/01/40	-			818,230.00	818,230.00	29,425,000.00
05/01/41	1,590,000.00		5.375%	818,230.00	2,408,230.00	27,835,000.00
11/01/41	-			775,498.75	775,498.75	27,835,000.00
05/01/42	1,680,000.00		5.375%	775,498.75	2,455,498.75	26,155,000.00
11/01/42	-			730,348.75	730,348.75	26,155,000.00
05/01/43	1,770,000.00		5.375%	730,348.75	2,500,348.75	24,385,000.00
11/01/43	-			682,780.00	682,780.00	24,385,000.00
05/01/44	1,870,000.00		5.600%	682,780.00	2,552,780.00	22,515,000.00
11/01/44	-			630,420.00	630,420.00	22,515,000.00
05/01/45	1,980,000.00		5.600%	630,420.00	2,610,420.00	20,535,000.00
11/01/45	-			574,980.00	574,980.00	20,535,000.00
05/01/46	2,090,000.00		5.600%	574,980.00	2,664,980.00	18,445,000.00
11/01/46	-			516,460.00	516,460.00	18,445,000.00
05/01/47	2,215,000.00		5.600%	516,460.00	2,731,460.00	16,230,000.00
11/01/47	-			454,440.00	454,440.00	16,230,000.00

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023A-1 AMORTIZATION SCHEDULE**

Date	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/48	2,340,000.00		5.600%	454,440.00	2,794,440.00	13,890,000.00
11/01/48	-			388,920.00	388,920.00	13,890,000.00
05/01/49	2,475,000.00		5.600%	388,920.00	2,863,920.00	11,415,000.00
11/01/49	-			319,620.00	319,620.00	11,415,000.00
05/01/50	2,620,000.00		5.600%	319,620.00	2,939,620.00	8,795,000.00
11/01/50	-			246,260.00	246,260.00	8,795,000.00
05/01/51	2,770,000.00		5.600%	246,260.00	3,016,260.00	6,025,000.00
11/01/51	-			168,700.00	168,700.00	6,025,000.00
05/01/52	2,930,000.00		5.600%	168,700.00	3,098,700.00	3,095,000.00
11/01/52	-			86,660.00	86,660.00	3,095,000.00
05/01/53	3,095,000.00		5.600%	86,660.00	3,181,660.00	-
Total	45,850,000.00			47,505,132.50	93,355,132.50	

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023A-2
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Special assessment: off-roll	\$ 598,469	\$ 16,454	\$ 582,015	\$ 598,469	\$ 598,469
Total revenues	598,469	16,454	582,015	598,469	598,469
EXPENDITURES					
Debt service					
Principal	120,000	-	120,000	120,000	130,000
Interest	361,701	123,217	238,484	361,701	471,269
Costs of issuance	-	30,925	-	30,925	-
Total expenditures	481,701	154,142	358,484	512,626	601,269
Excess/(deficiency) of revenues over/(under) expenditures	116,768	(137,688)	223,531	85,843	(2,800)
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(554)	-	(554)	-
Total other financing sources/(uses)	-	(554)	-	(554)	-
Fund balance:					
Net increase/(decrease) in fund balance	116,768	(138,242)	223,531	85,289	(2,800)
Beginning fund balance (unaudited)	721,685	756,169	617,927	756,169	841,458
Ending fund balance (projected)	<u>\$ 838,453</u>	<u>\$ 617,927</u>	<u>\$ 841,458</u>	<u>\$ 841,458</u>	<u>838,658</u>
Use of fund balance:					
Debt service reserve account balance (required)					(598,469)
Interest expense - November 1, 2025					(232,547)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 7,642</u>

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023A-2 AMORTIZATION SCHEDULE**

Date	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24				235,634.38	235,634.38	8,620,000.00
05/01/25	130,000.00		4.750%	235,634.38	365,634.38	8,490,000.00
11/01/25				232,546.88	232,546.88	8,490,000.00
05/01/26	135,000.00		4.750%	232,546.88	367,546.88	8,355,000.00
11/01/26				229,340.63	229,340.63	8,355,000.00
05/01/27	140,000.00		4.750%	229,340.63	369,340.63	8,215,000.00
11/01/27				226,015.63	226,015.63	8,215,000.00
05/01/28	150,000.00		4.750%	226,015.63	376,015.63	8,065,000.00
11/01/28				222,453.13	222,453.13	8,065,000.00
05/01/29	155,000.00		5.375%	222,453.13	377,453.13	7,910,000.00
11/01/29				218,287.50	218,287.50	7,910,000.00
05/01/30	165,000.00		5.375%	218,287.50	383,287.50	7,745,000.00
11/01/30				213,853.13	213,853.13	7,745,000.00
05/01/31	175,000.00		5.375%	213,853.13	388,853.13	7,570,000.00
11/01/31				209,150.00	209,150.00	7,570,000.00
05/01/32	185,000.00		5.375%	209,150.00	394,150.00	7,385,000.00
11/01/32				204,178.13	204,178.13	7,385,000.00
05/01/33	195,000.00		5.375%	204,178.13	399,178.13	7,190,000.00
11/01/33				198,937.50	198,937.50	7,190,000.00
05/01/34	205,000.00		5.375%	198,937.50	403,937.50	6,985,000.00
11/01/34				193,428.13	193,428.13	6,985,000.00
05/01/35	215,000.00		5.375%	193,428.13	408,428.13	6,770,000.00
11/01/35				187,650.00	187,650.00	6,770,000.00
05/01/36	225,000.00		5.375%	187,650.00	412,650.00	6,545,000.00
11/01/36				181,603.13	181,603.13	6,545,000.00
05/01/37	240,000.00		5.375%	181,603.13	421,603.13	6,305,000.00
11/01/37				175,153.13	175,153.13	6,305,000.00
05/01/38	255,000.00		5.375%	175,153.13	430,153.13	6,050,000.00
11/01/38				168,300.00	168,300.00	6,050,000.00
05/01/39	265,000.00		5.375%	168,300.00	433,300.00	5,785,000.00
11/01/39				161,178.13	161,178.13	5,785,000.00
05/01/40	280,000.00		5.375%	161,178.13	441,178.13	5,505,000.00
11/01/40				153,653.13	153,653.13	5,505,000.00
05/01/41	295,000.00		5.375%	153,653.13	448,653.13	5,210,000.00
11/01/41				145,725.00	145,725.00	5,210,000.00
05/01/42	315,000.00		5.375%	145,725.00	460,725.00	4,895,000.00
11/01/42				137,259.38	137,259.38	4,895,000.00
05/01/43	330,000.00		5.375%	137,259.38	467,259.38	4,565,000.00
11/01/43				128,390.63	128,390.63	4,565,000.00
05/01/44	350,000.00		5.625%	128,390.63	478,390.63	4,215,000.00
11/01/44				118,546.88	118,546.88	4,215,000.00
05/01/45	370,000.00		5.625%	118,546.88	488,546.88	3,845,000.00
11/01/45				108,140.63	108,140.63	3,845,000.00
05/01/46	390,000.00		5.625%	108,140.63	498,140.63	3,455,000.00
11/01/46				97,171.88	97,171.88	3,455,000.00
05/01/47	415,000.00		5.625%	97,171.88	512,171.88	3,040,000.00
11/01/47				85,500.00	85,500.00	3,040,000.00

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023A-2 AMORTIZATION SCHEDULE**

Date	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/48	435,000.00		5.625%	85,500.00	520,500.00	2,605,000.00
11/01/48				73,265.63	73,265.63	2,605,000.00
05/01/49	465,000.00		5.625%	73,265.63	538,265.63	2,140,000.00
11/01/49				60,187.50	60,187.50	2,140,000.00
05/01/50	490,000.00		5.625%	60,187.50	550,187.50	1,650,000.00
11/01/50				46,406.25	46,406.25	1,650,000.00
05/01/51	520,000.00		5.625%	46,406.25	566,406.25	1,130,000.00
11/01/51				31,781.25	31,781.25	1,130,000.00
05/01/52	550,000.00		5.625%	31,781.25	581,781.25	580,000.00
11/01/52				16,312.50	16,312.50	580,000.00
05/01/53	580,000.00		5.625%	16,312.50	596,312.50	-
Total	8,620,000.00			8,920,100.00	17,540,100.00	

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Assessment Area One 2023 Project - Off-Roll Assessments

Product/Parcel	Units	FY 2025 O&M	FY 2025 DS	FY 2025 Total	FY 2024
		Assessment per Unit	Assessment per Unit	Assessment per Unit	Total Assessment per Unit
Townhome - 16'	130	\$ 96.66	\$ 1,655.85	\$ 1,752.51	\$ 1,655.85
Townhome - 20'	102	120.82	2,082.45	2,203.27	2,082.45
TH - 16' Prepaid	46	96.66	464.01	560.67	464.01
TH - 20' Prepaid	34	120.82	580.01	700.83	580.01
Townhome - 22'	80	132.91	2,290.69	2,423.60	2,290.69
Villa - 32'	72	193.32	1,903.95	2,097.27	1,903.95
SF 40' - Entry	23	241.65	2,379.94	2,621.59	2,379.94
SF 45' - Entry	92	273.06	2,677.43	2,950.49	2,677.43
SF 50' - Entry	146	302.06	2,976.79	3,278.85	2,976.79
SF 40' - FMU	19	241.65	2,379.94	2,621.59	2,379.94
SF 45' - FMU	131	273.06	2,677.43	2,950.49	2,677.43
SF 50' - FMU	124	302.06	2,974.92	3,276.98	2,974.92
SF 45' - AA	119	273.06	2,677.43	2,950.49	2,677.43
SF 52' - AA	126	314.14	3,093.92	3,408.06	3,093.92
SF 62' - AA	46	374.56	3,688.90	4,063.46	3,688.90
Total	1,290				

Assessment Area Two - Off-Roll Assessments

Product/Parcel	Units	FY 2025 O&M	FY 2025 DS	FY 2025 Total	FY 2024
		Assessment per Unit	Assessment per Unit	Assessment per Unit	Total Assessment per Unit
SF 40' - Entry	41	\$ 241.65	\$ 1,159.82	\$ 1,401.47	\$ 1,159.82
SF 45' - Entry	180	273.06	1,304.80	1,577.86	1,304.80
SF 50' - Entry	218	302.06	1,449.78	1,751.84	1,449.78
Total	439				

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Future Assessment Areas - Off-Roll Assessments					
					FY 2024
Product/Parcel	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	Total Assessment per Unit
Townhome - 16'	82	\$ 96.66	\$ -	\$ 96.66	n/a
Townhome - 20'	-	120.82	-	120.82	n/a
Townhome - 22'	123	132.91	-	132.91	n/a
Villa - 32'	40	193.32	-	193.32	n/a
SF 40'	29	241.65	-	241.65	n/a
SF 45'	235	273.06	-	273.06	n/a
SF 50'	119	302.06	-	302.06	n/a
SF 52'	79	314.14	-	314.14	n/a
SF 62'	55	374.56	-	374.56	n/a
Total	762				

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

4

**WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025 DEFICIT FUNDING AGREEMENT**

This Agreement ("**Agreement**") is made and entered into this ____ day of _____, 2024, by and between:

Westview South Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

LT Westview, LLC, a Delaware limited liability company, the owner and developer of certain lands within the boundary of the District, and whose mailing address is 2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751 ("**Master Developer**"); and

Taylor Morrison of Florida, Inc., a Florida corporation, the developer of certain lands within the District, and whose mailing address is 2600 Lake Lucien Drive, Suite 350, Maitland, Florida 32751 ("**Assessment Area Two Developer**," together with Master Developer, "**Developer**").

RECITALS

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

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2025 ("**FY 2025 Budget**"), which begins on October 1, 2024 and ends on September 30, 2025, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2025 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2025 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

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

1. **FUNDING.** The Developer agrees to make available to the District any monies (“**Developer Contributions**”) necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers’ consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request funding for the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The District shall have no obligation to repay any Developer Contributions provided hereunder.

Cost Sharing – Each of the Developer entities will pay a share of the Budget Deficit based on the following proportion:

Master Developer	_____ %
Assessment Area Two Developer	_____ %

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any

provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

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

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

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

**WESTVIEW COMMUNITY DEVELOPMENT
DISTRICT**

Chair/Vice Chair, Board of Supervisors

TAYLOR MORRISON OF FLORIDA, INC.

By: _____
Its: _____

LT WESTVIEW, LLC

By: _____
Its: _____

Exhibit A: Fiscal Year 2025 General Fund Budget

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7AI

Westview South Community Development District

Change order to Purchase Order #2177-03

Change Order No. 1

Project: Westview POD B Spine Road
Owner: Westview South CDD
Seller: Ferguson Waterworks
Contractor: Jr. Davis Construction Company, Inc.

Date 10/11/2023

ITEM NO.	CHANGE ON PURCHASE ORDER	DESCRIPTION OF CHANGE	AMOUNT + / (-)
1	Additional Incidental Items	Add	\$ 10,000.00

Net Change Order Amount \$ 10,000.00

Purchase Order Amount Prior to Change Order \$ 2,789,100.40

Revised Purchase Order Amount \$ 2,799,100.40

Comments

Acceptable To:

Marc A Goodman Sales Rep. 10/11/23
Ferguson Waterworks Date

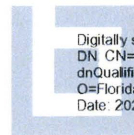
Acceptable To:

Marc A Goodman Digitally signed by Marc A Goodman
Jr. Davis Construction Company, Inc. Date: 2023.10.18 14:04:19 -04'00'

Approved By:

John Kuli 10/20/2023
Westview South Community Development District Date

Recommended for Approval By:



Digitally signed by Larry T Ray
DN: CN=Larry T Ray,
dnQualifier=A01410C000001896A51F5970006B4AD,
O=Florida, C=US
Date: 2023.10.19 08:03:55-04'00'

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7A11

Westview South Community Development District

Change order to Purchase Order #2177-03

Change Order No. 2

Project: Westview POD B Spine Road
Owner: Westview South CDD
Seller: Ferguson Waterworks
Contractor: Jr. Davis Construction Company, Inc.

Date 11/16/2023

Table with 4 columns: ITEM NO., CHANGE ON PURCHASE ORDER, DESCRIPTION OF CHANGE, AMOUNT + / (-). It lists three items: 1. 20X50 DIPS DR11 HDPE PIPE BL STRIPE - QT 100' - Necessary due to the increased length of the off-site WM bores (Add, \$9,850.00); 2. Additional Fittings needed for Water, Reuse & Force Main (Add, \$28,227.00); 3. Electric Sleeves material (Add, \$23,675.20).

Net Change Order Amount \$ 61,752.20

Purchase Order Amount Prior to Change Order \$ 2,799,100.40

Revised Purchase Order Amount \$ 2,860,852.60

Comments

Acceptable To: [Signature] Sales Reps. 11/17/23
Ferguson Waterworks Date

Acceptable To: Marc A Goodman Digitally signed by Marc A Goodman
Date: 2023.11.16 16:38:56 -05'00'
Jr. Davis Construction Company, Inc. Date

Approved By: [Signature] Josh Kalin 11/30/2023
Westview South Community Development District Date

Recommended By: Atwell, LLC CDD Engineer



Digitally signed by Larry I Ray
DN: cn=Larry I Ray,
dnQualifier=A01410C000001896A51F5970006B4AD,
o=Florida, c=US
Date: 2023.11.21 10:24:25-05'00'

FERGUSON®

WATERWORKS

801 THORPE ROAD
ORLANDO, FL 32824-8016

Please contact with Questions: 407-859-7473

WESTVIEW SOUTH CDD
PO BOX 810036
177 WATERMARK BLVD
C/O JR DAVIS
BOCA RATON, FL 33481

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
2037487	\$24,625.00	67917	1 of 1

**PLEASE REFER TO INVOICE NUMBER WHEN
MAKING PAYMENT AND REMIT TO:**

FEL-ORLANDO WATERWORKS #126
PO BOX 100286
ATLANTA, GA 30384-0286

MASTER ACCOUNT NUMBER: 2635374

SHIP TO:

JR DAVIS CONSTRUCTION
CYPRESS PKWY AND POINCIANA PKW
2177 WATERMARK BLVD
KISSIMMEE, FL 34746

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH
126	126	FLE	2177-003	024	2177 WATERMARK BLVD	10/31/23	IO 111312

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
250	250	PED11B2050	111312 20X50 DIPS DR11 HDPE PIPE BL STRIPE	9850.000	C	24625.00
			INVOICE SUB-TOTAL			24625.00

LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH *NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.						
	-150		To be returned - credit will be provided -\$14,775.00			

Looking for a more convenient way to pay your bill?

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TERMS:	NET 10TH PROX	ORIGINAL INVOICE	TOTAL DUE	\$24,625.00
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All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at <https://www.ferguson.com/content/website-info/terms-of-sale>, incorporated by reference. Seller may convert checks to ACH.



FEL-ORLANDO WATERWORKS #126
801 THORPE ROAD
ORLANDO, FL 32824-8016

Phone: 407-859-7473
Fax: 407-859-9561

Deliver To:

From: Chuck Grimstead

Comments:

13:30:27 NOV 15 2023

Page 1 of 2

FEL-ORLANDO WATERWORKS #126

Price Quotation

Phone: 407-859-7473

Fax: 407-859-9561

Bid No: B594716
Bid Date: 11/15/23
Quoted By: CG

Cust Phone: 813-683-1133
Terms: NET 10TH PROX

Customer: WESTVIEW SOUTH CDD
 PO BOX 810036
 177 WATERMARK BLVD
 C/O JR DAVIS
 BOCA RATON, FL 33481

Ship To: WESTVIEW SOUTH CDD
 PO BOX 810036
 177 WATERMARK BLVD
 C/O JR DAVIS
 BOCA RATON, FL 33481

Cust PO#: NEEDED FITTINGS

Job Name: WATERMARK BLVD

Item	Description	Quantity	Net Price	UM	Total
	WATERMARK BLVD FITTINGS CO ----- WATER =====				
	NEEDED FITTINGS -----				
MJ4LA12	12 MJ C153 45 BEND L/A	6	270.000	EA	1620.00
MJ5LA12	IMP 12 MJ C153 5-5/8 BEND L/A	2	372.000	EA	744.00
MJ2LA16	16 MJ C153 22-1/2 BEND L/A	2	502.000	EA	1004.00
MJRLA1612	16X12 MJ C153 RED L/A	1	347.000	EA	347.00
MJ2LAX	8 MJ C153 22-1/2 BEND L/A	3	123.000	EA	369.00
MJ4LAX	8 MJ C153 45 BEND L/A	5	125.000	EA	625.00
SSLCE16AP	16 PVC WDG REST *ONELOK W/A	5	278.000	EA	1390.00
SSLCE8AP	8 PVC WDG REST *ONELOK W/A	16	78.000	EA	1248.00
	SUBTOTAL				7347.00
	----- REUSE =====				
	NEEDED FITTINGS -----				
MJ1LA16	16 MJ C153 11-1/4 BEND L/A	2	533.000	EA	1066.00
MJ4LA16	16 MJ C153 45 BEND L/A	7	525.000	EA	3675.00
MJ5LA16	IMP 16 MJ C153 5-5/8 BEND L/A	2	995.000	EA	1990.00
	16X4 TEE IS MADE FROM 16X6 TEE AND 6X4 RED. 16X4 TEE IS NOT AVAILABLE.				
MJ4LAP	4 MJ C153 45 BEND L/A	6	54.000	EA	324.00
MJ4LAU	6 MJ C153 45 BEND L/A	1	86.000	EA	86.00
MJ5LAU	IMP 6 MJ C153 5-5/8 BEND L/A	1	150.000	EA	150.00
MJ4LAX	8 MJ C153 45 BEND L/A	4	125.000	EA	500.00
MJ5LAX	IMP 8 MJ C153 5-5/8 BEND L/A	1	195.000	EA	195.00
SSLCE16AP	16 PVC WDG REST *ONELOK W/A	20	278.000	EA	5560.00

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 complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=126&on=67917>





FEL-ORLANDO WATERWORKS #126
Price Quotation

Fax: 407-859-9561

13:30:27 NOV 15 2023

Reference No: B594716

Item	Description	Quantity	Net Price	UM	Total
SSLCE8AP	8 PVC WDG REST *ONELOK W/A	8	78.000	EA	624.00
SSLCE4AP	4 PVC WDG REST *ONELOK W/A	8	46.000	EA	368.00
	SUBTOTAL				14538.00

	FORCE MAIN				
	=====				

	NEEDED FITTINGS				

MJ1P4LA16	16 MJ C153 P-401 11-1/4 BEND L/A	1	1382.000	EA	1382.00
MJ4P4LA16	16 MJ C153 P-401 45 BEND L/A	1	1370.000	EA	1370.00
SP-MJ5P4LA16	16 MJ C153 5-5/8 BEND P-401 LINED	2	1795.000	EA	3590.00
	THE 16X4 IS NOT MADE. SENT				
	A 16X6 WYE WITH 6X4 RED.				
	SUBTOTAL				6342.00
Net Total:					\$28227.00
Tax:					\$0.00
Freight:					\$0.00
Total:					\$28227.00

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.



HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

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<https://survey.medallia.com/?bidsorder&fc=126&on=67917>



FEL-ORLANDO WATERWORKS #126
801 THORPE ROAD
ORLANDO, FL 32824-8016

Phone: 407-859-7473
Fax: 407-859-9561

Deliver To:

From: Chuck Grimstead

Comments:

08:04:11 NOV 16 2023

Page 1 of 1

FEL-ORLANDO WATERWORKS #126

Price Quotation

Phone: 407-859-7473

Fax: 407-859-9561

Bid No: B594781
Bid Date: 11/16/23
Quoted By: CG

Cust Phone: 813-683-1133
Terms: NET 10TH PROX

Customer: WESTVIEW SOUTH CDD
 PO BOX 810036
 177 WATERMARK BLVD
 C/O JR DAVIS
 BOCA RATON, FL 33481

Ship To: WESTVIEW SOUTH CDD
 PO BOX 810036
 177 WATERMARK BLVD
 C/O JR DAVIS
 BOCA RATON, FL 33481

Cust PO#: 2177

Job Name: 2177 WATERMARK BLVD

Item	Description	Quantity	Net Price	UM	Total
	2177 WATERMARK BLVD				

P40CONM	3 PVC S40 UL COND PIPE	4580	504.000	C	23083.20
P40S9M	3 PVC S40 SXS 90 ELL	34	8.000	EA	272.00
I87510	3 PVC DWV HD TECHNO CAP	34	2.000	EA	68.00
P40S9P	4 PVC S40 SXS 90 ELL	14	15.000	EA	210.00
I87515	4 PVC DWV HD TECHNO CAP	14	3.000	EA	42.00

Net Total: \$23675.20

Tax: \$0.00

Freight: \$0.00

Total: \$23675.20

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

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HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

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<https://survey.medallia.com/?bidsorder&fc=126&on=67917>



WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7AIII

Westview South Community Development District

Change order to Purchase Order #2177-03

Change Order No. 3

Project: Westview POD B Spine Road

Date 12/14/2023

Owner: Westview South CDD

Seller: Ferguson Waterworks

Contractor: Jr. Davis Construction Company, Inc.


ITEM NO.	CHANGE ON PURCHASE ORDER	DESCRIPTION OF CHANGE	AMOUNT + / (-)
1	Irrigation Sleeves	Add	\$ 18,190.20

Net Change Order Amount \$ 18,190.20

Purchase Order Amount Prior to Change Order \$ 2,860,852.60

Revised Purchase Order Amount \$ 2,879,042.80

Comments

Acceptable To:  Sales Rep. 12/15/23
Ferguson Waterworks Date

Acceptable To: Marc A Goodman Digitally signed by Marc A Goodman
Jr. Davis Construction Company, Inc. Date: 2023.12.14 18:01:36 -05'00' Date

Approved By:  12/15/2023
Westview South Community Development District Date



FEL-ORLANDO WATERWORKS #126
801 THORPE ROAD
ORLANDO, FL 32824-8016

Phone: 407-859-7473
Fax: 407-859-9561

Deliver To:

From: Chuck Grimstead

Comments:

08:42:03 DEC 14 2023

Page 1 of 1

FEL-ORLANDO WATERWORKS #126

Price Quotation

Phone: 407-859-7473

Fax: 407-859-9561

Bid No: B596875
Bid Date: 12/13/23
Quoted By: CG

Cust Phone: 813-683-1133
Terms: NET 10TH PROX

Customer: WESTVIEW SOUTH CDD
 PO BOX 810036
 177 WATERMARK BLVD
 C/O JR DAVIS
 BOCA RATON, FL 33481

Ship To: WESTVIEW SOUTH CDD
 PO BOX 810036
 177 WATERMARK BLVD
 C/O JR DAVIS
 BOCA RATON, FL 33481

Cust PO#: 2177

Job Name: 2177 WATERMARK BLVD

Item	Description	Quantity	Net Price	UM	Total
	2177 WATERMARK BLVD				

P40BEP20	6X20 FT PVC S40 BE PIPE	1260	559.000	C	7043.40
P40S9U	6 PVC S40 SXS 90 ELL	54	45.000	EA	2430.00
I87516	6 PVC DWV HD TECHNO CAP	54	4.000	EA	216.00
P40BEP20	4X20 FT PVC S40 BE PIPE	2220	314.000	C	6970.80
P40S9P	4 PVC S40 SXS 90 ELL	90	14.000	EA	1260.00
I87515	4 PVC DWV HD TECHNO CAP	90	3.000	EA	270.00

Net Total: \$18190.20

Tax: \$0.00

Freight: \$0.00

Total: \$18190.20

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

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<https://survey.medallia.com/?bidsorder&fc=126&on=67917>



WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7AIV

Westview South Community Development District

Change order to Purchase Order #2177-03

Change Order No. 4

Project: Westview POD B Spine Road
Owner: Westview South CDD
Seller: Ferguson Waterworks
Contractor: Jr. Davis Construction Company, Inc.

Date 12/22/2023

Table with 4 columns: ITEM NO., CHANGE ON PURCHASE ORDER, DESCRIPTION OF CHANGE, AMOUNT + / (-). Row 1: 1 Additional Electrical Sleeves, Add, \$ 28,763.20

Net Change Order Amount \$ 28,763.20

Purchase Order Amount Prior to Change Order \$ 2,879,042.80

Revised Purchase Order Amount \$ 2,907,806.00

Comments

Acceptable To: Ferguson Waterworks, 1/8/2024, Digitally signed by Marc A Goodman, Date: 2024.01.08 14:49:35 -05'00'
Approved By: Josh Kalin, 1/10/2024, Westview South Community Development District

Recommended By Atwell, LLC CDD Engineer



Digitally signed by Larry I Ray
DN: CN=Larry I Ray,
dnQualifier=A01410C000001896A51F5970006B4AD,
O=Florida, C=US
Date: 2024.01.10 15:37:47 -05'00'



FEL-ORLANDO WATERWORKS #126
801 THORPE ROAD
ORLANDO, FL 32824-8016

Phone: 407-859-7473
Fax: 407-859-9561

Deliver To: .
From: 0
Comments:

12:00:42 DEC 22 2023

Page 1 of 1

FEL-ORLANDO WATERWORKS #126

Price Quotation

Phone: 407-859-7473

Fax: 407-859-9561

Bid No: B597664
Bid Date: 12/22/23
Quoted By: NP

Cust Phone: 813-683-1133
Terms: NET 10TH PROX

Customer: WESTVIEW SOUTH CDD
PO BOX 810036
177 WATERMARK BLVD
C/O JR DAVIS
BOCA RATON, FL 33481

Ship To: JR DAVIS CONSTRUCTION
CYPRESS PKWY AND POINCIANA
2177 WATERMARK BLVD
.
KISSIMMEE, FL 34746

Cust PO#: 2177**Job Name:** 2177 WESTVIEW

Item	Description	Quantity	Net Price	UM	Total
	2177 WATERMARK BLVD				
P40CONM	3 PVC S40 UL COND PIPE	5580	504.000	C	28123.20
P40S9M	3 PVC S40 SXS 90 ELL	64	8.000	EA	512.00
I87510	3 PVC DWV HD TECHNO CAP	64	2.000	EA	128.00
Net Total:					\$28763.20
Tax:					\$0.00
Freight:					\$0.00
Total:					\$28763.20

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

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<https://survey.medallia.com/?bidsorder&fc=126&on=67917>

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7BI

Westview South Community Development District

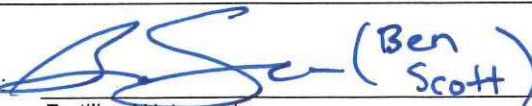
Change order to Purchase Order #2177-05

Change Order No. 1Project: Westview POD B Spine RoadDate 11/28/2023Owner: Westview South CDDSeller: Fortiline WaterworksContractor: Jr. Davis Construction Company, Inc.

ITEM NO.	CHANGE ON PURCHASE ORDER	DESCRIPTION OF CHANGE	AMOUNT + / (-)
1	Wrapid Seal and added Sanitary Material	Add	\$ 36,910.00

Net Change Order Amount \$ 36,910.00Purchase Order Amount Prior to Change Order \$ 1,697,872.70Revised Purchase Order Amount \$ 1,734,782.70

Comments

Acceptable To:  (Ben Scott) 11/28/23
Fortiline Waterworks Date

Marc A

Digitally signed by Marc A
Goodman

Date: 2023.11.28 14:49:49 -05'00'

Acceptable To: Goodman
Jr. Davis Construction Company, Inc. Date

DocuSigned by:

Josh Kalin

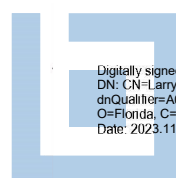
11/29/2023

Approved By: 1931330FA90A413...
Westview South Community Development District Date

**Recommended
By Atwell, LLC
CDD Engineer**



THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY LARRY THOMAS RAY, P.E.
LICENSE #32932 USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SHA
AUTHENTICATION CODE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.



Digitally signed by Larry T Ray
DN: CN=Larry T Ray,
dnQualifier=A01410C000001896A51F59/0006B4AD,
O=Florida, C=US
Date: 2023.11.28 15:34:51-05'00'

QUOTE

a **MORSCO** brand

Due to the continued cost and supply challenges in the DUCTILE IRON PIPE, PVC and HDPE markets, the pricing of these products will be based solely on the availability at the time of shipment. Also, given the volatility in these markets we will not be responsible for product availability and shipment delays, as they are out of our control. Bid prices should be considered an estimate, materials will only be priced at time of shipment until the current supply chain challenges are resolved. These terms are in leu of our standard terms.

We appreciate your partnership.

CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
232874	FORTILINE ORLANDO	6421239	11/28/23	1

CUSTOMER	PROJECT INFORMATION
WESTVIEW SOUTH CDD P.O. BOX 810036 BOCA RATON, FL 33481	2177 - WRAPID SEAL

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
			***** GIVEN THE CURRENT PRICING AND SUPPLY CHAIN CHALLENGES ALL MATERIAL WILL BE PRICED AT TIME OF SHIPMENT AND THE PRICES BELOW ARE TO BE USED AS AN ESTIMATE FOR BID PURPOSES ONLY *****		
10	55	EA	9"X50' WRAPIDSEAL ROLL	604.0000	33,220.00
20	110	EA	9"X4"WRAPID SEAL CLOSURE PATCH	12.0000	1,320.00
30	10	GAL	1 GAL WRAPIDSEAL PRIMER	123.0000	1,230.00
40	10	EA	8" SDR26 HW PVC SPIGOT PLUG	66.0000	660.00
50	10	EA	8" SDR35 PVC SPIGOT PLUG	32.0000	320.00
60	10	EA	8" SDR35 PVC TEMP PLUG	16.0000	160.00
				Subtotal:	36,910.00
				Tax:	
				Bid Total:	36,910.00

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date.

After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

Ent By BS1 11/28/23 13:37:03

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7BII

Westview South Community Development District

Change order to Purchase Order #2177-05

Change Order No. 2Project: Westview POD B Spine RoadDate 12/15/2023Owner: Westview South CDDSeller: Fortiline WaterworksContractor: Jr. Davis Construction Company, Inc.

ITEM NO.	CHANGE ON PURCHASE ORDER	DESCRIPTION OF CHANGE	AMOUNT + / (-)
1	Hydrant material needed for planned quantity missing from origianl PO quote	Add	\$ 13,943.50


Net Change Order Amount \$ 13,943.50

Purchase Order Amount Prior to Change Order \$ 1,734,782.70

Revised Purchase Order Amount \$ 1,748,726.20

Comments

Acceptable To:

 Ben Scott 12/18/23
 Fortiline Waterworks Date

Marc A Goodman

Digitally signed by Marc A Goodman

Date: 2023.12.15 09:29:41 -05'00'

Acceptable To:

Jr. Davis Construction Company, Inc.

Date

DocuSigned by:

Josh Kalin

12/19/2023

Approved By:

Westview South Community Development District

Date

Recommended
by: Atwell, LLC
CDD Engineer



THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY LARRY THOMAS RAY, P.E.
LICENSE NUMBER 32032, STATE OF FLORIDA.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED VALID UNLESS THEY ARE VERIFIED ON
ANY ELECTRONIC COPIES.

Digitally signed by Larry T Ray
DN: CN=Larry T Ray,
o=Florida, c=US
Date: 2023.12.19 09:39:36 -05'00'

Due to the continued cost and supply challenges in the DUCTILE IRON PIPE, PVC and HDPE markets, the pricing of these products will be based solely on the availability at the time of shipment. Also, given the volatility in these markets we will not be responsible for product availability and shipment delays, as they are out of our control. Bid prices should be considered an estimate, materials will only be priced at time of shipment until the current supply chain challenges are resolved. These terms are in leu of our standard terms.

We appreciate your partnership.

CUSTOMER	PROJECT INFORMATION
WESTVIEW SOUTH CDD P.O. BOX 810036 BOCA RATON, FL 33481	WESTVIEW PO DB 2A2B - HYDRANT

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES
All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date.
After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

Ent By BS1 11/14/23 15:15:45

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7BIII

Westview South Community Development District

Change order to Purchase Order #2177-05

Change Order No. 3Project: Westview POD B Spine Road-N2A2BDate 1/10/2024Owner: Westview South CDDSeller: Fortiline WaterworksContractor: Jr. Davis Construction Company, Inc.

ITEM NO.	CHANGE ON PURCHASE ORDER	DESCRIPTION OF CHANGE	AMOUNT + / (-)
1	Additional Sewer Pipe	Add	\$ 5,997.60
2	Additional Conduit	Add	\$ 42,645.80
3	Additional Irrigation	Add	\$ 4,670.60

Net Change Order Amount \$ 53,314.00

Purchase Order Amount Prior to Change Order \$ 1,748,726.20

Revised Purchase Order Amount \$ 1,802,040.20

Comments

Acceptable To: Fortiline Waterworks

Date

1/10/24 (Ben Scott)**Marc A Goodman**

Digitally signed by Marc A Goodman

Date: 2024.01.10 12:09:36 -05'00'

Acceptable To:

Jr. Davis Construction Company, Inc.

Date

DocuSigned by:

Josh Kalin

1/10/2024

Approved By:

Westview South Community Development District

Date

**Recommended
by Atwell, LLC
CDD Engineer**

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY Larry I Ray, P.E.
LICENSE #32032 USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SHA
AUTHENTICATION CODE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

Digitally signed by Larry I Ray
DN: CN=Larry I Ray,
dnQualifier=A01410C000001896A51F5970006B4AD,
O=Florida, C=US
Date: 2024.01.10 16:01:02 -05'00'



SALES ORDER ACKNOWLEDGEMENT

6348245

1 of 1

1/03/24

14:51:57

REMIT TO: FORTILINE ORLANDO PO BOX 744053 ATLANTA, GA 30384-4053	WAREHOUSE: 006 FORTILINE ORLANDO 2291 W AIRPORT BLVD SANFORD, FL 32771 Phone # 407 688 9191	PAYMENT: CHARGE
SOLD TO: 232874 WESTVIEW SOUTH CDD P.O. BOX 810036 BOCA RATON, FL 33481	SHIP TO: WESTVIEW SOUTH CDD POINCIANA PKWY & KOA ST. KISSIMMEE, FL 34746	SPECIAL INSTRUCTIONS: BILLY: 321.437.8075 NATIONAL PIPE

CUSTOMER PO	JOB NAME	JOB #	CSR	SLS	ORDER DATE	SHIPPING METHOD	ORIG ORDER #
2177-	WSTVIEW2A2B	2177	JCW	BS1	1/03/24	OUR TRUCK	6298132

LINE	ITEM/DESCRIPTION	UOM	ORDER	SHIPPED	B/O	UNIT PRICE	DISCOUNT	NET PRICE
001	826HW 019904 Y03 8" SDR26 PVC HW SEWER PIPE	FT	476	476	0	12.6000		5997.60

N0. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	Subtotal:	5,997.60
OT OUR TRUCK						Tax:	.00
PACKED BY						Freight:	.00
CHECKED BY						Other:	
DATE RECEIVED						Total Due:	5,997.60
RECEIVED BY							

MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION
Any shortages or discrepancies concerning this order must be reported within 24 hours.

QUOTE



Due to the continued cost and supply challenges in the DUCTILE IRON PIPE, PVC and HDPE markets, the pricing of these products will be based solely on the availability at the time of shipment. Also, given the volatility in these markets we will not be responsible for product availability and shipment delays, as they are out of our control. Bid prices should be considered an estimate, materials will only be priced at time of shipment until the current supply chain challenges are resolved. These terms are in lieu of our standard terms. We appreciate your partnership.

CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
232874	FORTILINE DAYTONA BEACH	6436233	1/10/24	1

CUSTOMER	PROJECT INFORMATION
WESTVIEW SOUTH CDD P.O. BOX 810036 BOCA RATON, FL 33481	WESTVIEW 2A/2B CONDUIT

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
***** GIVEN THE CURRENT PRICING AND SUPPLY CHAIN CHALLENGES ALL MATERIAL WILL BE PRICED AT TIME OF SHIPMENT AND THE PRICES BELOW ARE TO BE USED AS AN ESTIMATE FOR BID PURPOSES ONLY *****					
10	5000	FT	3"X20' SCH40 PVC CONDUIT	4.7200	23,600.00
20	128	EA	3" SCH40 PVC 90 BEND CONDUIT	14.0000	1,792.00
30	128	EA	3" SCH40 PVC CAP H	7.0000	896.00
40	125	EA	3" SCH40 PVC CONDUIT CPLG	3.0000	375.00
Section Sub-total:					26,663.00
60	1080	FT	6"X20' SCH40 PVC CONDUIT	12.0100	12,970.80
70	28	EA	6" SCH40 PVC CONDUIT 90	72.0000	2,016.00
80	28	EA	6" SCH40 PVC CAP H	24.0000	672.00
90	27	EA	6" SCH40 PVC CONDUIT CPLG	12.0000	324.00
Section Sub-total:					15,982.80
Subtotal:					42,645.80
Tax:					
Bid Total:					42,645.80

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date. After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

Ent By BS1 1/10/24 11:06:04



a **MORSCO** brand

Due to the continued cost and supply challenges in the DUCTILE IRON PIPE, PVC and HDPE markets, the pricing of these products will be based solely on the availability at the time of shipment. Also, given the volatility in these markets we will not be responsible for product availability and shipment delays, as they are out of our control. Bid prices should be considered an estimate, materials will only be priced at time of shipment until the current supply chain challenges are resolved. These terms are in leu of our standard terms.

We appreciate your partnership.

CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
232874	FORTILINE DAYTONA BEACH	6436273	1/10/24	1

CUSTOMER	PROJECT INFORMATION
WESTVIEW SOUTH CDD P.O. BOX 810036 BOCA RATON, FL 33481	2177 WESTVIEW SLEEVING

[illegible]

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

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Ent By BS1 1/10/24 11:23:47

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7BIV

Westview South Community Development District

Change order to Purchase Order #2177-05

Change Order No. 4

Project: Westview POD B Spine Road-N2A2B

Date 1/15/2024

Owner: Westview South CDD

Seller: Fortiline Waterworks

Contractor: Jr. Davis Construction Company, Inc.

ITEM NO.	CHANGE ON PURCHASE ORDER	DESCRIPTION OF CHANGE	AMOUNT + / (-)
1	Additional Incidental Item line		\$ 10,000.00

Net Change Order Amount \$ 10,000.00

Purchase Order Amount Prior to Change Order \$ 1,802,040.20

Revised Purchase Order Amount \$ 1,812,040.20

Comments

Acceptable To:  1/15/24
Fortiline Waterworks Date

Marc A Goodman Digitally signed by Marc A Goodman
Date: 2024.01.15 08:27:54 -05'00'

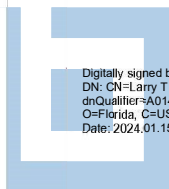
Acceptable To: Jr. Davis Construction Company, Inc. Date

DocuSigned by:
 1/15/2024
Approved By: Westview South Community Development District Date

**Recommended
by Atwell, LLC
CDD Engineer**



THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY LARRY THOMAS RAY, P.E.
LICENSE #32032 USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SHA
AUTHENTICATION CODE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.



Digitally signed by Larry T Ray
DN: CN=Larry T Ray,
dnQualifier=A01410C000001896A51F59/0006B4AD,
O=Florida, C=US
Date: 2024.01.15 15:08:39 -05'00'

QUOTE

FORTILINE
WATERWORKS

a MORSCO brand



Due to the continued cost and supply challenges in the DUCTILE IRON PIPE, PVC and HDPE markets, the pricing of these products will be based solely on the availability at the time of shipment. Also, given the volatility in these markets we will not be responsible for product availability and shipment delays, as they are out of our control. Bid prices should be considered an estimate, materials will only be priced at time of shipment until the current supply chain challenges are resolved. These terms are in lieu of our standard terms. We appreciate your partnership.

CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
232874	FORTILINE ORLANDO	6437594	1/12/24	1

CUSTOMER	PROJECT INFORMATION
WESTVIEW SOUTH CDD P.O. BOX 810036 BOCA RATON, FL 33481	10K MISC ITEMS

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
10	1	EA	<p>***** GIVEN THE CURRENT PRICING AND SUPPLY CHAIN CHALLENGES ALL MATERIAL WILL BE PRICED AT TIME OF SHIPMENT AND THE PRICES BELOW ARE TO BE USED AS AN ESTIMATE FOR BID PURPOSES ONLY ***** MISC. ITEMS NEEDED</p>	10,000.0000	10,000.00
				Subtotal:	10,000.00
				Tax:	
				Bid Total:	10,000.00

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date.
After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

Ent By BS1 1/12/24 12:10:55

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7BV

Westview South Community Development District

Change order to Purchase Order #2177-05

Change Order No. 8

Project: Westview POD B Spine Road-N2A2B

Date 2/21/2024

Owner: Westview South CDD

Seller: Fortiline Waterworks

Contractor: Jr. Davis Construction Company, Inc.

ITEM NO.	CHANGE ON PURCHASE ORDER	DESCRIPTION OF CHANGE	AMOUNT + / (-)
1	Sanitary Double service material needed for planned quantity missing from origianl PO quote	Add	\$ 20,552.00
2	Storm Drain Basin material true-up	Add	\$ 2,760.88


Net Change Order Amount \$ 23,312.88

Purchase Order Amount Prior to Change Order \$ 1,906,712.38

Revised Purchase Order Amount \$ 1,930,025.26

Comments

Acceptable To:


Fortiline Waterworks

3/5/24
Date

Marc A Goodman

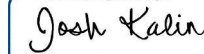
Digitally signed by Marc A Goodman
Date: 2024.02.29 17:02:19 -05'00'

Acceptable To:

Jr. Davis Construction Company, Inc.

Date

DocuSigned by:



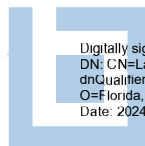
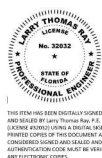
3/15/2024

Approved By:

Westview South Community Development District

Date

**Recommended
By Atwell, LLC
CDD Engineer**



Digitally signed by Larry I Ray
DN: CN=Larry I Ray,
dnQualifier=A01410C000001896A51F59/0006B4AD,
O=Florida, C=US
Date: 2024.03.13 09:14:43-04'00'



SALES ORDER ACKNOWLEDGEMENT

6404436

 1 of 1
 2/20/24
 14:32:24

REMIT TO: FORTILINE ORLANDO PO BOX 744053 ATLANTA, GA 30384-4053	WAREHOUSE: 006 FORTILINE ORLANDO 2291 W AIRPORT BLVD SANFORD, FL 32771 Phone # 407 688 9191	PAYMENT: CHARGE
SOLD TO: 232874 WESTVIEW SOUTH CDD P.O. BOX 810036 BOCA RATON, FL 33481	SHIP TO: WESTVIEW SOUTH CDD POINCIANA PKWY & KOA ST. KISSIMMEE, FL 34746	SPECIAL INSTRUCTIONS: BILLY: 321.437.8075 NATIONAL PIPE

CUSTOMER PO	JOB NAME	JOB #	CSR	SLS	ORDER DATE	SHIPPING METHOD	ORIG ORDER #
2177-	WSTVIEW2A2B	2177	JCW	BS1	2/20/24	OUR TRUCK	6298132

LINE	ITEM/DESCRIPTION	UOM	ORDER	SHIPPED	B/O	UNIT PRICE	DISCOUNT	NET PRICE
001	6SW 019344 Y09 6" SDR35 PVC WYE GXG	EA	62	62	0	39.0000		2418.00

N0. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	Subtotal:	2,418.00
OT OUR TRUCK						Tax:	.00
PACKED BY	CHECKED BY	DATE RECEIVED	RECEIVED BY			Freight:	.00
MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION Any shortages or discrepancies concerning this order must be reported within 24 hours.						Other:	
						Total Due:	2,418.00



SALES ORDER ACKNOWLEDGEMENT

6404416

 1 of 1
 2/20/24
 14:28:19

REMIT TO: FORTILINE KISSIMMEE PO BOX 744053 ATLANTA, GA 30374-4053	WAREHOUSE: 067 FORTILINE KISSIMMEE 731 DUNCAN AVENUE KISSIMMEE, FL 34744 Phone # 321 250 3199	PAYMENT: CHARGE
SOLD TO: 232874 WESTVIEW SOUTH CDD P.O. BOX 810036 BOCA RATON, FL 33481	SHIP TO: WESTVIEW SOUTH CDD POINCIANA PKWY & KOA ST. KISSIMMEE, FL 34746	SPECIAL INSTRUCTIONS: BILLY: 321.437.8075 NATIONAL PIPE

CUSTOMER PO	JOB NAME	JOB #	CSR	SLS	ORDER DATE	SHIPPING METHOD	ORIG ORDER #
2177-	WSTVIEW2A2B	2177	JCW	BS1	2/20/24	OUR TRUCK	6298132

LINE	ITEM/DESCRIPTION	UOM	ORDER	SHIPPED	B/O	UNIT PRICE	DISCOUNT	NET PRICE
001	6SW 019344 Y08 6" SDR35 PVC WYE GXG	EA	75	75	0	39.0000		2925.00

N0. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	Subtotal:	2,925.00
OT OUR TRUCK						Tax:	.00
PACKED BY						Freight:	.00
CHECKED BY						Other:	
DATE RECEIVED						Total Due:	2,925.00
RECEIVED BY							

 MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION
 Any shortages or discrepancies concerning this order must be reported within 24 hours.



SALES ORDER ACKNOWLEDGEMENT

6404557

1 of 1
2/26/24
10:29:44

REMIT TO: FORTILINE KISSIMMEE PO BOX 744053 ATLANTA, GA 30374-4053	WAREHOUSE: 067 FORTILINE KISSIMMEE 731 DUNCAN AVENUE KISSIMMEE, FL 34744 Phone # 321 250 3199	PAYMENT: CHARGE
SOLD TO: 232874 WESTVIEW SOUTH CDD P.O. BOX 810036 BOCA RATON, FL 33481	SHIP TO: WESTVIEW SOUTH CDD POINCIANA PKWY & KOA ST. KISSIMMEE, FL 34746	SPECIAL INSTRUCTIONS: BILLY: 321.437.8075 NATIONAL PIPE

CUSTOMER PO	JOB NAME	JOB #	CSR	SLS	ORDER DATE	SHIPPING METHOD	ORIG ORDER #
2177-	WSTVIEW2A2B	2177	JCW	CHB	2/20/24	OUR TRUCK	6298132

LINE	ITEM/DESCRIPTION	UOM	ORDER	SHIPPED	B/O	UNIT PRICE	DISCOUNT	NET PRICE
001	6SW 019344 Y08 6" SDR35 PVC WYE GXG	EA	181	181	0	39.0000		7059.00

N0. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	Subtotal:	7,059.00
OT OUR TRUCK						Tax:	.00
PACKED BY						Freight:	.00
CHECKED BY						Other:	
DATE RECEIVED						RECEIVED BY	
MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION Any shortages or discrepancies concerning this order must be reported within 24 hours.						Total Due:	7,059.00



a MORSCO company

15850 Dallas Pkwy
Dallas, TX 75248
Payment Inquiries 704-788-9800

INVOICE

INVOICE NUMBER: 6396032
BILL OF LADING:
INVOICE DATE: 2/20/24
DUE DATE: 3/20/24

Please Remit Payment To:

Fortiline, Inc.
PO Box 744053
Atlanta, GA 30384-4053
Federal Tax ID# 57-0819190

Warehouse:

FORTILINE KISSIMMEE
731 DUNCAN AVENUE
KISSIMMEE, FL 34744
Telephone: 321-250-3199

SOLD TO

WESTVIEW SOUTH CDD
P.O. BOX 810036
BOCA RATON, FL
33481

SHIP TO

WESTVIEW SOUTH CDD
POINCIANA PKWY & KOA ST.
KISSIMMEE, FL 34746

BRANCH NO	FROM CONTRACT	ORDER NO	SHIPPING METHOD		CUSTOMER NO		TERMS		
067	6298132	6396032	Our Truck		232874		NET 30 DAYS		
PO NO		JOB NAME		JOB NO		SLS	DUE DATE	SHIP DATE	
2177-		WSTVIEW2A2B		2177		JCW	3/20/24	2/16/24	
PRODUCT NO	DESCRIPTION			UOM	ORDERED	SHIPPED	BACK ORDERED	UNIT PRICE	EXTENDED PRICE
6SCOA	6" SDR35 PVC CO ADPT SW HXF BID LINE # 01020			EA	125	125	0	26.0000	3,250.00
6SCOPR	6" SDR35 PVC CO PLUG RECESSED BID LINE # 01030			EA	125	125	0	20.0000	2,500.00



FORTILINE offers online payments and access to invoice copies for your convenience at <http://Fortiline.Billtrust.com>.

REGISTER TO ACCESS YOUR ONLINE ACCOUNT AT <http://FORTILINE.BILLTRUST.COM>

Online Payments, View, and Download Invoices and Statements.

NO RETURNS ACCEPTED WITHOUT PRIOR AUTHORIZATION. AUTHORIZED RETURNS ARE SUBJECT TO RESTOCKING FEES.
SPECIAL ORDER ITEMS ARE NOT RETURNABLE. ALL CLAIMS MUST BE FILED WITH THE CARRIER.

For TERMS and CONDITIONS of sale, please visit <http://www.fortiline.com>

AMOUNT DUE	\$5,750.00
TAX	\$0.00
FREIGHT	\$0.00
OTHER	\$0.00
TOTAL DUE	\$5,750.00

TO VIEW AND PAY ONLINE:

Fortiline.com

USE THIS ENROLLMENT TOKEN:

LMM LGW RVB

Page 1 of 1



SALES ORDER ACKNOWLEDGEMENT

6416555

1 of 1

2/29/24

9:29:55

REMIT TO: FORTILINE ORLANDO PO BOX 744053 ATLANTA, GA 30384-4053	WAREHOUSE: 006 FORTILINE ORLANDO 2291 W AIRPORT BLVD SANFORD, FL 32771 Phone # 407 688 9191	PAYMENT: CHARGE
SOLD TO: 232874 WESTVIEW SOUTH CDD P.O. BOX 810036 BOCA RATON, FL 33481	SHIP TO: WESTVIEW SOUTH CDD POINCIANA PKWY & KOA ST. KISSIMMEE, FL 34746	SPECIAL INSTRUCTIONS: BILLY: 321.437.8075 NATIONAL PIPE PLEASE DELIVER ASAP

CUSTOMER PO	JOB NAME	JOB #	CSR	SLS	ORDER DATE	SHIPPING METHOD	ORIG ORDER #
2177-	WSTVIEW2A2B	2177	JCW	BS1	2/29/24	OUR TRUCK	6298132

LINE	ITEM/DESCRIPTION	UOM	ORDER	SHIPPED	B/O	UNIT PRICE	DISCOUNT	NET PRICE
001	WIRE14CCP500 14GA CC WIRE PURPLE 500' ROLL 416980 W03 004 002	FT	10500	10500	0	.2000		2100.00

N0. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	Subtotal:	2,100.00
OT OUR TRUCK						Tax:	.00
PACKED BY						Freight:	.00
CHECKED BY						Other:	
DATE RECEIVED						Total Due:	2,100.00
RECEIVED BY							

MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION
Any shortages or discrepancies concerning this order must be reported within 24 hours.



SALES ORDER ACKNOWLEDGEMENT

6416556

1 of 1

2/29/24

9:29:55

REMIT TO: FORTILINE ORLANDO PO BOX 744053 ATLANTA, GA 30384-4053	WAREHOUSE: 067 FORTILINE KISSIMMEE 731 DUNCAN AVENUE KISSIMMEE, FL 34744 Phone # 407 688 9191	PAYMENT: CHARGE
SOLD TO: 232874 WESTVIEW SOUTH CDD P.O. BOX 810036 BOCA RATON, FL 33481	SHIP TO: WESTVIEW SOUTH CDD POINCIANA PKWY & KOA ST. KISSIMMEE, FL 34746	SPECIAL INSTRUCTIONS: BILLY: 321.437.8075 NATIONAL PIPE PLEASE DELIVER ASAP

CUSTOMER PO	JOB NAME	JOB #	CSR	SLS	ORDER DATE	SHIPPING METHOD	ORIG ORDER #
2177-	WSTVIEW2A2B	2177	JCW	BS1	2/29/24	OUR TRUCK	6298132

LINE	ITEM/DESCRIPTION	UOM	ORDER	SHIPPED	B/O	UNIT PRICE	DISCOUNT	NET PRICE
001	WIRE14CCP500 14GA CC WIRE PURPLE 500' ROLL 416980 W05 002 001	FT	1500	1500	0	.2000		300.00

N0. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	Subtotal:	300.00
OT OUR TRUCK						Tax:	.00
PACKED BY		CHECKED BY	DATE RECEIVED	RECEIVED BY		Freight:	.00
MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION Any shortages or discrepancies concerning this order must be reported within 24 hours.						Other:	
						Total Due:	300.00

QUOTE



CUSTOMER NO	QUOTING BRANCH	QUOTE NO	QUOTE DATE	PAGE
232874	FORTILINE ORLANDO	6455867	2/20/24	1

CUSTOMER	PROJECT INFORMATION
WESTVIEW SOUTH CDD P.O. BOX 810036 BOCA RATON, FL 33481	2177-STORM PACKAGE FINAL 2A2B NEW

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
20	66	EA	DRAIN BASINS 12"HDPE UNIVERSAL INLINE DRAIN W/SQUARE HINGED GRATE & HDPE GASKETED CONNECTIONS 2712AGNB THIS IS A NON-RETURNABLE ITEM	585.6200	38,650.92
30	21	EA	8" N12 90 WT 0899WT THIS IS A NON-RETURNABLE ITEM	89.0000	1,869.00
40	8	EA	8" N12 TEE WT 0862WT THIS IS A NON-RETURNABLE ITEM	99.0000	792.00
50	21	EA	10" N12 90 WT 1099WT THIS IS A NON-RETURNABLE ITEM	175.0000	3,675.00
60	11	EA	10" N12 TEE WT 1063WT THIS IS A NON-RETURNABLE ITEM	254.0000	2,794.00
70	5	EA	12" N12 90 WT 1299WT THIS IS A NON-RETURNABLE ITEM	233.0000	1,165.00
80	2	EA	10" N12 22-1/2 PE 1092AN THIS IS A NON-RETURNABLE ITEM	110.0000	220.00
90	10	EA	12"X10 N12 TEE WT 1263WT THIS IS A NON-RETURNABLE ITEM	584.0000	5,840.00
100	21	EA	10"X8" N12 TEE WT 1062WT THIS IS A NON-RETURNABLE ITEM	228.0000	4,788.00
110	2	EA	10" N12 11-1/4 PE 1091AN THIS IS A NON-RETURNABLE ITEM	94.0000	188.00
Section Sub-total:					59,981.92
140	740	FT	PIPE 12" N12 ASTM F2648 PIPE IB/WT NON-DOT THIS IS A NON-RETURNABLE ITEM	10.9000	8,066.00
150	4040	FT	10" N12 ASTM F2648 PIPE IB/WT NON-DOT THIS IS A NON-RETURNABLE ITEM	10.3000	41,612.00
160	2620	FT	8" N12 ASTM F2648 PIPE IB/WT NON-DOT THIS IS A NON-RETURNABLE ITEM	7.1000	18,602.00
Section Sub-total:					68,280.00
DEDUCTIONS / ADDITIONS ADDITIONS BEING SUBTOTALED ABOVE					
210	11-	EA	12" NYLOPLAST DRAIN BASIN < 5' W/GRATE THIS IS A NON-RETURNABLE ITEM	950.0000	-10,450.00
220	8-	EA	12" NYLOPLAST DRAIN BASIN 5' THIS IS A NON-RETURNABLE ITEM	1,150.0000	-9,200.00
230	1-	EA	15" NYLOPLAST DRAIN BASIN < 5'	1,360.0000	-1,360.00

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date.
After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

CUSTOMER NO	JOB NAME	QUOTE NO	QUOTE DATE	PAGE
232874	2177-STORM PACKAGE FINAL 2A2B NEW	6455867	2/20/24	2

LINE	QTY	UOM	DESCRIPTION	UNIT PRICE	TOTAL PRICE
240	3-	EA	THIS IS A NON-RETURNABLE ITEM 15" NYLOPLAST DRAIN BASIN > 5'	1,465.0000	-4,395.00
250	1-	EA	THIS IS A NON-RETURNABLE ITEM 18" NYLOPLAST DRAIN BASIN > 5'	1,730.0000	-1,730.00
			THIS IS A NON-RETURNABLE ITEM +24 12" HDPE UNIVERSAL \$585.62		
			+1 8" 90 \$89		
			+2 8" TEE'S \$99		
			+9 10" 90 \$175		
			+9 10" TEE'S \$254		
				Subtotal:	101,126.92
				Tax:	
				Bid Total:	101,126.92

ALL STOCK DELIVERIES ARE SUBJECT TO SHIPPING CHARGES

All PVC and HDPE material is quoted for shipment within 7 days of quote/bid date. All other material is quoted for shipment within 30 days of quote/bid date.

After 7 days for PVC and HDPE or 30 days for all other material, ALL quoted prices are subject to review based on current market conditions.

Ent By BS1 2/20/24 17:13:43

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7BVI

Westview South Community Development District

Change order to Purchase Order #2177-05

Change Order No. 11

Project: Westview POD B Spine Road-N2A2B
Owner: Westview South CDD
Seller: Fortiline Waterworks
Contractor: Jr. Davis Construction Company, Inc.

Date 4/30/2024

Table with 4 columns: ITEM NO., CHANGE ON PURCHASE ORDER, DESCRIPTION OF CHANGE, AMOUNT + / (-). Row 1: 1, Additional material needed per plans revision dated 4.8.24, Add, \$ 12,314.04.

Net Change Order Amount \$ 12,314.04

Purchase Order Amount Prior to Change Order \$ 1,948,251.66

Revised Purchase Order Amount \$ 1,960,565.70

Comments

Acceptable To: Ben Scott 05/02/24
Fortiline Waterworks Date
Marc A Goodman
Digitally signed by Marc A Goodman
Date: 2024.05.01 09:29:32 -04'00'
Acceptable To: Goodman
Jr. Davis Construction Company, Inc. Date

Approved By: Josh Kalin 5/23/2024
Westview South Community Development District Date

Recommended for approval by Atwell, LLC CDD Engineer





SALES ORDER ACKNOWLEDGEMENT
6489457

1 of 1
4/29/24
17:15:06

REMIT TO: FORTILINE KISSIMMEE PO BOX 744053 ATLANTA, GA 30374-4053	WAREHOUSE: 067 FORTILINE KISSIMMEE 731 DUNCAN AVENUE KISSIMMEE, FL 34744 Phone # 321 250 3199	PAYMENT: CHARGE
SOLD TO: 232874 WESTVIEW SOUTH CDD P.O. BOX 810036 BOCA RATON, FL 33481 Bid #: 6455863 C/O#: 6404845	SHIP TO: WESTVIEW SOUTH CDD POINCIANA PKWY & KOA ST. KISSIMMEE, FL 34746 Promised Date: 05/05/24	SPECIAL INSTRUCTIONS: ORDERED BY:MARC

CUSTOMER PO	JOB NAME	JOB #	CSR	SLS	ORDER DATE	SHIPPING METHOD	ORIG ORDER #
TO COME/NEED	WSTVIEW2A2B	2177	JCW	BS1	4/29/24	OUR TRUCK	6404845

LINE	ITEM/DESCRIPTION	UOM	ORDER	SHIPPED	B/O	UNIT PRICE	DISCOUNT	NET PRICE
001	10N12TWT 10" N12 TEE WT 1063WT	EA	4	0	4	254.0000		1016.00
002	10N122PE 10" N12 22-1/2 PE 1092AN	EA	1	0	1	110.0000		110.00
003	10N12ASTMWT 10" N12 ASTM F2648 PIPE IB/WT	FT	480	0	480	10.3000		4944.00
	NON-DOT							
004	8N12ASTMWT 8" N12 ASTM F2648 PIPE IB/WT	FT	680	0	680	7.1000		4828.00
	NON-DOT							
005	106N12RWT 10"X6" N12 RED ST/WT 1076WT	EA	2	0	2	202.2800		404.56
006	6N129WT 6" N12 90 WT 0699WT	EA	2	0	2	56.6000		113.20
	Y01							
007	ADS0674AG 6" N12 CLEANOUT 0674AG	EA	2	0	2	156.0000		312.00
008	10N12WWT 10"X10" N12 WYE WT 1083WT	EA	1	0	1	326.0000		326.00
009	108N12RWT 10X8 N12 RED CPLG ST/W 1018WT	EA	2	0	2	130.1400		260.28

N0. CTNS	WEIGHT	SHIPPED VIA	SHIP DATE	PICKED BY	FILLED BY	Subtotal:	12,314.04
OT OUR TRUCK						Tax:	.00
PACKED BY	CHECKED BY	DATE RECEIVED	RECEIVED BY			Freight:	.00
MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION Any shortages or discrepancies concerning this order must be reported within 24 hours.						Other:	
						Total Due:	12,314.04

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7ci

CHANGE ORDER NO. 12Date of Issuance: April 5, 2024

Effective Date: _____

Project: Pod B	District: Westview South Community Development District	District's Contract No.:
Contract: Master Agreement for Land Development Services		Date of Contract: March 7, 2022, authorizing addendum of August 7, 2023 assigned on August 31, 2023
Contractor: Jr. Davis Construction Company, Inc.		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Storm Changes**

Attachments:

CHANGE IN CONTRACT PRICE:

Original Contract Price/Authorizing Addendum:

\$31,171,751.90

Increase/Decrease from prior Change Orders:

\$11,660,533.55

Contract Price prior to this Change Order:

\$42,832,285.45

Increase/Decrease of this Change Order:

\$16,860.22

Contract Price incorporating this Change Order:

\$42,849,145.67**CHANGE IN CONTRACT TIMES:**Original Contract ~~Working days~~ ~~Calendar days~~
Times:~~Substantial completion (days or date):~~~~Ready for final payment (days or date):~~~~Increase/Decrease from previously approved Change Orders~~~~No. _____ to No. _____~~~~Substantial completion (days):~~~~Ready for final payment (days):~~~~Contract Times prior to this Change Order:~~~~Substantial completion (days or date):~~~~Ready for final payment (days or date):~~~~Increase/Decrease of this Change Order:~~~~Substantial completion (days or date):~~~~Ready for final payment (days or date):~~~~Contract Times with all approved Change Orders:~~~~Substantial completion (days or date):~~~~Ready for final payment (days or date):~~RECOMMENDED BY:
ATWELL, LLC
DISTRICT ENGINEERBy: Title: S.R.P.M.Date: 4/24/24ACCEPTED:
WESTVIEW SOUTH COMMUNITY
DEVELOPMENT DISTRICT

DocuSigned by:

Josh Kalin

1931330FA90A413...

Title: chairmanDate: 5/13/2024ACCEPTED:
JR. DAVIS CONSTRUCTION COMPANY
INC.By: Title: C.F.O.Date: 4-11-24mg SD

EXHIBIT A

Westview Pod B N2A2B RFI#58 Storm Changes



Jr. Davis Construction Company, Inc.

JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Marc Goodman

Phone: 407-870-0066

Email: marc.goodman@jr-davis.com

Quote To:

Patrick Wood

Proposal Date:

3/08/24

Company:

Westview South CDD

Date of Plans:

Phone:

Revision Date:

Email:

PMood@TaylorMorrison.com

Addendums:

HCSS:

2177RFCO16

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
20	SURVEY AND LAYOUT	1.00	LS	2,883.09	2,883.09
30	REMOVE 36" RCP FROM #4A110-C TO #4A110	72.00	LF	34.50	2,484.00
35	36" RCP FROM #4A110-C TO #4A110	58.00	LF	191.00	11,078.00
40	PERFORMANCE BOND	1.00	LS	415.13	415.13

GRAND TOTAL

\$16,860.22

NOTES:

Proposal based on response to RFI #58, Bulletin BD-1 3/08/24.

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7CII

CHANGE ORDER NO. 13Date of Issuance: April 16, 2024

Effective Date: _____

Project: Pod B	District: Westview South Community Development District	District's Contract No.
Contract: Master Agreement for Land Development Services		Date of Contract: March 7, 2022, authorizing addendum of August 7, 2023 assigned on August 31, 2023
Contractor: Jr. Davis Construction Company, Inc.		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Changes related to dewatering off site**

Attachments: _____

CHANGE IN CONTRACT PRICE:

Original Contract Price/Authorizing Addendum:

\$31,171,751.90

Increase/Decrease from prior Change Orders:

\$11,677,393.77

Contract Price prior to this Change Order:

\$42,849,145.67

Increase/Decrease of this Change Order:

\$203,398.26

Contract Price incorporating this Change Order:

\$43,052,543.93**CHANGE IN CONTRACT TIMES:**Original Contract ~~Working days~~ ~~Calendar days~~

Times:

~~Substantial completion (days or date):~~~~Ready for final payment (days or date):~~~~Increase/Decrease from previously approved Change Orders~~~~No. _____ to No. _____~~~~Substantial completion (days):~~~~Ready for final payment (days):~~~~Contract Times prior to this Change Order:~~~~Substantial completion (days or date):~~~~Ready for final payment (days or date):~~~~Increase/Decrease of this Change Order:~~~~Substantial completion (days or date):~~~~Ready for final payment (days or date):~~~~Contract Times with all approved Change Orders:~~~~Substantial completion (days or date):~~~~Ready for final payment (days or date):~~RECOMMENDED BY:
ATWELL, LLC
DISTRICT ENGINEER

By: _____

Title: SR. P.M.Date: 4/24/24ACCEPTED:
WESTVIEW SOUTH COMMUNITY
DEVELOPMENT DISTRICT

By: _____

Title: _____

Date: 5/31/2024

DocuSigned by:

Josh Kalin

1931330FA90A413...

Josh Kalin

ACCEPTED:
JR. DAVIS CONSTRUCTION COMPANY
INC.

By: _____

Title: PresidentDate: 4-17-24mg SD

EXHIBIT A

Westview Pod B CDD Spine Rd & Exc RFCO-05



JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Tyson R Snyder

Phone: 407-870-0066

Email: Tyson.Snyder@jr-davis.com

Quote To:

Patrick Wood

Proposal Date:

4/04/24

Company:

Westview South CDD

Date of Plans:

Phone:

Revision Date:

Email:

PWood@TaylorMorrison.com

Addendums:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	General Conditions				
1640	P&P Bond	1.00	LS	5,474.51	5,474.51
	Subtotal General Conditions:				5,474.51
					320120
	SANITARY SEWER				
	GRAVITY SEWER				
2840	8" PVC 0-6'	-186.00	LF	53.00	-9,858.00
2940	8" PVC 14-16	330.00	LF	78.50	25,905.00
2960	8" PVC 16-18	251.00	LF	102.00	25,602.00
2980	MH 0-6'	-2.00	EA	15,075.00	-30,150.00
3080	MH 14-16	1.00	EA	21,725.00	21,725.00
3100	MH 16-18	2.00	EA	23,125.00	46,250.00
3320	MH 14-16 (LINED)	-1.00	EA	34,000.00	-34,000.00
3330	MH 16-18 (LINED)	1.00	EA	41,300.00	41,300.00
	SUBTOTAL GRAVITY SEWER				86,774.00
					320120
	STORM SEWER				
4040	18" RCP	49.00	LF	74.00	3,626.00
4080	30" RCP	-447.00	LF	145.00	-64,815.00
4100	36" RCP	449.00	LF	191.00	85,759.00
4220	30" MES	-1.00	EA	5,470.00	-5,470.00
4240	36" MES	1.00	EA	6,050.00	6,050.00
4380	Curb Inlet - Type 2	-1.00	EA	9,484.00	-9,484.00
4392	Curb Inlet - Type 2 - CUT INTO 24" RCP	1.00	EA	17,595.00	17,595.00
4400	Curb Inlet - Type 3	1.00	EA	7,443.00	7,443.00
4420	Curb Inlet - Type 4	1.00	EA	8,952.00	8,952.00
4440	Curb Inlet - Type 5	-1.00	EA	7,612.00	-7,612.00
4620	Type J Manhole	1.00	EA	8,176.00	8,176.00
4640	Type P Manhole	1.00	EA	5,228.00	5,228.00
4780	36" HDPE	9.00	LF	121.25	1,091.25

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
4840	Dewatering	1.00	LS	1,000.00	1,000.00
4920	Clean, Flush, & TV	1.00	LS	200.00	200.00
	SUBTOTAL STORM SEWER				57,739.25
					320140
	POTABLE WATER				
	SUBTOTAL POTABLE WATER				
	RECLAIMED WATER				
6280	8" Reclaim Main - PVC	360.00	LF	46.00	16,560.00
6320	12" Reclaim Main - PVC	233.00	LF	82.50	19,222.50
6420	8" Gate Valves w/Box	2.00	EA	2,756.00	5,512.00
6460	12" Gate Valve w/Box	2.00	EA	4,839.00	9,678.00
6560	8" Fittings	1.00	LS	2,400.00	2,400.00
6600	12" Fittings	1.00	LS	1,250.00	1,250.00
	SUBTOTAL RECLAIMED WATER				54,622.50
					320150
	ROADWORK, SIDEWALKS, ADA RAMPS, SLEEVES				
7940	10' Sidewalk	-24.00	LF	50.50	-1,212.00
	SUBTOTAL ROADWORK, SIDEWALKS, ADA RAMPS, SLEEVES				-1,212.00
					021520
	OFFSITES (INCLUDE ALL OFFSITE WORK)				
	SUBTOTAL OFFSITES (INCLUDE ALL OFFSITE WORK)				
GRAND TOTAL					\$203,398.26

NOTES:

Proposal is based on all dewatering being discharged offsite.

GIVEN THE CURRENT PRICING AND SUPPLY CHAIN CHALLENGES ALL MATERIAL WILL BE PRICED AT TIME OF SHIPMENT AND THE BID ITEM PRICING IS MEANT ONLY AS AN ESTIMATE FOR BID PURPOSES ONLY

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7CIII

CHANGE ORDER NO. 15

Date of Issuance: May 1, 2024 Effective Date:

Project: Pod B	District: Westview South Community Development District	District's Contract No.
Contract: Master Agreement for Land Development Services		Date of Contract: March 7, 2022, authorizing addendum of August 7, 2023 assigned on August 31, 2023
Contractor: Jr. Davis Construction Company, Inc.		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order

Description: Demo exist yd install

Attachments:

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price/Authorizing Addendum:	Original Contract Working days Calendar days
	Times:
\$31,171,751.90	Substantial completion (days or date):
	Ready for final payment (days or date):
Increase/Decrease from prior Change Orders:	Increase/Decrease from previously approved Change Orders
\$12,165,356.95	No. to No.
	Substantial completion (days):
	Ready for final payment (days):
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
\$43,337,108.85	Substantial completion (days or date):
	Ready for final payment (days or date):
Increase/Decrease of this Change Order:	Increase/Decrease of this Change Order:
\$42,686.03	Substantial completion (days or date):
	Ready for final payment (days or date):
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
\$43,379,794.88	Substantial completion (days or date):
	Ready for final payment (days or date):


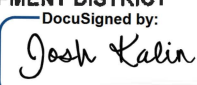

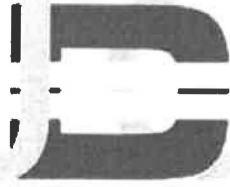
RECOMMENDED BY: ATWELL, LLC DISTRICT ENGINEER	ACCEPTED: WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT	ACCEPTED: JR. DAVIS CONSTRUCTION COMPANY INC.
By: 	DocuSigned by: 	By: 
Title: S.R. A. K.	1931330FA90A413... Chairman	Title: CFU M g
Date: 5/30/24	Date: 5/30/2024	Date: 5/2/24

EXHIBIT A

Westview Pod B N2A2B Demo Exist YD for Rev Plan



Jr. Davis Construction Company, Inc.

JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Marc Goodman

Phone: 407-870-0066

Email: Marc.Goodman@jr-davis.com

Quote To:

Patrick Wood

Company:

Westview South CDD

Phone:

Email:

PWood@TaylorMorrison.com

Proposal Date:

April 11, 2024

Date of Plans:

Revision Date:

Addendums:

HCSS: 2177RFCO21

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	SURVEY/ LAYOUT	1.00	.LS	2,485.00	2,485.00
20	DEMO 8" AND 10" HDPE	674.00	LF	6.00	4,044.00
30	8' HDPE	180.00	LF	24.55	4,419.00
40	10" HDPE	474.00	LF	29.85	14,148.90
45	YARD DRAIN	5.00	EA	2,547.00	12,735.00
46	CLEAN OUT	2.00	EA	1,250.00	2,500.00
47	GRADING	1,530.00	SY	0.90	1,377.00
50	BOND PREMIUM	1.00	.LS	977.13	977.13
GRAND TOTAL					\$42,686.03

NOTES:

Proposal is based on all dewatering being discharged offsite.

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7DI

Westview South Community Development District

Change order to Purchase Order #2177-01

Change Order No. 1

Project: Westview POD B Spine Road
Owner: Westview South CDD
Seller: Mack Concrete Industries, Inc.
Contractor: Jr. Davis Construction Company, Inc.

Date 10/11/2023

ITEM NO.	CHANGE ON PURCHASE ORDER	DESCRIPTION OF CHANGE	AMOUNT + / (-)
1	Str. #D155 has been omitted and Str. #D85 has been revised to a Type 6 Inlet	Deduct	\$ (1,202.00)
2	Error on original quote - add three control structures	Add	\$ 45,297.00

Net Change Order Amount \$ 44,095.00

Purchase Order Amount Prior to Change Order \$ 735,645.00

Revised Purchase Order Amount \$ 779,740.00

Comments

Acceptable To:

Greg Hoots
Mack Concrete Industries, Inc.

10-11-23
Date

Marc A Goodman

Digitally signed by Marc A Goodman
Date: 2023.10.11 10:17:04 -04'00'

Acceptable To:

Jr. Davis Construction Company, Inc.

Date

Approved By:

John Kalin
Westview South Community Development District

10/20/2023
Date

Recommended for Approval:



Digitally signed by Larry T Ray
DN: CN=Larry T Ray,
dnQualifier=A01410C000001896A51F5970006B4AD,
O=Florida, C=US
Date: 2023.10.19 08:21:04'00'

MACK CONCRETE INDUSTRIES

CHANGE ORDER

Customer Name Westview South CDD Job # 27449 Quote # 66556
Order Name Westview Pod b Watermark Blvd. Date sold 9/15/2023
Order Contact Houston Kowing Phone _____
Is Approval of Drawings Needed? yes Credit Approval _____ Date _____
Number of Copies to be Sent _____ Special Approval _____ Date _____
How to Handle _____

DELIVERY INSTRUCTIONS

Delivery Only (Customer Unload)
Delivery and Unload
Delivery, Unload, and Set
Customer Pick-Up
C.O.D.
Ship Via

X

ENGINEERING DATA

Date In _____ Out _____
Drawings Done & Checked _____
Date to Approval _____
Date Approved _____
How Approved _____

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>
-1	P-6 curb inlet, USF 5160-6310 f/g (D-155)	-\$2,179.00
-1	Type 6 curb inlet top	-\$1,700.00
-1	P-5 curb inlet, USF 5160-6310 f/g (D-85)	-\$2,302.00
-1	Type 5 curb inlet top	-\$1,275.00
1	P-6 curb inlet, USF 5160-6310 f/g (D-85)	\$2,179.00
1	Type 6 curb inlet top	\$1,700.00
-1	Type P Manhole, USF 170-E r/c (D-13)	-\$2,453.00
1	Type J Manhole, USF 170-E r/c (D-13)	\$4,828.00

REASON FOR CHANGE:

Sales Representative

Greg Knotts

Sales #

110

TOTAL CHANGE ORDER

\$

(1,202.00)

Plus all applicable sales taxes

MACK CONCRETE INDUSTRIES

ta

CHANGE ORDER

Customer Name Westview South CDD Job # 27449 Quote # 66556
Order Name Westview Pod B Watermark Blvd. Date sold 10/9/2023
Order Contact Houston Phone _____
Is Approval of Drawings Needed? done Credit Approval _____ Date _____
Number of Copies to be Sent _____ Special Approval _____ Date _____
How to Handle _____

DELIVERY INSTRUCTIONS

Delivery Only (Customer Unload)
Delivery and Unload
Delivery, Unload, and Set
Customer Pick-Up
C.O.D.
Ship Via

X

ENGINEERING DATA

Date In _____ Out _____
Drawings Done & Checked _____
Date to Approval _____
Date Approved _____
How Approved _____

QUANTITY**DESCRIPTION****UNIT PRICE**

3	2.67'x6.67' Control structure, USF Stl/ptd. grate,c/e	\$15,099.00

REASON FOR CHANGE:

Typo on quantity on quote

Sales Representative

Greg Knotts

Sales #

110**TOTAL CHANGE ORDER**

\$

45,297.00

Plus all applicable sales taxes

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7DII

Westview South Community Development District

Change order to Purchase Order #2177-01

Change Order No. 2

Project: Westview POD B Spine Road
Owner: Westview South CDD
Seller: Mack Concrete Industries, Inc.
Contractor: Jr. Davis Construction Company, Inc.

Date 11/1/2023

ITEM NO.	CHANGE ON PURCHASE ORDER	DESCRIPTION OF CHANGE	AMOUNT + / (-)
1	Change order for N2A2B Portion - quote # QF66312 9/25/2023	Add	\$ 958,282.00

Net Change Order Amount \$ 958,282.00Purchase Order Amount Prior to Change Order \$ 779,740.00Revised Purchase Order Amount \$ 1,738,022.00

Comments

Acceptable To:

Vendor Name Mack Concrete Ind.

11-1-23

Date

Acceptable To:

Marc A
Jr. Davis Construction Company, Inc.

Digitally signed by Marc A
Goodman

Date: 2023.11.06 11:22:41
-05'00'

DocuSigned by:
Josh Kalin

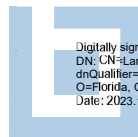
11/6/2023

Approved By:

Westview South Community Development District

Date

Recommended for
Approval:



Digitally signed by Larry T Ray
DN: CN=Larry T Ray,
dnQualifier=A01410C000001896A51F5970006B4AD,
O=Florida, C=US
Date: 2023.11.06 13:10:24-05'00'

MACK CONCRETE INDUSTRIES, INC.

P.O. Box 157, ASTATULA, FLORIDA 34705

PH: 352-742-2333 / FAX: 352-742-0799

WEB SITE: HTTP://WWW.MACKCONCRETE.COM

Precast Manholes

Wet Wells and Dry Wells

Box Culverts

Customer: **Westview South Community Development District****C/O Wrathell, Hunt and Associates, LLC.**

2300 Glades Rd., Ste. 410W

Boca Raton, FL 33431

Ref. Proj: **WESTVIEW POD B NEIGHBORHOOD IIA & II, PH 1**

Location: POINCIANA, OSCEOLA CO.

Engineer: ATWELL

Precast Municipal Inlets

D.O.T. Precast Structures

Specialty Precast Items

Date: **9/25/2023**Quote #: **QF66312** REV. 4Bid Date: **9/7/2022*****The Following Items Are Proposed To Be Furnished***

Estimated Quantity	Item	Item	Unit Price	Totals
19	4' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, SEALANT, USF 663ABMK R/C, BOOTS (21,22,23,29,35,36, 37,39,40,46,47,48,49,50,51,53,56,57,58)	0/6'	\$3,823	\$72,637
11	4' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, SEALANT, USF 663ABMK R/C, BOOTS (11,12,20,26,27,28, 30,5,32,38,44,45)	6/8'	\$4,308	\$47,388
5	4' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, SEALANT, USF 663ABMK R/C, BOOTS (10,19,30,31,43)	8/10'	\$5,147	\$25,735
2	4' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, SEALANT, USF 663ABMK R/C, BOOTS (17,18)	10/12'	\$5,632	\$11,264
1	5' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, SEALANT, USF 663ABMK R/C, BOOTS (5)	14/16'	\$9,794	\$9,794
3	4' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, SEALANT, USF 663ABMK R/C, LINER, BOOTS (34,52,55)	0/6'	\$7,724	\$23,172
2	4' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, SEALANT, USF 663ABMK R/C, LINER, BOOTS (33,54)	6/8'	\$9,138	\$18,276
2	4' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, SEALANT, USF 663ABMK R/C, LINER, BOOTS (9,25)	8/10'	\$11,156	\$22,312
2	4' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, SEALANT, USF 663ABMK R/C, LINER, BOOTS (24,42)	10/12'	\$13,432	\$26,864
5	5' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, SEALANT, USF 663ABMK R/C, LINER, BOOTS (6,7,8,15,16)	12/14'	\$17,834	\$89,170
3	5' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, SEALANT, USF 663ABMK R/C, LINER, BOOTS (3,4,41)	14/16'	\$19,184	\$57,552
2	5' Ø SAN. MANHOLE, (8" WALL), XYPEX ADMIX, SEALANT, USF 663ABMK R/C, LINER, BOOTS (1,2)	16/18'	\$21,234	\$42,468
1	8' Ø WETWELL, XYPEX ADMIX, SEALANT, (HBO), LINER, BOOT		\$52,499	\$52,499
14	TYPE P MANHOLE, USF 170E R/C (3,35,40,66,72,75,80,83,93,93A,119,126,126,130)		\$2,203	\$30,842
4	TYPE J MANHOLE, USF 170E R/C (15,109,134,135)		\$4,741	\$18,964
4	TYPE P-2 CURB INLET, USF 1182E R/C (54,87,105,121)		\$1,750	\$7,000
4	TYPE 2 CURB INLET TOP		\$2,650	\$10,600
31	TYPE P-3 CURB INLET, USF 1182E R/C (1,2,6,7,11,20,24,25,30,31,41,44,45,52,53,57,58, 64,65,70,71,78,81,82,90,94,107,108,110,118,127)		\$1,750	\$54,250
2	TYPE P-3 PARTIAL- USF 1182E R/C ONLY (26,29)		\$332	\$664
33	TYPE 3 CURB INLET TOP		\$1,725	\$56,925
51	TYPE P-4 CURB INLET, USF 1182E R/C (4,5,12,13,17,18,19,22,23,27,33,34,36,37,38,39,43,48,49,50,51, 55,56,59,60,62,63,68,69,73,74,76,77,85,88,91,92,96,97,99,100,102,103,106,111,112,114,115,117,131,132)		\$1,913	\$97,563
7	TYPE J-4 CURB INLET, USF 1182E R/C (14,28,42,46,47,79,133)		\$4,581	\$32,067
2	TYPE P-4 PARTIAL- USF 1182E R/C ONLY (9,10)		\$332	\$664
60	TYPE 4 CURB INLET TOP		\$1,900	\$114,000
2	4.67'X6.67' CONTROL STRUCTURE, USF STL.PTD. GRATE, SKIMMER, C&E (2A120,2B120)		\$17,806	\$35,612
NOTE: JOINT SEALANT FOR STORM: \$95.00 PER BOX				
			Total	\$958,282

The above prices are F.O.B. jobsite location. The materials are to be unloaded and installed by the purchaser. Should field problems arise to materials covered by this contract, the Purchaser agrees to notify the Seller prior to performing corrective work. Sales tax not included.

Prices are based on truck load shipments. Unanticipated supplemental shipments may result in additional

freight and handling charges. Demurrage charges may be charged to the purchaser. Prices are firm for thirty (30) days.

Prices are contingent upon approval of our design and specifications.

Company: _____

Accepted By _____

Title: _____

Date: _____

Purchaser Job No.: _____

Project Taxable: Yes: _____ No: _____

Tax Exempt No: _____

Very Truly Yours,

GREG KNOTTS

gknotts@mackconcrete.com

Mack Concrete Industries Inc.

Cell #: 352-406-0870

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7DIII

Westview South Community Development District

Change order to Purchase Order #2177-01

Change Order No. 3Project: Westview POD B Spine RoadDate 11/21/2023Owner: Westview South CDDSeller: Mack Concrete Industries, Inc.Contractor: Jr. Davis Construction Company, Inc.

ITEM NO.	CHANGE ON PURCHASE ORDER	DESCRIPTION OF CHANGE	AMOUNT + / (-)
1	Sewer Extension into N4	Add	\$ 12,171.00
1	Storm Changes into N4	Add	\$ 3,820.00

Net Change Order Amount \$ 15,991.00Purchase Order Amount Prior to Change Order \$ 1,738,022.00Revised Purchase Order Amount \$ 1,754,013.00

Comments

Acceptable To:

Mack Concrete

Date

Marc A

Digitally signed by Marc A
GoodmanDate: 2023.11.21 15:58:32
-05'00'

Acceptable To:

Goodman

Jr. Davis Construction Company, Inc.

Date

DocuSigned by:

Josh Kalin

Approved By:

11/27/2023

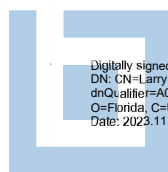
Westview South Community Development District

Date

Recommended
by: Atwell, LLC,
CDD Engineer



THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY Larry Thomas Ray, P.E.
ELECTRONIC SIGNED COPIES ARE VALID. PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGN
AUTHENTICATION CODE MUST BE VIEWED ON
ANY ELECTRONIC COPIES.



Digitally signed by Larry T Ray
DN: CN=Larry T Ray,
dnQualifier=A01410C00001896A51F5970006B4AD,
O=Florida, C=US
Date: 2023.11.22 08:31:11-05'00'

MACK CONCRETE INDUSTRIES**CHANGE ORDER**

Customer Name	<u>Westview CDD c/o Jr Davis Const.</u>	Job #	<u>27449</u>	Quote #	<u>66556</u>
Order Name	<u>Westview Pod B Watermark Blvd.</u>	Date sold	<u>10/23/2023</u>		
Order Contact	<u>Houston</u>	Phone	<u>407-280-1527</u>		
Is Approval of Drawings Needed?	<u>yes</u>	Credit Approval	Date _____		
Number of Copies to be Sent	_____	Special Approval	Date _____		
How to Handle	_____				

DELIVERY INSTRUCTIONS

Delivery Only (Customer Unload)

Delivery and Unload

Delivery, Unload, and Set

Customer Pick-Up

C.O.D.

Ship Via

X

ENGINEERING DATA

Date In _____ Out _____

Drawings Done & Checked _____

Date to Approval _____

Date Approved _____

How Approved _____

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>
-----------------	--------------------	-------------------

1	5' dia. san. Mh. (8" wall), Xpex, boots,	
	sealant, USF 663-AB-MK r/c 14/16' (S-19)	\$9,794.00
1	5' dia. riser, liner, Xypex x 40" ht. (S-16)	\$2,302.00
	** contractor to core base in the field	
1	S406-12A boot (8")	\$75.00

REASON FOR CHANGE:

Sales Representative

Greg Knotts

Sales #

110**TOTAL CHANGE ORDER**\$ 12,171.00

Plus all applicable sales taxes

MACK CONCRETE INDUSTRIES

ta

CHANGE ORDER

Customer Name Westview CDD c/o Jr Davis Const. Job # 27449 Quote # 66556
 Order Name Westview Pod B Watermark Blvd. Date sold 11/21/2023
 Order Contact Houston Phone _____
 Is Approval of Drawings Needed? yes Credit Approval _____ Date _____
 Number of Copies to be Sent _____ Special Approval _____ Date _____
 How to Handle _____

DELIVERY INSTRUCTIONS

Delivery Only (Customer Unload)
 Delivery and Unload
 Delivery, Unload, and Set
 Customer Pick-Up
 C.O.D.
 Ship Via

X

ENGINEERING DATA

Date In _____ Out _____
 Drawings Done & Checked _____
 Date to Approval _____
 Date Approved _____
 How Approved _____

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>
-----------------	--------------------	-------------------

1	Type P Manhole, USF 170-E r/c (D-166)	\$2,453.00
1	76" reducing Top slab, 4'dia. x 30" cone (D-77)	\$1,367.00

REASON FOR CHANGE:

Sales Representative

Greg Knotts

Sales #

110**TOTAL CHANGE ORDER**

\$

3,820.00

Plus all applicable sales taxes

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7DIV

Westview South Community Development District

Change order to Purchase Order #2177-01

Change Order No. 4Project: Westview POD B Spine RoadDate 11/28/2023Owner: Westview South CDDSeller: Mack Concrete Industries, Inc.Contractor: Jr. Davis Construction Company, Inc.

ITEM NO.	CHANGE ON PURCHASE ORDER	DESCRIPTION OF CHANGE	AMOUNT + / (-)
1	Additional Storm Structures per Plan Rev. 20	Add	\$ 8,066.00

Net Change Order Amount \$ 8,066.00Purchase Order Amount Prior to Change Order \$ 1,738,022.00Revised Purchase Order Amount \$ 1,746,088.00

Comments

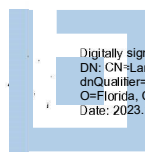
Acceptable To: Breg Hight 11-28-23
Mack Concrete Industries Date

Digitally signed by Marc A Goodman
Date: 2023.11.28 12:24:19 -05'00'

Acceptable To: Marc A Goodman Date
Jr. Davis Construction Company, Inc. Date

DocuSigned by: Josh Kalin 11/28/2023
Approved By: Westview South Community Development District Date

Recommended
By Atwell, LLC
CDD Engineer



Digitally signed by Larry T Ray
DN: CN=Larry T Ray,
dnQualifier=A01410C000001896A51F5970006B4AD,
O=Florida, C=US
Date: 2023.11.28 15:00:01-05'00'

MACK CONCRETE INDUSTRIES**CHANGE ORDER**

Customer Name Westview South CDD Job # 27449 Quote # 66556
 Order Name Westview Pod B Watermark Blvd. Date sold 11/28/2023
 Order Contact Houston Phone 407-280-1527
 Is Approval of Drawings Needed? yes Credit Approval _____ Date _____
 Number of Copies to be Sent _____ Special Approval _____ Date _____
 How to Handle _____

DELIVERY INSTRUCTIONS

Delivery Only (Customer Unload)
 Delivery and Unload
 Delivery, Unload, and Set
 Customer Pick-Up
 C.O.D.
 Ship Via

X

ENGINEERING DATA

Date In _____ Out _____
 Drawings Done & Checked _____
 Date to Approval _____
 Date Approved _____
 How Approved _____

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>
-----------------	--------------------	-------------------

1	P-2 Curb inlet, USF 1182-E r/c (D-161A)	\$1,758.00
1	Type 2 Curb Inlet Top	\$2,650.00
1	P-4 Curb inlet, USF 1182-E r/c (D-69A)	\$1,758.00
1	Type 4 Curb Inlet Top	\$1,900.00

REASON FOR CHANGE:

Sales Representative

Greg Knotts

Sales #

110**TOTAL CHANGE ORDER**

\$

8,066.00

Plus all applicable sales taxes

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7DV

Westview South Community Development District

Change order to Purchase Order #2177-01

Change Order No. 6

Project: Westview POD B Spine Road
Owner: Westview South CDD
Seller: Mack Concrete Industries, Inc.
Contractor: Jr. Davis Construction Company, Inc.

Date 2/21/2024

ITEM NO.	CHANGE ON PURCHASE ORDER	DESCRIPTION OF CHANGE	AMOUNT + / (-)
1	Per RFI 45 - plan revision	Add	\$ 2,289.00

Net Change Order Amount \$ 2,289.00

Purchase Order Amount Prior to Change Order \$ 1,763,479.00

Revised Purchase Order Amount \$ 1,765,768.00

Comments

Acceptable To: Marc A Goodman
Mack Concrete Industries
Date 2-23-24

Acceptable To: Jr. Davis Construction Company, Inc.
Marc A Goodman
Date: 2024.02.23 09:27:29 -05'00'

Approved By: Josh Kalin
Westview South Community Development District
Date 3/15/2024

Recommended
By Atwell, LLC
CDD Engineer



Digitally signed by Larry T Ray
DN: CN=Larry T Ray,
o=Florida, c=US
Date: 2024.03.14 14:18:28 -04'00'

MACK CONCRETE INDUSTRIESta
....**CHANGE ORDER**

Customer Name Westview South CDD - Jr Davis Const. Job # 27450 Quote # 66312
 Order Name Westview Pod B, Neighborhood 2 Date sold 2/20/2024
 Order Contact Marc Goodman Phone _____
 Is Approval of Drawings Needed? yes Credit Approval _____ Date _____
 Number of Copies to be Sent _____ Special Approval _____ Date _____
 How to Handle _____

DELIVERY INSTRUCTIONS

Delivery Only (Customer Unload)
 Delivery and Unload
 Delivery, Unload, and Set
 Customer Pick-Up
 C.O.D.
 Ship Via

X

ENGINEERING DATA

Date In _____ Out _____
 Drawings Done & Checked _____
 Date to Approval _____
 Date Approved _____
 How Approved _____

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>
-----------------	--------------------	-------------------

1	P-3 curb Inlet - no r/c (D-57)	\$1,400.00
1	P-3 Curb inlet riser (D-58)	\$889.00

REASON FOR CHANGE:

Sales Representative

Greg KnottsSales # 110**TOTAL CHANGE ORDER**\$ 2,289.00

Plus all applicable sales taxes

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

7DVI

Westview South Community Development District

Change order to Purchase Order #2177-01

Change Order No. 7

Project: Westview POD B Spine Road

Owner: Westview South CDD

Seller: Mack Concrete Industries, Inc.

Contractor: Jr. Davis Construction Company, Inc.

Date 3/14/2024

ITEM NO.	CHANGE ON PURCHASE ORDER	DESCRIPTION OF CHANGE	AMOUNT + / (-)
1	Per RFI 52 - added MH	Add	\$ 2,938.00

Net Change Order Amount \$ 2,938.00

Purchase Order Amount Prior to Change Order \$ 1,765,768.00

Revised Purchase Order Amount \$ 1,768,706.00

Comments

Acceptable To: [Signature] 3-14-24

Mack Concrete Industries Date

Marc A Goodman

Digitally signed by Marc A Goodman

Date: 2024.03.14 14:27:19 -04'00'

Acceptable To: Jr. Davis Construction Company, Inc. Date

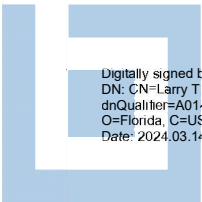
Approved By: [Signature] 3/15/2024

Westview South Community Development District Date

Recommended By Atwell, LLC CDD Engineer



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY Larry Thomas Ray, P.E. (LICENSE #32032) USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed by Larry T Ray

DN: CN=Larry T Ray, dnQualifier=A01410C000001896A51F59/0006B4AD, O=Florida, C=US

Date: 2024.03.14 15:59:21-04'00'

MACK CONCRETE INDUSTRIES
CHANGE ORDER

ta
....

Customer Name Westview South CDD - Jr Davis Const. Job # 27449 Quote # 66556
Order Name Westview Pod B - Watermark Blvd. Date sold 1/25/2024
Order Contact Marc Goodman Phone _____
Is Approval of Drawings Needed? yes Credit Approval _____ Date _____
Number of Copies to be Sent _____ Special Approval _____ Date _____
How to Handle _____

DELIVERY INSTRUCTIONS

Delivery Only (Customer Unload)
Delivery and Unload
Delivery, Unload, and Set
Customer Pick-Up
C.O.D.
Ship Via

X

ENGINEERING DATA

Date In _____ Out _____
Drawings Done & Checked _____
Date to Approval _____
Date Approved _____
How Approved _____

<u>QUANTITY</u>	<u>DESCRIPTION</u>	<u>UNIT PRICE</u>
1	Type P Manhole, USF 170-E r/c (2B100-B)	\$2,453.00
1	4'dia. (5") x 16+" riser/stock (2B100-A)	\$485.00

REASON FOR CHANGE:

coordinate delivery with Cody Mack

Sales Representative Greg Knotts * Sales # 110 *
TOTAL CHANGE ORDER \$ 2,938.00

Plus all applicable sales taxes

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

ZEI

Digitally signed by Larry T Ray
DN: CN=Larry T Ray,
dnQualifier=A01410C000001896A51F5970006B4AD,
O=Florida, C=US
Date: 2023.10.31 13:38:49-04'00'



Quotation

Page# 1/2

Quote # QUO-594255-K4B4G1

Date	10/27/2023	Account Name	Westview South CDD	Reply-To	
Quote #	QUO-594255-K4B4G1	Contact Name	Westview South CDD	Account Manager	Jennings Litchfield
Revision #	2	Contact Phone	(561) 571-0010	Address	2313 Vulcan Road, Apopka, FL 32703
Project Name	Westview Phs 2A/2B	Contact Fax		Phone	407-293-5126
Project #	722890	Contact Email	katherine.cook@jr-davis.com	Fax	407-298-4439
Project Address	Kissimmee, FL 34759			Email	Jennings.Litchfield@Rinkerpipe.com

Rinker Materials' offer to sell the products described in this quotation is expressly conditioned upon Buyer's assent to the Rinker Materials' Standard Terms and Conditions ("Rinker Materials STCs") viewable at www.rinkerpipe.com. A valid tax exemption certificate must be issued to Rinker Materials or sales tax will be added.

Item #	Description	Part #	Quantity	Unit	Extended Unit Price	Unit Total
10	15x8' CL3 PF RCP	1211932	3336.00	FT	\$24.00	\$80,064.00
20	18x8' CL3 PF RCP	1211946	2768.00	FT	\$32.00	\$88,576.00
30	24x8' CL3 PF RCP	1211959	3064.00	FT	\$49.60	\$151,974.40
40	30x8' CL3 PF RCP	1211973	1720.00	FT	\$76.00	\$130,720.00
75	15x6' FES OUTLET TG MIA	1349302	5.00	EA	\$1,520.00	\$7,600.00
80	18x6' FES OUTLET TG MIA	1349318	8.00	EA	\$1,680.00	\$13,440.00
85	24x6' FES OUTLET TG MIA	1349321	14.00	EA	\$1,920.00	\$26,880.00
90	30x6' FES OUTLET TG MIA	1349325	7.00	EA	\$2,600.00	\$18,200.00
100	#711 Lubricant 8LB	1181891	365.00	EA	\$11.00	\$4,015.00
105	15" GASKET PF ISO	1212196	417.00	EA	\$0.00	\$0.00
110	18" GASKET PF ISO	1212197	346.00	EA	\$0.00	\$0.00
115	24" GASKET PF ISO	1212198	383.00	EA	\$0.00	\$0.00
120	30" GASKET PF ISO	1212042	215.00	EA	\$0.00	\$0.00
					Total	\$521,469.40
(Tax not included)					Net Total	\$521,469.40

Standard Notes

- Pricing includes delivery based on full truck load quantities as near to the point of use as our trucks can move under their own power. A price escalator of 5% will be added on 07/01/2024 for all product not shipped and an additional 5% for every year thereafter. This quotation is presented without review of the plans and specifications for this project. Products quoted are specified to only meet ASTM C-76, ASTM C-507 and FDOT Specifications for road and bridge construction. Any required deviation after review of plans and specifications will require re-quoting and void the quotation.
- This Quotation and the pricing contained herein is expressly conditioned upon your acceptance of (i) the exceptions and changes proposed by us (any change to these exceptions and changes by you shall render this Quotation null and void, in our absolute discretion); and (ii) our Standard Terms and Conditions, without addition, deletion or change.
- This quotation is presented without review of the plans and specifications for this project. Products quoted are specified to only meet ASTM C-507, ASTM C443. Any required deviation from ASTM C-507, ASTM C443 after review of plans and specifications will require re-quoting and void this quotation.
- This quotation is presented without review of the plans and specifications for this project. Products quoted are specified to only meet ASTM C-76, ASTM C443. Any required deviation from ASTM C-76, ASTM C443 after review of plans and specifications will require re-quoting and void this quotation.
- Valid for 30 days from the date of quotation.



Quotation

Quote # QUO-594255-K4B4G1			
PAYMENT TERMS ARE NET10™ PROX, WITHOUT RETENTION OR SETOFF. THIS OFFER IS SUBJECT TO CREDIT APPROVAL. PRICES QUOTED APPLY ONLY TO THE REFERENCED PROJECT AND ARE IN EFFECT FOR 30 DAYS FROM THE DATE OF QUOTATION. PRICES ARE BASED ON THE QUANTITIES SHOWN. IF A DIFFERENT QUANTITY IS PURCHASED, RINKER MATERIALS RESERVES THE RIGHT TO ADJUST THE PRICES. THIS QUOTATION CONTAINS THE ENTIRE AGREEMENT WITH RESPECT TO PURCHASE AND SALE OF PRODUCTS DESCRIBED AND SUPERSEDES ALL PREVIOUS COMMUNICATIONS. BUYER'S SIGNATURE BELOW, DIRECTION TO MANUFACTURE, OR ACCEPTANCE OF DELIVERY OF GOODS DESCRIBED ABOVE, SHALL BE DEEMED AN ACCEPTANCE OF THE RINKER MATERIALS STCS. SELLER EXPRESSLY REJECTS ANY OTHER TERMS AND CONDITIONS. PRICES ARE F.O.B. ORIGIN (UNLESS OTHERWISE SPECIFIED IN THE STANDARD NOTES) WITH UNLOADING BY OTHERS AT A TRUCK ACCESSIBLE LOCATION.			
Acceptance			
I WARRANT AND REPRESENT THAT I HAVE AUTHORITY TO ENTER INTO THIS AGREEMENT ON BEHALF OF THE BUYER. WE HEREBY ORDER THE DESCRIBED MATERIAL SUBJECT TO ALL TERMS AND CONDITIONS OF THIS QUOTATION AND IN THE RINKER MATERIALS STCS VIEWABLE AT www.rinkerpipe.com .		By	Jennings Litchfield
Company		(O)	407-293-5126
By		(F)	407-298-4439
Title		(Cell)	321-377-1577
Date		Title	Sales Manager

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

ZEII

Westview South Community Development District

Change order to Purchase Order #2177-02

Change Order No. 2

Project: Westview POD B Spine Road
Owner: Westview South CDD
Seller: Hydro Conduit, LLC d/b/a Rinker Materials
Contractor: Jr. Davis Construction Company, Inc.

Date 1/29/2024

Table with 4 columns: ITEM NO., CHANGE ON PURCHASE ORDER, DESCRIPTION OF CHANGE, AMOUNT + / (-). It contains two rows of revisions: 'Plan Revision - additional material' (Add, \$ 3,915.00) and 'Plan Revision - reduction of material' (Deduct, \$ (2,960.00)).

Net Change Order Amount \$ 955.00

Purchase Order Amount Prior to Change Order \$ 1,379,106.60

Revised Purchase Order Amount \$ 1,380,061.60

Comments: See attached QUO-564296-F4Q1B2 dated 1/23/24

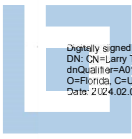
Acceptable To: Joleen Kirkland (Signature), Joleen Kirkland (Printed Name), 1/29/24 (Date), Hydro Conduit, LLC d/b/a Rinker Materials (Company Name)

Acceptable To: Marc A Goodman (Signature), Digitally signed by Marc A Goodman (Text), Date: 2024.01.29 11:29:42 -05'00' (Date)

Acceptable To: Jr. Davis Construction Company, Inc. (Company Name), DocuSigned by: (Text), Date (Field)

Approved By: Josh Kalin (Signature), 2/16/2024 (Date), 1931330FA90A413 (Text), Westview South Community Development District (Company Name), Date (Field)

Recommended By Atwell, LLC CDD Engineer





Quotation

Page# 1/1

Quote # QUO-564296-F4Q1B2

Date	01/23/2024	Account Name	Westview South CDD	Reply-To	
Quote #	QUO-564296-F4Q1B2	Contact Name	Westview South CDD	Account Manager	Jennings Litchfield
Revision #	5	Contact Phone	(561) 571-0010	Address	2313 Vulcan Road, Apopka, FL 32703
Project Name	Westview POD B Spine Road	Contact Fax		Phone	407-293-5126
Project #	722890	Contact Email	katherine.cook@jr-davis.com	Fax	407-298-4439
Project Address	Kissimmee, FL 34759			Email	Jennings.Litchfield@Rinkerpipe.com

Rinker Materials' offer to sell the products described in this quotation is expressly conditioned upon Buyer's assent to the Rinker Materials' Standard Terms and Conditions ("Rinker Materials STCs") viewable at www.rinkerpipe.com. A valid tax exemption certificate must be issued to Rinker Materials or sales tax will be added.

Item #	Description	Part #	Quantity	Unit	Extended Unit Price	Unit Total
30	24x8' CL3 PF RCP	1211959	40.00	FT	\$49.60	\$1,984.00
85	24x6' FES OUTLET TG MIA	1349321	1.00	EA	\$1,920.00	\$1,920.00
100	#711 Lubricant 8LB	1181891	1.00	EA	\$11.00	\$11.00
					Total	\$3,915.00
(Tax not included)					Net Total	\$3,915.00

Standard Notes

- 1.Pricing includes delivery based on full truck load quantities as near to the point of use as our trucks can move under their own power. A price escalator of 5% will be added on 07/01/2024 for all product not shipped and an additional 5% for every year thereafter. This quotation is presented without review of the plans and specifications for this project. Products quoted are specified to only meet ASTM C-76, ASTM C-507 and FDOT Specifications for road and bridge construction. Any required deviation after review of plans and specifications will require re-quoting and void the quotation.
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- 4.This quotation is presented without review of the plans and specifications for this project. Products quoted are specified to only meet ASTM C-76, ASTM C443. Any required deviation from ASTM C-76, ASTM C443 after review of plans and specifications will require re-quoting and void this quotation.
- 5.Valid for 30 days from the date of quotation.

PAYMENT TERMS ARE NET10™ PROX, WITHOUT RETENTION OR SETOFF. THIS OFFER IS SUBJECT TO CREDIT APPROVAL. PRICES QUOTED APPLY ONLY TO THE REFERENCED PROJECT AND ARE IN EFFECT FOR 30 DAYS FROM THE DATE OF QUOTATION. PRICES ARE BASED ON THE QUANTITIES SHOWN. IF A DIFFERENT QUANTITY IS PURCHASED, RINKER MATERIALS RESERVES THE RIGHT TO ADJUST THE PRICES. THIS QUOTATION CONTAINS THE ENTIRE AGREEMENT WITH RESPECT TO PURCHASE AND SALE OF PRODUCTS DESCRIBED AND SUPERSEDES ALL PREVIOUS COMMUNICATIONS. BUYER'S SIGNATURE BELOW, DIRECTION TO MANUFACTURE, OR ACCEPTANCE OF DELIVERY OF GOODS DESCRIBED ABOVE, SHALL BE DEEMED AN ACCEPTANCE OF THE RINKER MATERIALS STCS. SELLER EXPRESSLY REJECTS ANY OTHER TERMS AND CONDITIONS. PRICES ARE F.O.B. ORIGIN (UNLESS OTHERWISE SPECIFIED IN THE STANDARD NOTES) WITH UNLOADING BY OTHERS AT A TRUCK ACCESSIBLE LOCATION.

Acceptance			
I WARRANT AND REPRESENT THAT I HAVE AUTHORITY TO ENTER INTO THIS AGREEMENT ON BEHALF OF THE BUYER. WE HEREBY ORDER THE DESCRIBED MATERIAL SUBJECT TO ALL TERMS AND CONDITIONS OF THIS QUOTATION AND IN THE RINKER MATERIALS STCS VIEWABLE AT www.rinkerpipe.com .		By	Jennings Litchfield
Company		(O)	407-293-5126
By		(F)	407-298-4439
Title		(Cell)	321-377-1577
Date		Title	Sales Manager

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2024-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT
ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective June 12, 2024:

_____	is elected Chair
_____	is elected Vice Chair
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary
_____	is elected Assistant Secretary
<u>Andrew Kantarzhi</u>	is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of June 12, 2024:

<u>Heather Isaacs</u>	<u>Assistant Secretary</u>
<u>Nora Schuster</u>	<u>Assistant Secretary</u>

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 12TH DAY OF JUNE, 2024.

ATTEST:

**WESTVIEW SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2024**

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2024**

	General Fund	Debt Service Fund 2023A-1	Debt Service Fund 2023A-2	Capital Projects Fund 2023A-1	Capital Projects Fund 2023A-2	Total Governmental Funds
ASSETS						
Cash	\$ 179,219	\$ -	\$ -	\$ -	\$ -	\$ 179,219
Investments						
Revenue	-	2,020,289	361,238	-	-	2,020,289
Reserve	-	3,269,996	601,018	-	-	3,871,014
Prepayment	-	4,002,828	17,847	-	-	4,020,675
Capitalized interest	-	41	1,641	-	-	1,682
Construction A-1	-	-	-	4,805,097	-	4,805,097
Construction A-2	-	-	-	-	7,905,727	7,905,727
Due from Landowner	26,102	-	-	-	-	26,102
Due from Lennar		21,612	-	-	-	21,612
Total assets	<u>\$ 205,321</u>	<u>\$ 9,314,766</u>	<u>\$ 981,744</u>	<u>\$ 4,805,097</u>	<u>\$ 7,905,727</u>	<u>\$22,851,417</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	26,102	-	-	-	-	26,102
Contracts payable	-	-	-	3,294,832	-	3,294,832
Due to other	180,576	-	-	-	-	180,576
Retainage payable	-	-	-	1,266,824	-	1,266,824
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>212,678</u>	<u>-</u>	<u>-</u>	<u>4,561,656</u>	<u>-</u>	<u>4,774,334</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	26,102	21,612	-	-	-	47,714
Total deferred inflows of resources	<u>26,102</u>	<u>21,612</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>47,714</u>
Fund balances:						
Restricted for:						
Debt service	-	9,293,154	981,744	-	-	10,274,898
Capital projects	-	-	-	243,441	7,905,727	8,149,168
Unassigned	(33,459)	-	-	-	-	(33,459)
Total fund balances	<u>(33,459)</u>	<u>9,293,154</u>	<u>981,744</u>	<u>243,441</u>	<u>7,905,727</u>	<u>18,390,607</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 205,321</u>	<u>\$ 9,314,766</u>	<u>\$ 981,744</u>	<u>\$ 4,805,097</u>	<u>\$ 7,905,727</u>	<u>\$23,212,655</u>

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 111,932	\$ 274,204	41%
Total revenues	-	111,932	274,204	41%
EXPENDITURES				
Professional & administrative				
Supervisors	-	1,292	3,014	43%
Management/accounting/recording	4,000	28,000	48,000	58%
Legal	1,430	11,940	25,000	48%
Engineering	7,020	7,020	2,000	351%
Audit	-	-	6,000	0%
Arbitrage rebate calculation*	-	-	3,000	0%
Dissemination agent	167	1,166	4,000	29%
EMMA software service	3,000	3,000	-	N/A
Trustee*	-	-	11,000	0%
DSF accounting	-	-	11,000	0%
Telephone	17	116	200	58%
Postage	11	81	500	16%
Printing & binding	42	291	500	58%
Legal advertising	-	1,086	6,500	17%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies	-	8	500	2%
Meeting room rental	-	243	1,400	17%
Website hosting & maintenance	-	1,680	705	238%
Website ADA compliance	-	210	210	100%
Total professional & administrative	15,687	61,308	129,204	47%
Field operations				
Environmental services	-	11,400	145,000	8%
Pond maintenance	-	2,500	-	N/A
Landscape maintenance	1,200	4,800	-	N/A
Signage maintenance	3,836	3,836	-	N/A
Total field operations	5,036	22,536	145,000	16%
Total expenditures	20,723	83,844	274,204	31%
Excess/(deficiency) of revenues over/(under) expenditures	(20,723)	28,088	-	
Fund balances - beginning	(12,736)	(61,547)	-	
Fund balances - ending	\$ (33,459)	\$ (33,459)	\$ -	

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 2023A-1
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 1,739,516	\$ 1,739,516	\$ 3,167,739	55%
Assessment prepayments	2,371,802	5,496,089	-	N/A
Lot closings	219,616	240,608		
Interest	19,069	144,977	-	N/A
Total revenues	<u>4,350,003</u>	<u>7,621,190</u>	<u>3,167,739</u>	241%
EXPENDITURES				
Debt service				
Principal	-	-	600,000	0%
Principal prepayment	-	3,155,000	1,550,000	204%
Cost of issuance	-	40,925	-	N/A
Interest	-	699,524	1,943,702	36%
Total expenditures	<u>-</u>	<u>3,895,449</u>	<u>4,093,702</u>	95%
Excess/(deficiency) of revenues over/(under) expenditures	4,350,003	3,725,741	(925,963)	
OTHER FINANCING SOURCES/(USES)				
Transfer in	-	4,798	-	N/A
Total other financing sources	<u>-</u>	<u>4,798</u>	<u>-</u>	N/A
Net change in fund balances	4,350,003	3,730,539	(925,963)	
Fund balances - beginning	<u>4,943,151</u>	<u>5,562,615</u>	<u>5,502,796</u>	
Fund balances - ending	<u><u>\$ 9,293,154</u></u>	<u><u>\$ 9,293,154</u></u>	<u><u>\$ 4,576,833</u></u>	

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 2023A-2
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ 361,238	\$ 361,238	\$ 598,469	60%
Interest	2,580	19,033	-	N/A
Total revenues	<u>363,818</u>	<u>380,271</u>	<u>598,469</u>	64%
EXPENDITURES				
Debt service				
Principal	-	-	120,000	0%
Cost of issuance	-	30,925	-	N/A
Interest	-	123,217	361,701	34%
Total expenditures	<u>-</u>	<u>154,142</u>	<u>481,701</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	363,818	226,129	116,768	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(554)	-	N/A
Total other financing sources	<u>-</u>	<u>(554)</u>	<u>-</u>	N/A
Net change in fund balances	363,818	225,575	116,768	
Fund balances - beginning	617,926	756,169	721,685	
Fund balances - ending	<u>\$ 981,744</u>	<u>\$ 981,744</u>	<u>\$ 838,453</u>	

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2023A-1
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 45,368	\$ 689,626
Total revenues	<u>45,368</u>	<u>689,626</u>
EXPENDITURES		
Construction costs	<u>5,347,582</u>	<u>32,136,496</u>
Total expenditures	<u>5,347,582</u>	<u>32,136,496</u>
Excess/(deficiency) of revenues over/(under) expenditures	(5,302,214)	(31,446,870)
OTHER FINANCING SOURCES/(USES)		
Transfer out	<u>-</u>	<u>(4,798)</u>
Total other financing sources/(uses)	<u>-</u>	<u>(4,798)</u>
Net change in fund balances	(5,302,214)	(31,451,668)
Fund balances - beginning	<u>5,545,655</u>	<u>31,695,109</u>
Fund balances - ending	<u><u>\$ 243,441</u></u>	<u><u>\$ 243,441</u></u>

**WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2023A-2
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 32,877	\$ 224,406
Total revenues	<u>32,877</u>	<u>224,406</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	32,877	224,406
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	554
Total other financing sources/(uses)	<u>-</u>	<u>554</u>
Net change in fund balances	32,877	224,960
Fund balances - beginning	7,872,850	7,680,767
Fund balances - ending	<u><u>\$ 7,905,727</u></u>	<u><u>\$ 7,905,727</u></u>

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Westview South Community Development District held a Regular Meeting on May 8, 2024 at 2:00 p.m., as soon thereafter as the matter could be heard, at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

Present at the meeting were:

Josh Kalin	Chair
Patrick "Rob" Bonin	Vice Chair
Logan Lantrip	Assistant Secretary
Nora Schuster	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Andrew Kantarzhi	Wrathell, Hunt and Associates, LLC
Antonio Shaw	Operations Manager
Jere Earlywine (via telephone)	District Counsel
Larry Thomas Ray (via telephone)	Interim District Engineer
Susan Kane	Supervisor-Appointee
Gaylon Barcom	Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 2:28 p.m. Supervisors Kalin, Bonin, Lantrip and Schuster were present. Supervisor Isaacs was not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public were present.

▪ **Acceptance of Resignations from Supervisors**

This item was an addition to the agenda.

Mr. Kantarzhi presented the resignation letter of Ms. Nora Schuster, from Seat 5. Ms. Cerbone presented the emailed resignation of Ms. Heather Isaacs, from Seat 2.

39 **On MOTION by Mr. Kalin and seconded by Mr. Lantrip, with all in favor, the**
40 **resignations of Ms. Schuster and Ms. Isaacs, from Seats 5 and 2, respectively,**
41 **were accepted.**

42
43
44 ▪ **Appointment of Supervisor(s) to Fill Seats 2 and 5**

45 **This item was an addition to the agenda.**

46 Mr. Kalin nominated Ms. Susan Kane to fill Seat 2. No other nominations were made.
47

48 **On MOTION by Mr. Kalin and seconded by Mr. Lantrip, with all in favor, the**
49 **appointment of Ms. Susan Kane to Seat 2, term expires November 2026, was**
50 **approved.**

51
52
53 Mr. Kalin nominated Mr. Gaylon Barcom to fill Seat 5. No other nominations were made.
54

55 **On MOTION by Mr. Kalin and seconded by Mr. Lantrip, with all in favor, the**
56 **appointment of Mr. Gaylon Barcom to Seat 5, term expires November 2024,**
57 **was approved.**

58
59
60 ▪ **Administration of Oath of Office**

61 **This item was an addition to the agenda.**

62 Mr. Kantarzhi, a Notary of the State of Florida and duly authorized, administered the
63 Oath of Office to Ms. Kane and Mr. Barcom. As experienced Board Members, Ms. Kane and Mr.
64 Barcom are familiar with CDD Board membership requirements, obligations and
65 responsibilities; the Sunshine Law; recordkeeping requirements; Form 1 filing requirements and
66 ethics. Any questions regarding these items should be directed to District Management or
67 District Counsel.

68 Supervisors Kane and Barcom completed Form 8B, which will be effective as of May 8,
69 2024. Mr. Kantarzhi read the following into the record, with regard to Form 8B that Supervisors
70 Kane and Barcom submitted:

71 "I am a member of the Board of Supervisors of the Westview South Community
72 Development District created under Chapter 190, Florida Statutes, and I am a principal,
73 employee and/or business associate, or relative, of a landowner in the District. Decisions

potentially affecting the landowner may come before the Board from time to time. Pursuant to Section 112.3143(3)(b), and 190.007(1), Florida Statutes, I understand that I do not have a conflict of interest when voting on such matters, and that I am not prohibited from voting on such matters. That said, I am filing this disclosure of voting conflict in an abundance of caution, and to follow the procedures required by section 112.3143, Florida Statutes, and for the duration of my term and any subsequent terms.”

The Form 8Bs will be noted and attached to specific meeting minutes, only when necessary to disclose a conflict of interest.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2024-03,
Relating to the Amendment of the Annual
Budget for the Fiscal Year Beginning
October 1, 2022 and Ending September 30,
2023; and Providing for an Effective Date**

Mr. Kantarzhi presented Resolution 2024-03 and the proposed amended Fiscal Year 2023 budget.

Ms. Cerbone stated, as required by Statue, the budget being amended must be presented to the Board. While the “Budget to Actual Variance” is \$17,171, in an abundance of caution and in the event that additional bills related to Fiscal Year 2023 are received, the proposed amendment will increase the Fiscal Year 2023 budget by \$23,671.

**On MOTION by Mr. Kalin and seconded by Mr. Lantrip, with all in favor,
Resolution 2024-03, Relating to the Amendment of the Annual Budget for the
Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and
Providing for an Effective Date, was adopted.**

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-04,
Approving a Proposed Budget for Fiscal
Year 2024/2025 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

Ms. Cerbone stated she spoke with the Chair before the meeting. This is Management's first opportunity to work with a combined Taylor Morrison and Lennar team on budgets that have an impact regardless of the amount spent, meaning, rather than utilizing a Landowner contribution, pay as you go budget, on-roll and off-roll assessments will require that the CDD be paid whatever is budgeted. She discussed the benefits of scrutinizing the proposed Fiscal Year 2025 budget further and conferring with others within each organization to ensure that reasonable numbers are in the budget. Operations Manager Antonio Shaw is in attendance. She suggested the Board review the budget and voiced her belief that this item will be deferred today and that a proposed Fiscal Year 2025 budget might be adopted at the June meeting.

The Board and Staff discussed the proposed Fiscal Year 2025 budget, compared to the Fiscal Year 2024 budget, and noted the following:

- Landowner contributions will discontinue and off-roll assessments will be imposed.
- A second bond issuance is anticipated, as evidenced by increases in the Trustee, Emma software service and Debt Service Fund accounting line items.
- The Management/accounting/recording fee of \$48,000 is typical of a CDD with bonds; when Field Operations begin, some additional line items will be added, accordingly.

Discussion ensued regarding the "Street lighting agreement" line item, projected to increase from \$40,000 to \$90,000 due to Pod A and portions of Pod B, i.e., the southern portion of Assessment Area One, and additional neighborhoods coming online.

Mr. Kalin stated the \$90,000 includes areas projected to be installed and utilizing electricity as of October 2024, so additional areas will need to be included. The challenge will be the coordination to ensure that accounts are transferred by October. Ms. Cerbone stated that Accounting will work to have the accounts transferred efficiently.

- Off-roll assessments do not incur Property Appraiser and Tax Collector Fees because District Management sends the bills. On-roll assessments will increase by as much as 8% due to annual fees, which vary by County.

- Operation and Maintenance (O&M) will increase from year to year, as more phases are brought online and the CDD owns more and must maintain more. If any restrictive covenants or caps apply, that must be considered in the budget so that a Landowner contribution can be forced. Typically, these would be included in the Purchase and Sale Agreement. District Staff will assist in making calculations.

142 **The meeting recessed at 2:51 p.m., and resumed at 2:54 p.m.**

143 Mr. Kantarzhi stated, if the meeting is deferred, he will send a PDF of the proposed
144 Fiscal Year 2025 budget to the Chair and other designated parties, including Mr. Shaw, who will
145 work together and consult as necessary to develop the proposed Fiscal Year 2025 budget,
146 which will be presented at the June meeting.

147 Ms. Cerbone stated these numbers were developed following a call with Mr. Kantarzhi,
148 Mr. Shaw, Mr. Kalin and Mr. Kevin LaRue. Staff will continue conferring; it is important for other
149 Board Members to work with Staff, on an individual basis, to contribute insights, ask questions,
150 or defer to other Board Members, in advance of the June meeting.

151 Ms. Cerbone and Mr. Earlywine discussed the use of a Deficit Funding Agreement, given
152 the hesitancy a Developer might have related to building up a large contingency.

153 Ms. Kane asked when platted and recorded properties are added to the tax roll. Mr.
154 Earlywine stated it depends on the County and whether anything is currently on the tax roll this
155 year or not. Ms. Cerbone stated that none are on the roll right now; properties might be
156 recorded but the question is whether the Property Appraiser has updated Parcel IDs that
157 District Management can extract from the Property Appraiser's website. Counties vary;
158 however, by June 1st, a Preliminary Tax Roll is generally available from every County in Florida.
159 An updated tax roll will likely be available in August; at that time, some assessments might have
160 shifted to on roll.

161 Mr. Earlywine suggested Staff check with Mr. Szymonowicz to ensure that JV's platted
162 lots are not put on roll, as an additional 7% cost would be incurred.

163 Mr. Kalin stated that slightly over 1,000 lots should be fully platted by June 2024.

164 Mr. Earlywine stated that lots platted during this calendar year will probably not make it
165 on the tax roll in the fall, in most counties. Ms. Cerbone stated that off-roll assessments would
166 be beneficial; they will be due on October 1, 2024 so that CDD expenses can be paid.

167 Ms. Cerbone asked if any other Field Operations line items might need to be adjusted.
168 Mr. Kalin stated that another agenda item relates to the CDD's decision whether to maintain
169 more property; the costs to maintain that extra land are unknown. Ms. Cerbone stated, if the
170 CDD is not ready to make that decision, the Deficit Funding Agreement would be helpful.

171 Discontinuing Developer funding in favor of assessment liens was discussed. It was
172 noted that over 100 residents, and 11 registered voters, currently reside in the CDD.

Mr. Shaw stated that \$150,000 is budgeted for additional landscaping; however, the proposal submitted totals \$203,792.

Discussion ensued regarding the amount that prompts a Request for Proposals (RFP), the scope of the Floralawn proposal, the carve out areas, Floralawn's familiarity with the property, the swale, the forward-looking nature of the quote given the addition of 22 ponds and the spine road that are not currently maintained.

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2024-05.

On MOTION by Mr. Kalin and seconded by Ms. Kane, with all in favor, Resolution 2024-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Status Updates

A. Tract OS-1, OS-6, OS-15 Maintenance Carve Out

Mr. Kantarzhi stated that District Counsel and the District Engineer are addressing the maintenance carve out. An update or an agenda item will be presented at the next meeting.

Mr. Kalin expressed concern about the public road in the townhome area and two sign monuments on HOA land, which restricts the CDD from maintaining the wetlands as it is obligated to do. A previous Supervisor recommended the carve out to the CDD but he was concerned that the HOA might prefer to manage monument lighting rather than the CDD.

Discussion ensued regarding the map provided under Staff Reports, the pros and cons of an easement across the tract, CDD access to the wetlands, the HOA tracts and landscaping.

Mr. Shaw stated the landscape design shown in the agenda is currently estimated at an annual cost of \$14,000.

Discussion ensued regarding whether the CDD or the HOA should own and maintain this property, ownership of the amenity center, cash flow and bond issuance strategy.

Mr. Shaw stated that the swale should be broken out. It was noted that the CDD needs to maintain the southern portion of the swale. Mr. Shaw recalled that the irrigation controls are tied together. An updated proposal will be requested to solely address the swale.

B. Lighting Agreement from Duke Energy

This item was discussed during the Fourth Order of Business.

SEVENTH ORDER OF BUSINESS

Ratification Items

Mr. Kantarzhi presented the following:

A. Atwell, LLC Agreement for Engineering Services

On MOTION by Ms. Kane and seconded by Mr. Kalin, with all in favor, the Atwell, LLC Agreement for Engineering Services, was ratified.

B. Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement

On MOTION by Ms. Kane and seconded by Mr. Barcom, with all in favor, the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement, was ratified.

Ms. Cerbone suggested the Board review the ratification items and ratify them with a single motion.

Mr. Earlywine suggested that, going forward, these items be labeled as Consent Agenda.

Ms. Cerbone presented items 7C through 7H.

Mr. Kantharzi distributed and stated there will be an additional item to ratify, Item 7I, which is the final package of fully executed documents related to Acquisitions of Pod A, including Phases IB and 2.

Ms. Kane asked for additional description to be included for items such as "Additional incidental materials items" totaling \$30,000, in Item 7DI.

- 243 C. Ferguson Waterworks Change Orders [POD B Spine Road]
244 I. No. 5 Sample Point Materials
245 II. No. 6 Scope Gap TWA #220047
246 III. No. 7 Scope Gap TWA #220047/Additional Incidental Items
247 IV. No. 8 Sample Point Material for Watermark and KOA/Offsite Configuration for
248 Reclaim
249 D. Fortiline Waterworks Change Orders [POD B Spine Road - N2A2B]
250 I. No. 5 Cul-de-sac Service & Blowoff/Additional Incidental Materials Items
251 II. No. 6 Updated Fitting Calculation
252 III. No. 7 Water and Reclaim Services Omitted from Original PO
253 IV. No. 9 Pipe Offset for Fire Hydrant/PVC Wye and Plug/Accessories
254 V. No. 10 Material Waste/Overage/Incidental Additional Material Items
255 E. Jr. Davis Construction Company, Inc. Change Orders [Pod B]
256 I. No. 5 Sleeves, Balance of Project
257 II. No. 6 Electrical Sleeve Crossing
258 III. No. 7 Irrigation Sleeves, Based on September 20, 2023 Designs
259 IV. No. 8 Storm Changes
260 V. No. 9 Added Handrail
261 VI. No. 10 Storm Changes
262 VII. No. 11 Storm Changes
263 F. Mack Concrete Industries, Inc. Change Order No. 5 [POD B Spine Road, Field Damaged
264 Replacement]
265 G. Hydro Conduit, LLC d/b/a Rinker Materials Change Order No. 2 POD B Spine Road Plan
266 Revisions – Additional Material/Reduction of Material]
267 H. Trugrit Roofing, LLC Agreement for Services [Hog Trapping]
268 I. Fully Executed Documents Related to Acquisitions of Pod A, Phases IB and 2
269 This item was an addition to the agenda.
270

271 On MOTION by Mr. Barcom and seconded by Mr. Kalin, with all in favor, Items
272 7C through 7I, were approved and/or ratified.
273
274

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-06, Ratifying the Actions of the District Manager in Redesignating the Time and Location for Landowners' Meeting; Providing for Publication, Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2024-06.

On MOTION by Ms. Kane and seconded by Mr. Barcom, with all in favor, Resolution 2024-06, Ratifying the Actions of the District Manager in Redesignating the Time and Location of November 5, 2024 at 1:00 p.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744, for a Landowners' Meeting; Providing for Publication, Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

Mr. Kantharzi stated the "Website hosting & maintenance" line item is over budget due to unique first-year expenses related to website setup; in subsequent years, the expense will be \$705, as budgeted.

Ms. Cerbone stated that, when developing the Fiscal Year 2024 General Fund budget, two to three bond issuances were anticipated. According to the Wrathell, Hunt and Associates, LLC (WHA) Agreement, the Management Fee is \$2,000 per month until bonds are issued; once bonds are issued the monthly Management fee is \$4,000. The Dissemination Agent fee for every bond issuance is \$1,000 for the Securities & Exchange Commission (SEC) filing. When the second bond issuance is completed, an additional \$5,500 fee for every additional bond issuance applies, as listed in the separate line item for "DSF accounting" for Debt service fund accounting. \$11,000 was budgeted for Fiscal Year 2024 because two bond issuances were anticipated; however, in September 2023 one bond issuance split in two assessment areas, which requires two separate SEC filings. Staff needs to ensure that the CDD was billed for two Dissemination agent charges for bond issuances. Regarding Debt Service Fund Accounting, because it was unanticipated, is such a large bond issuance and it is duplicative, she notified the Chair in September or October and advised that, while the fee was budgeted, she would hold off on charging for Debt service fund accounting. She stated that the charge will now need to go

into effect. She believes that halfway through the fiscal year is fair; while \$11,000 is budgeted, only \$5,500 will be charged. The next invoice will include the Dissemination Agent fee and half of the Debt Service Fund Accounting fee.

On MOTION by Mr. Kalin and seconded by Mr. Lantrip, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

TENTH ORDER OF BUSINESS

Approval of January 10, 2024 Regular Meeting Minutes

Mr. Kantarzhi presented the January 10, 2024 Regular Meeting Minutes. The following change was made:

Line 23: Delete "Interim"

On MOTION by Mr. Kalin and seconded by Mr. Barcom, with all in favor, the January 10, 2024 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

Mr. Earlywine estimated that the next bond issuance will occur in 2025. He asked to be informed of any additional assets, outside of the Site Work Contract, that need to be acquired.

B. District Engineer: Atwell, LLC

Mr. Ray stated construction is ongoing and requisitions are being approved daily.

C. District Manager: Wrathell, Hunt and Associates, LLC

Mr. Kantarzhi stated he emailed the Supervisors regarding Form 1. All Supervisors confirmed receipt of an email from the Commission on Ethics (COE). Mr. Kantarzhi stated that he will email an additional reminder containing links to ethics training courses.

• Status Report - Field Operations

Mr. Shaw presented the Field Operations Report. While an HOA representative was in favor of mosquito treatments, the current vendor stated that the ponds do not have conditions conducive to mosquito breeding, such as standing water. Proactive treatments are being applied and currently there are no issues.

Mr. Kalin asked how the aquatics vendor is performing. Mr. Shaw stated that Enviraquatic has been the best that he has worked with; reports are good and detailed. He does not believe they are treating the swale, as it is not under CDD control. He noted that the water level is currently low. The dumpster was cleaned up as documented in the Report.

Mr. Shaw discussed ongoing hog control measures and efforts to obtain permission for trapping in the South Florida Water Management District (SFWMD) areas.

- **Registered Voters in District as of April 15, 2024**

- **Osceola County: 0**

- **Polk County: 11**

Ms. Cerbone stated that these totals reflect only those residents within CDD boundaries who have changed their Voter Registration information. It was estimated that 100 townhomes are currently occupied.

- **NEXT MEETING DATE: June 12, 2024 at 2:00 PM**

- **QUORUM CHECK**

The next meeting will be on June 12, 2024, unless cancelled.

TWELFTH ORDER OF BUSINESS**Board Members' Comments/Requests**

Discussion ensued regarding the upcoming meetings scheduled immediately after the Clear Lake Ranch West meetings. The consensus was that there is no need to readvertise the meetings; the schedule can be addressed in the future, if necessary.

THIRTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public were present.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Kalin and seconded by Mr. Barcom, with all in favor, the meeting adjourned at 3:43 p.m.

SIGNATURES APPEAR ON THE FOLLOWING PAGE]

382
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387

Secretary/Assistant Secretary

Chair/Vice Chair

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

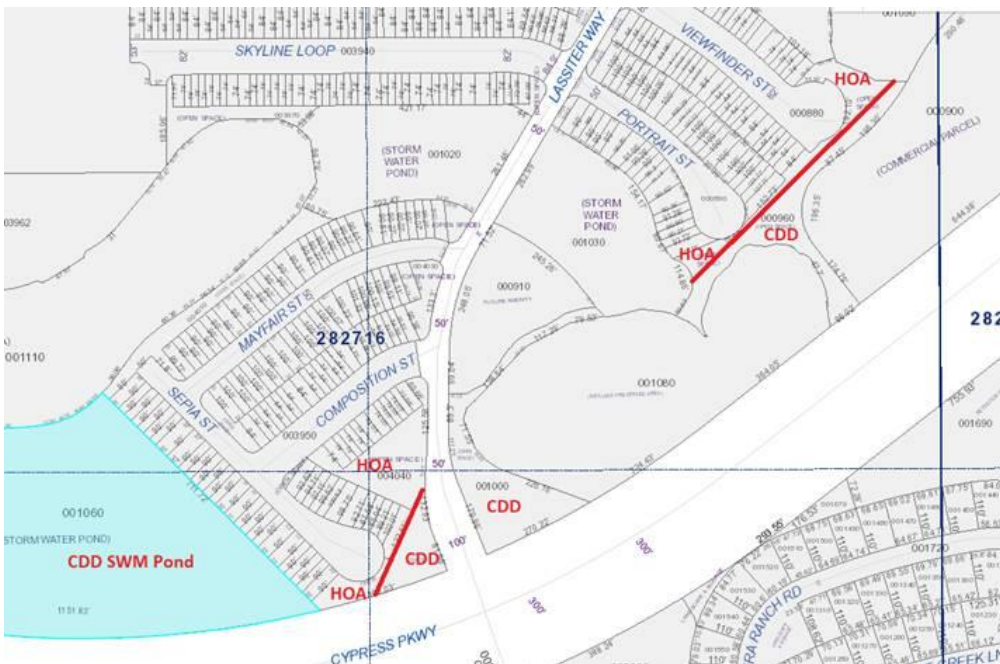


Wrathell, Hunt and Associates, LLC

TO: Westview South Board of Supervisors
FROM: Antonio D. Shaw – Operations Manager
DATE: June 3, 2024
SUBJECT: Status Report – Field Operations

LANDSCAPING:

- **Tract Realignment:** This is on pause as the tract may be standing still aside from the division of the swale at the end of Portrait and Viewfinder.



PONDS/ MITIGATION SITES:

- **Ponds** As of the production of this report I do not have the June report. This will be forwarded once received.
- **Swale** The swale has lost a significant amount of water. Based on the previous status the potential for this to fill again is there however with the current conditions I would say we are closer to this being completely dry in the near future. Of note the area to the bottom of the swale past Viewfinder is holding the most water. I am of the belief this is the design for the water to accumulate there.



- **Trash** Trash continues to be a problem with the swale from the dumpsters. I am attempting to work with the HOA to mitigate this issue as that is the source of the issue.



Mosquito Control I have nothing new to report as of the production of this report.

MISC. FIELD OPERATION UPDATES

- **Wild Hog Control:** Joshua Jones, (Licensed Feral Swine Dealer) continues to trap hogs at a minimal rate. He has yet to provide me what I requested to try and gain him more access to the area for increased results. His services are at no cost to the district.
- **Bio-Tech** November is the next scheduled on site visit with the state.

Field Analysis Report

Enviraquatic
Lake and Wetland Management Solutions



Client: Westview South CDD

Date: 06/03/2024

Prepared by: Jason M. Kirby



Site:	Algae?	Submerged Veg?	Emergent Veg?	Debris?	Notes/Other:
1			Y	Y	
2			Y	Y	
3			Y	Y	

Field Analysis Report

Enviraquatic
Lake and Wetland Management Solutions



Site:	Algae?	Submerged Veg?	Emergent Veg?	Debris?	Notes/Other:
4			Y	Y	
5			Y	Y	
6			Y	Y	



June Summary:

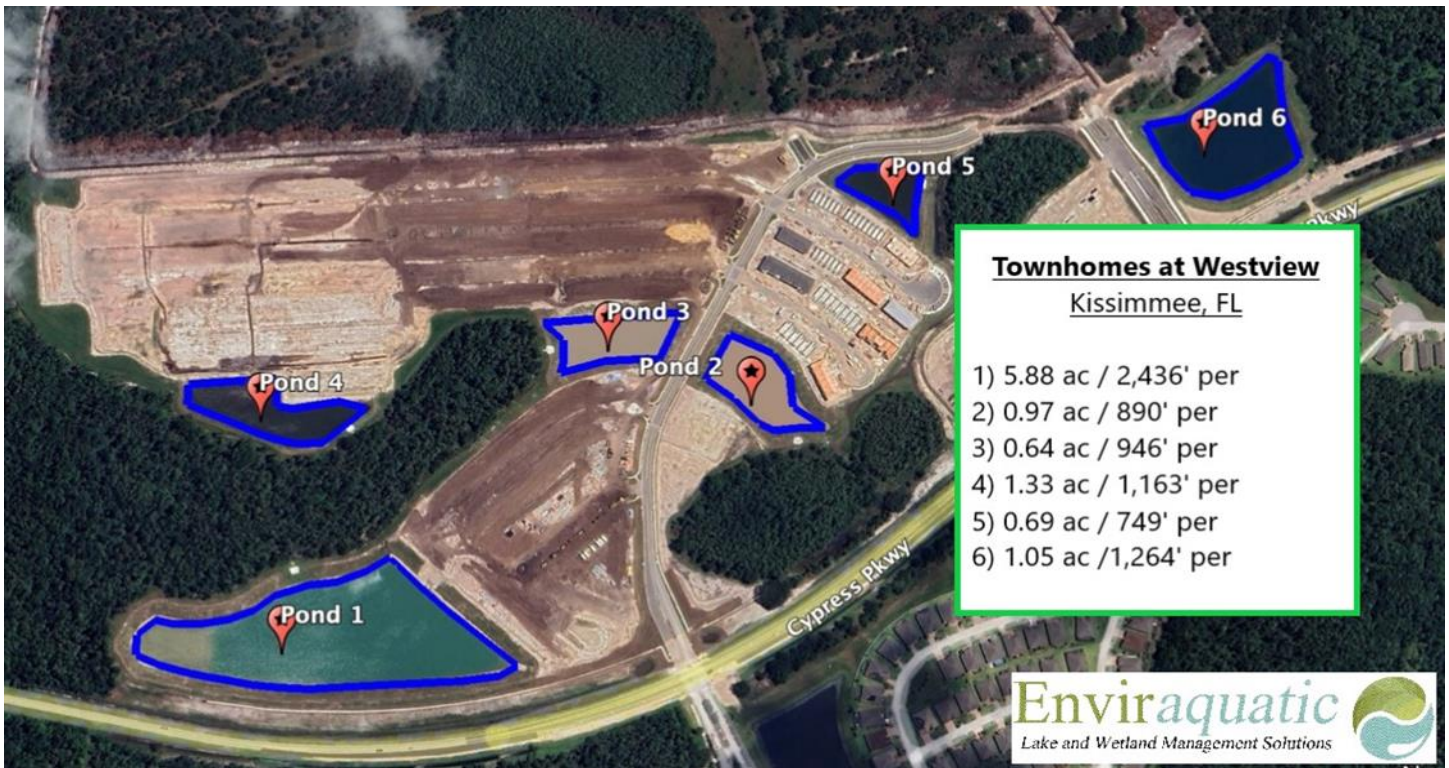
Sites continue to respond very well to maintenance. Invasive vegetation treatments have been applied this month to suppress active growth in all affected areas. As weather continues to trend warmer, I suspect undesirable growth to increase. Continued monitoring and treatment over the next several weeks/months will ensure optimum control of excess growth.

As always, I welcome any questions or concerns.

Best Regards,

-Jason Kirby

See Below for Reference Map:





MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 19, 2024

Ms. Daphne Gillyard
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

RE: Westview South Community Development District – Registered Voters

Dear Ms. Gillyard:

Thank you for your letter requesting confirmation of the number of registered voters within the Westview South Community Development District as of April 15, 2024.

The number of registered voters within the Westview South CDD is zero as of April 15, 2024.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in black ink that reads "Mary Jane Arrington". The signature is written in a cursive style.

Mary Jane Arrington
Supervisor of Elections





April 19, 2024

Daphne Gillyard – Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

RE: Westview South Community Development District Registered Voters

Dear Ms. Gillyard,

In response to your request, there are currently **11** voters within the Westview South Community Development District. This number of registered voters in said District is as of **April 15, 2024**.

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

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards".

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888

WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
Hampton Inn & Suites Orlando South Lake Buena Vista 4971 Calypso Cay Way, Kissimmee, Florida 34746		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023 CANCELED	Regular Meeting	2:00 PM*
November 8, 2023 CANCELED NO QUORUM	Regular Meeting	2:00 PM*
December 13, 2023	Regular Meeting	2:00 PM*
January 10, 2024	Regular Meeting	2:00 PM*
February 14, 2024 CANCELED	Regular Meeting	2:00 PM*
March 13, 2024 CANCELED	Regular Meeting	2:00 PM*
April 10, 2024 CANCELED	Regular Meeting	2:00 PM*
May 8, 2024	Regular Meeting	2:00 PM*
June 12, 2024	Regular Meeting	2:00 PM*
July 10, 2024	Regular Meeting	2:00 PM*
August 14, 2024	Regular Meeting	2:00 PM*
September 11, 2024	Regular Meeting	2:00 PM*
*Meetings will commence at the later of 2:00 PM, or conclusion of Center Lake Ranch West CDD Meetings, scheduled to commence at 1:30 PM		