### **WESTVIEW SOUTH**

COMMUNITY DEVELOPMENT
DISTRICT

August 13, 2025

**BOARD OF SUPERVISORS** 

PUBLIC HEARINGS
AND 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

August 6, 2025

#### **ATTENDEES:**

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

Board of Supervisors Westview South Community Development District

**Dear Board Members:** 

The Board of Supervisors of the Westview South Community Development District will hold Public Hearings and a Regular Meeting on August 13, 2025 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:

- Call to Order/Roll Call
- 2. Public Comments
- 3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
  - A. Proofs/Affidavits of Publication
  - B. Consideration of Resolution 2025-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
- 4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
  - A. Proof/Affidavits of Publication
  - B. Mailed Notice(s) to Property Owners
  - C. Consideration of Resolution 2025-11, Providing for Funding for the Fiscal Year 2025/2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
- 5. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank

- A. Consideration of Resolution 2025-12, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
- 6. Consideration of Goals and Objectives Reporting FY2026 [HB7013 Special Districts Performance Measures and Standards Reporting]
  - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
- 7. Consideration of Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
- 8. Ratification of Floralawn Inc, First Amendment to Pond Maintenance Services Agreement
- 9. Acceptance of Unaudited Financial Statements as of June 30, 2025
- 10. Approval of June 11, 2025 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

Registered Voters in District as of April 15, 2025

Osceola County: 32

o Polk County: <u>95</u>

• Status Report - Field Operations

NEXT MEETING DATE: September 10, 2025 at 2:00 PM

QUORUM CHECK

SEAT 1	PATRICK "ROB" BONIN	☐ In Person	PHONE	☐ <b>N</b> o
SEAT 2	SUSAN KANE	☐ In Person	PHONE	☐ <b>N</b> o
SEAT 3	Nora Schuster	☐ In Person	PHONE	☐ <b>N</b> o
SEAT 4	LOGAN LANTRIP	☐ In Person	PHONE	☐ <b>N</b> o
SEAT 5	Andrea Fidler	☐ In Person	PHONE	☐ <b>N</b> o

12. Board Members' Comments/Requests

Board of Supervisors Westview South Community Development District August 13, 2025, Public Hearings and Regular Meeting Agenda Page 3

### 13. Public Comments

### 14. Adjournment

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

Sincerely,

Andrew Kantarzhi District Manager FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 867 327 4756

### **WESTVIEW SOUTH**

**COMMUNITY DEVELOPMENT DISTRICT** 

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The Gainesville Sun | The Ledger Daily Commercial | Ocala StarBanner News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

### AFFIDAVIT OF PUBLICATION

Daphne Gillyard Westview South CDD 2300 Glades RD # 410W Boca Raton FL 33431-8556

#### STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

#### 07/31/2025

Legal Clerk

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who

is personally known to me, on 07/31/2025

Notary, State of WI, County of Brown

My commission expires

**Publication Cost:** 

\$346.88

Tax Amount:

\$0.00

Payment Cost:

\$346.88 11527364

# of Copies:

Order No: Customer No:

891317

PO #:

### THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO

WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.
The Board of Supervisors ("Board") of the Westview South Community Development District ("District") will hold a public hearing on August 13, 2025 at 2:00 p.m., at Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), for aid in contact the Board Supervisors who decides to appeal any decision made by the Board with respect to any matter consid-

Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager District Manager 7/31/25

KAITLYN FELTY Notary Public State of Wisconsin

### **WESTVIEW SOUTH**

**COMMUNITY DEVELOPMENT DISTRICT** 

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#### **RESOLUTION 2025-10**

### [FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2025, submitted to the Board of Supervisors ("Board") of the Westview South Community Development District ("District") proposed budget(s) ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Westview South Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

#### SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

#### **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

ATTEST:	DISTRICT
Ву:	Ву:
Title:	lts:

**Exhibit A:** Fiscal Year 2025/2026 Budget

**Exhibit A:** Fiscal Year 2025/2026 Budget

## WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT PROPOSED BUDGET FISCAL YEAR 2026

### WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT TABLE OF CONTENTS

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## WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2026

		Fiscal	Year 2025		
	Adopted	Actual	Projected	Total	Proposed
	Budget	through	through	Actual &	Budget
	FY 2025	3/31/2025	9/30/2025	Projected	FY 2026
REVENUES				-	
Assessment levy: on-roll - gross	\$ -				\$ 424,076
Allowable discounts (4%)					(16,963)
Assessment levy: on-roll - net	-	\$ 88,467	\$ 11,381	\$ 99,848	407,113
Assessment levy: off-roll	609,356	292,256	131,920	424,176	860,174
Lot closings	-	90,210	-	90,210	-
Landowner contribution	159,998	10,152	(10,152)		
Total revenues	769,354	481,085	133,149	614,234	1,267,287
EVDENDITUDES					
EXPENDITURES Professional & administrative					
Supervisors	3,014	431	2,583	3,014	3,014
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	11,049	13,951	25,000	25,000
Engineering	2,000	10,221	10,000	20,221	10,000
Audit	7,400	4,350	-	4,350	7,400
Arbitrage rebate calculation	1,500		1,500	1,500	1,500
Dissemination agent - 2023 AA1	1,000	500	500	1,000	1,000
Dissemination agent - 2023 AA2	1,000	500	500	1,000	1,000
Dissemination agent - 2025	1,000	-	1,000	1,000	1,000
EMMA software service	5,000	3,000	-	3,000	5,000
Trustee	16,500	, -	11,500	11,500	16,500
DSF accounting - 2023 AA2	5,500	5,500	-	5,500	5,500
DSF accounting - 2025	5,500	· -	1,500	1,500	5,500
Telephone	200	100	100	200	200
Postage	500	341	159	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	1,082	5,418	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	-	5,200	6,350
Meeting room	1,400	-	1,400	1,400	1,400
Contingencies/bank charges	500	-	1,000	1,000	1,500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	210	-	210	210
Property appraiser & Tax Collector		2,160		2,160	15,083
Total professional & administrative	138,604	69,774	75,361	145,135	163,537

## WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2026

Fisca	l Year	2025
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Field operations         Budget PY 2025         through 9/30/2025         Actual & Projected         Budget PY 2026           Field operations         Field operations management         15,000         7,500         7,500         15,000         15,000           Field operations management operations accounting         6,000         3,000         3,000         15,000         15,000           Field operations accounting         6,000         3,000         3,000         30,000         15,000         10,000           Environmental services         30,000         20,725         10,000         5,000         5,000         15,000           Irrigation maintenance/repair         10,000         -         5,000         5,000         15,000           Plants, shrubs & mulch         10,000         -         5,000         5,000         5,000         35,000           Annuals         15,000         -         7,500         5,000         35,000         35,000         15,000         15,000         15,000         15,000         15,000         15,000         15,000         10,000         10,000         10,000         10,000         10,000         10,000         10,000         10,000         10,000         10,000         10,000         10,000         10,000		Adopted	Actual	Projected	Total	Proposed
Field operations         FY 2025         3/31/2025         9/30/2025         Projected         FY 2026           Field operations         15,000         7,500         7,500         15,000         15,000           Field operations accounting         6,000         3,000         3,000         6,000         10,000           Environmental services         30,000         20,725         10,000         30,725         75,000           Irrigation maintenance/repair         10,000         -         5,000         5,000         35,000           Plants, shrubs & mulch         10,000         -         7,500         7,500         35,000           Annuals         15,000         -         7,500         7,500         35,000           Tree trimming         6,000         -         3,000         3,000         15,000           Property insurance         10,000         -         10,000         10,000         50,000           Property insurance         10,000         -         10,000         10,000         50,000           Property insurance         10,000         -         5,000         28,750         60,000           Landscape maintenance         28,000         7,200         10,000         10,720			through		Actual &	Budget
Field operations management         15,000         7,500         7,500         15,000         15,000           Field operations accounting         6,000         3,000         3,000         6,000         10,000           Environmental services         30,000         20,725         10,000         30,725         75,000           Irrigation maintenance/repair         10,000         -         5,000         5,000         35,000           Annuals         15,000         -         7,500         7,500         35,000           Annuals         15,000         -         7,500         7,500         35,000           Tree trimming         6,000         -         3,000         3,000         35,000           Property insurance         10,000         -         10,000         10,000         50,000           Property insurance         10,000         -         10,000         10,000         50,000           Property insurance         10,000         -         10,000         10,000         50,000           Property insurance         10,000         -         25,000         28,750         60,000           Landscape maintenance         280,000         7,200         100,000         100,000					Projected	
Field operations accounting         6,000         3,000         3,000         6,000         10,000           Environmental services         30,000         20,725         10,000         30,725         75,000           Irrigation maintenance/repair         10,000         -         5,000         5,000         15,000           Plants, shrubs & mulch         10,000         -         5,000         5,000         35,000           Annuals         15,000         -         7,500         7,500         35,000           Tree trimming         6,000         -         3,000         3,000         15,000           Property insurance         10,000         -         10,000         10,000         50,000           Pond maintenance         35,000         3,750         25,000         28,750         60,000           Landscape maintenance         280,000         7,200         100,000         107,200         550,000           Irrigation pump maintenance         10,000         -         5,000         5,000         10,000           Dog waste stations         6,000         -         3,000         3,000         3,000         10,000           Backflow prevention test         750         -         750         7	Field operations					
Environmental services         30,000         20,725         10,000         30,725         75,000           Irrigation maintenance/repair         10,000         -         5,000         5,000         15,000           Plants, shrubs & mulch         10,000         -         5,000         5,000         35,000           Annuals         15,000         -         7,500         7,500         35,000           Tree trimming         6,000         -         10,000         10,000         10,000         15,000           Property insurance         10,000         -         10,000         10,000         10,000         50,000           Property insurance         35,000         3,750         25,000         28,750         60,000           Landscape maintenance         280,000         7,200         100,000         107,200         550,000           Landscape maintenance         10,000         -         5,000         5,000         10,000           Dog waste stations         6,000         -         3,000         3,000         10,000           Dackflow prevention test         750         -         750         750         750           Signage maintenance         5,000         -         2,500	Field operations management	15,000	7,500	7,500	15,000	15,000
Irrigation maintenance/repair   10,000   - 5,000   5,000   15,000   Plants, shrubs & mulch   10,000   - 5,000   5,000   35,000   Annuals   15,000   - 7,500   7,500   35,000   Annuals   15,000   - 7,500   3,000   3,000   15,000   Tree trimming   6,000   - 3,000   3,000   15,000   Property insurance   10,000   - 10,000   10,000   50,000   Property insurance   35,000   3,750   25,000   28,750   60,000   Landscape maintenance   280,000   7,200   100,000   107,200   550,000   Irrigation pump maintenance   10,000   - 5,000   5,000   10,000   Dog waste stations   6,000   - 3,000   3,000   6,000   Backflow prevention test   750   - 750   750   750   750   Signage maintenance   5,000   - 2,500   2,500   5,000   Holiday decorations   6,000   - 3,000   3,000   3,000   3,000   Holiday decorations   6,000   - 6,000   6,000   6,000   Street lighting agreement   150,000   - 35,000   35,000   100,000   Contingencies   25,000   750   15,000   15,750   50,000   Rectaim water       - 55,000   Electric:   Irrigation   6,000   - 6,000   6,000   6,000   Entrance signs   2,000   2,000   2,000   2,000   Total field operations   630,750   42,925   254,250   297,175   1,103,750   Total expenditures   769,354   112,699   329,611   442,310   1,267,287   Excess/(deficiency) of revenues   over/(under) expenditures   - 6,671   375,057   6,671   178,595   Fund balance - ending (projected)   Assigned   - 36,005   178,595   178,595   21,334   Unassigned   - 375,057   178,595   178,595   21,334   Unass	Field operations accounting	6,000	3,000	3,000	6,000	10,000
Plants, shrubs & mulch   10,000   - 5,000   5,000   35,000   35,000   15,000   15,000   7,500   35,000   17ree trimming   6,000   - 3,000   3,000   15,000   15,000   15,000   10,000   10,000   10,000   50,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000   10,000	Environmental services	30,000	20,725	10,000	30,725	75,000
Annuals 15,000 - 7,500 7,500 35,000 Tree trimming 6,000 - 3,000 15,000 15,000 Property insurance 10,000 - 10,000 10,000 50,000 Property insurance 10,000 3,750 25,000 28,750 60,000 Landscape maintenance 280,000 7,200 100,000 107,200 550,000 Irrigation pump maintenance 10,000 - 5,000 5,000 10,000 Progress 10,000 - 5,000 10,000 107,200 550,000 Irrigation pump maintenance 10,000 - 5,000 5,000 10,000 Dog waste stations 6,000 - 3,000 3,000 6,000 Backflow prevention test 750 - 750 750 750 750 Signage maintenance 5,000 - 2,500 2,500 5,000 Pressure washing 3,000 - 3,000 3,000 3,000 Holiday decorations 6,000 - 6,000 6,000 Street lighting agreement 150,000 - 35,000 35,000 100,000 Street lighting agreement 150,000 750 15,000 15,750 50,000 Reclaim water 55,000 Electric:  Irrigation 6,000 - 6,000 6,000 6,000 Entrance signs 2,000 - 6,000 6,000 2,000 Total field operations 630,750 42,925 254,250 297,175 1,103,750 Total expenditures 769,354 112,699 329,611 442,310 1,267,287 Excess/(deficiency) of revenues over/(under) expenditures - 368,386 (196,462) 171,924 - Fund balance - beginning (unaudited) - 6,671 375,057 6,671 178,595 Fund balance - ending (projected) Assigned Working capital	Irrigation maintenance/repair	10,000	-	5,000	5,000	15,000
Tree trimming         6,000         -         3,000         3,000         15,000           Property insurance         10,000         -         10,000         50,000           Pond maintenance         35,000         3,750         25,000         28,750         60,000           Landscape maintenance         280,000         7,200         100,000         107,200         550,000           Irrigation pump maintenance         10,000         -         5,000         5,000         10,000           Dog waste stations         6,000         -         3,000         3,000         6,000           Backflow prevention test         750         -         750         750         750         750           Signage maintenance         5,000         -         2,500         2,500         5,000           Pressure washing         3,000         -         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000	Plants, shrubs & mulch	10,000	-	5,000	5,000	35,000
Property insurance         10,000         -         10,000         50,000           Pond maintenance         35,000         3,750         25,000         28,750         60,000           Landscape maintenance         280,000         7,200         100,000         107,200         550,000           Irrigation pump maintenance         10,000         -         5,000         5,000         10,000           Dog waste stations         6,000         -         3,000         3,000         6,000           Backflow prevention test         750         -         750         750         750           Signage maintenance         5,000         -         2,500         2,500         5,000           Pressure washing         3,000         -         3,000         3,000         3,000         3,000           Pressure washing         3,000         -         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         15,750         50,000         50,000         15,750         50,000         50,000         15,750         50,000         50,000         15,750         50,000         5	Annuals	15,000	-	7,500	7,500	35,000
Pond maintenance         35,000         3,750         25,000         28,750         60,000           Landscape maintenance         280,000         7,200         100,000         107,200         550,000           Irrigation pump maintenance         10,000         -         5,000         5,000         10,000           Dog waste stations         6,000         -         3,000         3,000         6,000           Backflow prevention test         750         -         750         750         750           Signage maintenance         5,000         -         2,500         2,500         5,000           Pressure washing         3,000         -         3,000         3,000         3,000         3,000           Pressure washing         3,000         -         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         6,000         <	Tree trimming	6,000	-	3,000	3,000	15,000
Landscape maintenance         280,000         7,200         100,000         107,200         550,000           Irrigation pump maintenance         10,000         -         5,000         5,000         10,000           Dog waste stations         6,000         -         3,000         3,000         6,000           Backflow prevention test         750         -         750         750         750           Signage maintenance         5,000         -         2,500         2,500         5,000           Pressure washing         3,000         -         3,000         3,000         3,000         3,000           Holiday decorations         6,000         -         6,000         6,000         6,000         6,000           Street lighting agreement         150,000         -         35,000         35,000         100,000           Contingencies         25,000         750         15,000         15,750         50,000           Reclaim water         -         -         -         -         -         55,000           Electric:         Irrigation         6,000         -         6,000         6,000         6,000           Entrance signs         2,000         42,925         254,250	Property insurance	10,000	-	10,000	10,000	50,000
Irrigation pump maintenance	Pond maintenance	35,000	3,750	25,000	28,750	60,000
Dog waste stations         6,000         -         3,000         3,000         6,000           Backflow prevention test         750         -         750         750         750           Signage maintenance         5,000         -         2,500         2,500         5,000           Pressure washing         3,000         -         3,000         3,000         3,000         3,000           Holiday decorations         6,000         -         36,000         6,000         6,000         6,000           Street lighting agreement         150,000         -         35,000         35,000         100,000           Contingencies         25,000         750         15,000         15,750         50,000           Reclaim water         -         -         -         -         -         55,000           Reclaim water         -         -         -         -         -         55,000           Reclaim water         -         -         -         -         -         55,000           Electric:         Irrigation         6,000         -         6,000         6,000         6,000           Entrance signs         2,000         42,925         254,250         297,17	Landscape maintenance	280,000	7,200	100,000	107,200	550,000
Backflow prevention test         750         -         750         750         750           Signage maintenance         5,000         -         2,500         2,500         5,000           Pressure washing         3,000         -         3,000         3,000         3,000         3,000           Holiday decorations         6,000         -         6,000         6,000         6,000         6,000           Street lighting agreement         150,000         -         35,000         35,000         100,000           Contingencies         25,000         750         15,000         15,750         50,000           Reclaim water         -         -         -         -         -         55,000           Electric:         Irrigation         6,000         -         6,000         6,000         6,000           Entrance signs         2,000         -         2,000         2,000         2,000         2,000           Total field operations         630,750         42,925         254,250         297,175         1,103,750           Total expenditures         -         368,386         (196,462)         171,924         -           Fund balance - beginning (unaudited)         -         6,	Irrigation pump maintenance	10,000	-	5,000	5,000	10,000
Signage maintenance         5,000         -         2,500         2,500         5,000           Pressure washing         3,000         -         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         6,000         6,000         6,000         6,000         6,000         100,000         6,000         100,000         100,000         100,000         15,750         50,000         100,000         15,750         50,000         15,750         50,000         15,750         50,000         15,750         50,000         15,750         50,000         15,750         50,000         15,750         50,000         15,750         50,000         15,750         50,000         15,750         50,000         15,750         50,000         15,750         50,000         15,750         50,000         16,000         16,000         16,000         16,000         16,000         16,000         16,000         16,000         16,000         16,000         16,000         16,000         16,000         16,000         16,000         16,000         16,000         16,000         16,000         16,000         16,000         10,000         10,000         10,000	Dog waste stations	6,000	-	3,000	3,000	6,000
Pressure washing         3,000         -         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         3,000         6,000         6,000         6,000         6,000         6,000         6,000         100,000         100,000         100,000         100,000         100,000         100,000         15,750         50,000         15,750         50,000         15,750         50,000         15,750         50,000         15,750         50,000         15,750         50,000         15,750         50,000         15,750         50,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000         100,000 <th< td=""><td>Backflow prevention test</td><td>750</td><td>-</td><td>750</td><td>750</td><td>750</td></th<>	Backflow prevention test	750	-	750	750	750
Holiday decorations         6,000         -         6,000         6,000         6,000           Street lighting agreement         150,000         -         35,000         35,000         100,000           Contingencies         25,000         750         15,000         15,750         50,000           Reclaim water         -         -         -         -         -         55,000           Electric:         Irrigation         6,000         -         6,000         6,000         6,000         6,000           Entrance signs         2,000         -         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         329,611         442,310         1,267,287         2,287,175         1,103,750         1,267,287         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000	Signage maintenance	5,000	-	2,500	2,500	5,000
Street lighting agreement         150,000         -         35,000         35,000         100,000           Contingencies         25,000         750         15,000         15,750         50,000           Reclaim water         -         -         -         -         -         -         55,000           Electric:         Irrigation         6,000         -         6,000         6,000         6,000         6,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000	Pressure washing	3,000	-	3,000	3,000	3,000
Contingencies         25,000         750         15,000         15,750         50,000           Reclaim water         -         -         -         -         55,000           Electric:         Irrigation         6,000         -         6,000         6,000         6,000           Entrance signs         2,000         -         2,000         2,000         2,000         2,000           Total field operations         630,750         42,925         254,250         297,175         1,103,750           Total expenditures         769,354         112,699         329,611         442,310         1,267,287           Excess/(deficiency) of revenues over/(under) expenditures         -         368,386         (196,462)         171,924         -           Fund balance - beginning (unaudited)         -         6,671         375,057         6,671         178,595           Fund balance - ending (projected)         Assigned         -         -         -         -         -         -         -         157,261           Unassigned         -         375,057         178,595         178,595         21,334	Holiday decorations	6,000	-	6,000	6,000	6,000
Reclaim water       -       -       -       -       55,000         Electric:       Irrigation       6,000       -       6,000       6,000       6,000         Entrance signs       2,000       -       2,000       2,000       2,000         Total field operations       630,750       42,925       254,250       297,175       1,103,750         Total expenditures       769,354       112,699       329,611       442,310       1,267,287         Excess/(deficiency) of revenues over/(under) expenditures       -       368,386       (196,462)       171,924       -         Fund balance - beginning (unaudited) assigned       -       6,671       375,057       6,671       178,595         Fund balance - ending (projected)       -       -       -       -       -       -       -       157,261         Unassigned       -       375,057       178,595       178,595       21,334	Street lighting agreement	150,000	-	35,000	35,000	100,000
Electric:	Contingencies	25,000	750	15,000	15,750	50,000
Irrigation         6,000         -         6,000         6,000         6,000         6,000         6,000         6,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000         2,000 <t< td=""><td>Reclaim water</td><td>-</td><td>-</td><td>-</td><td>-</td><td>55,000</td></t<>	Reclaim water	-	-	-	-	55,000
Entrance signs         2,000         -         2,000         2,000         2,000           Total field operations         630,750         42,925         254,250         297,175         1,103,750           Total expenditures         769,354         112,699         329,611         442,310         1,267,287           Excess/(deficiency) of revenues over/(under) expenditures         -         368,386         (196,462)         171,924         -           Fund balance - beginning (unaudited) Fund balance - ending (projected)         -         6,671         375,057         6,671         178,595           Assigned Working capital Unassigned         -         -         -         -         -         -         -         178,595         21,334	Electric:					
Total field operations         630,750         42,925         254,250         297,175         1,103,750           Total expenditures         769,354         112,699         329,611         442,310         1,267,287           Excess/(deficiency) of revenues over/(under) expenditures         -         368,386         (196,462)         171,924         -           Fund balance - beginning (unaudited) Fund balance - ending (projected)         -         6,671         375,057         6,671         178,595           Fund balance - ending (projected)         Assigned         -         -         -         -         -         157,261           Unassigned         -         375,057         178,595         178,595         21,334	Irrigation	6,000	-	6,000	6,000	6,000
Total expenditures         769,354         112,699         329,611         442,310         1,267,287           Excess/(deficiency) of revenues over/(under) expenditures         -         368,386         (196,462)         171,924         -           Fund balance - beginning (unaudited) Fund balance - ending (projected)         -         6,671         375,057         6,671         178,595           Working capital Unassigned         -         -         -         -         -         -         157,261           Unassigned         -         375,057         178,595         178,595         21,334	Entrance signs	2,000		2,000	2,000	2,000
Excess/(deficiency) of revenues over/(under) expenditures - 368,386 (196,462) 171,924 -  Fund balance - beginning (unaudited) - 6,671 375,057 6,671 178,595  Fund balance - ending (projected)  Assigned Working capital 157,261  Unassigned - 375,057 178,595 178,595 21,334	Total field operations	630,750	42,925	254,250	297,175	1,103,750
over/(under) expenditures       -       368,386       (196,462)       171,924       -         Fund balance - beginning (unaudited)       -       6,671       375,057       6,671       178,595         Fund balance - ending (projected)         Assigned       -       -       -       -       -       157,261         Unassigned       -       375,057       178,595       178,595       21,334	Total expenditures	769,354	112,699	329,611	442,310	1,267,287
over/(under) expenditures       -       368,386       (196,462)       171,924       -         Fund balance - beginning (unaudited)       -       6,671       375,057       6,671       178,595         Fund balance - ending (projected)         Assigned       -       -       -       -       -       157,261         Unassigned       -       375,057       178,595       178,595       21,334				·		
Fund balance - beginning (unaudited) - 6,671 375,057 6,671 178,595 Fund balance - ending (projected) Assigned Working capital 157,261 Unassigned - 375,057 178,595 178,595 21,334	Excess/(deficiency) of revenues					
Fund balance - beginning (unaudited) - 6,671 375,057 6,671 178,595 Fund balance - ending (projected) Assigned Working capital 157,261 Unassigned - 375,057 178,595 178,595 21,334	over/(under) expenditures	-	368,386	(196,462)	171,924	-
Fund balance - ending (projected)  Assigned  Working capital  Unassigned  - 375,057 178,595 178,595 21,334	, , ,			,		
Fund balance - ending (projected)  Assigned  Working capital  Unassigned  - 375,057 178,595 178,595 21,334	Fund balance - beginning (unaudited)	_	6.671	375.057	6.671	178.595
Assigned Working capital 157,261 Unassigned - 375,057 178,595 178,595 21,334	, , , , , , , , , , , , , , , , , , ,				,	
Working capital       -       -       -       -       157,261         Unassigned       -       375,057       178,595       178,595       21,334	• " ,					
Unassigned 375,057 _ 178,595 _ 178,595 _ 21,334	•	_	-	_	-	157,261
	• .	_	375,057	178,595	178,595	•
	•	\$ -				

### 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.		40.000
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		10,000
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.		4 000
Dissemination agent - 2023 AA2		1,000
Dissemination agent - 2025 EMMA software service		1,000
Trustee		5,000 16,500
Annual fee for the service provided by trustee, paying agent and registrar.		10,500
DSF accounting - 2023 AA2		5,500
Applicable for second and subsequent series of bonds.		0,000
DSF accounting - 2025		5,500
Telephone		-
Telephone and fax machine.		200
Postage		500
Mailing of agenda packages, overnight deliveries, correspondence, etc.		
Printing & binding		500
Letterhead, envelopes, copies, agenda packages		
Legal advertising  The District advertises for monthly meetings, special meetings, public hearings, public		6,500
bids, etc.		

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

EXPENDITURES (continued)	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	173
	0.050
Insurance	6,350
The District will obtain public officials and general liability insurance.	4 400
Meeting room	1,400
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and	
automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser & Tax Collector	15,083
Field operations	
Field operations management	15,000
Field operations accounting	10,000
Environmental services	75,000
Irrigation maintenance/repair	15,000
Plants, shrubs & mulch	35,000
Annuals	35,000
Tree trimming	15,000
Property insurance	50,000
Pond maintenance	60,000
Landscape maintenance	550,000
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	100,000
Contingencies	50,000
Reclaim water	55,000
Electric:	
Irrigation	6,000
Street lights	
Entrance signs	2,000

Total expenditures

\$ 1,267,287

## WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2023A-1 FISCAL YEAR 2026

	Adopted	Actual	Projected	Total	Proposed
	Budget	through	through	Actual &	Budget
	FY 2025	3/31/2025	9/30/2025	Projected	FY 2026
REVENUES					
Special assessment - on-roll	\$ -				\$ 989,830
Allowable discounts (4%)					(39,593)
Assessment levy: net	-	\$ -	\$ -	\$ -	950,237
Special assessment: off-roll	2,506,525	477,088	2,029,437	2,506,525	1,081,563
Assessment prepayments	-	4,857,909	-	4,857,909	-
Assessment prepayment interest	-	22,641	-	22,641	-
Lot closings	-	321,436	-	321,436	-
Lot closing interest	-	123,364	-	123,364	-
Interest		128,519		128,519	<u> </u>
Total revenues	2,506,525	5,930,957	2,029,437	7,960,394	2,031,800
EXPENDITURES					
Debt service					
Principal	545,000	-	515,000	515,000	500,000
Principal prepayment	2,980,000	4,990,000	2,660,000	7,650,000	-
Interest	2,009,761	1,112,718	950,672	2,063,390	1,730,756
Total debt service	5,534,761	6,102,718	4,125,672	10,228,390	2,230,756
Other fees & charges					
Tax collector	_	9,530	-	9,530	35,200
Total other fees & charges		9,530		9,530	35,200
Total expenditures	5,534,761	6,112,248	4,125,672	10,237,920	2,265,956
Excess/(deficiency) of revenues					
over/(under) expenditures	(3,028,236)	(181,291)	(2,096,235)	(2,277,526)	(234,156)
Beginning fund balance (unaudited)	7,494,060	7,411,792	7,230,501	7,411,792	5,134,266
Ending fund balance (projected)	\$ 4,465,824	\$7,230,501	\$5,134,266	\$5,134,266	4,900,110
3 (1)		. ,,-	, . , . ,	, . , . ,	, = = = ,
Use of fund balance:					
Debt service reserve account balance (r	equired)				(2,542,240)
Interest expense - November 1, 2026	. ,				(853,191)
Projected fund balance surplus/(deficit)	as of September	30, 2026			\$1,504,679

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

						Bond
Date	Principal	Prepayment	Coupon Rate	Interest	<b>Debt Service</b>	Balance
11/01/25	-			865,378.13	865,378.13	31,690,000.00
05/01/26	500,000.00		4.875%	865,378.13	1,365,378.13	31,190,000.00
11/01/26	-			853,190.63	853,190.63	31,190,000.00
05/01/27	525,000.00		4.875%	853,190.63	1,378,190.63	30,665,000.00
11/01/27	-			840,393.75	840,393.75	30,665,000.00
05/01/28	550,000.00		4.875%	840,393.75	1,390,393.75	30,115,000.00
11/01/28	-			826,987.50	826,987.50	30,115,000.00
05/01/29	580,000.00		5.375%	826,987.50	1,406,987.50	29,535,000.00
11/01/29	-			811,400.00	811,400.00	29,535,000.00
05/01/30	615,000.00		5.375%	811,400.00	1,426,400.00	28,920,000.00
11/01/30	-			794,871.88	794,871.88	28,920,000.00
05/01/31	650,000.00		5.375%	794,871.88	1,444,871.88	28,270,000.00
11/01/31	-			777,403.13	777,403.13	28,270,000.00
05/01/32	685,000.00		5.375%	777,403.13	1,462,403.13	27,585,000.00
11/01/32	-			758,993.75	758,993.75	27,585,000.00
05/01/33	720,000.00		5.375%	758,993.75	1,478,993.75	26,865,000.00
11/01/33	-			739,643.75	739,643.75	26,865,000.00
05/01/34	760,000.00		5.375%	739,643.75	1,499,643.75	26,105,000.00
11/01/34	-			719,218.75	719,218.75	26,105,000.00
05/01/35	805,000.00		5.375%	719,218.75	1,524,218.75	25,300,000.00
11/01/35	-			697,584.38	697,584.38	25,300,000.00
05/01/36	845,000.00		5.375%	697,584.38	1,542,584.38	24,455,000.00
11/01/36	-			674,875.00	674,875.00	24,455,000.00
05/01/37	895,000.00		5.375%	674,875.00	1,569,875.00	23,560,000.00
11/01/37	-			650,821.88	650,821.88	23,560,000.00
05/01/38	945,000.00		5.375%	650,821.88	1,595,821.88	22,615,000.00
11/01/38	-			625,425.00	625,425.00	22,615,000.00
05/01/39	995,000.00		5.375%	625,425.00	1,620,425.00	21,620,000.00
11/01/39	-			598,684.38	598,684.38	21,620,000.00
05/01/40	1,050,000.00		5.375%	598,684.38	1,648,684.38	20,570,000.00
11/01/40	-			570,465.63	570,465.63	20,570,000.00
05/01/41	1,110,000.00		5.375%	570,465.63	1,680,465.63	19,460,000.00
11/01/41	-			540,634.38	540,634.38	19,460,000.00
05/01/42	1,170,000.00		5.375%	540,634.38	1,710,634.38	18,290,000.00
11/01/42	-			509,190.63	509,190.63	18,290,000.00
05/01/43	1,235,000.00		5.375%	509,190.63	1,744,190.63	17,055,000.00
11/01/43	-			476,000.00	476,000.00	17,055,000.00
05/01/44	1,305,000.00		5.600%	476,000.00	1,781,000.00	15,750,000.00
11/01/44	-			439,460.00	439,460.00	15,750,000.00
05/01/45	1,380,000.00		5.600%	439,460.00	1,819,460.00	14,370,000.00
11/01/45	-			400,820.00	400,820.00	14,370,000.00
05/01/46	1,460,000.00		5.600%	400,820.00	1,860,820.00	12,910,000.00
11/01/46	-			359,940.00	359,940.00	12,910,000.00
05/01/47	1,545,000.00		5.600%	359,940.00	1,904,940.00	11,365,000.00
11/01/47	-			316,680.00	316,680.00	11,365,000.00

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

						Bond
Date	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Balance
05/01/48	1,630,000.00		5.600%	316,680.00	1,946,680.00	9,735,000.00
11/01/48	-			271,040.00	271,040.00	9,735,000.00
05/01/49	1,725,000.00		5.600%	271,040.00	1,996,040.00	8,010,000.00
11/01/49	-			222,740.00	222,740.00	8,010,000.00
05/01/50	1,825,000.00		5.600%	222,740.00	2,047,740.00	6,185,000.00
11/01/50	-			171,640.00	171,640.00	6,185,000.00
05/01/51	1,930,000.00		5.600%	171,640.00	2,101,640.00	4,255,000.00
11/01/51	-			117,600.00	117,600.00	4,255,000.00
05/01/52	2,040,000.00		5.600%	117,600.00	2,157,600.00	2,215,000.00
11/01/52	-			60,480.00	60,480.00	2,215,000.00
05/01/53	2,160,000.00		5.600%	60,480.00	2,220,480.00	55,000.00
Total	31,635,000.00		_	31,383,125.00	63,018,125.00	

## WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2023A-2 FISCAL YEAR 2026

				Fiscal Ye	ear :	2025				
		Adopted			F	rojected		Total	F	Proposed
		Budget	Act	ual through		through	1	Actual &		Budget
		FY 2025	3.	/31/2025	9	/30/2025	Р	rojected	F	FY 2026
REVENUES										
Special assessment: off-roll	\$	598,469	\$	165,743	\$	432,726	\$	598,469	\$	598,469
Lot closings		-		80,748		-		80,748		-
Interest		-		33,610		-		33,610		-
Total revenues		598,469		280,101		432,726		712,827		598,469
EXPENDITURES										
Debt service										
Principal		130,000		_		130,000		130,000		135,000
Principal prepayment		-		30,000		15,000		45,000		-
Interest		471,269		235,634		235,635		471,269		462,656
Total expenditures		601,269		265,634		380,635		646,269		597,656
Excess/(deficiency) of revenues										
over/(under) expenditures		(2,800)		14,467		52,091		66,558		813
Beginning fund balance (unaudited)		841,458		873,671		888,138		873,671		940,229
Ending fund balance (projected)	\$	838,658	\$	888,138	\$	940,229	\$	940,229		941,042
Use of fund balance:										
Debt service reserve account balance (rec	uired	)								(598,469)
Interest expense - November 1, 2026		,								(228,122)
Projected fund balance surplus/(deficit) as	of Se	ptember 30	0, 202	26					\$	114,451

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

						Bond
Date	Principal	Prepayment	Coupon Rate	Interest	<b>Debt Service</b>	Balance
11/01/25				231,328.13	231,328.13	8,445,000.00
05/01/26	135,000.00		4.750%	231,328.13	366,328.13	8,310,000.00
11/01/26				228,121.88	228,121.88	8,310,000.00
05/01/27	140,000.00		4.750%	228,121.88	368,121.88	8,170,000.00
11/01/27				224,796.88	224,796.88	8,170,000.00
05/01/28	145,000.00		4.750%	224,796.88	369,796.88	8,025,000.00
11/01/28				221,353.13	221,353.13	8,025,000.00
05/01/29	155,000.00		5.375%	221,353.13	376,353.13	7,870,000.00
11/01/29				217,187.50	217,187.50	7,870,000.00
05/01/30	165,000.00		5.375%	217,187.50	382,187.50	7,705,000.00
11/01/30				212,753.13	212,753.13	7,705,000.00
05/01/31	175,000.00		5.375%	212,753.13	387,753.13	7,530,000.00
11/01/31				208,050.00	208,050.00	7,530,000.00
05/01/32	180,000.00		5.375%	208,050.00	388,050.00	7,350,000.00
11/01/32				203,212.50	203,212.50	7,350,000.00
05/01/33	190,000.00		5.375%	203,212.50	393,212.50	7,160,000.00
11/01/33				198,106.25	198,106.25	7,160,000.00
05/01/34	205,000.00		5.375%	198,106.25	403,106.25	6,955,000.00
11/01/34				192,596.88	192,596.88	6,955,000.00
05/01/35	215,000.00		5.375%	192,596.88	407,596.88	6,740,000.00
11/01/35				186,818.75	186,818.75	6,740,000.00
05/01/36	225,000.00		5.375%	186,818.75	411,818.75	6,515,000.00
11/01/36				180,771.88	180,771.88	6,515,000.00
05/01/37	240,000.00		5.375%	180,771.88	420,771.88	6,275,000.00
11/01/37				174,321.88	174,321.88	6,275,000.00
05/01/38	250,000.00		5.375%	174,321.88	424,321.88	6,025,000.00
11/01/38				167,603.13	167,603.13	6,025,000.00
05/01/39	265,000.00		5.375%	167,603.13	432,603.13	5,760,000.00
11/01/39				160,481.25	160,481.25	5,760,000.00
05/01/40	280,000.00		5.375%	160,481.25	440,481.25	5,480,000.00
11/01/40				152,956.25	152,956.25	5,480,000.00
05/01/41	295,000.00		5.375%	152,956.25	447,956.25	5,185,000.00
11/01/41				145,028.13	145,028.13	5,185,000.00
05/01/42	310,000.00		5.375%	145,028.13	455,028.13	4,875,000.00
11/01/42				136,696.88	136,696.88	4,875,000.00
05/01/43	330,000.00		5.375%	136,696.88	466,696.88	4,545,000.00
11/01/43				127,828.13	127,828.13	4,545,000.00
05/01/44	350,000.00		5.625%	127,828.13	477,828.13	4,195,000.00
11/01/44				117,984.38	117,984.38	4,195,000.00
05/01/45	370,000.00		5.625%	117,984.38	487,984.38	3,825,000.00
11/01/45				107,578.13	107,578.13	3,825,000.00
05/01/46	390,000.00		5.625%	107,578.13	497,578.13	3,435,000.00
11/01/46				96,609.38	96,609.38	3,435,000.00
05/01/47	410,000.00		5.625%	96,609.38	506,609.38	3,025,000.00
11/01/47				85,078.13	85,078.13	3,025,000.00

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

						Bond
Date	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Balance
05/01/48	435,000.00		5.625%	85,078.13	520,078.13	2,590,000.00
11/01/48				72,843.75	72,843.75	2,590,000.00
05/01/49	460,000.00		5.625%	72,843.75	532,843.75	2,130,000.00
11/01/49				59,906.25	59,906.25	2,130,000.00
05/01/50	490,000.00		5.625%	59,906.25	549,906.25	1,640,000.00
11/01/50				46,125.00	46,125.00	1,640,000.00
05/01/51	515,000.00		5.625%	46,125.00	561,125.00	1,125,000.00
11/01/51				31,640.63	31,640.63	1,125,000.00
05/01/52	545,000.00		5.625%	31,640.63	576,640.63	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	8,445,000.00		_	8,408,181.25	16,853,181.25	

## WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON PROJECTED FISCAL YEAR 2026 ASSESSMENTS

Assessment Area One 2023 Project - On-Roll Assessments									
								F	Y 2025
		F`	Y 2026 O&M	FΥ	/ 2026 DS	FY	2026 Total		Total
		A	Assessment	As	sessment	Ass	sessment	Ass	sessment
Product/Parcel	Units		per Unit	I	per Unit	F	oer Unit	r	oer Unit
TH - 16' Prepaid	176	\$	211.21	\$	493.62	\$	704.83	\$	704.83
TH - 20' Prepaid	136		264.01		617.02		881.04		881.04
TH - 22' Prepaid	72		290.42		678.72		969.14		969.14
Villa - 32' AA Prepaid	38		431.61		1,008.70		1,440.30		1,440.30
SF 40' - Entry Prepaid	23		539.51		1,260.87		1,800.38		1,800.38
SF 45' - Entry Prepaid	87		609.64		1,418.48		2,028.12		2,028.12
SF 50' - Entry Prepaid	151		674.38		1,576.09		2,250.47		2,250.47
SF 40' - FMU Prepaid	7		539.51		1,260.87		1,800.38		1,800.38
SF 45' - FMU Prepaid	76		609.64		1,418.48		2,028.12		2,028.12
SF 50' - FMU Prepaid	34		674.38		1,576.09		2,250.47		2,250.47
SF 45' - AA Prepaid	38		609.64		1,418.48		2,028.12		2,028.12
SF 52' - AA Prepaid	37		701.36		1,639.13		2,340.49		2,340.49
SF 62' - AA Prepaid	29		836.24		1,954.35		2,790.58		2,790.58
Total	904								

Assessment Area One 2023 Project - Off-Roll Assessments							
_					FY 2025		
		FY 2026 O&M	FY 2026 DS	FY 2026 Total	Total		
		Assessment	Assessment	Assessment	Assessment		
Product/Parcel	Units	per Unit	per Unit	per Unit	per Unit		
Townhome - 16'	-	\$ 198.54	\$ 1,655.85	\$ 1,854.39	\$ 1,752.51		
Townhome - 20'	-	248.17	2,082.45	2,330.62	2,203.27		
Townhome - 22'	8	272.99	2,290.69	2,563.68	2,423.60		
Villa - 32' AA	34	397.08	1,903.95	2,301.03	2,097.27		
SF 40' - Entry	-	496.35	2,379.94	2,876.29	2,621.59		
SF 45' - Entry	-	560.87	2,677.43	3,238.30	2,950.49		
SF 50' - Entry	-	620.43	2,976.79	3,597.23	3,278.85		
SF 40' - FMU	12	496.35	2,379.94	2,876.29	2,621.59		
SF 45' - FMU	55	560.87	2,677.43	3,238.30	2,950.49		
SF 50' - FMU	90	620.43	2,974.92	3,595.36	3,276.98		
SF 45' - AA	81	560.87	2,677.43	3,238.30	2,950.49		
SF 52' - AA	89	645.25	3,093.92	3,739.17	3,408.06		
SF 62' - AA	17	769.34	3,688.90	4,458.24	4,063.46		
Total	386						

## WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON PROJECTED FISCAL YEAR 2026 ASSESSMENTS

Assessment Area Two - Off-Roll Assessments									
			′ 2026 O&M ssessment	FY 2026 DS FY 2026 Tota Assessment Assessment			FY 2025 Total Assessmen		
Product/Parcel	Units		per Unit per Unit		per Unit		per Unit		
SF 40' - Entry	41	\$	496.35	\$	1,159.82	\$	1,656.17	\$	1,159.82
SF 45' - Entry	180		560.87		1,304.80		1,865.67		1,304.80
SF 50' - Entry	218		620.43		1,449.78		2,070.21		1,449.78
Total	439								

## WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON PROJECTED FISCAL YEAR 2026 ASSESSMENTS

Future Assessment Areas - Off-Roll Assessments								
Product/Parcel	Units	Ass	2026 O&M sessment er Unit	Asse	2026 DS essment er Unit	Ass	2026 Total sessment per Unit	FY 2025 Total Assessment per Unit
Townhome - 16'	82	\$	198.54	\$	-	\$	198.54	n/a
Townhome - 20'	-		248.17		-		248.17	n/a
Townhome - 22'	122		272.99		-		272.99	n/a
Villa - 32' AA	40		397.08		-		397.08	n/a
SF 40'	29		496.35		-		496.35	n/a
SF 45'	236		560.87		-		560.87	n/a
SF 50'	119		620.43		-		620.43	n/a
SF 52'	79		645.25		-		645.25	n/a
SF 62'	55		769.34		-		769.34	n/a
Total	762							

### **WESTVIEW SOUTH**

**COMMUNITY DEVELOPMENT DISTRICT** 

4-4

PO Box 631244 Cincinnati, OH 45263-1244

### **AFFIDAVIT OF PUBLICATION**

Daphne Gillyard DAPHNE GILLYARD Westview South CDD 2300 Glades RD # 410W Boca Raton FL 33431-8556

### STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

### 07/24/2025

Affiant further says that the website or hewspaper complie
with all legal requirements for publication in chapter 50,
Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who
is personally known to me, on 07/24/2025
Legal Clerk With They
Notary, State of WI, County of Brown
3.7.27
My commission expires

Customer No: PO #:

Order No:

**Publication Cost:** 

Tax Amount:

Payment Cost:

### THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY Notary Public State of Wisconsin

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#### WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE EISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings, and Regular Meeting
The Board of Supervisors ("Board") for the Westview South Community
Development District ("District") will hold the following two public hearings and a regular meeling on August 13, 2025 at 2:00 pm at Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Catypso Cay Way, Kissimmee, Florida 34746.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board, A Board meeting of the District will also be held where the Board may consider any other District business.

#### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget, a geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map allached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	ERU Factor	Total # of Units / Acres	Annual O&M Assessment(1)
Townhome – 16'	0.40	258	\$211.21
Townhome - 20'	0.50	136	\$264.01
Townhome – 22*	0.55	202	\$290.42
Villa – 32	080	112	\$431.61
SF 40'	1.00	112	\$539.51
SF 45'	1.13	753	\$609 G4
SF 50'	1.25	612	\$674 38
SF 52'	1.30	205	\$701.36
SF 62'	1.55	101	\$836.24

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

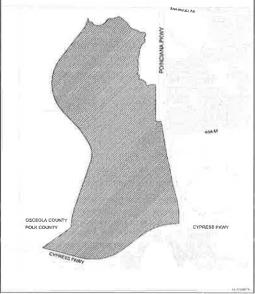
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026 it Its IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

#### **Additional Provisions**

The public hearings and meeting are open to the public and will be conducted In accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodalions because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not healthet be contact the District Manager's Office. please do not hesitate to contact the District Manager's Office.

#### District Manager



### **WESTVIEW SOUTH**

**COMMUNITY DEVELOPMENT DISTRICT** 

STATE OF FLORIDA	)
COUNTY OF PALM BEACH	)

#### AFFIDAVIT OF MAILING

**BEFORE ME,** the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

- 1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
- I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course
  of that employment, serve as Financial Analyst for the Westview South Community
  Development District. Among other things, my duties include preparing and transmitting
  correspondence relating to the District.
- 3. I do hereby certify that on July 24, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
- 4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.

WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT

By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of physical presence or □ online notarization this 24<sup>th</sup> day of July 2025,by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who bis personally known to me or □ has provided \_\_\_\_\_\_ as identification, and who □ did or bid did not take an

oath.

Notary Public State of Florida Andrew Kantarzhi My Commission HH 249949 Exp. 4/6/2026

**NOTARY PUBLIC** 

Print Name:

Notary Public, State of Florida
Commission No.: HH 2439

My Commission Expires:

**EXHIBIT A:** Copies of Forms of Mailed Notices

**EXHIBIT B:** List of Addressees

### **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

### THIS IS NOT A BILL - DO NOT PAY

July 24, 2025

### **VIA FIRST CLASS MAIL**

Taylor Morrison of Florida 4900 N Scottsdale Rd Ste 2200 Scottsdale, AZ 85251-7656 PARCEL ID: See "Exhibit: B"

RE: Westview South Community Development District

Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, the Westview South Community Development District ("District") will be holding two public hearings and a Board of Supervisors' ("Board") meeting for the purposes of: (1) adopting the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"), and (2) levying operations and maintenance assessments ("O&M Assessments") to fund the Proposed Budget for Fiscal Year 2025/2026, on August 13, 2025 at 2:00 pm at Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in Exhibit A.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

Andrew Kantarzhi District Manager

### EXHIBIT A Summary of O&M Assessments

The O&M Assessments are allocated on an Equivalent Residential Unit (ERU) basis, as indicated below. The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, and no hearing will be held in future years unless the O&M Assessments increase beyond the amounts set forth below.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Land Use	ERU Factor	Total # of Units /	Annual O&M
		Acres	Assessment(1)
Townhome – 16'	0.40	258	\$211.21
Townhome – 20'	0.50	136	\$264.01
Townhome – 22'	0.55	202	\$290.42
Villa – 32'	0.80	112	\$431.61
SF 40'	1.00	112	\$539.51
SF 45'	1.13	753	\$609.64
SF 50'	1.25	612	\$674.38
SF 52'	1.30	205	\$701.36
SF 62'	1.55	101	\$836.24

<sup>(1)</sup> Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than \$1,267,287 in gross revenue.

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2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Phone: (561) 571-0010 Toll-free: (877) 276-0889 Fax: (561) 571-0013

### THIS IS NOT A BILL - DO NOT PAY

July 24, 2025

### **VIA FIRST CLASS MAIL**

Taylor Morrison of Florida 2600 Lake Lucien Dr Ste 350 Maitland, FL 32751-7489 PARCEL ID: See "Exhibit: B"

RE: Westview South Community Development District

Fiscal Year 2025/2026 Budget and O&M Assessments

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ParcelID	Owner1	Mailing Address 1	City	ST/Prov	Zip/Postal	Zip 2
04-27-28-5802-0001-0010	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-0020	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-0030	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-0040	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-0050	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-0060	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-0070	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
04-27-28-5802-0001-0080	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
04-27-28-5802-0001-0090	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
04-27-28-5802-0001-0100	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
04-27-28-5802-0001-0110	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
04-27-28-5802-0001-0300 04-27-28-5802-0001-0310	TAYLOR MORRISON OF FLORIDA INC TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350 2600 LAKE LUCIEN DR STE 350	MAITLAND MAITLAND	FL	32751 32751	
04-27-28-5802-0001-0310	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
04-27-28-5802-0001-0320	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
04-27-28-5802-0001-0340	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350		FL	32751	
04-27-28-5802-0001-0350	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350		FL	32751	
04-27-28-5802-0001-0360	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-0370	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-0380	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-0390	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-0400	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-0410	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-1360	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-1370	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-2380	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
04-27-28-5802-0001-2390	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350		FL	32751	
04-27-28-5802-0001-2400	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL 	32751	
04-27-28-5802-0001-2410	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
04-27-28-5802-0001-2420	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
04-27-28-5802-0001-2430 04-27-28-5802-0001-2440	TAYLOR MORRISON OF FLORIDA INC TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350 2600 LAKE LUCIEN DR STE 350	MAITLAND MAITLAND	FL	32751 32751	
04-27-28-5802-0001-2440	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-2460	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
04-27-28-5802-0001-2470	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-2480	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
04-27-28-5802-0001-2490	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-2500	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-2510	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-2520	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
04-27-28-5802-0001-2530	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
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09-27-28-5801-0001-0620	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
09-27-28-5801-0001-0630	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
09-27-28-5801-0001-0640	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
09-27-28-5801-0001-0650	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
09-27-28-5801-0001-0660	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
09-27-28-5801-0001-0670 09-27-28-5801-0001-0680	TAYLOR MORRISON OF FLORIDA INC TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350 2600 LAKE LUCIEN DR STE 350	MAITLAND MAITLAND		32751 32751	
09-27-28-5801-0001-0690	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
09-27-28-5801-0001-0700	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
09-27-28-5801-0001-0710	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
09-27-28-5801-0001-0720	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
09-27-28-5801-0001-0730	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
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09-27-28-5801-0001-0930	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	
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09-27-28-5801-0001-0950	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
09-27-28-5801-0001-0960	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
09-27-28-5801-0001-0970	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751	
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09-27-28-5801-0001-1260	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751 22751	
09-27-28-5801-0001-1270	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751	

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09-27-28-5801-0001-1300	TAYLOR MORRISON OF FLORIDA INC		MAITLAND	FI	32751
09-27-28-5801-0001-1310	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751
09-27-28-5801-0001-1320	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
09-27-28-5801-0001-1330	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
09-27-28-5801-0001-1340	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
09-27-28-5801-0001-1350	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
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09-27-28-5801-0001-1370	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FI	32751
09-27-28-5801-0001-1380	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751
09-27-28-5801-0001-1390	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751
09-27-28-5801-0001-1450	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
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09-27-28-5801-0001-1470	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
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09-27-28-5801-0001-1660	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
09-27-28-5801-0001-1670	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751
			MAITLAND		
09-27-28-5801-0001-1680	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350			32751
09-27-28-5801-0001-1760	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350		FL	32751
09-27-28-5801-0001-1770	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
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09-27-28-5801-0001-2010	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
09-27-28-5801-0001-2160	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
09-27-28-5801-0001-2200	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
09-27-28-5801-0001-2210	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751
09-27-28-5801-0001-2220	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
09-27-28-5801-0001-2230	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
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09-27-28-5801-0001-2340	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751
09-27-28-5801-0001-2370	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
09-27-28-5801-0001-2380	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751
09-27-28-5801-0001-2390	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
09-27-28-5801-0001-2680	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
09-27-28-5801-0001-2690	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
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09-27-28-5801-0001-2710	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
09-27-28-5801-0001-2720	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751
	TAYLOR MORRISON OF FLORIDA INC		MAITLAND	FL	32751
09-27-28-5801-0001-2730		2600 LAKE LUCIEN DR STE 350			
09-27-28-5801-0001-2740	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751
09-27-28-5801-0001-2750	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND		32751
09-27-28-5801-0001-2760	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
09-27-28-5801-0001-2770	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
09-27-28-5801-0001-2790	TAYLOR MORRISON OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND	FL	32751
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				FL		
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282716933613000040	TAYLOR MORRSION OF FLORIDA INC	2600 LAKE LUCIEN DR STE 350	MAITLAND FL	32751	7489

2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Phone: (561) 571-0010 Toll-free: (877) 276-0889 Fax: (561) 571-0013

#### THIS IS NOT A BILL - DO NOT PAY

July 24, 2025

#### **VIA FIRST CLASS MAIL**

Millrose Properties Florida II LLC 5505 Waterford District Dr Miami, FL 33126-2029 PARCEL ID: See "Exhibit: B"

RE: Westview South Community Development District

Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, the Westview South Community Development District ("District") will be holding two public hearings and a Board of Supervisors' ("Board") meeting for the purposes of: (1) adopting the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"), and (2) levying operations and maintenance assessments ("O&M Assessments") to fund the Proposed Budget for Fiscal Year 2025/2026, on August 13, 2025 at 2:00 pm at Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in Exhibit A.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

The O&M Assessments are allocated on an Equivalent Residential Unit (ERU) basis, as indicated below. The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, and no hearing will be held in future years unless the O&M Assessments increase beyond the amounts set forth below.

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SF 40'	1.00	112	\$539.51
SF 45'	1.13	753	\$609.64
SF 50'	1.25	612	\$674.38
SF 52'	1.30	205	\$701.36
SF 62'	1.55	101	\$836.24

<sup>(1)</sup> Annual O&M Assessment may also include County collection costs and early payment discounts.

#### Exhibit B

ParcelID	Owner1	Mailing Address 1	City	ST/Prov	Zip/Postal	Zip 2
04-27-28-5802-0001-0420	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-0430	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-0900	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-0960	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-0970	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI	FL	33126	
04-27-28-5802-0001-0980	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI	FL	33126	
04-27-28-5802-0001-0990	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI	FL	33126	
04-27-28-5802-0001-1000	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1010	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1020	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1030	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI	FL	33126	
04-27-28-5802-0001-1040	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI	FL	33126	
04-27-28-5802-0001-1050	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1060	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1070	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1080	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI	FL	33126	
04-27-28-5802-0001-1090	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI	FL	33126	
04-27-28-5802-0001-1440	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1460	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1470	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1480	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1490	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1500	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1510	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1520	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1530	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1540	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1550	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1550	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1910	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1910	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1930	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1930	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1940	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1950	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1970	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1970	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1980	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-1990	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5803-0001-091R	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-0870	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-0870	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-2330	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-2960	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-2980	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-2980	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3040	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3300	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3310	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3310	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3320	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3340	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3350	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3560	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3570	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3590	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3590	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3610	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3610	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3630	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3650	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3660	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
09-27-28-5801-0001-3810	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI		33126	
04-27-28-5802-0001-0740	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI		32126	
04-27-28-5802-0001-0740	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI		32126	
1. 1. 10 3002 0001 0730		1110 THE DISTRICT DISTRICT			32120	

04-27-28-5802-0001-0760	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
04-27-28-5802-0001-0770	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
04-27-28-5802-0001-0780	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
04-27-28-5802-0001-0790	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
04-27-28-5802-0001-0860	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
04-27-28-5802-0001-0870	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
04-27-28-5802-0001-0880	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
04-27-28-5802-0001-0890	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
04-27-28-5802-0001-1320	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
04-27-28-5802-0001-1900	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
09-27-28-5801-0001-0490	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126 32126
09-27-28-5801-0001-0500 09-27-28-5801-0001-0810	MILROSE PROPERTIES FLORIDA II LLC MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL 5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL MIAMI FL	32126
09-27-28-5801-0001-0810	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
09-27-28-5801-0001-0820	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
09-27-28-5801-0001-2860	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
09-27-28-5801-0001-2870	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
09-27-28-5801-0001-2910	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
09-27-28-5801-0001-2920	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
09-27-28-5801-0001-2930	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
09-27-28-5801-0001-2990	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
09-27-28-5801-0001-3030	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
09-27-28-5801-0001-3800	MILROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI FL	32126
282716933615004210	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615004220	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615004230	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615004240	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615004250	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615004260	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615004270	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615004280	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005230	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005240	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005270	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005280	MILLROSE PROPERTIES FLORIDA II LLC MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL MIAMI FL	33126
282716933615005290 282716933615005300	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5505 WATERFORD DISTRICT DR	MIAMI FL	33126 33126
282716933615005300	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005310	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005330	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005340	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005350	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126 2029
282716933615005360	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126 2029
282716933615005370	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126 2029
282716933615005380	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126 2029
282716933615005390	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126 2029
282716933615005400	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126 2029
282716933615005410	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126 2029
282716933615005420	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126 2029
282716933615005830	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005840	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005850	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005860	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005870	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005880	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005890	MILLROSE PROPERTIES FLORIDA II LLC MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005900 282716933615005910	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR 5505 WATERFORD DISTRICT DR	MIAMI FL MIAMI FL	33126 33126
282716933615005910	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005930	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005940	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005950	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126
282716933615005960	MILLROSE PROPERTIES FLORIDA II LLC	5505 WATERFORD DISTRICT DR	MIAMI FL	33126

2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Phone: (561) 571-0010 Toll-free: (877) 276-0889 Fax: (561) 571-0013

#### THIS IS NOT A BILL - DO NOT PAY

July 24, 2025

#### **VIA FIRST CLASS MAIL**

LT Westview LLC 4900 N Scottsdale Rd Ste 2200 Scottsdale, AZ 85151-7656 PARCEL ID: See "Exhibit: B"

RE: Westview South Community Development District

Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, the Westview South Community Development District ("District") will be holding two public hearings and a Board of Supervisors' ("Board") meeting for the purposes of: (1) adopting the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"), and (2) levying operations and maintenance assessments ("O&M Assessments") to fund the Proposed Budget for Fiscal Year 2025/2026, on August 13, 2025 at 2:00 pm at Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in Exhibit A.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

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<sup>(1)</sup> Annual O&M Assessment may also include County collection costs and early payment discounts.

### Exhibit: B

ParcellD 04-27-28-5802-0001-0120 04-27-28-5802-0001-0130 04-27-28-5802-0001-0150 04-27-28-5802-0001-0150 04-27-28-5802-0001-0150 04-27-28-5802-0001-0150 04-27-28-5802-0001-0170 04-27-28-5802-0001-0180 04-27-28-5802-0001-0190 04-27-28-5802-0001-0200 04-27-28-5802-0001-0210 04-27-28-5802-0001-0220 04-27-28-5802-0001-0230 04-27-28-5802-0001-0230 04-27-28-5802-0001-0230 04-27-28-5802-0001-0250 04-27-28-5802-0001-0250 04-27-28-5802-0001-0250 04-27-28-5802-0001-0250 04-27-28-5802-0001-0270 04-27-28-5802-0001-0280 04-27-28-5802-0001-0290 04-27-28-5802-0001-0400 04-27-28-5802-0001-0440 04-27-28-5802-0001-0450 04-27-28-5802-0001-0450 04-27-28-5802-0001-0450 04-27-28-5802-0001-0450 04-27-28-5802-0001-0450 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500 04-27-28-5802-0001-0500	Owner1  LT WESTVIEW LLC  LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP C/O TAYLOR MORRISON HOME CORP	## Mailing Address 2  4900 N SCOTTSDALE RD STE 2200  4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ A	Zip/Postal  85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251 85251	Zip 2
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04-27-28-5802-0001-0600		C/O TAVI OR MORRISON HOME CORR	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	
		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	
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04-27-28-5802-0001-1350	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251	
04-27-28-5802-0001-1380	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251	
04-27-28-5802-0001-1390	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251	
04-27-28-5802-0001-1400	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251	
04-27-28-5802-0001-1410	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251	
04-27-28-5802-0001-1420		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	
04-27-28-5802-0001-1430		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	
04-27-28-5802-0001-1450	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251	

04-27-28-5802-0001-1670	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-1680	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-1690	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-1700	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-1710	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-1720	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-1730	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
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04-27-28-5802-0001-1740	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-1750	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-1760	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-1770	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-1780	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-1790	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-1800	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-1810	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-1820	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-1830	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-1840	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-1850	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
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04-27-28-5802-0001-1860	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2010	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2020	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2030	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
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04-27-28-5802-0001-2040	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-2050	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2060	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	Α7	85251
		•		SCOTTSDALE		85251
04-27-28-5802-0001-2070	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200			
04-27-28-5802-0001-2080	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2090	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2100	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	Δ7	85251
				SCOTTSDALE		
04-27-28-5802-0001-2110		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200			85251
04-27-28-5802-0001-2120	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2130	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2140	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	Α7	85251
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04-27-28-5802-0001-2150	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-2160	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2170	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2180	IT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	Α7	85251
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04-27-28-5802-0001-2190	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-2200	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2210	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2220	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2230	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-2240	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2250	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2260	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2340	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-2350	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-2360	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2370	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2540		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
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04-27-28-5802-0001-2550		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-2560	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2570	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2580		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-2590		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5802-0001-2600	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-2610	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5802-0001-FD5B	IT WESTVIEW II C	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	Δ7	85251
			4900 N SCOTTSDALE RD STE 2200			
04-27-28-5802-0001-FD5C		C/O TAYLOR MORRISON HOME CORP		SCOTTSDALE		85251
04-27-28-5802-0001-FD5D	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5803-0001-063R	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5803-0001-064R	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5803-0001-227R		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5803-0001-228R	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5803-0001-229R	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5803-0001-230R		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5803-0001-231R		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5803-0001-232R		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5803-0001-233R	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5804-0001-0T20	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5804-0001-0T30		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2340		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2350	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5804-0001-2360	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5804-0001-2370		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2380		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2390	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251
04-27-28-5804-0001-2400		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2410		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
027-20-J004-0001-2410	ET AAFSTAIFAA FFC	GO TATEON WICHNISON HOWE CORP	-2000 IN 2001 I 20MLL RD 31E 2200	JCOTTJDALE	114	03231

04-27-28-5804-0001-2420	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-2430	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2440	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2450	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-2460	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2470	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2480	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2490	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2500	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2510 04-27-28-5804-0001-2520	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE SCOTTSDALE		85251
04-27-28-5804-0001-2530	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200 4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251 85251
04-27-28-5804-0001-2540	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2550	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2560	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		May-33
04-27-28-5804-0001-2570	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-2580	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-2590	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-2600	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-2610	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-2620	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2630	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2640	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2650	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2660 04-27-28-5804-0001-2670	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200 4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE SCOTTSDALE		85251 85251
04-27-28-5804-0001-2680	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2690	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251 85251
04-27-28-5804-0001-2700	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2710	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2720	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2730	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-2740	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-2750	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-2760	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-2770	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2780	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2790	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2800	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2810 04-27-28-5804-0001-2820	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200 4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE SCOTTSDALE		85251 85251
04-27-28-5804-0001-2830	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251 85251
04-27-28-5804-0001-2840	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2850	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2860	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2870	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2880	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-2890	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-2900	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-2910		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2920		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2930		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2940	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2950	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2960	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-2970 04-27-28-5804-0001-2980	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200 4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE SCOTTSDALE		85251 85251
04-27-28-5804-0001-2980	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251 85251
04-27-28-5804-0001-2550	LT WESTVIEW LLC	•	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-3010	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-3020	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-3030	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-3040	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-3050	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-3060	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-3070	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-3080	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-3090	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-3100	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-3110	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-3120	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251 85251
04-27-28-5804-0001-3130 04-27-28-5804-0001-3140	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200 4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE SCOTTSDALE		85251 85251
04-27-28-5804-0001-3140	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251 85251
04-27-28-5804-0001-3150	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251 85251
04-27-28-5804-0001-3170	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-3180	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-3190		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251
04-27-28-5804-0001-3200	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251
04-27-28-5804-0001-3210	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	85251

04-27-28-5804-0001-3220	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	8525	51
04-27-28-5804-0001-3230	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	8525	51
04-27-28-5804-0001-3240	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	8525	51
04-27-28-5804-0001-3250	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	8525	51
04-27-28-5804-0001-3260	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	8525	51
04-27-28-5804-0001-3270	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	8525	51
04-27-28-5804-0001-3280	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	8525	51
04-27-28-5804-0001-3290	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	8525	51
04-27-28-5804-0001-3300		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	ΑZ	8525	
04-27-28-5804-0001-3310		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
04-27-28-5804-0001-3320	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
04-27-28-5804-0001-3330		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
04-27-28-5804-0001-3340		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
04-27-28-5804-0001-3350	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-0990		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-0T10		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-1000	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-1010		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-1020		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-1030		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3050	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3360		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3370	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3380	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3390		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3400	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3410		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3530		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3540		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3550	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3580	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3640		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3670	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3690		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3710		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3710		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-3720		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-5780 09-27-28-5801-0001-FD02		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-FD02		C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525	
09-27-28-5801-0001-FD04	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORP	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		8525 8525	
282716933613000870		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
282716933613000870	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
282716933613000890	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
282716933613000890		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
282716933613000900	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
			4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE			7656
282716933613000940	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION		SCOTTSDALE		85251	7656
282716933613000960 282716933613000970		C/O TAYLOR MORRISON HOME CORPORATION C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200 4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251 85251	7656
282716933613000970		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
282716933613000980			4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
		C/O TAYLOR MORRISON HOME CORPORATION		SCOTTSDALE			7656
282716933613001000		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200			85251	
282716933613001010 282716933614003550		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
282716933614003560		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
282716933614003570		C/O TAYLOR MORRISON HOME CORPORATION C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200 4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE SCOTTSDALE		85251	7656
282716933614003580		C/O TAYLOR MORRISON HOME CORPORATION		SCOTTSDALE		85251	7656
282716933614003590		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656 7656
282716933614003600 282716933614003610		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200 4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
282716933614003620			4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
		C/O TAYLOR MORRISON HOME CORPORATION C/O TAYLOR MORRISON HOME CORPORATION		SCOTTSDALE		85251	
282716933614003930		· ·	4900 N SCOTTSDALE RD STE 2200			85251	7656
282716933614003940		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
282716933614003950		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200 4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
282716933614003970		C/O TAYLOR MORRISON HOME CORPORATION		SCOTTSDALE		85251	7656
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282716933614003990		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
282716933614004000		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
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282716933614004020		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656 7656
282716933614004030		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
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282716933614004050		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE		85251	7656
282716933615003930	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2000	SCOTTSDALE		85251	7656
282716933615003940	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2000	SCOTTSDALE		85251	7656
282716933615003950	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2000	SCOTTSDALE		85251	7656
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282716933615003970	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2000	SCOTTSDALE		85251	7656
282716933615003980	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2000	SCOTTSDALE		85251	7656
282716933615003990	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2000	SCOTTSDALE		85251	7656
282716933615004000	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2000	SCOTTSDALE	AL	85251	7656

282716933615004010	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2000	SCOTTSDALE AZ	85251	7656
282716933615004020	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2000	SCOTTSDALE AZ	85251	7656
282716933615004030	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2000	SCOTTSDALE AZ	85251	7656
282716933615004040	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2000	SCOTTSDALE AZ	85251	7656
282716933615004050	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004060	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004070	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004080	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004090	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004100	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004100	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004110	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004120	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004130	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004150	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004160	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004170		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004170	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
						7656
282716933615004190	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	
282716933615004200	LT WESTVIEW LLC	•	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004290	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004300	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
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282716933615004330	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004340	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004350	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
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282716933615004370	LT WESTVIEW LLC		4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
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282716933615004390	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004400	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004870	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004880	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004890	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
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282716933615004910	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004920	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004930	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004940	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004950	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004960	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004970	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004980	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615004990	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005000	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005010	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005020	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005030	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005040	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005050	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005060	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005070	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005080	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005090	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005100	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005110	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005120	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005130	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005140	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005150	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005160	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005170	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005180	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005190	LT WESTVIEW LLC	C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005200		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005210		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005220		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005250		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005260		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005971		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005981		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615005990		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615006000		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615006010		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615006020		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
282716933615006032		C/O TAYLOR MORRISON HOME CORPORATION	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE AZ	85251	7656
				<del>-</del>	"	

2300 Glades Road, Suite 410W 

Boca Raton, Florida 33431

Phone: (561) 571-0010 

Toll-free: (877) 276-0889 

Fax: (561) 571-0013

#### THIS IS NOT A BILL - DO NOT PAY

July 24, 2025

#### **VIA FIRST CLASS MAIL**

Lennar Homes LLC 5505 Waterford District Dr 5<sup>th</sup> Miami, FL 32126 PARCEL ID: See "Exhibit: B"

RE: Westview South Community Development District

Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, Florida Statutes, the Westview South Community Development District ("District") will be holding two public hearings and a Board of Supervisors' ("Board") meeting for the purposes of: (1) adopting the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"), and (2) levying operations and maintenance assessments ("O&M Assessments") to fund the Proposed Budget for Fiscal Year 2025/2026, on August 13, 2025 at 2:00 pm at Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The District is a special purpose unit of local government established under Chapter 190, Florida Statutes, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in Exhibit A.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

The O&M Assessments are allocated on an Equivalent Residential Unit (ERU) basis, as indicated below. The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, and no hearing will be held in future years unless the O&M Assessments increase beyond the amounts set forth below.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Land Use	ERU Factor	Total # of Units /	Annual O&M
		Acres	Assessment(1)
Townhome – 16'	0.40	258	\$211.21
Townhome – 20'	0.50	136	\$264.01
Townhome – 22'	0.55	202	\$290.42
Villa – 32'	0.80	112	\$431.61
SF 40'	1.00	112	\$539.51
SF 45'	1.13	753	\$609.64
SF 50'	1.25	612	\$674.38
SF 52'	1.30	205	\$701.36
SF 62'	1.55	101	\$836.24

<sup>(1)</sup> Annual O&M Assessment may also include County collection costs and early payment discounts.

2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Phone: (561) 571-0010 Toll-free: (877) 276-0889 Fax: (561) 571-0013

#### THIS IS NOT A BILL - DO NOT PAY

July 24, 2025

#### VIA FIRST CLASS MAIL

**Lennar Homes LLC** 6675 Westwood Blvd Ste 500 Orlando, FL 32821-8061 PARCEL ID: See "Exhibit: B"

RE: Westview South Community Development District

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SF 62'	1.55	101	\$836.24

<sup>(1)</sup> Annual O&M Assessment may also include County collection costs and early payment discounts.

#### Exhibit: B

ParcelID	Ourset1	Mailing Address 1	City	CT/Droy	7in/Dostal	7in 2
04-27-28-5802-0001-0800	Owner1 LENNAR HOMES LLC	Mailing Address 1 6675 WESTWOOD BLVD STE 500	City ORLANDO	-	Zip/Postal 32821	Zip 2
04-27-28-5802-0001-0800		6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-0810	LENNAR HOMES LLC LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-0820	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-0830	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-0840	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-0830	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-0940	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-0950	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-1330	LENNAR HOMES LLC	5505 WATERFORD DISTRICT DR 5TH FL		FL	32126	
04-27-28-5802-0001-1560	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-1570	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-1580	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-1590	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-1600	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-1610	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-1620	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-1630	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-1640	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-1650	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
04-27-28-5802-0001-1660	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-1870	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-1880	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5803-0001-092R	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-0580	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-0600	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-0610	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-0750	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-0760	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-0790	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-0800	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-1100	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-2630	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-2640	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-2650	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-2660	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-2880	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-2890	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-2900	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
09-27-28-5801-0001-2940	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
09-27-28-5801-0001-2950	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
09-27-28-5801-0001-2970	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
09-27-28-5801-0001-3010	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
09-27-28-5801-0001-3020	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
09-27-28-5801-0001-3280	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
09-27-28-5801-0001-3290	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
09-27-28-5801-0001-3790	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
09-27-28-5801-0001-3820	LENNAR HOMES LLC	5505 WATERFORD DISTRICT DR 5TH FL		FL	32126	
09-27-28-5801-0001-3830	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
09-27-28-5801-0001-3840	LENNAR HOMES LLC	5505 WATERFORD DISTRICT DR 5TH FL		FL	32126	
09-27-28-5801-0001-3850	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO		32821	
282716933615005430	LENNAR HOMES LLC LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR 6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO ORLANDO		32821 32821	
282716933615005440 282716933615005450	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO		32821	
282716933615005460	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO		32821	
282716933615005470	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO		32821	
282716933615005490	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO		32821	
282716933615005500	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO		32821	
282716933615005600	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO			8061
282716933615005630	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO			8061
282716933615005650	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO			8061
282716933615005660	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO			8061
282716933615005690	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO		32821	
282716933615005700	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO		32821	
282716933615005710	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO		32821	
282716933615005730	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO		32821	
282716933615005740	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO		32821	
282716933615005750	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO			8061
282716933615005760	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO			8061
282716933615005770	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO			8061
282716933615005780	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO			8061
282716933615005790	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO			8061
282716933615005800	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO			8061
282716933615005810	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO			8061
282716933615005820	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	8061

#### 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

#### THIS IS NOT A BILL - DO NOT PAY

July 24, 2025

VIA I INST CEASS WIATE	
XXX	
XXX	
XXX	
XXX [PARCEL ID]	
PRODUCT TYPE:	

RE: Westview South Community Development District Fiscal Year 2025/2026 Budget and O&M Assessments

Dear Property Owner:

VIA FIRST CLASS MAII

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The O&M Assessments are allocated on an Equivalent Residential Unit (ERU) basis, as indicated below. The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, and no hearing will be held in future years unless the O&M Assessments increase beyond the amounts set forth below.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Land Use	ERU Factor	Total # of Units /	Annual O&M
		Acres	Assessment(1)
Townhome – 16'	0.40	258	\$211.21
Townhome – 20'	0.50	136	\$264.01
Townhome – 22'	0.55	202	\$290.42
Villa – 32'	0.80	112	\$431.61
SF 40'	1.00	112	\$539.51
SF 45'	1.13	753	\$609.64
SF 50'	1.25	612	\$674.38
SF 52'	1.30	205	\$701.36
SF 62'	1.55	101	\$836.24

<sup>(1)</sup> Annual O&M Assessment may also include County collection costs and early payment discounts.

ParcelID	Owner1	Owner2	Mailing Address 1	City	ST/Prov Zi	ip/Postal Zip 2
09-27-28-5801-0001-0880	A & N INVESTMENTS USA LLC	NULL	8615 Commodity Cir	Orlando	FL	32819
09-27-28-5801-0001-1200	A & N INVESTMENTS USA LLC	NULL POPERTS STERVIANUS ANN	8615 Commodity Cir	Orlando	FL	32819
09-27-28-5801-0001-2560 09-27-28-5801-0001-3090	ALDER CHRISTOPHER ALLEN ALEGRIA HERNAN CARLOS	ROBERTS STEPHANIE ANN POLAR ELIANA	5648 LE MARIN WAY 10836 NORTHWEST 79TH ST	KISSIMMEE DORAL	FL FL	34758 33178
09-27-28-5801-0001-0330	APONTE ROLANDO JAVIER CLAUDIO	PEREZ ROSADO NATHALIE MARIE	5818 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-3060	ASCANIO VIVAS SARAHY	GONZALEZ SALGADO LUNA KATHERINE	5679 GINGHAM DR	KISSIMMEE	FL	34758
09-27-28-5801-0001-1590 09-27-28-5801-0001-1860	ATKINS ADRIA	NULL	4745 GUINEP LN	KISSIMMEE	FL FL	34758 33158
09-27-28-5801-0001-1880	AUXILIADORA LLC AUXILIADORA LLC	NULL NULL	13621 DEERING BAY DR APT 101 13621 DEERING BAY DR APT 101	CORAL GABLES CORAL GABLES	FL	33158
09-27-28-5801-0001-1550	AYALA JONATHAN ROLON	NULL	4744 GUINEP LN	KISSIMMEE	FL	34758
09-27-28-5801-0001-0220	BEJARANO GONZALEZ YARED ALBERTO	NIEVES CRUZ VALERIE JOHANN	5774 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2100 09-27-28-5801-0001-0430	BELNAVIS WALTERS LIANDRA TAMARA BERNET BRYAN JAMES	PRINGLE ELE-A-ZOR ELEAKIM BERNET KARLA VANESSA	5629 NISPERO WAY 5866 LA MARIN WAY	KISSIMMEE KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-0450	BOKHARI DANISH ALI	NULL NAMES VAINESSA	5636 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1110	BRACHO DE PAZ NEYLA DEL CARMEN	NULL	5857 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2400	BRAZICUA TRUST	ARMADA RAFAEL CO-TR	5679 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-3470 09-27-28-5801-0001-1780	BRITO LICONTE UDES EDUARDO CAMACHO PEREZ KORALYS	NULL VELEZ GALARZA ANTHONY	5634 FICUS AUREA ST 5689 LE MARIN WAY	KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-0780	CANDELARIO RIUTORT KARINA ALEXANDRA	OLIVEIRA DANIEL COUTO	4676 YELLOW ELDER WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2610	CANQUIZ OCANDO JESUS ALBERTO	BRAVO MONTERO JENNIFER LUZMERY	5678 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0250	CARDONA JOSE MANUEL	NEVERS CHRISTIANA GRACE	5786 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0280 09-27-28-5801-0001-0900	CARNEIRO DE OLIVEIRA EDMILSON CARZ INVESTMENTS LLC	NULL NULL	5798 LE MARIN WAY 333 SE 2ND AVE STE 200	KISSIMMEE Miami	FL FL	34758 33131
09-27-28-5801-0001-0300	CASA SANAISLANT LLC	NULL	5794 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1960	CASTANEDA FRANCISCO DADLLANY	NULL	5780 GINGHAM DR	KISSIMMEE	FL	34758
09-27-28-5801-0001-2420	CASTRO YANIRE	MCLEOD KENNETH M	5667 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2460 09-27-28-5801-0001-1530	CASUHOME INVESTMENT LLC CCJ GROUP LLC	NULL NULL	5350 NW 84TH AVE APT 618 2333 BRICKELL AVE STE D1	DORAL Miami	FL FL	33166 33129
09-27-28-5801-0001-1330	CHAMPI INVESTMENTS LLC	NULL	13903 Arclid St	Orlando	FL	32832
09-27-28-5801-0001-1830	CHISCUL JONATHAN O	NULL	5823 GINGHAM DR	KISSIMMEE	FL	34758
09-27-28-5801-0001-0180	CIC FL ENTERPRISES LLC	NULL	5758 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1120 09-27-28-5801-0001-0010	CIPIMAJU 2025 CORP CJ REALTY I LLC	NULL NULL	5851 LE MARIN WAY 5684 LE MARIN WAY	KISSIMMEE KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-1710	COBELO DANIEL	COBELO ANASTASIIA	5731 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2570	CONTRERAS AVILA BRUNO SISOES	NULL	5654 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1820	CONTRERAS TORO THALIA ALEJANDRA	MARQUINA VARELA LUIS ALEJANDRO	5829 GINGHAM DR	KISSIMMEE	FL	34758
09-27-28-5801-0001-0040 09-27-28-5801-0001-0090	CORBIN NEIL BRANDON CORDERO CORDOVA RICARDO ANDRES	SALINAS CAROLINA NULL	5696 LE MARIN WAY 5720 LE MARIN WAY	KISSIMMEE KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-0530	CRUZ MOLINA JOSDALI WALESKA	NULL	4826 YELLOW ELDER WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2430	DAVIS TIMOTHY JAMES	DAVIS JULIA ANNE	5655 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2520 09-27-28-5801-0001-2850	DCJ 2024 COMPANY LLC DEL RIO DICKSON	NULL DEL RIO JASPER ANNE	2406 SKYLINE LOOP 5666 GINGHAM DR	KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-2850	DELGADO HERNANDEZ IVEMAR	NULL	5673 LE MARIN WAY	KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-1170	DEXBO INVESTMENT LLC	NULL	2665 Executive Park Dr	Weston	FL	33331
09-27-28-5801-0001-0370	DIEUDONNE OSSE	NULL	5838 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1510	DOMINICCI JONATHAN	WARD WALTER BRYAN PAUL	4768 GUINEP LN	KISSIMMEE	FL	34758
09-27-28-5801-0001-0520 09-27-28-5801-0001-2030	DOORS HOLDINGS 2024 LLC DOS SANTOS REIS LUIZ MATHEUS CALDAS	NULL NULL	15771 Red Hill Ave 5671 NISPERO WAY	Tustin KISSIMMEE	CA FL	92780 34758
09-27-28-5801-0001-1570	DOS SANTOS VALMIRIO V	DOS SANTOS HECTOR J	105 Bradstreet Ave	Revere	MA	2151
09-27-28-5801-0001-1840	ELISEO JAVIER JR	NULL	5793 GINGHAM DR	KISSIMMEE	FL	34758
09-27-28-5801-0001-0110	ESCALANTE ALVAREZ WILDER ALBE	NULL DEALURAGE HUNETU ANDREA	5732 LE MARIN WAY	KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-0100 09-27-28-5801-0001-0060	ESPINOSA ROBAYO ALEJANDRO ESPINOZA DARQUITAIN DIEGO REYNALDO	BENJUMEA JULIETH ANDREA RONDON MONASTERIOS ANLY DEL CARMEN	5724 LE MARIN WAY 5708 LE MARIN WAY	KISSIMMEE KISSIMMEE	FL	34758
09-27-28-5801-0001-2600	ESPINOZA TOVAR OLVIN RAFAEL	GUEVARA TORREALBA MILEXY ZUJAY	5672 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0420	FA PARTICIPACOES LLC	NULL	5862 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0510 09-27-28-5801-0001-0160	FARIAS ADMINISTRATION HOMES LLC FELDES KLAUS RICARDO	NULL FODI FELDES CATIA CRISTINA	4838 YELLOW ELDER WAY 5750 LE MARIN WAY	KISSIMMEE KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-0160	FELIX ALEXANDRE GADELHA	NULL	5642 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1690	FERMIN-COLON PERLA	NULL	5743 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0540	FPC PROPERTY INVESTMENT LLC	NULL	4820 YELLOW ELDER WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1980 09-27-28-5801-0001-0410	GALLO SOLANO JESUS DAVID GALVIS BROTHERS LLC	NULL NULL	5792 GINGHAM DR 5858 LE MARIN WAY	KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-0410	GARCIA VELASQUEZ JOSE ALEJANDRO	URBAEZ GARCIA RAINEL JOSE	5649 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0390	GEEVARGHESE JEROME	NULL	5846 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0920	GILBEAUX FABIO GUSTAVO	NULL	1463 Woodmont Blvd	Kissimmee	FL	34746
09-27-28-5801-0001-2480 09-27-28-5801-0001-3220	GILGA INVESTMENTS LLC GOMEZ-INOA DEYVI	NULL NULL	496 PONDEROSA DR 4693 CORAL HARBOUR RD	SAINT CLOUD KISSIMMEE	FL FL	34769 34758
09-27-28-5801-0001-0470	GONZALEZ JEAN CARLOS	GONZALEZ YODALIS YDELUS	5886 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1190	GONZALEZ VAZQUEZ CARLOS F	MARRERO ROSADO LYNETTE	5809 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1410	GOTOO DYNASTY LLC	NULL	323 S 21ST AVE STE C	HOLLYWOOD	FL	33020
09-27-28-5801-0001-1480 09-27-28-5801-0001-0070	GRIJALBA TIUSO MAGNER STEVEN HERNANDEZ ANGELICA MARIE	GRIJALBA BARRERA SAMUEL KLEMM KRISTOPHER JOHN JR	4786 GUINEP LN 5712 LE MARIN WAY	KISSIMMEE KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-1050	HERNANDEZ CABRERA ANGGIE MILENA	NULL	4797 YELLOW ELDER WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0290	HERNANDEZ DE LA ROSA HERIBERTO JOSE	BADILLO MONICA CRESPO	5802 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1440	HERRERA BRUNO D	NULL	4795 CLOISTER ST	KISSIMMEE	FL	34758
09-27-28-5801-0001-1800 09-27-28-5801-0001-2670	HERRERA CARIDAD MIGUEL ALFONSO HIDALGO PRISCILLA	NULL NULL	5841 GINGHAM DR 4722 Coral Harbour Rd	KISSIMMEE Kissimmee	FL FL	34758 34758
09-27-28-5801-0001-0830	HOLLOWAY WESLEY G	CRESPO CLARIBEL SANTIAGO	4646 YELLOW ELDER WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1850	JAMAICA TALERO ANDRES FELIPE	ZAMORA MARTINEZ MARIBEL LICETHE	5787 GINGHAM DR	KISSIMMEE	FL	34758
09-27-28-5801-0001-2840 09-27-28-5801-0001-0170	JARABA ACOSTA DANIELA ELVIRA IOHN & MARIA INVERSIONES I I C	NULL NULL	5672 GINGHAM DR CARRERA 87 B#6B-10	KISSIMMEE BOGOTA	FL	34758 11 COLOMBIA
09-27-28-5801-0001-0170	JORDAN JASMINE	JORDAN JOHNNIE JR	4738 GUINEP LN	KISSIMMEE	FL	34758
09-27-28-5801-0001-2090	KARABU INVESTMENTS LLC	NULL	10407 INDIES CT	ORLANDO	FL	32821
09-27-28-5801-0001-1430	KENNEDY MARY	NULL	4789 CLOISTER ST	KISSIMMEE	FL	34758
09-27-28-5801-0001-0300 09-27-28-5801-0001-0130	KEYSER LUNIDE D  IF MARIN PROPERTY LLC	NULL NULL	5806 LE MARIN WAY 695 TORTUGAS ST	KISSIMMEE HAINES CITY	FL FL	34758 33758
09-27-28-5801-0001-2040	LETIVO INVESTMENTS LLC	NULL	4873 Worchester Dr	Kissimmee	FL	34746
09-27-28-5801-0001-0860	LIDARA LLC	NULL	297 Bogey Dr	Davenport	FL	33896
09-27-28-5801-0001-2060 09-27-28-5801-0001-0480	LINARES SORTO JULIO ALBERTO	NULL	CONDOMINIO RESIDENCIAL TERRAZAS DEL SOL BLVD	LA PAZ		EL SALVADOR
09-27-28-5801-0001-0480	LINARES YARITZY LIND SALGADO JOSE FRANCISCO	NULL OYOLA ZAIDA	5890 LE MARIN WAY 5690 GINGHAM DR	KISSIMMEE KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-2000	LIU ANGELA S	YU FEI	6730 Ramblewood Ct	Corona	CA	92880
09-27-28-5801-0001-0190	LOPEZ CAICEDO JESSICA LISSETH	BARZOLA BRIONES ISIDRO HUMBERTO	5762 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1420	LOPEZ CRISTIAN	NULL	4783 CLOISTER ST	KISSIMMEE	FL	34758
09-27-28-5801-0001-0460 09-27-28-5801-0001-1730	LORDA INVESTMENTS LLC LUCAS CEDENO LINDA LEYDA	NULL GODOY YORMAN	5882 LE MARIN WAY 5719 LE MARIN WAY	KISSIMMEE KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-2180	MAHALO ENTERPRISE LLC	NULL	boulevard bosque real 3030A Depto 1101A	Huixquilican		52774 Mexico
09-27-28-5801-0001-0020	MARLOWE SHANYCE JUNITRA	MARLOWE RECARDER LEO-ANGUS	5688 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-3230	MARTINEZ JOHN	NULL MELCAR DINA MARITZA	22 SILVER SWAN CT	KISSIMMEE	FL	34743
09-27-28-5801-0001-0910 09-27-28-5801-0001-0150	MARTINEZ KATHERINE ZUJEY MARTINEZ MARIO D	MELGAR DINA MARITZA MARTINEZ ILSIA P	4671 YELLOW ELDER WAY 5746 LE MARIN WAY	KISSIMMEE KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-0130	MAYORGA OTTO JAVIER	SOMARRIBA DTOURNIELL GABRIELA LUCIA	5677 NISPERO WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0350	METRY YOUSSEF MONIR	HABIB BOTROS MARY SAMIR	5826 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1080	MEZA LUU WESTVIEW LLC	NULL TAVERAS EALARDO ILIANI A	18541 SW 52nd St 5708 GINGHAM DR	Miramar	FL	33029 34758
09-27-28-5801-0001-2780 09-27-28-5801-0001-2510	MINAYA CINTHIA PAMELA MJM SCHIAVINATTO LLC	TAVERAS FAJARDO JUAN A NULL	11764 W SAMPLE RD STE 102	KISSIMMEE Coral Springs	FL FL	33065
09-27-28-5801-0001-0400	MOISE SITO	MOISE ROSEANDRE	5850 LE MARIN WAU	KISSIMMEE	FL	34758
09-27-28-5801-0001-2280	MOLINA ANN JACQUELINE	NULL	5633 LOGGIA LN	KISSIMMEE	FL	34758
09-27-28-5801-0001-1060 09-27-28-5801-0001-0050	MONTOYA YAZMINA DEL CARMEN MORALES HERNANDEZ ADRIANA CECILIA	NULL COELLO CARRILLO NESTOR JOSE	5887 LE MARIN WAY 5700 LE MARIN WAY	KISSIMMEE	FL FL	34758 34758
		NESTONOSE				

09-27-28-5801-0001-1090						
	MORALES LESLIE ANILU	MEDINA RICHAR DOMINGO	5869 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-3240	MORAN BRICENO GENESIS GRENABETH	NULL CARENA HAN	4684 ACKEE RD 2650 Avian Loop	KISSIMMEE	FL	34758
09-27-28-5801-0001-1160 09-27-28-5801-0001-1620	MORILLO ANGELA SUERO MP BAZZO INVESTMENTS LLC	CADENA JUAN NULL	4763 GUINEP LN	Kissimmee KISSIMMEE	FL FL	34741 34758
09-27-28-5801-0001-0210	MURCIA PORRAS KISSIMMEE LLC	NULL	9125 Lee Vista Blvd Apt 708	Orlando	FL	32829
09-27-28-5801-0001-1580	NAGAZINA LAWRENCE	KURTZ JENNA	4739 GUINEP LN	KISSIMMEE	FL	34758
09-27-28-5801-0001-1400 09-27-28-5801-0001-0850	NAZARIO AROCHO HECTOR EDRAIN NGUYEN BINH K	NULL NGUYEN HONG LY THI	4771 CLOISTER ST 4634 YELLOW ELDER WAY	KISSIMMEE KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-0830	NGUYEN TAN NHU	NULL	5660 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0140	NIETO ADRIEL ANDRES	NULL	5744 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1890	OBRA HOMES LLC	NULL	13903 ARCLID ST	ORLANDO	FL	32832
09-27-28-5801-0001-1990 09-27-28-5801-0001-0200	OBRA HOMES LLC OCHOA GHAZI GEORGETT M	NULL NULL	5695 NISPERO WAY 5766 LE MARIN WAY	KISSIMMEE KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-0450	OJEDA MALVIN CABRERA	RIOS VARGAS WENDY ZULEYKA	5874 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2270	OJEDA ROMERO FEDERICO GUILLERMO	OJEDA KARLA ELIZABETH	5639 LOGGIA LN	KISSIMMEE	FL	34758
09-27-28-5801-0001-2080 09-27-28-5801-0001-0240	OPEN DATACENTER LLC ORANTES PEDRO ANGEL	NULL NULL	3175 Feltrim PI 5782 LE MARIN WAY	Kissimmee	FL FL	34747 34758
09-27-28-5801-0001-0240	ORDOSGOITTI COLLAZOS LUIS E	FERNANDEZ QUINONES MARIA JOSE	5676 NISPERO WAY	KISSIMMEE KISSIMMEE	FL	34758
09-27-28-5801-0001-1720	ORTIZ BRENDA VALENTINA	ORTIZ DANIEL ARTURO	5725 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0080	ORTIZ ORTIZ ODALIS ALTAGRACIA	JIMENEZ LUCAS REYNOSO	5716 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0340 09-27-28-5801-0001-1750	OVIEDO PERDOMO FANY PAES BROTHERS VENTURES HOLDING LLC	MOLANO RODRIGUEZ PROSPERO ALEJANDRO NULL	5822 LE MARIN WAY Di Berrardo 1900 casa 179	KISSIMMEE Sao Paulo	FL	34758 13212-448 Brazil
09-27-28-5801-0001-1730	PAHIM FILHO JOCELY	ANGELI PAHIM ROSANA CATHERINE	5623 NISPERO WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2500	PALMER-LOFTERS MAE NADIA	LOFTERS KEVIN AL	5612 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2360	PCA & KL GROUP LLC	NULL	9402 KOMIKA LN	WINTER GARDEN	FL	34787
09-27-28-5801-0001-2350 09-27-28-5801-0001-1210	PEPI INVESTMENTS LLC PEREIRA MARIA PAULA	NULL NULL	12905 SW 42ND ST STE 210 4794 CLOISTER ST	MIAMI KISSIMMEE	FL FL	33175 34758
09-27-28-5801-0001-1600	PERES SERRAO GREGORY	NULL	4751 GUINEP LN	KISSIMMEE	FL	34758
09-27-28-5801-0001-3270	PHAM THANH BINH	TRUONG THI PHUONG	4666 ACKEE RD	KISSIMMEE	FL	34758
09-27-28-5801-0001-0380 09-27-28-5801-0001-2140	PIERRE EUNICE LUBIN PINANGO MARCOS DANIEL	PIERRE STACY NULL	5842 LE MARIN WAY	KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-2140	PROYCON LLC	NULL	5646 NISPERO WAY 5750 GINGHAM DR	KISSIMMEE KISSIMMEE	FL	34758
09-27-28-5801-0001-1240	QI MAN LI	NULL	336 STONE RD	AURORA	ON	L4G 6Y6 CANADA
09-27-28-5801-0001-1140	QUILES TORRES KENNETH JOMAR	MELENDEZ ALVIRA MIGMARIE	5839 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0260 09-27-28-5801-0001-1940	RAMAWAD RAMLAGAN REBORN USA LLC	ISRIE SARAH NULL	5790 LE MARIN WAY 293 ROYAL LAKE DR	KISSIMMEE POINTE VEDRA	FL FL	34758 32081
09-27-28-5801-0001-2530	RIVERA FIGUEROA EDWIN OMAR	NULL	5630 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1920	RIVERA GONZALEZ STEVEN	NULL	5756 GINGHAM DR	KISSIMMEE	FL	34758
09-27-28-5801-0001-1970	ROCHA E CUNHA LLC	NULL	11764 W SAMPLE RD STE 102 4640 YELLOW FLDER WAY	CORAL SPRINGS	FL	33065
09-27-28-5801-0001-0840 09-27-28-5801-0001-1500	RODRIGUEZ MAYORGA DANNYEL ALEXANDER RODRIGUEZ NICOLE	NULL AYALA MARRERO ADRIAN ALEXANDER	4774 GUINEP LN	KISSIMMEE KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-1540	ROJAS MARIN HECTOR RAFAEL	RAMIREZ BARRETO ESTHER	4750 GUINEP LN	KISSIMMEE	FL	34758
09-27-28-5801-0001-3420	SAINI PRADEEP	SAINI GOPI	5665 FICUS AUREA ST	KISSIMMEE	FL	34758
09-27-28-5801-0001-3740 09-27-28-5801-0001-3750	SANCHEZ CASTRO ALVARO ENRIQUE	NULL	13180 SERENE VALLEY DR	CLERMONT	FL	34711
09-27-28-5801-0001-3760	SANCHEZ CASTRO ALVARO ENRIQUE SANCHEZ CASTRO ALVARO ENRIQUE	NULL NULL	13180 SERENE VALLEY DR 13180 SERENE VALLEY DR	CLERMONT CLERMONT	FL FL	34711 34711
09-27-28-5801-0001-3460	SANCHEZ GONZALEZ ADRIANA PAOLA	NULL	5641 FICUS AUREA ST	KISSIMMEE	FL	34758
09-27-28-5801-0001-1070	SANTIAGO ORTIZ JOSE E	NULL	5881 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2470 09-27-28-5801-0001-1700	SARRIA MARIA CAMILA SARRIA VANEGAS CARLOS H	NULL VANEGAS DANELIA	5631 LE MARIN WAY 5737 LE MARIN WAY	KISSIMMEE KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-1700	SAYAGO SANCHEZ FRANK G	ANGOLA MARIN ANDREINA DE LA CONSOLA	5870 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2590	SCOTLAND CASIMIR FREDIELIA M	CASIMIR HAYES E	PO BOX 8	East Orange	NJ	7018
09-27-28-5801-0001-3440	SEWELL MARK ANTHONY JR	NULL	5653 FICUS AUREA ST	KISSIMMEE	FL	34758
09-27-28-5801-0001-0590 09-27-28-5801-0001-0770	SFR JV 3 PROPERTY LLC SFR JV 3 PROPERTY LLC	NULL NULL	15771 Red Hill Ave 15771 Red Hill Ave	Tustin Tustin	CA CA	92780 92780
09-27-28-5801-0001-1640	SIERRA COLON GIOVANNI	SANTIAGO RIDRIGUEZ DEVIMAR	4775 GUINEP LN	KISSIMMEE	FL	34758
09-27-28-5801-0001-1950	SILVA AECIO MOURA	MOURA MARILENE DE FONSECA	3650 W St Albans Pl	Tucson	ΑZ	85742
09-27-28-5801-0001-2310 09-27-28-5801-0001-2320	SLATE NON NC NON WA PROPERTY OWNER LLC	NULL NULL	6675 WESTWOOD BLVD 5TH FL 6675 WESTWOOD BLVD 5TH FL	Orlando	FL FL	32821 32821
09-27-28-5801-0001-2450	SLATE NON NC NON WA PROPERTY OWNER LLC SOARES EDSON LUIZ	NULL		Orlando SAO PAULO		18135-180 BRAZIL
09-27-28-5801-0001-2450 09-27-28-5801-0001-1150	SOARES EDSON LUIZ SOTOMAYOR MARTINEZ HUMBERTO LUIS	NULL NULL	RUA DR DURVAL VILLACA 530 5833 LE MARIN WAY	SAO PAULO KISSIMMEE	FL	18135-180 BRAZIL 34758
09-27-28-5801-0001-2450 09-27-28-5801-0001-1150 09-27-28-5801-0001-1880	SOARES EDSON LUIZ SOTOMAYOR MARTINEZ HUMBERTO LUIS SOUZA JESNER JESUS	NULL NULL DE OLIVEIRA FABIANA ISABEL	RUA DR DURVAL VILLACA 530 5833 LE MARIN WAY 5769 GINGHAM DR	SAO PAULO KISSIMMEE KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-2450 09-27-28-5801-0001-1150 09-27-28-5801-0001-1880 09-27-28-5801-0001-0560	SOARES EDSON LUIZ SOTOMAYOR MARTINEZ HUMBERTO LUIS SOUZA JESNER JESUS SRIPLUNG KAI-ONE	NULL NULL DE OLIVEIRA FABIANA ISABEL SRIPLUNG CHAVEEWAN THOMAS	RUA DR DURVAL VILLACA 530 5833 LE MARIN WAY 5769 GINGHAM DR 741 Windlass Ct	SAO PAULO KISSIMMEE KISSIMMEE Kissimmee	FL FL FL	34758 34758 34746
09-27-28-5801-0001-2450 09-27-28-5801-0001-1150 09-27-28-5801-0001-1880	SOARES EDSON LUIZ SOTOMAYOR MARTINEZ HUMBERTO LUIS SOUZA JESNER JESUS	NULL NULL DE OLIVEIRA FABIANA ISABEL	RUA DR DURVAL VILLACA 530 5833 LE MARIN WAY 5769 GINGHAM DR	SAO PAULO KISSIMMEE KISSIMMEE	FL FL	34758 34758
09-27-28-5801-0001-2450 09-27-28-5801-0001-1150 09-27-28-5801-0001-1880 09-27-28-5801-0001-2800 09-27-28-5801-0001-2800 09-27-28-5801-0001-220 09-27-28-5801-0001-0550	SOARES EDSON LUIZ SOTOMAYOR MARTINEZ HUMBERTO LUIS SOUZA LESMER L'ESUS SRIPLUNG KAI-ONE ST VAL MONA ST VINCENT CABINS LLC STELUSA LLC	NULL NULL DE OLIVEIRA FABIANA ISABEL SRIPLUNG CHAVEEWAN THOMAS NULL NULL NULL	RUA DR DURVAL VILLACA 530 S833 LE MARIN WAY 5769 GINGHAM DR 741 Windlass Ct 5696 GINGHAM DR 2875 S ORANGE AVE STE 500 7450 DR PHILLIPS BLVD STE 303	SAO PAULO KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE ORLANDO Orlando	FL FL FL FL FL	34758 34758 34746 34758 32806 32819
09-27-28-5801-0001-2450 09-27-28-5801-0001-1150 09-27-28-5801-0001-1880 09-27-28-5801-0001-0560 09-27-28-5801-0001-2800 09-27-28-5801-0001-1220 09-27-28-5801-0001-0550 09-27-28-5801-0001-0550	SOARES EDSON LUIZ SOTOMAYOR MARTINEZ HUMBERTO LUIS SOUZA LESNER LESUS SRIPLUNG KAI-ONE ST VAL MONA ST VINCENT CABINS LLC STELUSA LLC STEWART DANE OLIVER	NULL NULL DE OLIVEIRA FABIANA ISABEL SRIPLUNG CHAVEEWAN THOMAS NULL NULL NULL CASTRO REYES VIRGINIA YESENIA	RIA DR DURVAL WILACA 530 5833 LE MARIN WAY 5769 GINGHAM DR 741 Windlass Ct 5696 GINGHAM DR 2875 S ORANGE AVE STE 500 7450 DR PHILLIPS BLVD STE 303 5627 LOGGIGIA IN	SAO PAULO KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE ORLANDO Orlando KISSIMMEE	FL FL FL FL FL FL	34758 34758 34746 34758 32806 32819 34758
09-27-28-5801-0001-2450 09-27-28-5801-0001-1150 09-27-28-5801-0001-1880 09-27-28-5801-0001-2800 09-27-28-5801-0001-2800 09-27-28-5801-0001-220 09-27-28-5801-0001-0550	SOARES EDSON LUIZ SOTOMAYOR MARTINEZ HUMBERTO LUIS SOUZA LESMER L'ESUS SRIPLUNG KAI-ONE ST VAL MONA ST VINCENT CABINS LLC STELUSA LLC	NULL NULL DE OLIVEIRA FABIANA ISABEL SRIPLUNG CHAVEEWAN THOMAS NULL NULL NULL CASTRO REYES VIRGINIA YESENIA THORMAN KIMBERLY ANNE	RUA DR DURVAL VILLACA 530 S833 LE MARIN WAY 5769 GINGHAM DR 741 Windlass Ct 5696 GINGHAM DR 2875 S ORANGE AVE STE 500 7450 DR PHILLIPS BLVD STE 303 5627 LOGGIA LN 4780 GUINFE LN	SAO PAULO KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE ORLANDO Orlando	FL FL FL FL FL FL	34758 34758 34746 34758 32806 32819 34758 34758
09-27-28-5801-0001-2450 09-27-28-5801-0001-1150 09-27-28-5801-0001-1880 09-27-28-5801-0001-0560 09-27-28-5801-0001-2800 09-27-28-5801-0001-1220 09-27-28-5801-0001-1220 09-27-28-5801-0001-1290 09-27-28-5801-0001-1490 09-27-28-5801-0001-1610 09-27-28-5801-0001-1610	SOARES EDSON LUIZ SOTOMAYOR MARTINEZ HUMBERTO LUIS SOUZA JESNER JESUS SRIPLUNG KAJ-ONE ST VAL MONA ST VINCENT CABINS LLC STELUSA LLC STELUSA LLC STEWART DANE OLIVER THORMAN DOUGLAS DEAN JR TILME WADSEN	NULL NULL DE OLIVEIRA FABIANA ISABEL SRIPLUNG CHAVEEWAN THOMAS NULL NULL NULL CASTRO REYES VIRGINIA YESENIA THORMAN KIMBERLY ANNE NULL NULL	RIA DR DURVAL WILLACA 530 5833 LE MARIN WAY 5769 GINGHAM DR 741 Windlass Ct 5696 GINGHAM DR 2875 S ORANGE AVE STE 500 7450 DR PHILLIPS BLVD STE 303 5627 LOGGIA IN 4780 GUINEP LN 4757 GUINEP LN 5815 LE MARIN WAY	SAO PAULO KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE ORLANDO Orlando KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE	FL FL FL FL FL FL FL	34758 34746 34746 34758 32806 32819 34758 34758 34758 34758
09-27-28-5801-0001-2450 09-27-28-5801-0001-1150 09-27-28-5801-0001-1880 09-27-28-5801-0001-0560 09-27-28-5801-0001-2800 09-27-28-5801-0001-1220 09-27-28-5801-0001-0550 09-27-28-5801-0001-1290 09-27-28-5801-0001-1490 09-27-28-5801-0001-1610 09-27-28-5801-0001-1180 09-27-28-5801-0001-1180	SOARES EDSON LUIZ SOTOMAYOR MARTINEZ HUMBERTO LUIS SOUZA JESMER JESUS SRIPLUNG KAI-ONE ST VAL MONA ST VINCENT CABINS LLC STELUSA LLC STELUSA LLC STELUSA LLC THORMAN DOUGLAS DEAN JR TILME WADSEN TOMALA HERNANDEZ JONATHAN EDUARDO TOPSITE ENGINEERING LLC	NULL NULL DE OLIVEIRA FABIANA ISABEL SRIPLUNG CHAVEEWAN THOMAS NULL NULL NULL CASTRO REYES VIRGINIA YESENIA THORMAN KIMBERLY ANNE NULL NULL NULL NULL NULL NULL NULL N	RUA DR DURVAL VILLACA 530 S833 LE MARIN WAY 5769 GINGHAM DR 741 Windlass Ct 5696 GINGHAM DR 2875 S ORANGE AVE STE 500 7450 DR PHILLIPS BLVD STE 303 5627 LOGGIA LN 4780 GUINEP LN 4757 GUINEP LN 4757 GUINEP LN 5815 LE MARIN WAY 501 E OLAS BLVD STE 300	SAO PAULO KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEO ORLANDO Orlando KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE FORT LAUDERDALE	FL FL FL FL FL FL FL FL FL	34758 34746 34738 22806 32819 34758 34758 34758 34758 33301
09-27-28-5801-0001-2450 09-27-28-5801-0001-1150 09-27-28-5801-0001-1880 09-27-28-5801-0001-0560 09-27-28-5801-0001-2800 09-27-28-5801-0001-1220 09-27-28-5801-0001-1220 09-27-28-5801-0001-1490 09-27-28-5801-0001-1610 09-27-28-5801-0001-1180 09-27-28-5801-0001-1180 09-27-28-5801-0001-1170 09-27-28-5801-0001-1707	SOARES EDSON LUIZ SOTOMAYOR MARTINEZ HUMBERTO LUIS SOUZA LESNER L'ESUS SRIPLUING KAI-ONE ST VAL MONA ST VINCENT CABINS LLC STELUSA LLC STEWART DANE OLIVER THORMAN DOUGLAS DEAN JR TILME WADSEN TOMALA HERNANDEZ JONATHAN EDUARDO TOPSITE EMGINEERING LLC TORRENCE ROCHAE KANREISHA	NULL NULL DE OLIVEIRA FABIANA ISABEL SRIPLUNG CHAVEEWAN THOMAS NULL NULL NULL CASTRO REYES VIRGINIA YESENIA THORMAN KIMBERLY ANNE NULL NULL	RIA DR DURVAL WILACA 530 5833 LE MARIN WAY 5796 GINGHAM DR 741 Windlass Ct 5696 GINGHAM DR 2875 S ORANGE AVE STE 500 7450 DR PHILLIPS BLVD STE 303 5627 LOGGIA LN 4780 GUINEP LN 47875 GUINEP LN 5815 LE MARIN WAY 501 E OLAS BLVD STE 300 4762 GUINEP LN	SAO PAULO KISSIMMEE KISSIMMEE KISSIMMEE ORLANDO Orlando KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE	FL FL FL FL FL FL FL FL FL	34758 34746 34746 34758 32806 32819 34758 34758 34758 34758 33301 34758
09-27-28-5801-0001-2450 09-27-28-5801-0001-1150 09-27-28-5801-0001-1580 09-27-28-5801-0001-2800 09-27-28-5801-0001-2800 09-27-28-5801-0001-1220 09-27-28-5801-0001-1220 09-27-28-5801-0001-1290 09-27-28-5801-0001-1490 09-27-28-5801-0001-1610 09-27-28-5801-0001-1180 09-27-28-5801-0001-1180 09-27-28-5801-0001-1270 09-27-28-5801-0001-1520 09-27-28-5801-0001-1520 09-27-28-5801-0001-1520 09-27-28-5801-0001-1520 09-27-28-5801-0001-1520	SOARES EDSON LUIZ SOTOMAYOR MARTINEZ HUMBERTO LUIS SOUZA JESMER JESUS SRIPLUNG KAI-ONE ST VAL MONA ST VINCENT CABINS LLC STELUSA LLC STELUSA LLC STELUSA LLC THORMAN DOUGLAS DEAN JR TILME WADSEN TOMALA HERNANDEZ JONATHAN EDUARDO TOPSITE ENGINEERING LLC	NULL NULL DE OLIVEIRA FABIANA ISABEL SRIPLUNG CHAVEEWAN THOMAS NULL NULL NULL CASTRO REYES VIRGINIA YESENIA THORMAN KIMBERLY ANNE NULL NULL NULL NULL NULL ALLEN JAMEL ANALPHOR	RUA DR DURVAL VILLACA 530 S833 LE MARIN WAY 5769 GINGHAM DR 741 Windlass Ct 5696 GINGHAM DR 2875 S ORANGE AVE STE 500 7450 DR PHILLIPS BLVD STE 303 5627 LOGGIA LN 4780 GUINEP LN 4757 GUINEP LN 4757 GUINEP LN 5815 LE MARIN WAY 501 E OLAS BLVD STE 300	SAO PAULO KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEO ORLANDO Orlando KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE FORT LAUDERDALE	FL FL FL FL FL FL FL FL FL	34758 34746 34738 22806 32819 34758 34758 34758 34758 33301
09-27-28-5801-0001-2450 09-27-28-5801-0001-1150 09-27-28-5801-0001-1880 09-27-28-5801-0001-0560 09-27-28-5801-0001-0500 09-27-28-5801-0001-0520 09-27-28-5801-0001-0520 09-27-28-5801-0001-12290 09-27-28-5801-0001-1490 09-27-28-5801-0001-1610 09-27-28-5801-0001-1070 09-27-28-5801-0001-1070 09-27-28-5801-0001-1520 09-27-28-5801-0001-1520 09-27-28-5801-0001-030 09-27-28-5801-0001-030 09-27-28-5801-0001-030	SOARES EDSON LUIZ SOTOMAYOR MARTINEZ HUMBERTO LUIS SOUZA JESNER JESUS SRIPLUNG KAI-ONE ST VAL MONA ST VINCENT CABINS LLC STELUSA LLC STELUSA LLC STEWART DANE OLIVER THORMAN DOUGLAS DEAN JR TILME WADSEN TOMALA HERNANDEZ JONATHAN EDUARDO TOPSITE ENGINEERING LLC TORRENCE ROCHAE KANEISHA TWELVE GROUP INVESTMENT LLC VALDIVIA CRUZ HENRY MARTIN VASSILARIS HELENA	NULL NULL NULL SIPLUNG CHAVEEWAN THOMAS NULL NULL NULL NULL NULL NULL NULL NUL	RIJA DE DURVAL WILLACA 530 5833 LE MARIN WAY 5769 GINGHAM DR 741 Windlass Ct 5696 GINGHAM DR 2875 S ORANGE AVE STE 500 7450 DR PHILLIPS BLVD STE 303 5627 LOGGIA IN 4780 GUINEP LN 4787 GUINEP LN 5815 LE MARIN WAY 501 E OLAS BLVD STE 300 4762 GUINEP LN 1800 SOUTHPOINT CROSSING APT 1033 5634 NISPERO WAY 4802 YELLOW ELDER WAY	SAO PAULO KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE ORLANDO Orlando KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE DORT LAUDERDALE KISSIMMEE DURHAM KISSIMMEE KISSIMMEE KISSIMMEE	FL F	34758 34746 34746 34758 32806 32819 34758 34758 34758 34758 33301 34758 27713 34758
09-27-28-5801-0001-2450 09-27-28-5801-0001-1150 09-27-28-5801-0001-1880 09-27-28-5801-0001-1880 09-27-28-5801-0001-2800 09-27-28-5801-0001-1220 09-27-28-5801-0001-1220 09-27-28-5801-0001-1250 09-27-28-5801-0001-1490 09-27-28-5801-0001-1610 09-27-28-5801-0001-1610 09-27-28-5801-0001-1020 09-27-28-5801-0001-1020 09-27-28-5801-0001-1020 09-27-28-5801-0001-1020 09-27-28-5801-0001-0030 09-27-28-5801-0001-0030 09-27-28-5801-0001-0030 09-27-28-5801-0001-0030 09-27-28-5801-0001-0030	SOARES EDSON LUIZ SOTOMAYOR MARTINEZ HUMBERTO LUIS SOUZA JESNER JESUS SRIPLUNG KAI-ONE ST VAL MONA ST VINCENT CABINS LLC STELUSA LLC STELUSA LLC STEWART DANE OLIVER THORMAN DOUGLAS DEAN JR TILME WADSEN TOMALA HERNANDEZ JONATHAN EDUARDO TOPSITE ENGINEERING LLC TORRENCE ROCHAE KANEISHA TWELVE GROUP INVESTMENT LLC VALDIVIA CRUZ HENRY MARTIN VASSILARIS HELENA VAZQUEZ MARTHA	NULL NULL SEPLUNG CHAVEEWAN THOMAS NULL NULL NULL NULL ASTRO REYES VIRGINIA YESENIA THORMAN KIMBERLY ANNE NULL NULL NULL NULL NULL NULL NULL HERNANDEL ANALPHOR NULL HERNANDEZ MORILLO MARLENY ANTONIA NULL	RUA DE DURVAL VILLACA 530 \$833 LE MARIN WAY 5769 GINGHAM DR 741 Windlass Ct 5696 GINGHAM DR 2875 S ORANGE AVE STE 500 7450 DR PHILLIPS BLVD STE 303 5627 LOGGIA IN 4780 GUINEP LN 4757 GUINEP LN 4757 GUINEP LN 4757 GUINEP LN 4757 GUINEP LN 1801 SE MARIN WAY 501 E OLAS BLVD STE 300 4762 GUINEP LN 1800 SOUTHPOINT CROSSING APT 1033 5634 NISPERO WAY 4802 YELLOW ELDER WAY 5834 LE MARIN WAY	SAO PAULO KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE ORLANDO Orlando KISSIMMEE	FL F	34758 34746 34746 34758 32806 32819 34758 34758 34758 34758 33301 34758 37713 34758 34758
09-27-28-5801-0001-2450 09-27-28-5801-0001-1150 09-27-28-5801-0001-1880 09-27-28-5801-0001-0560 09-27-28-5801-0001-0500 09-27-28-5801-0001-0520 09-27-28-5801-0001-0520 09-27-28-5801-0001-12290 09-27-28-5801-0001-1490 09-27-28-5801-0001-1610 09-27-28-5801-0001-1070 09-27-28-5801-0001-1070 09-27-28-5801-0001-1520 09-27-28-5801-0001-1520 09-27-28-5801-0001-030 09-27-28-5801-0001-030 09-27-28-5801-0001-030	SOARES EDSON LUIZ SOTOMAYOR MARTINEZ HUMBERTO LUIS SOUZA JESNER JESUS SRIPLUNG KAI-ONE ST VAL MONA ST VINCENT CABINS LLC STELUSA LLC STEUSA LLC STEWART DANE OLIVER THORMAN DOUGLAS DEAN JR TILME WADSEN TOMALA HERNANDEZ JONATHAN EDUARDO TOPSITE ENGINEERING LLC TORRENCE ROCHAE KANEISHA TWELVE GROUP INVESTMENT LLC VALDIVIA CRUZ HENRY MARTIN VASSILARIS HELENA VAZQUEZ MARTHA VELASCO SERGIO VELAZQUEZ RAMOS MARCALLY JENYS	NULL NULL NULL SIPLUNG CHAVEEWAN THOMAS NULL NULL NULL NULL NULL NULL NULL NUL	RIJA DE DURVAL WILLACA 530 5833 LE MARIN WAY 5769 GINGHAM DR 741 Windlass Ct 5696 GINGHAM DR 2875 S ORANGE AVE STE 500 7450 DR PHILLIPS BLVD STE 303 5627 LOGGIA IN 4780 GUINEP LN 4787 GUINEP LN 5815 LE MARIN WAY 501 E OLAS BLVD STE 300 4762 GUINEP LN 1800 SOUTHPOINT CROSSING APT 1033 5634 NISPERO WAY 4802 YELLOW ELDER WAY	SAO PAULO KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE ORLANDO Orlando KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE DORT LAUDERDALE KISSIMMEE DURHAM KISSIMMEE KISSIMMEE KISSIMMEE	FL F	34758 34746 34746 34758 32806 32819 34758 34758 34758 34758 33301 34758 27713 34758
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VELASCO SERGIO VELAZQUEZ RAMOS MARCALLY JENYS VERA SALDANA MANUEL FELIPE VIERA ARGENIS JOSE VERA SALDANA MANUEL FELIPE VIERA ARGENIS JOSE VIGOMEZ LLC VILLAO ALBERTO MAXIMILIANO VITORIA FUN HOLIDAYS LLC WALDRON STEPHANIE WERMEISTER DAVID CHARLES WESTYLEW SIGNATURE HOMES LLC WESTYVEW SIGNATURE HOMES LLC WESTYVEW SIGNATURE HOMES LLC WESTYVEW SIGNATURE HOMES LLC WESTYVEW SIGNATURE HOMES LLC XIOMRED LLC VIURAND CERSPO OSCAR HERNAN ZARRAGA ROSALES ANTHONY JESUS ZHANG YIN ZURITA BRIAN RUBEN A ARCE INVERSIONES LLC ARK MADEIRA GROUP LLC AFONSO JOSALINA GONCALVES AGUIMR FERNANDO PEREIRA A LELIANDRO BRANDON LEE ALONSO ORGANIZATION LLC ALVARADO MELENDEZ MAXIMO M ALVAREZ ANDRES ACEVEDO ALVAREZ KARIELYS DENISSE FIGUEROA ALVITO BUSINESS LLC AMEZQUITA JANE CAROLINA MARTINEZ ANDRADE ISABELLA COLLACO ARIAS HALLYN MARIE CARMONA ARIBARO CLARMACO FAMILY LLC	NULL NULL NULL CASTRO REYES VIRGINIA YESENIA THORMAN KIMBERLY ANNE NULL NULL NULL NULL NULL NULL NULL N	RIA DE DURVAL WILLACA 530 S833 LE MARIN WAY 5789 GINGHAM DR 741 Windlass Ct 5696 GINGHAM DR 2875 S ORANGE AVE STE 500 7450 DR PHILLIPS BLVD STE 303 5627 LOGGIA LN 4780 GUINEP LN 4785 GUINEP LN 5815 LE MARIN WAY 501 E OLAS BLVD STE 300 4762 GUINEP LN 1800 SOUTHPOINT CROSSING APT 1033 5634 NISPERO WAY 4802 YELLOW ELDER WAY 5830 LE MARIN WAY 4659 YELLOW ELDER WAY 5830 LE MARIN WAY 4659 YELLOW ELDER WAY 5810 LE MARIN WAY 4782 CLOISTER ST 5775 GINGHAM DR 5619 LE MARIN WAY 5645 LOGGIA LANE 1878 Thetford Ci 4769 GUINEP LN 5683 LE MARIN WAY 5645 LOGGIA LANE 1878 Thetford Ci 4769 GUINEP LN 5683 LE MARIN WAY 5645 LOGGIA LANE 1878 Thetford Ci 4769 GUINEP LN 5683 LE MARIN WAY 5691 LE MARIN WAY 5691 LE MARIN WAY 5691 LE MARIN WAY 5769 GUINEP LN 5683 LE MARIN WAY 5691 LE MARIN WAY 5769 GUINEP LN 5683 LE MARIN WAY 5691 LE MARIN WAY 5769 GUINEP LN 5683 LE MARIN WAY 5769 GUINEP LN 5683 LE MARIN WAY 5769 GUINEP LN 5683 LE MARIN WAY 5770 LY LORD 5771 LE MARIN WAY 5771 LE	SAO PAULO KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE ORLANDO Orlando KISSIMMEE	化凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡人人, 凡凡 凡凡凡凡凡凡凡凡	34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 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282716933614003340 282716933615005510	ACCET ENTERDRICE LICA LLC		245 05 407 07 075 222	MANA	-	22424	1005
	ASSET ENTERPRISE USA LLC AUGUSTIN TANEESHA WIDLEY	AUGUSTIN ENEL	245 SE 1ST ST STE 322 2614 SKYLINE LOOP	MIAMI KISSIMMEE	FL FL	33131 34758	1905 7407
282716933615005530	AUSTIN JAMES ALBERT VI	HOLLINGER SHEANNELL DLYNN	2606 SKYLINE LOOP	KISSIMMEE	FL	34758	7407
282716933614001060	B & J HOMES FL LLC		2322 GREENBUSH CT	ORLANDO	FL	32837	8912
282716933614002980	BAKSHI FAMILY TRUST		3507 FOXGLOVE RD	GLENDALE	CA	91206	
282716933614003820	BALAJI KOTTAPAK PANDURANGAN		1244 PATTERSON TER	LAKE MARY	FL	32746	2224
282716933613000490	BARBERA ENTERPRISES INC		19566 PADDOCK ST	ORLANDO	FL	32833	5120
282716933613000520 282716933613000670	BARBERA ENTERPRISES INC BARBERA ENTERPRISES INC		19566 PADDOCK ST 19566 PADDOCK ST	ORLANDO ORLANDO	FL FL	32833 32833	5120 5120
282716933615005640	BAVG LLC		2611 SKYLINE LOOP	KISSIMMEE	FL	34758	3120
282716933614003830	BEHARIE ANASHTA MICHAEL	BROWN KYMONE ALICIA	2465 SKYLINE LOOP	KISSIMMEE	FL	34758	7405
282716933614003300	BELTRAN ANDRES FERNANDO BARON	TEJADA DANIELA ALMONACID	2478 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933613000580	BENNETT PETURIA FORREST	BENNETT WILLIAM MONDEA	10447 LA MIRAGE CT	TAMPA	FL	33615	4212
282716933613000460	BERRIOS MARCOS JESUS URBINA	FERNANDEZ ANA VIRGINIA FERNANDEZ	2024 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933614001830 282716933614000970	BETANCOURT JORGE ENRIQUE BHARDWAI RITHAM		3584 MAYFAIR ST 1411 NANO ST APT 114	KISSIMMEE	FL FL	34758 34744	3939 3688
282716933613000450	BOLIVAR CHRISTIAN JESUS	JURADO JUSTINE CAYE PADAYAO	2020 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933613000730	BONDANI CARLOS ALEJANDRO GARCIA		2061 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933613000530	BONILLA ANGELINA MARIE		2052 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933613000200	BP GLOBAL INVESTORS LLC		9740 SW 184TH ST	MIAMI	FL	33157	
282716933614003360 282716933614002150	BRACHO DARWI ENRIQUE PEREZ BRIGARGAO & SILVA LLC	DE PEREZ GLOANYELY DEL CARMEN FERNANDEZ	2504 SKYLINE LOOP 610 SYCAMORE ST STE 315	KISSIMMEE CELEBRATION	FL FL	34758 34747	7404 4997
282716933614002130	BROWN SHANEL LASHAY		2558 SKYLINE LOOP	KISSIMMEE	FL	34747	7404
282716933614000940	CA ARANAGA REAL ESTATE LLC		11848 DUNE ALY	ORLANDO	FL	32832	6391
282716933614002880	CABELLO OSWALDO ISRAEL		2602 GASPIRILLA CIR	KISSIMMEE	FL	34746	
282716933614002890	CABELLO OSWALDO ISRAEL		2602 GASPIRILLA CIR	KISSIMMEE	FL	34746	
282716933614002160	CAFFEE JOSHUA WYATT	MAGAR AASHMA	3315 COMPOSITION ST	KISSIMMEE	FL	34758	3936
282716933614003260 282716933614002990	CALDERON MARIA JOSE CALEDONIAN INVESTMENT PROPERTY LLC		2460 SKYLINE LOOP 5811 ALENLON WAY	KISSIMMEE MOUNT DORA	FL FI	34758 32757	7404 8050
282716933613000100	CAMACHO ESDRAS ELI	CAMACHO ELIZABETH LEONOR MOLINARES DE	915 ARABIAN AVE	WINTER SPRINGS	FL	32708	4528
282716933614002340	CAMBA NATALIA		3175 SKYLINE LOOP	KISSIMMEE	FL	34758	
282716933614002110	CAPITALISMO NA VEIA EUA LLC		610 SYCAMORE ST STE 315	CELEBRATION	FL	34747	4997
282716933614001220	CARABALLO SKARLET ALEJANDRA LEDO		3774 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933614002270 282716933614000920	CARMONA DAVID FERNANDO SERVIN	DIAZ MARIA LUISA GARCIA	3203 SKYLINE LOOP	KISSIMMEE	FL FL	34758 34758	7418 3936
282716933614000920	CARNO BEVERLY KATHLEEN CARRASQUEL MILEXI DEL VALLE CRUZ	CRUZ KATHERINE NELLYMAR CANIZALEZ	3338 COMPOSITION ST 3607 MAYFAIR ST	KISSIMMEE KISSIMMEE	FL	34758	3930
282716933613000830	CARROZZA ANTHONY PHILIP	CROZ KATTERINE NELETWAR CANIZACEZ	2021 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933613000840	CARVAJAL DEIVIS RAFAEL REYNOSO		2017 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933613000820	CARVAJAL JULIO CESAR MENDEZ		128 HUTTON DR	NEWNAN	GA	30263	8718
282716933614001980	CARVAJAL MARCO ANTONIO MENDEZ		8007 HACKER DR	STOKESDALE	NC	27357	9240
282716933614002360	CARVALHO DIRCE DIAS DE ANDRADE CARVALHO VICTORIA HABIB	CRUM ELIZABETH	3167 SKYLINE LOOP 3611 MAYFAIR ST	KISSIMMEE	FL FL	34758 34758	7416 3942
282716933614001450 282716933613000420	CASALLAS RAFAEL SANTIAGO	CROW ELIZABETH	2008 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933614001870	CASTANEDA JUAN CARLOS MORALES	BOCANEGRA KAREN SOFIA RAMIREZ	3602 MAYFAIR ST	KISSIMMEE	FL	34758	3942
282716933614003050	CASTANEDA YESID SUAREZ	DE LA HOZ MONICA FIGUEROA	3230 SKYLINE LOOP	KISSIMMEE	FL	34758	7417
282716933614003200	CASTILLO ANA GRACIELA		2436 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933613000860	CASTRO YOLANDA		2009 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933614002850 282716933614001280	CEDENO DESIREE MARTINEZ CEPIN JEFFREY MANUEL		3146 SKYLINE LOOP 3748 SEPIA ST	KISSIMMEE	FL FL	34758 34758	3940
282716933613000620	CERON GERMAN NARVAEZ	RUBIO SANDRA KARINA BERRERA	2088 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933613000640	CERON GERMAN NARVAEZ	RUBIO SANDRA KARINA BARRERA	2096 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933614001200	CERRO ALVARO EDMUNDO NIEVES	SMALL ANTONIO TREMAINE	3782 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933613000800	CERVANTES MARIA DEL PILAR		2033 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933614001140	CF SOWING LLC	C/O TAYLOR MORRISON HOME CORPORATION	4545 SW 58TH AVE	MIAMI	FL	33155	6047
282716933614001590 282716933614001250	CHAVES NILCE MERLO CHIRINOS ANDREA DEL VALLE	C/O TAYLOR MORRISON HOME CORPORATION ORTIZ VANESSA DEL VALLE RAMIERZ	RUA MOACIR AVIDOS 165 APT 404 3760 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933614003210	CJS INVESTMENTS US LLC	ORTIZ VAINESSA DEL VALLE RAIVIIERZ	13783 SW 66TH ST APT A206	MIAMI	FL	33183	2234
282716933614001810	COLYGREENMOUNT FAMILY LIMITED PARTNERSHIP		151 NW 11TH ST STE W303	HOMESTEAD	FL	33030	4306
282716933614001820	COLYGREENMOUNT FAMILY LIMITED PARTNERSHIP		151 NW 11TH ST STE W303	HOMESTEAD	FL	33030	4306
282716933614003330	COMTOIS CHRISTOPHER EDWARD		2490 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933614001330	CONTRERAS DITSON HARLY ESCALANTE		3726 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933613000500 282716933614003860	COOK ANGELA CORNIEL ENRIQUE FEDERICO BERNAL REVOCABLE TRUST		2040 VIEWFINDER ST 794 CHIMNEY ROCK RD	KISSIMMEE WESTON	FL FL	34758 33327	7402 1220
282716933614003860	CORTEZ NATASHA			WESTON	FL	34758	1220
				KISSIMMEE	FI		
282716933615005620 282716933614001130	COSME VICTOR MANUEL CASIANO	C/O TAYLOR MORRISON HOME CORPORATION	2603 SKYLINE LOOP 3812 SEPIA ST	KISSIMMEE KISSIMMEE	FL FL	34758	3938
	COSME VICTOR MANUEL CASIANO CREARY ANDRON KIRK	C/O TAYLOR MORRISON HOME CORPORATION					3938 8496
282716933614001130	CREARY ANDRON KIRK CRESPO CARMEN	C/O TAYLOR MORRISON HOME CORPORATION	3812 SEPIA ST	KISSIMMEE MELBOURNE KISSIMMEE	FL	34758 32901 34758	
282716933614001130 282716933614003870 282716933614003100 282716933614001960	CREARY ANDRON KIRK CRESPO CARMEN CURTIS MICHAEL ANTHONY JR	JOLLY J C JR	3812 SEPIA ST 4125 NEGAL CIR 3252 SKYLINE LOOP 3401 COMPOSITION ST	KISSIMMEE MELBOURNE KISSIMMEE KISSIMMEE	FL FL FL	34758 32901 34758 34758	8496 7417
282716933614001130 282716933614003870 282716933614003100 282716933614001960 282716933614001400	CREARY ANDRON KIRK CRESPO CARMEN CURTIS MICHAEL ANTHONY JR DA SILVA ALEXSANDRO PEREIRA	JOLLY J C JR DE MELO FERNANDA ALMEIDA	3812 SEPIA ST 4125 NEGAL CIR 3252 SKYLINE LOOP 3401 COMPOSITION ST 3631 MAYFAIR ST	KISSIMMEE MELBOURNE KISSIMMEE KISSIMMEE KISSIMMEE	FL FL FL FL	34758 32901 34758 34758 34758	8496 7417 3942
282716933614001130 282716933614003870 282716933614003100 282716933614001960 282716933614001400 282716933613000570	CREARY ANDRON KIRK CRESPO CARMEN CURTIS MICHAEL ANTHONY JR DA SILVA ALEXSANDRO PEREIRA DALY MATTHEW	JOLLY J C JR DE MELO FERNANDA ALMEIDA THOMAS GINGER	3812 SEPIA ST 4125 NEGAL CIR 3252 SKYLINE LOOP 3401 COMPOSITION ST 3631 MAYFAIR ST 2068 VIEWINDER ST	KISSIMMEE MELBOURNE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE	FL FL FL FL FL	34758 32901 34758 34758 34758 34758	8496 7417 3942 7402
282716933614001130 282716933614003870 282716933614003100 282716933614001960 282716933614001400	CREARY ANDRON KIRK CRESPO CARMEN CURTIS MICHAEL ANTHONY JR DA SILVA ALEXSANDRO PEREIRA	JOLLY J C JR DE MELO FERNANDA ALMEIDA	3812 SEPIA ST 4125 NEGAL CIR 3252 SKYLINE LOOP 3401 COMPOSITION ST 3631 MAYFAIR ST	KISSIMMEE MELBOURNE KISSIMMEE KISSIMMEE KISSIMMEE	FL FL FL FL	34758 32901 34758 34758 34758	8496 7417 3942
282716933614001130 282716933614003870 282716933614003100 282716933614000160 282716933614001400 282716933613000570 282716933614001190 282716933614001950	CREARY ANDRON KIRK CRESPO CARMEN CURTIS MICHAEL ANTHONY JR DA SILVA ALEXSANDRO PEREIRA DALY MATTHEW DAMIANI KIDAISHA NAHIM RODRIGUEZ DANLUCY LLC DANCUCY LLC DAROUS USA INC	JOLLY J C JR  DE MELO FERNANDA ALMEIDA  THOMAS GINGER  CASTRO DANIELA ISABEL LEAL  C/O TAYLOR MORRISON HOME CORPORATION	3812 SEPIA ST 4125 NEGAL CR 3252 SKYLINE LOOP 3401 COMPOSITION ST 3631 MAYFAIR ST 2068 VIEWINDER ST 3786 SEPIA ST 3786 SEPIA ST 374 SKYLINE LOOP 3300 SMOKE SIGNAL CIR	KISSIMMEE MELBOURNE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE	FL FL FL FL FL FL FL	34758 32901 34758 34758 34758 34758 34758 34758 34746	8496 7417 3942 7402 3940 7413 4636
282716933614001130 282716933614003870 282716933614003100 282716933614001960 2827169336140011400 282716933614001190 282716933614001190 282716933614001950 282716933614001950 282716933614001950	CREARY ANDRON KIRK CRESPO CARMEN CURTIS MICHAEL ANTHONY JR DA SILVA ALEXSANDRO PEREIRA DALY MAITHEW DAMIANI KIDAISHA NAHIM RODRIGUEZ DANILOY LLC DAROUS USA INC DATILLO JOSEPH EDWARD	JOLLY J C JR DE MELO FERNANDA ALMEIDA THOMAS GINGER CASTRO DANIELA ISABEL LEAL	3812 SEPIA ST 4125 NEGAL CIR 3252 SKYLINE LOOP 3401 COMPOSITION ST 3631 MAYFAIR ST 2068 VIEWFINDER ST 3786 SEPIA ST 3174 SKYLINE LOOP 3300 SMOKE SIGNAL CIR 10340 SW 134TH CT	KISSIMMEE MELBOUNE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE	FL FL FL FL FL FL FL FL	34758 32901 34758 34758 34758 34758 34758 34758 34766 33186	8496 7417 3942 7402 3940 7413 4636 2867
282716933614001130 282716933614003870 282716933614003100 2827169336140011400 2827169336140010570 282716933614000190 282716933614000190 282716933614000190 2827169336140001950 2827169336140003810 282716933613000790	CREARY ANDRON KIRK CRESPO CARMEN CURTIS MICHAEL ANTHONY JR DA SILVA ALEXSANDRO PEREIRA DALY MATTHEW DAMIANI KIDAISHA NAHIM RODRIGUEZ DANLUCY LIC DAROUS USA INC DATTILO JOSEPH EDWARD DAVILA FERNANDO BERNARD	JOLLY J C JR DE MELO FERNANDA ALMEIDA THOMAS GINGER CASTRO DANIELA ISABEL LEAL C/O TAYLOR MORRISON HOME CORPORATION DATTILO FERNANDA AMORIM	3812 SEPIA ST 4125 NEGAL CIR 3252 SKYLINE LOOP 3401 COMPOSITION ST 3631 MAYFAIR ST 2068 VIEWINDER ST 3786 SEPIA ST 3786 SEPIA ST 3787 SEPIA ST 3174 SKYLINE LOOP 3300 SMOKE SIGNAL CIR 10340 SW 1347H CT 2037 VIEWINDER ST	KISSIMMEE MELBOUNE KISSIMMEE	FL FL FL FL FL FL FL FL FL	34758 32901 34758 34758 34758 34758 34758 34758 34746 33186 34758	8496 7417 3942 7402 3940 7413 4636 2867 7401
282716933614001130 282716933614003870 282716933614003100 282716933614001960 2827169336140011400 282716933614001190 282716933614001190 282716933614001950 282716933614001950 282716933614001950	CREARY ANDRON KIRK CRESPO CARMEN CURTIS MICHAEL ANTHONY JR DA SILVA ALEXSANDRO PEREIRA DALY MAITHEW DAMIANI KIDAISHA NAHIM RODRIGUEZ DANILOY LLC DAROUS USA INC DATILLO JOSEPH EDWARD	JOLLY J C JR  DE MELO FERNANDA ALMEIDA  THOMAS GINGER  CASTRO DANIELA ISABEL LEAL  C/O TAYLOR MORRISON HOME CORPORATION	3812 SEPIA ST 4125 NEGAL CIR 3252 SKYLINE LOOP 3401 COMPOSITION ST 3631 MAYFAIR ST 2068 VIEWFINDER ST 3786 SEPIA ST 3174 SKYLINE LOOP 3300 SMOKE SIGNAL CIR 10340 SW 134TH CT	KISSIMMEE MELBOUNE KISSIMMEE TISSIMMEE MIAMI KISSIMMEE STAMFORD	FL FL FL FL FL FL FL FL	34758 32901 34758 34758 34758 34758 34758 34758 34766 33186	8496 7417 3942 7402 3940 7413 4636 2867
282716933614001130 282716933614003870 282716933614003100 282716933614001960 2827169336140011400 282716933614001970 282716933614001990 282716933614001950 282716933614001950 282716933614001950 282716933613000790 2827169336150005540	CREARY ANDRON KIRK CRESPO CARMEN  CURTIS MICHAEL ANTHONY JR  DA SILVA ALEXSANDRO PEREIRA DALY MATTHEW  DAMIANI KIDAISHA NAHIM RODRIGUEZ DAMILUCY LLC DAROUS USA INC  DATTILO JOSEPH EDWARD DAVILA FERNANDO BERNARD DE AZEVEDO MARIA NAZARETH FARANI	JOLLY J C JR  DE MELO FERNANDA ALMEIDA THOMAS GINGER CASTRO DANIELA ISABEL LEAL  C/O TAYLOR MORRISON HOME CORPORATION DATTILO FERNANDA AMORIM  DE AZEVEDO ROBERTO CARVALHO	3812 SEPIA ST 4125 NEGAL CR 3252 SKYLINE LOOP 3401 COMPOSITION ST 3631 MAYFAIR ST 2068 VIEWINDER ST 3766 SEPIA ST 3174 SKYLINE LOOP 3300 SMOKE SIGNAL CIR 10340 SW 134TH CT 2037 VIEWFINDER ST 218 S LAKE DR	KISSIMMEE MELBOUNE KISSIMMEE	FL FL FL FL FL FL FL FL FL FL	34758 32901 34758 34758 34758 34758 34758 34758 34746 33186 34758 06903	8496 7417 3942 7402 3940 7413 4636 2867 7401 1028
28271693361400130 282716933614003870 282716933614001960 282716933614001960 282716933614001400 282716933614001190 282716933614001190 282716933614001190 282716933614001950 282716933614003810 282716933613000790 282716933613000790 28271693361300370 28271693361300370 282716933614002040 282716933614001290	CREARY ANDRON KIRK CRESPO CARMEN  CURTIS MICHAEL ANTHONY JR  DA SILVA ALEXSANDRO PEREIRA DALY MATTHEW  DAMIANI KIDAJSHA NAHIM RODRIGUEZ DANILUCY LLC DAROUS USA INC  DATTILO JOSEPH EDWARD  DAVILA FERNANDO BERNARD  DE AZEVEDO MARIA NAZARETH FARANI DE JESUS NATHAN MEDINA  DE OLIVEIRA MICHEL SOARES  DE SOUSA RENANG GONCALVES	JOLLY J C JR  DE MELO FERNANDA ALMEIDA THOMAS GINGER CASTRO DANIELA ISABEL LEAL  C/O TAYLOR MORRISON HOME CORPORATION DATTILO FERNANDA AMORIM  DE AZEVEDO ROBERTO CARVALHO ECHEVARRIA PAOLA TAIZ MIRANDA	3812 SEPIA ST 4125 NEGAL CIR 3252 SKYLINE LOOP 3401 COMPOSITION ST 3631 MAYEAR ST 2068 VIEWFINDER ST 3786 SEPIA ST 3174 SKYLINE LOOP 3300 SMOKE SIGNAL CIR 10340 SW 134TH CT 2037 VIEWFINDER ST 218 S LAKE DR 3367 COMPOSITION ST 27005 SW 152ND CT 3744 SEPIA ST	KISSIMMEE MELBOURNE KISSIMMEE MIAMI KISSIMMEE HIAMI KISSIMMEE HOMESTEAD KISSIMMEE	FL FL FL FL FL FL FL FL FL FL FL FL FL F	34758 32901 34758 34758 34758 34758 34758 34758 34746 33186 34758 06903 34758 33032 34758	8496 7417 3942 7402 3940 7413 4636 2867 7401 1028 3936
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2827169336140000800 2827169336140000800 2827169336140000800 2827169336140000800 2827169336140000800	CREARY ANDRON KIRK CRESPO CARMEN  CRESPO CARMEN  DA SILVA ALEXSANDRO PEREIRA DALY MATTHEW  DAMIANI KIDAISHA NAHIM RODRIGUEZ DANLICY LLC DAMANI KIDAISHA NAHIM RODRIGUEZ DANLICY LLC DAMONI DA SILVA DAVIDA FERNANDO BERNARD  DE AZEVEDO MARIA NAZARETH FARANI DE JESUS NATHAN MEDINA  DE JESUS NATHAN MEDINA  DE OLIVEIRA MICHEL SOARES DE SOUSA RENAN GONCALVES DE VALERO YENY REYES  DELE ALICE M  DELORME KATHA  DIAZ FERNANDO FERNANDEZ DODIES SHAKIERRIA DE NYIA DOUGLAS ANTONIENTE LOUISE DUBON CESAR AUGUSTO SEVILLA DURHAM CLINTON JERONE  BURHAM CLINTON JERONE  EARTH INSIGHT CONSULTING LLC ELBERT CHELSEA L  ELESHO BABATOPE OLAYINKA STEPHEN  ENCARNACION LUISA MARIA HERNANDEZ ESPINAL ELVIS JOSE ESTEVEZ MIGUEL ANTONIO  FAILLACE PATRICIA NEY BREDER ROCHA FALCON SAMUBLE DAVID AGUILLAR FANPER ILC FARANI INVESTMENTS LLC FERNANDEZ ANA BELLY C FER	JOLLY J C JR  DE MELO FERNANDA ALMEIDA THOMAS GINGER CASTRO DANIELA ISABEL LEAL  C/O TAYLOR MORRISON HOME CORPORATION DATTILO FERNANDA AMORIM  DE AZEVEDO ROBERTO CARVALHO ECHEVARRIA PAQUA TAIZ MIRANDA URGELLES FRANCHESCA  BADILLA WILANJENY DEL CARMEN CHAPARRO  KETSIA ALEXANDRE ELBERT MITCHELL D  FAILLACE THIAGO BORGES DAMIAO QUEVEDO MARIALBERT D DALIA  NETO ELISEU FERNANDES  C/O TAYLOR MORRISON HOME CORPORATION FERNANDEZ MARIEN FETTERMAN THOMAS ANTHONY	3812 SEPIA ST 4125 NEGAL CR 3252 SKYLINE LOOP 3401 COMPOSITION ST 3631 MAYEAR ST 2068 VIEWFINDER ST 3786 SEPIA ST 3787 SEPIA ST 2887 SEPIA ST 2887 SEPIA ST 2887 SEPIA ST 2700 SW 152ND CT 3784 SEPIA ST 2584 SKYLINE LOOP 3803 COMPOSITION ST 2000 VIEWFINDER ST 2032 VIEWFINDER ST 2032 VIEWFINDER ST 2032 VIEWFINDER ST 2032 VIEWFINDER ST 2410 SKYLINE LOOP 3780 SEPIA ST 2410 SKYLINE LOOP 2037 VIEWFINDER ST 3248 SKYLINE LOOP 2037 VIEWFINDER ST 3252 PORTRAIT ST 2052 PORTRAIT ST 2053 VIEWFINDER ST 3714 SEPIA ST 2257 PORTRAIT ST 2258 SKYLINE LOOP 2851 COMMODITY CIR STE 11 2586 SKYLINE LOOP 2657 CALICO POINTE CIR 3322 COMPOSITION ST 3881 COMPOSITION ST 3881 COMPOSITION ST 3881 SASS MAYEAR ST 17525 CORKWOOD BEND TRL 4767 PINEMORE IN 2455 SKYLINE LOOP	KISSIMMEE MELBOURNE KISSIMMEE HOMESTEAD KISSIMMEE	机凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡凡	34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 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28271693361400130 282716933614003870 282716933614003100 28271693361400160 28271693361400160 28271693361400190 28271693361400190 282716933614001950 282716933614001950 282716933614001950 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 28271693361400190 282716933614001900 282716933614001900 282716933614001900 282716933614001900 282716933614001900 282716933614001900 282716933614001900	CREARY ANDRON KIRK CRESPO CARMEN CRESPO CARMEN CURTIS MICHAEL ANTHONY JR DA SILVA ALEXSANDRO PEREIRA DALY MATTHEW DAMIANI KIDAISHA NAHIM RODRIGUEZ DANLUCY LLC DAROUS USA INC DATTILO JOSEPH EDWARD DAVILA FERNANDO BERNARD DE AZEVEDO MARIA NAZARETH FARANI DE JESUS NATHAN MEDINA DE OLIVEIRA MICHEL SOARES DE SOUSA RENAN GONCALVES DE OLIVEIRA MICHEL SOARES DE SOUSA RENAN GONCALVES DE VALERO YENY REYES DELE ALICE M DELORME KATHIA DIAJE FERNANDO FERNANDEZ DODIES SHAKIERRIA DE NYIA DOUGLAS ANTOINETTE LOUISE DUBON CESAR AUGUSTO SEVILLA DURHAM CLINTON JEROME DUNCHER GHISLAINE EARTH INSIGHT CONSULTING LLC EIBERT CHEISESA L ELESHO BABATOPE OLAYINKA STEPHEN ENCARNACION LUISA MARIA HERNANDEZ ESPINAL ELIVIS JOSE ESTEVEZ MIGUEL ANTONIO FAILLACE PATRICIA NEY BREDER ROCHA FALCON SAMUEL DAVID AGUILLAR FANPER ILC FARANIE TREZINHA LEMBO FERNANDEZ AND BETERZINHA LEMBO FERNANDEZ ALBERTO RIOS FERNANDEZ AND BETERZINHA LEMBO FERNANDEZ ALBERTO RIOS FERNANDEZ AND BELET C FERNANDEZ AND BELET C FERNANDEZ AND BELET C FIECORO SARMIEL DAVIO SAREN HERDER FIGUEROS ASTERALEL REVOCABLE TRUST FIGUEROS ATERABEL REVOCABLE TRUST FIGUEROS ATERABLE REVOCABLE TRUST FIGUEROS ATERABLE FIGUEROS ATERABEL FIGUEROS ATERABLE FIG	JOLLY J C JR  DE MELO FERNANDA ALMEIDA THOMAS GINGER CASTRO DANIELA ISABEL LEAL  C/O TAYLOR MORRISON HOME CORPORATION DATTILO FERNANDA AMORIM  DE AZEVEDO ROBERTO CARVALHO ECHEVARRIA PAOLA TAIZ MIRANDA URGELLES FRANCHESCA  BADILLA WILANJENY DEL CARMEN CHAPARRO  KETSIA ALEXANDRE ELBERT MITCHELL D  FAILLACE THIAGO BORGES DAMIAO QUEVEDO MARIALBERT D DALIA  NETO ELISEU FERNANDES  C/O TAYLOR MORRISON HOME CORPORATION FERNANDEZ MARLEN FETTERMAN THOMAS ANTHONY	3812 SEPIA ST 4125 NEGAL CR 3252 SKYLINE LOOP 3401 COMPOSITION ST 3631 MAYENER ST 2068 VIEWFINDER ST 3786 SEPIA ST 2037 VIEWFINDER ST 218 S LAKE DR 3367 COMPOSITION ST 27005 SW 152ND CT 3744 SEPIA ST 27005 SW 152ND CT 3744 SEPIA ST 2584 SKYLINE LOOP 3363 COMPOSITION ST 2010 VIEWFINDER ST 2011 SKYLINE LOOP 2710 SEPIA ST 2721 PORTRAIT ST 2026 PORTRAIT ST 2027 VIEWFINDER ST 2724 SEPIA ST 2725 PORTRAIT ST 2734 SEPIA ST 2734 SEPIA ST 2734 SEPIA ST 2735 SKYLINE LOOP 2615 COMMODITY CIR STE 11 2596 SKYLINE LOOP 2615 COMMODITY CIR STE 11 2596 SKYLINE LOOP 2615 COMMODITY CIR STE 11 2597 SKYLINE LOOP 2617 SCREWOOD BEND TRL 4767 PINEMORE LN 2748 SKYLINE LOOP	KISSIMMEE MELBOURNE KISSIMMEE	机凡凡凡凡凡凡凡凡凡凡凡化,因此,以此,以以以以以以以以以以以以以以以以以以以以以以以以以以以以以以以以	34758 34278 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758 34758	8496 7417 3942 3940 7402 3940 7413 3936 7401 1028 3936 7402 3940 3936 7402 3940 3940 7400 3942 3940 7400 3942 3940 7400 3943 3940 7400 3943 3940 7400 3943 3940 7400 3942 7406
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20274 502254 40044 50	CARCIA RUENA VENTURA JOSE AREJANO		2004 55514 57	W.CC. 11 15 5		2.4750	2020
282716933614001150 282716933614001860	GARCIA BUENA VENTURA JOSE AREVALO GARCIA DEBORA MARIE	ALVAREZ NORMA IRIS	3804 SEPIA ST 3596 MAYFAIR ST	KISSIMMEE	FL FL	34758 34758	3938 3939
282716933613000090	GARCIA FERNANDO	GRANADA ADRIANA MARCELA VARGAS	2236 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933615005570	GELIN STEVE		2588 SKYLINE LOOP	KISSIMMEE	FL	34758	
282716933613000230	GEORGE YOEL		2271 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614001350	GIBOR ENGINEERING LLC		3718 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933614003180	GIRARI INVESTMENTS LLC		32489 TURTLE GRACE LOOP	WESLEY CHAPEL	FL	33545	2338
282716933614003480 282716933614003020	GLANVILLE TYLER JAMES GLOVER JAMAURI DEON		2554 SKYLINE LOOP 3218 SKYLINE LOOP	KISSIMMEE	FL FL	34758 34758	7417
282716933614001000	GOMEZ NILSON GREGORIO PALMAR	SOTO MARIA ALEJANDRA PARRA	3789 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933613000710	GONCE CARLOS IVAN JUNIOR PEREZ		2069 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933614003080	GONZALEZ MAGLIS CAROLINA COVA		3244 SKYLINE LOOP	KISSIMMEE	FL	34758	7417
282716933614003710	GONZALEZ STEVEN		2515 SKYLINE LOOP	KISSIMMEE	FL	34758	7406
282716933614001700	GRAND MICHELE G REVOCABLE TRUST		776 BARCELONA DR	POINCIANA	FL	34759	
282716933614003390 282716933614001530	GRIGGS COURTNEY DENISE GRUPO EMPRESARIAL VARTIZ LLC		2516 SKYLINE LOOP 4805 NW 79TH AVE STE 10	KISSIMMEE DORAL	FL FL	34758 33166	7404 5400
282716933614001530	GRUPO EMPRESARIAL VARTIZ LLC		4805 NW 79TH AVE STE 10	DORAL	FL	33166	5400
282716933614002930	GUDINO RUTH ELISBEY RODRIGUEZ		6544 S ANISE CT	DAVIE	FL	33314	3917
282716933613000170	GUERRA NIETO JORGE A		2268 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933613000320	HABBA CHRISTOPHER MOMTAZ		2235 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614001240 282716933615005670	HAKIMI SANDRA MARIA		3764 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933613000600	HARRIS TONYA EUNQIE HENDERICKX WELSEY	HANSEL SOPHIE	2623 SKYLINE LOOP 2080 VIEWFINDER ST	KISSIMMEE	FL FL	34758 34758	7402
282716933613000000	HENRIQUEZ SILVA GUSTAVO ALBENIS	NAVA MAIDEY	1229 BERMUDA LAKES LN	KISSIMMEE	FL	34741	2167
282716933614002210	HERMOSO LEYDI CARMEN		8901 NW 117TH ST	HIALEAH	FL	33018	4139
282716933614002060	HERNANDEZ CESAR A	GONZALEZ LUISANA C FERRER	3357 COMPOSITION ST	KISSIMMEE	FL	34758	
282716933614001850	HERNANDEZ LUSBELLE	ROYAL AARON JEROME	3592 MAYFAIR ST	KISSIMMEE	FL	34758	3939
282716933614001680	HERRERA DANNY ALBERTO	CASTANO MARIA ELSI ARIAS	3515 MAYFAIR ST	KISSIMMEE	FL FI	34758	5054
282716933614003700 282716933613000160	HIDALGORIAS LLC HOFFMAN RICHARD SCOTT	CRESMESE SARA	7018 N ARMENIA AVE 2264 PORTRAIT ST	TAMPA KISSIMMEE	FL	33604 34758	5251 7400
282716933614002940	HUERTA JAVIER E	CHESTIESE STATE	45 WESSINGTON AVE	GARFIELD	NJ	07026	3205
282716933614003150	HUHOMEKIM LLC		17311 SANTALUCE MNR	BOCA RATON	FL	33496	3827
282716933615005560	INVAECAD LLC		10640 NW 27TH ST BLDG A STE 101 2 D	DORAL	FL	33172	
282716933613000280	JACKSON DESIREE CASSANDRA	JOHNSON KENNETH FERNANDEZ JR	2251 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933613000390 282716933613000410	JAH INVESTMENT & PROPERTY LLC JAH INVESTMENT & PROPERTY LLC		2207 PORTRAIT ST 10906 MOBBERLEY CIR	KISSIMMEE ORLANDO	FL FL	34758 32832	7400 6969
282716933614001900	JIMENEZ MARIAN GABRIELA SOLORZANO	JIMENEZ MARIAN DEL VALLE SOLORZANO	3614 MAYFAIR ST	KISSIMMEE	FL	34758	3942
282716933614003470	JJ CUELLAR ENTERPRISES LLC		741 STEERVIEW ST	SAINT CLOUD	FL	34771	
282716933615005480	JM FAMILY 1 LLC		9301 SOUTHERN BREEZE DR	ORLANDO	FL	32836	
282716933614003440	JOHNSON JADA CHRISTINE		2538 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933614001720	JONYUR CONSULTING LLC		3538 MAYFAIR ST	KISSIMMEE	FL	34758	
282716933614002230 282716933614001500	JUNIOR AURICELIO LIRA KARABU INVESTMENTS LLC		3221 SKYLINE LOOP 10407 INDIES CT	KISSIMMEE ORLANDO	FL FL	34758 32821	7418 8706
282716933614002180	KARABU INVESTMENTS LLC		10407 INDIES CT	ORLANDO	FL	32821	8706
282716933614002200	KARKAS ADIL	MAHBOUB NABILA NANCY	3233 SKYLINE LOOP	KISSIMMEE	FL	34758	7418
282716933613000440	KEHINDE NCHANWA TOLA		2016 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933613000550	LAGARES YESENIA RAMIREZ		2060 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933614001300	LAMBERTY JEAN PAUL CASTRO		3740 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933614003040 282716933614003060	LARA MARIA EDITH PINZON LEIGH BRADLEY RICHARD		3226 SKYLINE LOOP 3234 SKYLINE LOOP	KISSIMMEE KISSIMMEE	FL FL	34758 34758	7417 7417
282716933614003060	LENIS KEN EDUARDO		2549 SKYLINE LOOP	KISSIMMEE	FL	34758	/41/
282716933614003840	LEON ANGEL VICENTE CARRERO		2461 SKYLINE LOOP	KISSIMMEE	FL	34758	7405
282716933614003430	LOMIC ENTERPRISE LLC		2534 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933613000770	LOPEZ LIDIA SANTIAGO	SANTIAGO FRANCISCO E GONZALEZ	2045 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933614003010	LOPEZ MARINA	RODRIGUEZ BARBARA	3214 SKYLINE LOOP	KISSIMMEE	FL	34758	7417
282716933614003750 282716933614003660	LOWE REGINA LOZANO DANIELLA IDALIA CALDERA	SKAMMEL MICHAEL LAWRENCE	1695 LEE RD APT E206 2537 SKYLINE LOOP	WINTER PARK KISSIMMEE	FL FL	32789 34758	7406
282716933614003500	LUNA BUSINESS LLC	SKAWIVIEL WICHAEL LAWKENCE	1110 BRICKELL AVE STE 200	MIAMI	FL	33131	3134
282716933613000760	LY CHRISTINA MY		2049 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933614003770	MACZKA TEREZA		2489 SKYLINE LOOP	KISSIMMEE	FL	34758	7405
282716933613000290	MALDONADO EMMANUEL GONZALEZ	MUNOZ EMMANUEL ONEIL GONZALEZ	4900 N SCOTTSDALE RD STE 2200	SCOTTSDALE	AZ	85251	7656
282716933614001760	MALEGUI LLC		4527 LAMAIDA LN	IMMOKALEE	FL	34142	
282716933613000540 282716933613000510	MANDAT STEPHANIE VERONICA MARCANO JESUS EDUARDO FUENTES	RAMIREZ ILIANA IOSEFINA	2056 VIEWFINDER ST 2044 VIEWFINDER ST	KISSIMMEE KISSIMMEE	FL FL	34758 34758	7402 7402
282716933613000510	MARQUEZ ANDREA ALEJANDRA	CALVERT JOHANA MARQUEZ	2044 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933614003000	MARTE ABRAHAN ISMAEL BATISTA	GRULLON EVELING ASERET YNMACULADA BUENO	3208 SKYLINE LOOP	KISSIMMEE	FL	34758	7417
282716933614002140	MARTIN JAIDON ALEXANDRA		3323 COMPOSITION ST	KISSIMMEE	FL	34758	3936
282716933614001920	MARTINEZ BRANDON JOSE		3622 MAYFAIR ST	KISSIMMEE	FL	34758	3942
282716933613000810	MASSAR ALEXA NICOLE		2029 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933614001890 282716933613000630	MATO MARIA ISABEL ROSALES MCCORMICK ASHLEY NICOLE		3610 MAYFAIR ST 2092 VIEWFINDER ST	KISSIMMEE	FL FL	34758 34758	3942 7402
282716933614001520	MDA ASSETS LLC		2950 LOOPDALE LN	KISSIMMEE	FL	34741	7658
282716933614003350	MECIAS MARIA LAURA	CAPPELLINI PABLO ALBERTO	525 NW 37TH PL	GAINESVILLE	FL	32609	2202
282716933614002330	MEDICAL TECH USA LLC	C/O REGISTERED AGENTS INC	6965 PIAZZA GRANDE AVE STE 307	ORLANDO	FL	32835	
282716933614001430	MEDINA AVELLANEDA WENDY YANETH MENDEZ RUBY I		3619 MAYFAIR ST	KISSIMMEE	FL	34758	3942
282716933614000870 282716933614003030	MENDOZA MONTES MARIA BENTURA		14609 SW 117TH AVE 3222 SKYLINE LOOP	MIAMI KISSIMMEE	FL FL	33186 34758	3990 7417
282716933613000070	MICUA FE MIGUEL	MICUA SENANDO L	2228 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614002170	MIRANDA DARIELA MARIA OLIVARES	C/O TAYLOR MORRISON HOME CORPORATION	3311 COMPOSITION ST	KISSIMMEE	FL	34758	3936
282716933614002310	MONTES ARLEBIS YHOAN PIEDRAHITA		CARRERA 50 NUMERO 46 38				
282716933614001510	MONTES FRANCYS A SERRANO	MONTES NANCY PLACERES	3587 MAYFAIR ST	KISSIMMEE	FL	34758	3939
282716933613000430 282716933614001940	MORALES EFRAIN JR MORENO MOISSES ADRIAN CONTRERAS	BERMUDEZ JACQUELINE GONZALEZ YENIFFER KARINA NINO	2012 VIEWFINDER ST 3630 MAYFAIR ST	KISSIMMEE	FL FL	34758 34758	7402 3942
282716933614001490	MU PROPERTIES LLC	CONDICED FERRING IN INVITATION	12328 SW 132ND CT	MIAMI	FL	33186	6451
282716933614001840	MU PROPERTIES LLC		12328 SW 132ND CT	MIAMI	FL	33186	6451
282716933614002130	MUNIZ VALERIE DURANT		3327 COMPOSITION ST	KISSIMMEE	FL	34758	3936
282716933614002260	MURILLO MIRIAM JANETH CASTRO		1915 NELLORA LN	DURHAM	NC	27703	7000
282716933613000740 282716933614001030	NAVARRO MARIA MERCEDES DEL BRIO NCFJ INVESTMENTS LLC		2057 VIEWFINDER ST 8615 COMMODITY CIR STE 11	KISSIMMEE ORLANDO	FL FL	34758 32819	7401 9073
282716933614003270	NCFJ INVESTMENTS LLC		RUA OSVALDO REIS 3229	OKLANDO	r.c	32013	5075
282716933613000360	NEGRON RICARDO JR PACHECO		2219 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614002280	NINA PET FIT LLC		3199 SKYLINE LOOP	KISSIMMEE	FL	34758	7416
282716933614002070	OKHOTENKO OLEKSANDR		3353 COMPOSITION ST	KISSIMMEE	FL	34758	3936
282716933613000780	OLIVIER JORDAN MARCUS		2041 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933613000720 282716933613000210	OROZCO JOAN JAVIER ORTIZ RAFAEL	GOMEZ JULIA MARIA	2065 VIEWFINDER ST 2279 PORTRAIT ST	KISSIMMEE KISSIMMEE	FL FL	34758 34758	7401 7400
282716933614001600	OZ INVESTMENTS GROUP LLC		101 BRAMBLE CT	SAINT AUGUSTINE	FL	32092	3567
282716933614001080	PAEZ JOSE NAYI ALCHAER		3823 SEPIA ST	KISSIMMEE	FL	34758	3938
282716933614001230	PALUMBO ENZO MANUEL GUAIPO		3768 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933613000590	PARRA GUSTAVO RAFAEL MILANO	RIVERO KARINA ELIZABETH ROJAS	2076 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933614001170	PBVP SERVICES LLC	CARARALLO MANYERLINI INVINCE TOURS	1205 ROYAL ST GEORGE BLVD	DAVENPORT	FL	33896	5495
282716933614001380 282716933614001310	PENUELA MAYERLIN ZULEIMA CARABALLO PEREIRA GREGORIO ALVARO LOPEZ	CARABALLO MAYERLIN LIVING TRUST COLMENAREZ MARIA CONCEPCION OBANDO	3706 SEPIA ST 2934 SENTENCE ST	KISSIMMEE	FL FL	34758 34746	3940 5652
282716933615005610	PEREZ CLAUDIA MARIA DURANGO		2599 SKYLINE LOOP	KISSIMMEE	FL	34758	-032
282716933614001540	PEREZ OLGA LUCIA		3214 SW 154TH CT	MIAMI	FL	33185	4753
282716933614001340	PITA FELIPE PASSOS	DE SOUZA NATALIA MOURA FERRARI	3722 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933613000750	POLANCO FRANCHESKA NICOLE GARABITO	DEL DELLES DAVIS DIVES :	2053 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933614001610 282716933614001480	PORTILLO LINDA FABIOLA DARGHAM POSADES IGNACIO	REY DEWER DAVID RIVERA	3545 MAYFAIR ST BENITO PEREZ GALDOS N 190	KISSIMMEE	FL	34758	3939
282716933614001480	QUILES OMAR JAVIER BORGES	PEREZ FRANCES LUGO	3561 MAYFAIR ST	KISSIMMEE	FL	34758	
	QUINTERO EGIDIO LAGUNA		2851 W PROSPECT RD UNIT 704	FORT LAUDERDALE	FL	33309	2600
282716933614003310							

282716933614001440							
	R&N HOME TEAM LLC		2322 GREENBUSH CT	ORLANDO	FL	32837	8912
282716933614003400	RAMIREZ AMANDA DELORES		2520 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933613000610	RAMIREZ CRISTINA BEATRIZ OSORIO	OSORIO BELISETH BEATRIZ RAMIREZ DE	2084 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933613000150	RAMIREZ DIANA CAROLINA FUENTES		2260 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933615005680	RAMIREZ VALENTIN VANGELIC IVELIZ		2627 SKYLINE LOOP	KISSIMMEE	FL	34758	
282716933614003900	RAMOS ANDRES ALEJANDRO JOSE SALCEDO		2435 SKYLINE LOOP	KISSIMMEE	FL	34758	7405
282716933614003380	RANGEL MISLEIDY		2512 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933614003890	RAWLINS TASHAE PAIGE		2439 SKYLINE LOOP	KISSIMMEE	FL	34758	7405
282716933614001260	RED ASSET MANAGEMENT LLC		RUA ASPICUETA NAVARRO 389				
282716933614001180	REDASA LLC		15429 SW 119TH ST	MIAMI	FL	33196	6866
282716933614002080	REDASA LLC		15429 SW 119TH ST	MIAMI	FL	33196	6866
282716933614003250	RENTAL GROUP INVESTMENTS LLC	1 4 5 0 V 5 0 5 5 V 4 V 7 0 5 T 0 5 0	496 PONDEROSA DR	SAINT CLOUD	FL	34769	1656
282716933614002120	RIVERA CARMEN S LABOY	LABOY ROSELYN ZOE TORO	3331 COMPOSITION ST	KISSIMMEE	FL	34758	3936
282716933613000220 282716933614003410	RIVERA CLEMENTE BAEZ RLMS 85 LLC		2275 PORTRAIT ST 2524 SKYLINE LOOP	KISSIMMEE	FL FL	34758 34758	7400 7404
282716933614003410	RODRIGUES LUCAS CARRIJO GUEDES		3800 SEPIA ST	KISSIMMEE	FL	34758	3938
282716933614001210	RODRIGUES PAULO GUEDES		AVENIDA INTERLAGOS 272 JARDIM MARAJOARA	KISSIIVIIVIEE	FL.	34730	3330
282716933614001550	RODRIGUEZ ADRIAN JAYCE	MONTES DESTINY LEE	3569 MAYFAIR ST	KISSIMMEE	FL	34758	3939
282716933614003070	RODRIGUEZ AIMEE ORTIZ	MONTES DESTINATED	3240 SKYLINE LOOP	KISSIMMEE	FL	34758	7417
282716933614001100	RODRIGUEZ CHRISTHIAN GREGORIO ROSAS	ACOSTA NEIBELIS DEL CARMEN FARIA	3831 SEPIA ST	KISSIMMEE	FL	34758	3938
282716933614002960	RODRIGUEZ EDWIN MANUEL	MILAN LORENA JULIETTH QUINTERO	3192 SKYLINE LOOP	KISSIMMEE	FL	34758	7413
282716933614000950	RODRIGUEZ EMMA N		3352 COMPOSITION ST	KISSIMMEE	FL	34758	
282716933614001990	RODRIGUEZ JOSE DAVID RUIZ	SINISTERRA RUBY JANNETH MURILLO	2117 POLO CLUB DR	KISSIMMEE	FL	34741	2603
282716933614001770	RODRIGUEZ JUAN CARLOS	MALAGON JOHMARIE CINTRON	3558 MAYFAIR ST	KISSIMMEE	FL	34758	
282716933614003920	RODRIGUEZ MARIAM STORY	PARRA LUIS ISMAEL MEDINA	2427 SKYLINE LOOP	KISSIMMEE	FL	34758	7405
282716933614003740	RODRIGUEZ MARIAN	MICHETTI IVAN ORTIZ	2503 SKYLINE LOOP	KISSIMMEE	FL	34758	
282716933614003520	RODRIGUEZ NINOSKA MARIA RIVAS	CABELLO PABLO EMILIO ROJAS	2575 SKYLINE LOOP	KISSIMMEE	FL	34758	7406
282716933614003240	RODRIGUEZ OMAR GOMEZ	MADURO MARI CARMEN RIVERA	2489 ADDISON CREEK DR	KISSIMMEE	FL	34758	2349
282716933614003190	RODRIQUEZ AMAURY PEREZ	VELASQUEZ CARMEN ROSA CAVIEDES	2432 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933614002190	ROJAS CESAR AUGUSTO	C/O TAYLOR MORRISON HOME CORPORATION	10002 BROWN BURROW ST	ORLANDO	FL	32829	7433
282716933614002240	ROJAS RAISA MARIA	C/O TAYLOR MORRISON HOME CORPORATION	3812 CRESWICK CIR	ORLANDO	FL	32829	7397
282716933614003510	ROLDAN JARA LLC		2157 REDSTONE CRES				
282716933614003910	ROMERO LEONARDO CUBILLOS	PENA ROSEMARY GALLO	2431 SKYLINE LOOP	KISSIMMEE	FL	34758	7405
282716933613000340	ROSALES ROSAURA GEMA	ROSALES ANTONIO SALAZAR	2227 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614002800	ROVATI ADRIANA CULLEN		3124 SKYLINE LOOP	KISSIMMEE	FL	34758	7413
282716933613000850 282716933614003720	RUIZ DARLY COROMOTO CARDENAS		2013 VIEWFINDER ST	KISSIMMEE	FL	34758	7401 7406
282716933614003720	RUIZ JORGE ARMANDO SAENZ SAENZ VILMA EUGENIA		2511 SKYLINE LOOP	KISSIMMEE KISSIMMEE	FL FL	34758 34758	7406
282716933614003730	SAINT CLOUD ALISHA BRITNEY		2507 SKYLINE LOOP 3805 SEPIA ST	KISSIMMEE	FL	34758	3938
282716933614001040	SALADINO JHERMARINA BETANIA		70 RAYNOR RD	SOUTHAMPTON	NY	11968	2326
282716933613000180	SALDANA EMIL RONALDO		2272 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933615005720	SANCHEZ JOHANN BOTHE		2645 SKYLINE LOOP	KISSIMMEE	FL	34758	7400
282716933614001620	SANCHEZ RUBEN	BERRIOS YESENIA	3541 MAYFAIR ST	KISSIMMEE	FL	34758	3939
282716933613000690	SANKOVIC ORTEZ DIAZ ASHLEY CHRISTINE		2077 VIEWEINDER ST	KISSIMMEE	FL	34758	7401
282716933613000250	SANTANA LINDA M FALCON	BELTRAN ALONDRA NAHIRI CASTRO	2263 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614002290	SANTIAGO FRANKIE RODRIGUEZ		3195 SKYLINE LOOP	KISSIMMEE	FL	34758	7416
282716933614002090	SANTIAGO MARIA AMPARO OTERO		3345 COMPOSITION ST	KISSIMMEE	FL	34758	3936
282716933614003110	SANTIAGO YECENIA JUDITH	GARCIA KAYRO GABRIEL	3256 SKYLINE LOOP	KISSIMMEE	FL	34758	7417
282716933614003760	SANTOS SEXVAI EDUARDO NG	BELTRAN FRANCIS DIANA RAMIREZ	2495 SKYLINE LOOP	KISSIMMEE	FL	34758	7405
282716933614002320	SERRANO AND HERNANDEZ LLC		7220 CAMFIELD ST	JACKSONVILLE	FL	32222	2024
	SERRANO KARLA VANESSA COLL		3397 COMPOSITION ST	MICCINANAEE		34758	3936
282716933614001970	SERIO NO NO NEL VINCESSA COLE			KISSIMMEE	FL	34730	
282716933613000190	SIERRA LUIS FELIPE ZULUAGA		2287 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933613000190 282716933613000380	SIERRA LUIS FELIPE ZULUAGA SILVA & SANCHES HOMES LLC		2287 PORTRAIT ST 2211 PORTRAIT ST	KISSIMMEE KISSIMMEE	FL FL	34758 34758	7400
282716933613000190 282716933613000380 282716933614001790	SIERRA LUIS FELIPE ZULUAGA SILVA & SANCHES HOMES LLC SILVA ANDY STEVEN COTTES		2287 PORTRAIT ST 2211 PORTRAIT ST 3568 MAYFAIR ST	KISSIMMEE KISSIMMEE KISSIMMEE	FL FL	34758 34758 34758	7400 3939
282716933613000190 282716933613000380 282716933614001790 282716933614000910	SIERRA LUIS FELIPE ZULUAGA SILVA & SANCHES HOMES LLC SILVA ANDY STEVEN COTTES SILVA MARIANGEL CAROLINA MATA		2287 PORTRAIT ST 2211 PORTRAIT ST 3568 MAYFAIR ST 2624 PLEASANT CYPRESS CIR	KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE	FL FL FL	34758 34758 34758 34741	7400 3939 7652
282716933613000190 282716933613000380 282716933614001790 282716933614000910 282716933614003120	SIERRA LUIS FELIPE ZULUAGA SILVA & SANCHES HOMES LLC SILVA ANDY STEVEN COTTES SILVA MARIANGEL CAROLINA MATA SKUHROVEC FRANCISCO	ALDANA ANA REBECA ROMERO	2287 PORTRAIT ST 2211 PORTRAIT ST 3568 MAYFAIR ST 2624 PLEASANT CYPRESS CIR 3260 SKYLINE LOOP	KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE	FL FL FL FL	34758 34758 34758 34741 34758	7400 3939 7652 7417
282716933613000190 282716933613000380 282716933614001790 282716933614000910 282716933614003120 282716933614003680	SIERRA LUIS FELIPE ZULULAGA SILVA & SANCHES HOMES LLC SILVA ANDY STEVEN COTTES SILVA MARIANGEL CAROLINA MATA SKUHROVEC FRANCISCO SKYLINE HAUS LAND TRUST		2287 PORTRAIT ST 2511 PORTRAIT ST 3568 MAYFAIR ST 2624 PLEASANT CYPRESS CIR 3260 SKYLINE LOOP 2529 SKYLINE LOOP	KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE	FL FL FL FL FL	34758 34758 34758 34741 34758 34758	7400 3939 7652 7417 7406
282716933613000190 282716933613000380 282716933614001790 282716933614000910 282716933614003120 282716933614003130	SIERRA LUIS FELIPE ZULJAGA SILVA & SANCHES HOMES LLC SILVA ANDY STEVEN COTTES SILVA MARIANGEL CAROLINA MATA SKUHROVEC FRANCISCO SKYLINE HAUS LAND TRUST SLATE NON NC NON WA PROPERTY OWNER LLC	C/O LENNAR HOMES	2287 PORTRAIT ST 2211 PORTRAIT ST 3568 MAYFAIR ST 2624 PLEASANT CYPRESS CIR 3260 SKYLINE LOOP 529 SKYUIR LOOP 6675 WESTWOOD BLVD STE 500	KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE ORLANDO	FL FL FL FL FL FL	34758 34758 34758 34741 34758 34758 32821	7400 3939 7652 7417 7406 8061
282716933613000190 282716933613000380 282716933614001790 282716933614000910 282716933614003120 282716933614003130 282716933614003130	SIERRA LUIS FELIPE ZULULAGA SILVA & SANCHES HOMES LLC SILVA ANDY STEVEN COTTES SILVA MARIANGEL CAROLINA MATA SKUHROVEC FRANCISCO SKYLINE HAUS LAND TRUST SLATE NON NC NON WA PROPERTY OWNER LLC SMITH BRITIANNA JEAN ELAINE	C/O LENNAR HOMES SMITH TAJ MEKHI	2287 PORTRAIT ST 2211 PORTRAIT ST 3568 MAYFAIR ST 2624 PLEASANT CYPRESS CIR 3260 SKYUNE LOOP 2529 SKYUNE LOOP 675 WESTWOOD BLVD STE 500 2485 SKYUNE LOOP	KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE ORLANDO KISSIMMEE	FL FL FL FL FL FL FL	34758 34758 34758 34741 34758 34758 32821 34758	7400 3939 7652 7417 7406 8061 7405
282716933613000190 282716933613000380 2827169336140001790 282716933614000910 282716933614003120 282716933614003180 282716933614003780 282716933614003780 282716933614002000	SIERRA LUIS FELIPE ZULULAGA SILVA AS SANCHES HOMES LLC SILVA ANDY STEVEN COTTES SILVA MARIANGEL CAROLINA MATA SKUHROVEC FRANCISCO SKYLINE HAUS LAND TRUST SLATE NON NC NON WA PROPERTY OWNER LLC SMITH BERITANNA JEAN ELAINE SMITH JEFREY JAMES	C/O LENNAR HOMES	2287 PORTRAIT ST 2211 PORTRAIT ST 3568 MAYFAIR ST 5624 PLEASANT CYPRESS CIR 3260 SKYLINE LOOP 2529 SKYLINE LOOP 6675 WESTWOOD BLVD STE 500 2485 SKYLINE LOOP 1915 NW STH WAY	KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE ORLANDO KISSIMMEE POMPANO BEACH	FL FL FL FL FL FL FL	34758 34758 34758 34741 34758 34758 32821 34758 33060	7400 3939 7652 7417 7406 8061 7405 4842
282716933613000190 282716933613000380 2827169336140001790 2827169336140003120 282716933614003120 282716933614003180 282716933614003780 282716933614003780 282716933614001910	SIERRA LUIS FELIPE ZULULAGA SILVA & SANCHES HOMES LLC SILVA ANDY STEVEN COTTES SILVA MARIANGEL CAROLINA MATA SKUHROVEC FRANCISCO SKYLINE HAUS LAND TRUST SLATE NON NO NON NA PROPERTY OWNER LLC SMITH BRITIANNA JEAN ELAINE SMITH JEFREY JAMES SMITH JEFREY JAMES SMITH LESA JOAN INNERARITY	C/O LENNAR HOMES SMITH TAJ MEKHI	2287 PORTRAIT ST 2211 PORTRAIT ST 3568 MAYFAIR ST 2624 PLEASANT CYPRESS CIR 2260 SKYLUNE LOOP 2529 SKYLUNE LOOP 6675 WESTWOOD BLVD STE 500 2485 SKYLINE LOOP 1915 NW STH WAY 3618 MAYFAIR ST	KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE KISSIMMEE ORLANDO KISSIMMEE POMPANO BEACH KISSIMMEE	FL FL FL FL FL FL FL FL	34758 34758 34758 34741 34758 34758 32821 34758 33060 34758	7400 3939 7652 7417 7406 8061 7405 4842 3942
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## **WESTVIEW SOUTH**

**COMMUNITY DEVELOPMENT DISTRICT** 

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#### **RESOLUTION 2025-11**

#### [FY 2026 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FISCAL YEAR 2025/2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Westview South Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS,** the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("Board") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"), attached hereto as Exhibit A; and

**WHEREAS,** in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

- **1. FUNDING.** As indicated in **Exhibits A and B,** the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:
  - a. OPERATIONS AND MAINTENANCE FUNDING AGREEMENT. The District's Board hereby authorizes a deficit funding agreement for the operations and maintenance services set forth in the District's Adopted Budget, as set forth in Exhibit A.

#### b. OPERATIONS AND MAINTENANCE ASSESSMENTS.

i. Benefit Findings. The provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in Exhibits A and B, and is hereby found to be fair and reasonable.

- ii. Assessment Imposition. Pursuant to Chapters 190, 197 and/or 170, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- **iii. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
- c. DEBT SERVICE SPECIAL ASSESSMENTS. The District's Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in Exhibits A and B.

#### 2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. Tax Roll Assessments. If and to the extent indicated in Exhibits A and B, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the "Tax Roll Property" identified in Exhibit B shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the Florida Statutes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. Direct Bill Assessments. If and to the extent indicated in Exhibits A and B, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on "Direct Collect Property" identified in Exhibit B shall be collected directly by the District in accordance with Florida law, as set forth in Exhibits A and B. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
  - i. Due Date (O&M Assessments) Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1<sup>st</sup> and no later than September 30<sup>th</sup> of FY 2025.
  - ii. Due Date (Debt Assessments) Debt service assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
  - iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any

remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. Future Collection Methods. The decision to collect special assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 4. **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.
- 5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 13th day of August, 2025.

ATTEST:	WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT
<del></del>	Ву:
Secretary/Assistant Secretary	Its:

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

## **WESTVIEW SOUTH**

**COMMUNITY DEVELOPMENT DISTRICT** 

# Westview South Community Development District ANNUAL FINANCIAL REPORT September 30, 2024

#### **Westview South Community Development District**

#### **ANNUAL FINANCIAL REPORT**

#### **September 30, 2024**

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Certified Public Accountants PL

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#### REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Westview South Community Development District
Osceola and Polk Counties, Florida

#### **Report on Audit of the Financial Statements**

#### **Opinion**

We have audited the financial statements of the governmental activities and each major fund of Westview South Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Westview South Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



## To the Board of Supervisors Westview South Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

#### Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and Government Auditing Standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit
- Identify and assess the risks of material misstatement of the financial statements, whether
  due to fraud or error, and design and perform audit procedures responsive to those risks.
   Such procedures include examining on a test basis, evidence regarding the amounts, and
  disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit
  procedures that are appropriate in the circumstances, but not for the purpose of
  expressing an opinion on the effectiveness of the District's internal control. Accordingly,
  no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Westview South Community Development District

#### Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated July 11, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Westview South Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce, Florida

July 11, 2025

Management's discussion and analysis of Westview South Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

#### **OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) Government-wide financial statements, 2) Fund financial statements, and 3) Notes to financial statements. The Government-wide financial statements present an overall picture of the District's financial position and results of operations. The Fund financial statements present financial information for the District's major funds. The Notes to financial statements provide additional information concerning the District's finances.

The Government-wide financial statements are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments and developer contributions.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

#### OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a balance sheet and a statement of revenues, expenditures and changes in fund balances for all governmental funds. A statement of revenues, expenditures, and changes in fund balances – budget and actual is provided for the District's General Fund. Fund financial statements provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The government-wide financial statements and the fund financial statements provide different pictures of the District. The government-wide financial statements provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The fund financial statements provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the fund financial statements to the government-wide financial statements, reconciliations are provided from the fund financial statements to the government-wide financial statements.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

#### Financial Highlights

The following are the highlights of financial activity for the fiscal year ended September 30, 2024.

- ♦ The District's assets exceeded liabilities by \$14,927,107 (net position). Unrestricted net position was \$474,532. Restricted net position was \$4,365,216. Net investment in capital assets was \$10,087,359.
- ♦ Governmental activities revenues totaled \$18,362,900, while governmental activities expenses totaled \$3,095,549.

#### **OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

#### **Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

#### **Net Position**

	Governmental Activities					
		2024	2023			
Current assets	\$	3,759,952	\$	64,666		
Restricted assets		12,537,586		47,398,131		
Capital Assets		52,437,610		11,813,784		
Total Assets		68,735,148		59,276,581		
Current liabilities		14,440,343		4,377,965		
Non-current liabilities		39,367,698		55,238,860		
Total Liabilities		53,808,041		59,616,825		
Net Position						
Net investment in capital assets		10,087,359		-		
Restricted		4,365,216		977,152		
Unrestricted		474,532		(1,317,396)		
Total Net Position	\$	14,927,107	\$	(340,244)		

The decrease in restricted assets and increase in capital assets is the result of the ongoing capital project activity in the current year.

The increase in current liabilities is related to subsequent long-term debt prepayments that are included with the current portion of bonds payable in the current year.

The decrease in non-current liabilities is related to the principal payments made on long-term debt in the current year.

#### OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

#### <u>Financial Analysis of the District</u> (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

#### **Change In Net Position**

	<b>Governmental Activities</b>					
		2024		2023		
Program Revenues						
Charges for services	\$	12,853,198	\$	1,552,874		
Operating contributions		250,678		97,593		
Capital contributions		3,807,410		-		
General Revenues						
Miscellaneous revenues		2,633		-		
Investment income		1,448,981		228,969		
Total Revenues		18,362,900		1,879,436		
Expenses						
General government		128,229		89,190		
Physical environment		109,026		18,925		
Interest and other charges		2,858,294		2,111,565		
Total Expenses		3,095,549		2,219,680		
Change in Net Position		15,267,351		(340,244)		
Net Position - Beginning of Year		(340,244)				
Not Docition Find of Your	Φ	14 007 107	Φ	(240.244)		
Net Position - End of Year	<b></b>	14,927,107	\$	(340,244)		

The increase in charges for services is related to the prepayments on assessments received in the current year.

The increase in investment income is related to the current year earnings on the District held investment funds issued in the prior year.

The increase in operating contributions, general government, and physical environment is related to the increasing operations of the District in the current year.

The increase in capital contributions is the result of the ongoing capital project activity in the current year.

The increase in interest and other charges is related to the first full year of debt service interest payments being made on long-term debt in the current year.

#### OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

#### **Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023.

	Government	Governmental Activities			
Description	2024	2023			
Construction in progress	\$ 52,437,610	\$ 11,813,784			

The activity for the year consisted of additions to construction in progress of \$40,623,826.

#### **General Fund Budgetary Highlights**

Budgeted expenditures were more than actual expenditures primarily due to less environmental service expenditures than were anticipated.

The September 30, 2024 budget was not amended.

#### **Debt Management**

Governmental Activities debt includes the following:

- In July 2023, the District issued \$48,000,000 Series 2023 Special Assessment Bonds, Assessment Area One. The bonds were issued to finance a portion of the cost of acquisition and construction of the 2023 Assessment Area One Project. The balance outstanding at September 30, 2024 was \$39,775,000.
- In July 2023, the District issued \$8,740,000 Series 2023 Special Assessment Bonds, Assessment Area Two. The bonds were issued to finance a portion of the cost of acquisition and construction of the 2023 Assessment Area Two Project. The balance outstanding at September 30, 2024 was \$8,620,000.

#### **Economic Factors and Next Year's Budget**

Westview South Community Development District will continue to develop in 2025 as the District continues construction. The District cannot determine the effect on the financial position or results of operations during fiscal year 2025.

#### **Request for Information**

The financial report is designed to provide a general overview of Westview South Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Westview South Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

#### Westview South Community Development District STATEMENT OF NET POSITION September 30, 2024

	Governmental Activities		
ASSETS			
Current Assets			
Cash	\$ 11,572		
Due from developer	3,748,380		
Total Current Assets	3,759,952		
Non-current Assets			
Restricted Assets			
Investments	12,537,586		
Capital Assets, not being depreciated			
Construction in progress	52,437,610		
Total Non-current Assets	64,975,196		
Total Assets	68,735,148		
LIABILITIES Current Liabilities			
Accounts payable and accrued expenses	69,596		
Contracts/retainage payable	4,923,088		
Due to developer	6,000		
Accrued interest	1,101,659		
Bonds payable	8,340,000		
Total Current Liabilities	14,440,343		
Non-current Liabilities			
Bonds payable, net	39,367,698		
Total Liabilities	53,808,041		
NET POSITION			
Net investment in capital assets	10,087,359		
Restricted for debt service	4,365,216		
Unrestricted	474,532		
Total Net Position	\$ 14,927,107		

See accompanying notes to financial statements.

#### Westview South Community Development District STATEMENT OF ACTIVITIES For the Fiscal Year Ended September 30, 2024

Functions/Programs	E	expenses	 harges for Sevices	O <sub>I</sub> Gr	am Revenues perating ants and atributions	G	Capital Grants and ontributions	Re C No	t (Expenses) venues and thanges in et Position vernmental Activities
Governmental Activities									
General government	\$	(128,229)	\$ -	\$	135,484	\$	-	\$	7,255
Physical environment		(109,026)	-		115,194		3,807,410		3,813,578
Interest and other charges		(2,858,294)	12,853,198		-				9,994,904
Total Governmental Activities	\$	(3,095,549)	\$ 12,853,198	\$	250,678	\$	3,807,410		13,815,737
				Gene	eral Revenues	5			
				М	iscellaneous ı	reven	ues		2,633
				In	vestment inco	ome			1,448,981
					Total Gene	ral Re	evenues		1,451,614
					Change in I	Net P	osition		15,267,351
				Net F	Position - Octo	ber 1	, 2023		(340,244)
					Position - Sept		•	\$	14,927,107

## Westview South Community Development District BALANCE SHEET – GOVERNMENTAL FUNDS September 30, 2024

			Dobt	Canital	Total
	_	2	Debt	Capital	Governmental
ACCETO		<u>General</u>	Service	Projects	Funds
ASSETS	•	44.570	Φ.	•	<b>4.570</b>
Cash	\$	11,572	\$ -	\$ -	\$ 11,572
Due from developer		69,558	1,245,009	2,433,813	3,748,380
Restricted Assets					
Investments			7,509,452	5,028,134	12,537,586
Total Assets	\$	81,130	\$8,754,461	\$ 7,461,947	\$16,297,538
LIABILITIES, DEFERRED INFLOWS OF					
RESOURCES AND FUND BALANCES					
LIABILITIES	Φ.	00 500	Φ.	Φ.	Φ 00.500
Accounts payable and accrued expenses	\$	69,596	\$ -	\$ -	\$ 69,596
Contracts/retainage payable		-	-	4,923,088	4,923,088
Due to developer		6,000			6,000
Total Liabilities		75,596		4,923,088	4,998,684
DEFENDED INELOWIS OF DESCRIPCES					
DEFERRED INFLOWS OF RESOURCES		4 000	400.000		470.004
Unavailable revenues		4,063	468,998		473,061
FUND BALANCES					
Restricted for debt service		-	8,285,463	-	8,285,463
Restricted for capital projects		-	-	2,538,859	2,538,859
Unassigned		1,471	-	-	1,471
Total Fund Balances		1,471	8,285,463	2,538,859	10,825,793
Total Liabilities, Deferred Inflows of					
Resources and Fund Balances	\$	81,130	\$8,754,461	\$ 7,461,947	\$16,297,538

# Westview South Community Development District RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION OF GOVERNMENTAL ACTIVITIES September 30, 2024

Total Governmental Fund Balances	\$ 10,825,793
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	52,437,610
Long-term liabilities, including bonds payable, \$(48,395,000), net of bond discount, net, \$687,302, are not due and payable in the current period and therefore, are not reported at the fund level.	(47,707,698)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	(1,101,659)
Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenues are recognized when earned at the	470.004
government-wide level.	473,061
Net Position of Governmental Activities	\$ 14,927,107

## Westview South Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS For the Fiscal Year Ended September 30, 2024

				Total
		Debt	Capital	Governmental
	General	Service	Projects	Funds
Revenues				
Special assessments	\$ -	\$ 12,384,200	\$ -	\$ 12,384,200
Developer contributions	273,880	-	3,807,410	4,081,290
Investment income	-	322,276	1,126,705	1,448,981
Miscellaneous revenues	2,633	-	-	2,633
Total Revenues	276,513	12,706,476	4,934,115	17,917,104
Expenditures				
Current				
General government	128,229	-	-	128,229
Physical environment	109,026	-	-	109,026
Capital outlay	-	-	40,623,826	40,623,826
Debt service				
Principal	-	8,345,000	-	8,345,000
Interest	-	2,327,190	-	2,327,190
Other	-	71,850	-	71,850
Total Expenditures	237,255	10,744,040	40,623,826	51,605,121
Excess Revenues Over/(Under)				
Expenditures	 39,258	1,962,436	(35,689,711)	(33,688,017)
Other Financing Sources/(Uses)				
Transfers in	-	4,799	554	5,353
Transfers out	_	(554)	(4,799)	(5,353)
Total Other Financing Sources/(Uses)	-	4,245	(4,245)	
Net change in fund balances	39,258	1,966,681	(35,693,956)	(33,688,017)
Fund Balances - October 1, 2023	(37,787)	6,318,782	38,232,815	44,513,810
Fund Balances - September 30, 2024	\$ 1,471	\$ 8,285,463	\$ 2,538,859	\$ 10,825,793

See accompanying notes to financial statements.

# Westview South Community Development District RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Fiscal Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ (33,688,017)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of capital outlay	
in the current year.	40,623,826
The payment of principal is recognized as an expenditure at the fund level; however, at the government-wide level the payment reduces liabilities.	8,345,000
Bond discounts are amortized over the life of the debt as interest expense at the government-wide level. This is the current year amortization.	(23,838)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas	
at the governmental fund level, interest expenditures are reported when due.  This is the net amount between the prior year and current year accruals.	(435,416)
Unavailable revenues are recognized as deferred inflows of resources at the fund level. This is the amount of the current year change in unavailable revenues.	445,796
Change in Net Position of Governmental Activities	\$ 15,267,351

# Westview South Community Development District STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND For the Fiscal Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Developer contributions	\$ 274,204	\$ 274,204	\$ 273,880	\$ (324)
Miscellaneous revenues			2,633	2,633
Total Revenues	274,204	274,204	276,513	2,309
Expenditures Current				
General government	129,204	129,204	128,229	975
Physical environment	145,000	145,000	109,026	35,974
Total Expenditures	274,204	274,204	237,255	36,949
Net Change in Fund Balances	-	-	39,258	39,258
Fund Balances - October 1, 2023			(37,787)	(37,787)
Fund Balances - September 30, 2024	\$ -	\$ -	\$ 1,471	\$ 1,471

See accompanying notes to financial statements.

#### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

#### 1. Reporting Entity

The District was established on September 23, 2022, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by the Florida Land and Water Adjudicatory Commission, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Westview South Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Westview South Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

#### 2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

#### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### 2. Measurement Focus and Basis of Accounting (Continued)

#### a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions and special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

#### b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

#### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### 2. Measurement Focus and Basis of Accounting (Continued)

#### b. Fund Financial Statements (Continued)

#### **Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

#### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### 2. Measurement Focus and Basis of Accounting (Continued)

#### b. Fund Financial Statements (Continued)

#### **Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources".

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

#### 3. Basis of Presentation

#### a. Governmental Major Funds

<u>General Fund</u> – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

#### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### 3. Basis of Presentation (Continued)

#### a. Governmental Major Funds (Continued)

<u>Debt Service Fund</u> – The Debt Service Fund accounts for debt service requirements to retire the special assessment revenue bonds.

<u>Capital Projects Fund</u> – The Capital Projects Fund accounts for the construction of infrastructure improvements within the District.

#### b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

#### 4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity

#### a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415. Florida Statutes. The authorized investments consist of:

- 1. Direct obligations of the United States Treasury;
- 2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
- 3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
- 4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

#### NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)

#### a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

#### b. Capital Assets

Capital assets, which include construction in progress, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

#### c. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

#### d. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

#### e. Unamortized Bond Discount

Bond discount associated with the issuance of revenue bonds are amortized according to the straight-line method of accounting over the life of the bonds. For financial reporting, unamortized bond discount is netted with the applicable long-term debt.

#### **NOTE B - CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

#### <u>Custodial Credit Risk – Deposits</u>

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$181,598 and the carrying value was \$11,572. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

#### <u>Investments</u>

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Government Obligations Fund	31 days*	\$ 12,537,586

<sup>\*</sup>Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are Level 1 assets.

#### NOTE B - CASH AND INVESTMENTS (CONTINUED)

#### Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

#### Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. As of September 30, 2024, the District's investments in First American Government Obligations Fund were rated AAAm by Standard & Poor's.

#### Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Government Obligations Fund represent 100% of the District's investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical. The District considers any decline in fair value for certain investments to be temporary.

#### **NOTE C - CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Oc	alance tober 1, 2023	Additions	Deletions	 Balance September 30, 2024
Governmental Activities: Capital assets, not being depreciated: Construction in progress	\$ 1	1,813,784	\$ 40,623,826	\$ -	\$ 52,437,610

#### NOTE D - LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ 56,740,000
Principal payments	(8,345,000)
Long-term debt at September 30, 2024	\$ 48,395,000
Bond discount, net	(687,302)
Bonds Payable, Net at September 30, 2024	\$ 47,707,698

#### NOTE D - LONG-TERM DEBT (CONTINUED)

District debt is comprised of the following at September 30, 2024:

#### **Special Assessment Bonds**

\$48,000,000 Series 2023 Special Assessment Bonds, Assessment Area One, due in annual principal installments beginning May 2024 and maturing May 1, 2053. Interest ranging from 4.875 to 5.600% is due each May and November beginning November 2023. Current portion is \$8,165,000.

\$ 39,775,000

\$8,740,000 Series 2023 Special Assessment Bonds, Assessment Area Two, due in annual principal installments beginning May 2024 and maturing May 1, 2053. Interest ranging from 4.750 to 5.625% is due each May and November beginning November 2023. Current portion is \$175,000.

\$ 8,620,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 8,340,000	\$ 2,533,218	\$ 10,873,218
2026	630,000	2,192,194	2,822,194
2027	655,000	2,161,650	2,816,650
2028	685,000	2,129,894	2,814,894
2029	735,000	2,096,681	2,831,681
2030-2034	4,345,000	9,843,244	14,188,244
2035-2039	5,680,000	8,540,075	14,220,075
2040-2044	7,435,000	6,835,931	14,270,931
2045-2049	9,805,000	4,536,068	14,341,068
2050-2053	10,085,000	1,452,888	11,537,888
Totals	\$ 48,395,000	\$ 42,321,843	\$ 90,716,843

#### NOTE D - LONG-TERM DEBT (CONTINUED)

#### Summary of Significant Bond Resolution Terms and Covenants

The Series 2023 Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, at a price equal to the principal amount of the outstanding Series 2023 Bonds to be redeemed, together with accrued interest to the date of redemption on any date on or after May 1, 2033. The Series 2023 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture establishes certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

#### **Depository Funds**

The bond resolutions establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is a follows:

Reserve Funds – The Series 2023 Assessment Area One Reserve Account was funded from the proceeds of the Series 2023 Assessment Area One Bonds in an amount equal to the maximum annual debt service for the outstanding Series 2023 Assessment Area One Bonds. The Series 2023 Assessment Area Two Reserve Account was funded from the proceeds of the Series 2023 Assessment Area Two Bonds in an amount equal to the maximum annual debt service for the outstanding Series 2023 Assessment Area Two Bonds. Both Reserve Accounts can be reduced to 50% of the maximum annual debt service of the respective Bonds and again to 10% of maximum annual debt service if certain requirements are met as outlined in the Trust Indenture. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2024:

	Reserve	Reserve
	Balance	Requirement
Special Assessment Bonds, Series 2023 Area 1	\$ 3,273,647	\$ 2,222,275
Special Assessment Bonds, Series 2023 Area 2	\$ 598,469	\$ 596,313

#### **NOTE E - RELATED PARTY TRANSACTIONS**

All voting members of the Board of Supervisors are affiliated with the Developer. The District recognized \$16,911,286 in contributions and assessments from the Developer for the year ended September 30, 2024. Additionally, the District has a balance due to the Developer of \$6,000 and a balance due from the Developer of \$3,748,380 for the year ended September 30, 2024.

#### NOTE F - ECONOMIC DEPENDENCY

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

#### **NOTE G - RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims since inception.

#### **NOTE H - SUBSEQUENT EVENT**

In November 2024, the District made prepayments on the Series 2023 Special Assessment Bonds, Assessment Area One, and the Series 2023 Special Assessment Bonds, Assessment Area Two of \$3,060,000 and \$30,000, respectively.

In February 2025, the District made a prepayment on the Series 2023 Special Assessment Bonds, Assessment Area One of \$1,930,000.

In May 2025, the District made prepayments on the Series 2023 Special Assessment Bonds, Assessment Area One, and the Series 2023 Special Assessment Bonds, Assessment Area Two of \$2,660,000 and 15,000, respectively.

All prepayments noted above are included in the current portion of the long-term debt.



Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

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## INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Westview South Community Development District
Osceola and Polk Counties, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Westview South Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated July 11, 2025.

#### Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Westview South Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Westview South Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Westview South Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors
Westview South Community Development District

#### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Westview South Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

#### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce, Florida

July 11, 2025



Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

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#### MANAGEMENT LETTER

To the Board of Supervisors Westview South Community Development District Osceola and Polk Counties, Florida

#### **Report on the Financial Statements**

We have audited the financial statements of the Westview South Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated July 11, 2025.

#### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

#### Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated July 11, 2025, should be considered in conjunction with this management letter.

#### **Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. The following findings or recommendations were made in the preceding financial audit report:

#### <u>Finding 23-01</u>

Finding: The actual expenditures of the General Fund exceeded the approved budgeted amounts in violation of Section 189.016, Florida Statutes.

Recommendation: The District should monitor expenditures in future years to ensure that actual expenditures do not exceed the budget.



To the Board of Supervisors Westview South Community Development District

Management Response: Management will continue to monitor expenditures to ensure budget amendments are sufficient to cover any overages.

Current Status: This finding was corrected in the current fiscal year.

#### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Westview South Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Westview South Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Westview South Community Development District. It is management's responsibility to monitor the Westview South Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

#### **Specific Information**

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Westview South Community Development District reported:

- 1) The total number of District elected officials receiving statutory compensation, reported as employees for the purposes of the audit: 0
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 3
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$88,236
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.



To the Board of Supervisors Westview South Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Westview South Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$464.01 \$3,688.90 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District was \$12,853,198.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds as: \$39,775,000 Series 2023 A-1 maturing May 2053 at various interest rates between 4.875% 5.600%, and \$8,620,000 Series 2023 A-2 maturing May 2053 at various interest rates between 4.750% 5.625%.

#### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred, or are likely to have occurred, that has an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

#### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce, Florida

July 11, 2025



Certified Public Accountants PL

600 Citrus Avenue Suite 200 Fort Pierce, Florida 34950

772/461-6120 // 461-1155 FAX: 772/468-9278

### INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors Westview South Community Development District Osceola and Polk Counties, Florida

We have examined Westview South Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Westview South Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Westview South Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Westview South Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Westview South Community Development District's compliance with the specified requirements.

In our opinion, Westview South Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

Berger, Toombs, Elam, Gaines & Frank Certified Public Accountants PL

Fort Pierce. Florida

July 11, 2025

## **WESTVIEW SOUTH**

**COMMUNITY DEVELOPMENT DISTRICT** 

#### **RESOLUTION 2025-12**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

**WHEREAS**, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2024;

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

- 1. The Audited Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
- 2. A verified copy of said Audited Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

**PASSED AND ADOPTED** this 13th day of August, 2025.

ATTEST:	WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT	
	DEVELO: MENT DISTINCT	
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors	

## **WESTVIEW SOUTH**

**COMMUNITY DEVELOPMENT DISTRICT** 

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## WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT Performance Measures/Standards & Annual Reporting Form October 1, 2025 – September 30, 2026

#### 1. COMMUNITY COMMUNICATION AND ENGAGEMENT

#### **Goal 1.1** Public Meetings Compliance

**Objective:** Hold at least two (2) <u>regular</u> Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes □ No □

#### **Goal 1.2** Notice of Meetings Compliance

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes □ No □

#### Goal 1.3 Access to Records Compliance

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

Achieved: Yes □ No □

#### 2. <u>INFRASTRUCTURE AND FACILITIES MAINTENANCE</u>

#### Goal 2.1 District Infrastructure and Facilities Inspections

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes □ No □

#### 3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

#### Goal 3.1 Annual Budget Preparation

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes □ No □

#### Goal 3.2 Financial Reports

**Objective:** Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

**Standard:** CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes □ No □

#### Goal 3.3 Annual Financial Audit

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes □ No □

District Manager	Chair/Vice Chair, Board of Supervisors
Print Name	Print Name
Date	 Date

### **WESTVIEW SOUTH**

**COMMUNITY DEVELOPMENT DISTRICT** 

#### **RESOLUTION 2025-07**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

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

- 1. **ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.
- 2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of August, 2025.

ATTEST:	DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chair/Vice Chair. Board of Supervisors

#### **EXHIBIT "A"**

#### WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT

#### **BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE**

#### **LOCATION**

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2025	Regular Meeting	2:00 PM
November 12, 2025	Regular Meeting	2:00 PM
December 10, 2025	Regular Meeting	2:00 PM
January 14, 2026	Regular Meeting	2:00 PM
February 11, 2026	Regular Meeting	2:00 PM
March 11, 2026	Regular Meeting	2:00 PM
April 8, 2026	Regular Meeting	2:00 PM
May 13, 2026	Regular Meeting	2:00 PM
June 10, 2026	Regular Meeting	2:00 PM
July 8, 2026	Regular Meeting	2:00 PM
August 12, 2026	Regular Meeting	2:00 PM
September 9, 2026	Regular Meeting	2:00 PM

<sup>\*</sup>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

### **WESTVIEW SOUTH**

**COMMUNITY DEVELOPMENT DISTRICT** 



#### FIRST AMENDMENT TO POND MAINTENANCE SERVICES AGREEMENT

THIS AMENDMENT TO POND MAINTENANCE SERVICES AGREEMENT ("Amendment") is made and entered into, by and between:

**WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located at c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

**FLORALAWN INC.**, a Florida corporation, whose mailing address is 734 S. Combee Road, Lakeland, Florida 33801 ("Contractor").

#### **RECITALS**

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("Act"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District and the Contractor previously entered into that certain *Pond Maintenance Services Agreement*, dated November 15, 2023 ("Agreement"); and

WHEREAS, the District has a need to retain an independent contractor to provide aquatic maintenance within and around the District, and the Contractor represents that it is qualified to provide such services to the District; and

**WHEREAS**, the District and the Contractor now desire to amend the Agreement to add an additional scope of services.

**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 District and the Contractor agrees as follows:

- 1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Amendment.
- 2. ADDITIONAL SCOPE OF SERVICES AND COMPENSATION. The parties agree that the Agreement is hereby amended to include the maintenance of an additional pond and floating fountain, as identified in Exhibit A ("Scope of Services"). As compensation for the Scope of Services described in this Amendment in addition to the maintenance outlined in the Agreement, the District agrees to pay the Contractor the amounts set forth in Exhibit A.
- 3. AFFIRMATION OF THE AGREEMENT; CONFLICTS. The District and the Contractor agree that nothing contained herein shall alter or amend the parties' rights and responsibilities under the Agreement, except to the extent set forth herein. The

Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties.

- 4. AUTHORIZATION. The execution of this Amendment has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.
- **5. EFFECTIVE DATE.** This Amendment shall be effective after execution by both the District and the Contractor.

**WHEREFORE**, the parties below execute the *First Amendment to Pond Maintenance Services Agreement* to be effective as of <u>July 3rd</u>, 2025.

WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT

Nora Schuster

Its: Chair

FLORALAWN INC

By: River Averitt

**EXHIBIT A:** Additional Scope of Services

#### **EXHIBIT A**

#### Landscape Management (WESTVIEW CDD N2B PH2)

Service	Monthly	Yearly
Landscape Maintenance	\$4,312.00	\$51,744.00
St. Augustine Fertilization Program (6x Per Year)	\$652.00	\$7,824.00
Total	\$4,964.00	\$59,568.00

<sup>\*\*\*</sup> This includes landscape maintenance on all ponds with borders being string trimmed as well as the maintenance of all wetland buffers in this phase\*\*\*

Bahla lake and pond banks will be mowed and string trimmed 30 times per year consistent with 3 times per month May through October and 2 times per month or as needed November through April.

#### Landscape Management (WESTVIEW CDD N2B PH3)

Service	Monthly	Yearty	
Landscape Maintenance	\$2,058.00	\$24,696.00	
Total	\$2,058.00	\$24,696.00	

<sup>\*\*\*</sup> This includes landscape maintenance on all ponds with borders being string trimmed as well as the maintenance of all wetland buffers in this phase\*\*\*\*

Bahia lake and pond banks will be mowed and string trimmed 30 times per year consistent with 3 times per month May through October and 2 times per month or as needed November through April.

#### Landscape Management (WESTVIEW CDD NBHD 4)

Service	Monthly	Yearty
Landscape Maintenance	\$2,646.00	\$31,752.00
St. Augustine Fertilization Program (6x Per Year)	\$439.45	\$5,273.40
Total	\$3,085.45	\$37,025.40

<sup>\*\*\*</sup> This includes landscape maintenance on all ponds with borders being string trimmed as well as the maintenance of all wetland buffers in this phase\*\*\*\*

Behie lake and pond banks will be mowed and string trimmed 30 times per year consistent with 3 times per month May through October and 2 times per month or as needed November through April.

#### Landscape Management (Spine Road) Addendum

Service	Monthly	Yearly
Landscape Maintenance	\$6,272.00	\$75,264.00
St Augustine Fertilization Program	\$2,259.99	\$27,119.88
Shrub Fertilization Program	\$408.71	\$4,904.52
Pre Emergent	\$468.05	\$5,616.60
Monthly Irrigation Inspection	\$2,148.00	\$25,776.00
Total	\$11,556.75	\$138,681.00

#### Additional Services (Spine Road)

Enhancements and additional services are available on an a la carte basis. These include mulching options, seasonal plant selections, turf upgrades, and special treatments.

Service	Qty	Price	Total	
Mulch	653 Yards	\$55.00	\$35,915.00	
Palm Pruning	255 Palms	\$60.00	\$15,300.00	

#### Landscape Management (WESTVIEW CDD NBHD 3)

Service	Monthly	Yearly	
Landscape Maintenance	\$4,357.50	\$52,290.00	
St. Augustine Fertilization Program (6x Per Year)	\$33.62	\$403.44	
Total	\$4,391.12	\$52,693.44	

<sup>\*\*\*</sup> This includes landscape maintenance on all ponds with borders being string trimmed as well as the maintenance of all wetland buffers in this phase\*\*\*

Bahia lake and pond banks will be mowed and string trimmed 30 times per year consistent with 3 times per month May through October and 2 times per month or as needed November through April.

#### Landscape Management (WESTVIEW CDD ESPLANADE)

Service	Monthly	Yearly
Landscape Maintenance	\$3,136.00	\$37,632.000
Total	\$3,136.00	\$37,632.00

<sup>\*\*\*</sup> This includes landscape maintenance on all ponds with borders being string trimmed as well as the maintenance of all wetland buffers in this phase\*\*\*\*

#### Scope of Services

#### **Turf Care**

#### Mowing

Rotary lawn mowers will be used with sufficient power to leave a neat, clean, and uncluttered appearance <u>42 times</u> per calendar year (Floratam) and <u>42 times</u> per calendar year (8ahra) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season <u>Aprili through October</u> and every other week during the non-growing season or as needed <u>Hovember through March</u>

#### Trimming

Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by a string trimmer. When string trimming, a continuous cutting height will be maintained to prevent scalping

#### Edging

All turf edges of walks, curbs, and driveways shall be performed every mowing (42 times per year). A soft edge of all bed areas will be performed every other mowing (21 times per year). A power edger will be used for this purpose. A string trimmer may be used only in areas not accessible to a power edger.

#### **Fertilization**

St. Augustine/Floratam areas shall be fertilized with a commercial grade fertilizer § times per year. Timing of applications will be adjusted to meet horticultural conditions.

Bahis turf areas may be fertilized and treated with insect/disease control at an additional cost that is outside of the scope of work for this contract

#### Weed, Insect, & Disease Control

Post-Emergent weed applications will be performed up to 4 times, per year between April 1st and October 30th. Pre-Emergent herbicides will be used 2 times per year specifically targeting difficult to control weeds. Weed control applications are conducive to soil and air temperatures. Floralawn will not be held responsible for the post emergent control of common grassy weeds like Crabgrass, fropical Signal 8 Bermuda grass. Due to the absence of legal and selective post emergent herbicides for this use.

Insect & disease control measures are incorporated into each fertilization application. Infestations will be treated on an as needed basis throughout the year and the customer will be made aware of the actions taken as well as the chemicals used. Ant mounds can be treated as they appear, at an additional cost, using products like Bayer's Top Choice that offer extended control.

#### Tree, Shrub, and Groundcover Care

#### Pruning

All shrubs and trees (up to 10 feet) shall be pruned and shaped a maximum of 10 times per year to ensure the following:

- Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor
- 2. Retain the individual plant's natural form and prune to eliminate branches which are rubbing against walls and roofs.
- 3. The removal of dead, diseased, or injured branches and palm fronds will be performed as needed up to 12 feet in height.
- 4 Ground covers and vines can maintain a neat and uniform appearance.

#### Weeding

Weeds will be removed from all plant, tree, and flower beds 18 times per year. This incorporates 2 times per month during the growing season and 1 time per month during the non-growing season on an as-needed basis. Mechanical or chemical herbicides will be used as control methods.

#### **Fertifization**

Palms and hardwood trees will be fertilized <u>2 times</u> per year. Shrubs and groundcovers will be fertilized <u>4 times</u> per year. All fertilizations of tree, shrub, and groundcovers will be designed to address site specific nutritional needs. Timing of applications will be adjusted to meet horizoitural conditions.

#### Insect. & Disease Control

All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the contract period. Plants will be monitored and issues addressed as necessary to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit. Floral awm does not guarantee the complete absence of any insect or disease. We will, however, notify the customer and provide professional options at an additional cost outside the scope of this contract.

#### Irrigation

#### Overview

At the commencement of the contract, we will perform a complete irrigation evaluation and furnish the customer with a summary of each clock and zone operation. FloraLawn will submit recommendations for all necessary repairs and improvements to the system with an itemized cost for completing the proposed work. FloraLawn is not responsible for turf or plant loss due to water restrictions set by city, county, and/or water management district ordinances.

#### Inspections

All irrigation zones shall be inspected 1 time per month to insure proper operation. All zones will be turned on to check for proper coverage and any broken irrigation components. Management shall receive a monitoring report after each monthly irrigation inspection.

#### Repairs

Any repairs that have been caused by FloraLawn will be repaired at no cost. All repairs to the irrigation system other than those caused by FloraLawn will be performed on a time and materials basis with the hourly labor rate being \$80,00 per hour. Faults and failures of the irrigation system communicated to Floralawn will be addressed in a fair and responsible time period, but Floralawn cannot quarantee a specific time response.

#### Miscellaneous

#### Clean-Up

All non-turf areas will be cleaned with a backpack or street blower to remove debris created by the landscaping process. All trash shall be picked up throughout the common areas before each mowing 42 times per year. Construction debris or similar trash is not included. Trash shall be disposed of offsite.

#### Optional Items & Additional Services

- 1. Landacape design & installation
- 2. Sodding and/or Seeding
- 3. Annual flower bed design & installation
- 4. Mulching
- 5. Thin & prune trees over 10' in height
- 6. Prune Palms over 15 of clear trunk
- 7. New plant installation
- 6. Leaf clean-up
- 9. Pump Maintenance
- 10. Pump repair & installation

#### **EXHIBIT B:**

#### **CERTIFICATE OF INSURANCE**



#### **Certificate Of Completion**

Envelope Id: 2FB30A61-1D05-4999-AD40-C75404769401

Status: Completed

Subject: Complete with Docusign: First Amendment to Pond Maintenance Services Agreement (Floralawn) - We...

Source Envelope:

Document Pages: 8 Certificate Pages: 1 AutoNav: Enabled

Signatures: 1 Initials: 0

Envelope Originator: Ashley Ligas 1650 Farnam Street

Omaha, NE 68102

ashley.ligas@kutakrock.com IP Address: 208.127.191.50

Envelopeld Stamping: Enabled

Time Zone: (UTC-06:00) Central Time (US & Canada)

**Record Tracking** 

Status: Original

7/2/2025 10:42:09 AM

Holder: Ashley Ligas

ashley.ligas@kutakrock.com

Location: DocuSign

Signer Events

Nora Schuster

nschuster@taylormorrison.com

Chair

Security Level: Email, Account Authentication

Signature

Nora Schuster ERCCEBOTADTAAT

**Timestamp** 

Sent: 7/2/2025 10:42:55 AM Viewed: 7/2/2025 11:36:12 AM Signed: 7/2/2025 11:37:53 AM

(None)

Using IP Address: 172.56.74.141

Signature Adoption: Pre-selected Style

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Payment Events	Status	Timestamps
Completed	Security Checked	7/2/2025 11:37:53 AM
Signing Complete	Security Checked	7/2/2025 11:37:53 AM
Certified Delivered	Security Checked	7/2/2025 11:36:12 AM
Envelope Sent	Hashed/Encrypted	7/2/2025 10:42:55 AM
Envelope Summary Events	Status	Timestamps
Notary Events	Signature	Timestamp
Witness Events	Signature	Timestamp
Carbon Copy Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Editor Delivery Events	Status	Timestamp
In Person Signer Events	Signature	Timestamp

### **WESTVIEW SOUTH**

**COMMUNITY DEVELOPMENT DISTRICT** 

# UNAUDITED FINANCIAL STATEMENTS

WESTVIEW SOUTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025

## WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT BALANCE SHEET GOVERNMENTAL FUNDS JUNE 30, 2025

	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	\$ 409,963	\$ -	\$ -	\$ -	\$ -	\$ 409,963
Investments						
Revenue	-	1,050,468	36,163	-	-	1,086,631
Reserve	-	2,222,275	604,446	-	-	2,826,721
Prepayment	-	2,682,249	1,484	-	-	2,683,733
Construction A-1	-	-	-	4,338	-	4,338
Construction A-2	-	-	-	-	3,493,345	3,493,345
Interest	-	-	6	-	-	6
Due from Landowner (Westview South LLC)	64,945	-	-	-	-	64,945
Due from Lennar	-	35,728	-	-	-	35,728
Due from general fund	-	2,438	-	-	-	2,438
Due from Developer	4,063	343,577	-	-	-	347,640
Total assets	\$ 478,971	\$ 6,336,735	\$ 642,099	\$ 4,338	\$ 3,493,345	\$10,955,488
LIABILITIES AND FUND BALANCES Liabilities:	ф 0.22E	¢.	<b>c</b>	¢.	¢	¢ 2225
Accounts payable	\$ 2,335	\$ -	\$ -	\$ -	\$ -	\$ 2,335
Contracts payable	- 0.400	-	-	1,180,695	-	1,180,695
Due to debt service fund	2,438	-	-	-	4.000	2,438
Due to capital projects fund	-	-	-	-	4,338	4,338
Tax payable	61	-	-	-	-	61
Landowner advance	6,000			- 4 400 005	- 4 000	6,000
Total liabilities	10,834			1,180,695	4,338	1,195,867
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	69,007	379,305	-	-	-	448,312
Unearned revenue		36,648	31,132			67,780
Total deferred inflows of resources	69,007	415,953	31,132			516,092
Fund balances: Restricted for:						
Debt service	-	5,920,782	610,967	-	-	6,531,749
Capital projects	-	-	-	(1,176,357)	3,489,007	2,312,650
Unassigned	399,130					399,130
Total fund balances	399,130	5,920,782	610,967	(1,176,357)	3,489,007	9,243,529
Total liabilities, deferred inflows of resources and fund balances	\$ 478,971	\$ 6,336,735	\$ 642,099	\$ 4,338	\$ 3,493,345	\$10,955,488
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### WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

#### STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month		Year to Date	Budget	% of Budget	
REVENUES						
Assessment levy: on-roll - net	\$	461	\$ 89,234	\$ -	N/A	
Assessment levy: off-roll		-	351,056	609,356	58%	
Lot closing assessments		-	112,616	-	N/A	
Landowner contribution		-	 15,352	159,998	10%	
Total revenues		461	568,258	769,354	74%	
EXPENDITURES						
Professional & administrative						
Supervisors		431	861	3,014	29%	
Management/accounting/recording		4,000	36,000	48,000	75%	
Legal		4,123	19,344	25,000	77%	
Engineering		907	11,129	2,000	556%	
Audit		-	4,350	7,400	59%	
Arbitrage rebate calculation		_	-	1,500	0%	
Dissemination agent AA1		83	750	1,000	75%	
Dissemination agent AA2		83	750	1,000	75%	
Dissemination agent 2025		-	-	1,000	0%	
EMMA software service		_	3,000	5,000	60%	
Trustee		_	-	16,500	0%	
DSF accounting 2023 AA2		458	6,875	5,500	125%	
DSF accounting 2025		-	-	5,500	0%	
Telephone		17	150	200	75%	
Postage		12	388	500	78%	
Printing & binding		42	375	500	75%	
Legal advertising		257	1,657	6,500	25%	
Annual special district fee			175	175	100%	
Insurance		_	5,200	5,500	95%	
Contingencies		81	722	500	144%	
Meeting room rental		-	722	1,400	0%	
Website hosting & maintenance		_	705	705	100%	
Website ADA compliance		_	210	210	100%	
Total professional & administrative		10,494	 92,641	138,604	10070	
rotal professional a daministrative	-	10,404	02,041	100,004		
Field operations						
Management Fees		1,250	11,250	15,000	75%	
Accounting		500	4,500	6,000	75%	
Environmental services (POD B & E)		-	20,725	30,000	69%	
Plants, Shrubs & Mulch		-	-	10,000	0%	
Annuals		-	-	15,000	0%	
Tree Trimmings		-	-	6,000	0%	
Property Insurance		-	-	10,000	0%	
Pond maintenance		5,440	9,815	35,000	28%	
Landscape maintenance		2,400	10,800	280,000	4%	
Irrigation Pump Maintenance		-	18,692	10,000	187% 2	
					2	

# WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES FOR THE PERIOD ENDED JUNE 30, 2025

	Current	Year to	Declared	% of
B 144 4 84 8	Month	Date	Budget	Budget
Dog Waste Stations	-	-	6,000	0%
Irrigation repairs	-	-	10,000	0%
Backflow prevention test	-	-	750	0%
Holiday Decorations	-	-	6,000	0%
Pressure washing	-	-	3,000	0%
Signage maintenance	-	-	5,000	0%
Street lighting agreement	-	-	150,000	0%
Contingencies	-	-	25,000	0%
Electric:				
Irrigation	-	-	6,000	0%
Entrance signs	-	-	2,000	0%
Total field operations	9,590	75,782	630,750	
Other fees & charges				
Property appraiser & tax collector	9	2,175	_	N/A
Total other fees & charges	9	2,175		N/A
Total expenditures	20,093	170,598	769,354	22%
'				
Excess/(deficiency) of revenues				
over/(under) expenditures	(19,632)	397,660	-	
Fund balances - beginning	418,762	1,470		
Fund balances - ending	\$ 399,130	\$ 399,130	\$ -	

# WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND 2023A-1 FOR THE PERIOD ENDED JUNE 30, 2025

		Current Month		Year To Date	Budget	% of Budget
REVENUES						
Assessment levy: on-roll - net	\$	2,488	\$	481,223	\$ -	N/A
Assessment levy: off-roll		-		795,176	2,506,525	32%
Assessment prepayments		680,091		6,604,910	-	N/A
Assessment prepayment interest		30,533		53,174	-	N/A
Lot closing assessments		48,720		446,600	-	N/A
Lot closings interest		-		171,264	-	N/A
Interest		17,210		194,036		N/A
Total revenues		779,042		8,746,383	2,506,525	349%
EXPENDITURES						
Debt service						
Principal		-		3,175,000	545,000	583%
Principal prepayment		-		4,990,000	2,980,000	167%
Interest		-		2,062,780	2,009,761	103%
Total debt service				10,227,780	5,534,761	185%
Other fees & charges						
Tax collector		50		9,613	_	N/A
Total other fees and charges	-	50		9,613		N/A
Total expenditures		50		10,237,393	5,534,761	185%
Excess/(deficiency) of revenues over/(under) expenditures		778,992		(1,491,010)	(3,028,236)	
Fund balances - beginning Fund balances - ending		5,141,790 5,920,782	\$	7,411,792 5,920,782	7,494,060 \$4,465,824	
i and balanoos - onding	Ψ	0,020,102	Ψ	0,020,102	Ψ 7,700,024	

# WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND 2023A-2 FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 280,490	\$598,469	47%
Lot closing assessments	-	80,748	-	N/A
Interest	2,129	21,495		N/A
Total revenues	2,129	382,733	598,469	64%
EXPENDITURES				
Debt service				
Principal	-	145,000	130,000	112%
Prepayment	-	30,000	_	N/A
Interest	-	470,437	471,269	100%
Total expenditures	-	645,437	601,269	107%
Excess/(deficiency) of revenues				
over/(under) expenditures	2,129	(262,704)	(2,800)	
Fund balances - beginning	608,838	873,671	841,458	
Fund balances - ending	\$610,967	\$610,967	\$838,658	

# WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES CAPITAL PROJECTS FUND 2023A-1 FOR THE PERIOD ENDED JUNE 30, 2025

	Current Month	Year To Date
REVENUES	<b>*</b> • • • • • • • • • • • • • • • • • • •	<b>A</b> 4 <b></b> 040
Developer contribution	\$ 995,122	\$ 1,777,819
Interest	249	1,236
Total revenues	995,371	1,779,055
EXPENDITURES		
Construction costs	1,179,032	1,427,899
Total expenditures	1,179,032	1,427,899
Excess/(deficiency) of revenues over/(under) expenditures	(183,661)	351,156
OTHER FINANCING SOURCES/(USES)		
Transfer in	4,089	8,428
Total other financing sources/(uses)	4,089	8,428
Net change in fund balances	(179,572)	359,584
Fund balances - beginning	(996,785)	(1,535,941)
Fund balances - ending	\$ (1,176,357)	\$ (1,176,357)

# WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES CAPITAL PROJECTS FUND 2023A-2 FOR THE PERIOD ENDED JUNE 30, 2025

DEVENUE	Current Month	Year To Date
REVENUES	ф 40.00C	ф 404. <b>7</b> 40
Interest	\$ 12,886	\$ 134,710
Total revenues	12,886	134,710
EXPENDITURES		
Construction costs		712,075
Total expenditures		712,075
Excess/(deficiency) of revenues over/(under) expenditures	12,886	(577,365)
OTHER FINANCING SOURCES/(USES)		
Transfer out	(4,090)	(8,428)
Total other financing sources/(uses)	(4,090)	(8,428)
Net change in fund balances	8,796	(585,793)
Fund balances - beginning	3,480,211	4,074,800
Fund balances - ending	\$3,489,007	\$ 3,489,007

### **WESTVIEW SOUTH**

**COMMUNITY DEVELOPMENT DISTRICT** 

# MINUTES

#### DRAFT

1 2 3	MINUTES OF MEETING WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT				
4	The Board of Supervisors of the We	stview South Community Development District held			
5	a Regular Meeting on June 11, 2025 at 2:00	0 p.m., or as soon thereafter as the matter may be			
6	heard, at the Hampton Inn & Suites Orland	do South Lake Buena Vista, 4971 Calypso Cay Way,			
7	Kissimmee, Florida 34746.				
8 9	Present:				
10 11 12 13 14	Nora Schuster Patrick "Rob" Bonin Susan Kane Logan Lantrip Andrea Fidler	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary			
16 17	Also present:				
18 19 20 21	Andrew Kantarzhi Antonio Shaw Jere Earlywine (via telephone)	District Manager Wrathell, Hunt and Associates LLC (WHA) District Counsel			
22 23	FIRST ORDER OF BUSINESS	Call to Order/Roll Call			
24 25	ivir. Kantarzni called the meeting to o	order at 2:02 p.m. All Supervisors were present.			
26 27	SECOND ORDER OF BUSINESS	Public Comments			
28 29	No members of the public spoke.				
30 31 32 33 34 35 36	THIRD ORDER OF BUSINESS	Consideration of Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date			
38 39	Mr. Kantarzhi presented Resolution	2025-06. She reviewed the proposed Fiscal Year			
40	2026 budget, highlighting increases, decrea	ases and adjustments, compared to the Fiscal Year			
41	2025 budget, and explained the reasons for	any changes. Assessments will be on and off-roll in			

81

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В.

Respondents

**Enviraquatic, LLC** 

I.

	WEST	VIEW S	OUTH CDD	DRAF	Т	June 11, 2025
83		Mr. Ka	antarzhi stateo	d, as the number of lak	es increased from six to	44, Enviraquatic, LLC,
84	the current vendor, indicated that the scope is greater than they can serve and agreed to					
85	termir	nating th	he contract, a	nd not holding the CDD	to the 30-day terminat	ion provision.
86		II.	Lake Pros, L	LC		
87		III.	Premier Lak	es, Inc.		
88		IV.	The Lake Do	ctors, Inc.		
89		Mr. K	antarzhi state	ed that, of the three	above, Lake Pros, LLC	had the second-best
90	propo	sal and	provides a fev	w extra services. With t	hat in mind, a Notice of	f Termination was sent
91	to Env	iraquat	ic, LLC and Lal	ke Pros, LLC was engage	ed for Lake Maintenance	e Services.
92						
93 94 95	SEVEN	ITH ORI	DER OF BUSIN	IESS	Consideration of Flor Maintenance Addend	alawn, Inc. Landscape la
96		Mr. Ka	antarzhi prese	nted the following, whi	ch will be added into th	e contract:
97	A.	A. Esplanade				
98	В.	NBHD	2A			
99	C.	NBHD	2B			
100	D.	NBHD	3			
101		This it	em is not nee	ded at this time.		
102	E.	NBHD	4			
103		This it	em is not nee	ded at this time.		
104	F.	Spine	Road			
105						
106 107 108 109		Floral	awn, Inc. Laı	r. Bonin and seconded ndscape Maintenance s, and Spine Road, were	Addenda Items for t	•
110 111 112 113 114	EIGHT	H ORDE	ER OF BUSINE	SS		Tech Consulting Pod E st Annual Monitoring
115 116		This it	em was includ	ded for informational pu	irposes.	
117 118	NINTH	I ORDEI	R OF BUSINES	S		Resolution 2025-09, Actions in Connection

	WFST	VIEW SOUTH CDD DRAFT June 11, 2025
119 120 121 122 123 124 125 126 127 128 129	VV 231	with the Implementation of the District's Capital Improvement Plan, Granting the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, and Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date
130 131 132 133 134 135 136 137		On MOTION by Ms. Kane and seconded by Ms. Fidler, with all in favor, Resolution 2025-09, Authorizing Certain Actions in Connection with the Implementation of the District's Capital Improvement Plan, Granting the Authority to Execute Real and Personal Property Conveyance and Dedication Documents, and Plats and Other Documents Related to the Development of the District's Improvements; Approving the Scope and Terms of Such Authorization; Providing a Severability Clause; and Providing an Effective Date, was adopted.
139 140 141	TENTI	H ORDER OF BUSINESS Ratification Items
142		Mr. Kantarzhi presented the following:
143	A.	Certification of Financial Capability for Perpetual Operations and Maintenance Entities
144		Pods C & D Ponds and Mitigation Sites
145	В.	Quit Claim Deed Pod A, Tract A-10 (CDD to LT Westview)
146	C.	Joinder and Consent
147		I. Pod A Phase 1B & 2
148		II. Pod A Phase 3 Plat
149	D.	Enviraquatic, LLC Termination of Agreement for Aquatic Maintenance Services
150	E.	Lake Pros, LLC Agreement for Aquatic Maintenance Services
151 152 153		On MOTION by Ms. Fidler and seconded by Ms. Kane, with all in favor, the Certification of Financial Capability for Perpetual Operations and Maintenance Entities Pods C & D Ponds and Mitigation Site; Quit Claim Deed Pod A, Tract A-

On MOTION by Ms. Fidler and seconded by Ms. Kane, with all in favor, the Certification of Financial Capability for Perpetual Operations and Maintenance Entities Pods C & D Ponds and Mitigation Site; Quit Claim Deed Pod A, Tract A-10 (CDD to LT Westview); Joinder and Consent for Pod A Phase 1B & 2 and Pod A Phase 3 Plat; Enviraquatic, LLC Termination of Agreement for Aquatic Maintenance Services; and Lake Pros, LLC Agreement for Aquatic Maintenance Services, were ratified.

	WEST	VIEW SOUTH CDD	DRAFT June 11, 2025					
160 161 162	ELEVI	ENTH ORDER OF BUSINESS	Acceptance of Unaudited Financial Statements as of April 30, 2025					
163 164		On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.						
165 166 167 168 169	TWEL	FTH ORDER OF BUSINESS	Approval of March 12, 2025 Regular Meeting Minutes					
170 171		-	conded by Mr. Lantrip, with all in favor, the linutes, as presented, were approved.					
172 173 174 175	THIR	TEENTH ORDER OF BUSINESS	Staff Reports					
176	A.	District Counsel: Kutak Rock, LLP						
177		Mr. Earlywine stated that bond issuance is getting close.						
178	В.	District Engineer: Atwell, LLC						
179		There was no report.						
180	C.	District Manager: Wrathell, Hunt and Associates, LLC						
181		Status Report – Field Operations						
182		Mr. Shaw discussed a washout. Ms.	Schuster will inspect the area and advise.					
183		NEXT MEETING DATE: July 9	), 2025 at 2:00 PM					
184		O QUORUM CHECK						
185		The July 9, 2025 meeting will likely l	pe canceled.					
186								
187	FOUR	TEENTH ORDER OF BUSINESS	<b>Board Members' Comments/Requests</b>					
188 189		There were no Board Members' cor	nments or requests.					
190								
191 192	FIFTE	ENTH ORDER OF BUSINESS	Public Comments					
193		No members of the public spoke.						
194								
195 196	SIXTE	ENTH ORDER OF BUSINESS	Adjournment					
197 198		On MOTION by Ms. Schuster and s meeting adjourned at 2:27 p.m.	econded by Mr. Lantrip, with all in favor, the					

	WESTVIEW SOUTH CDD	DRAFT	June 11, 2025
199			
200			
201			
202	Secretary/Assistant Secretary	Chair/Vice Chair	

### **WESTVIEW SOUTH**

**COMMUNITY DEVELOPMENT DISTRICT** 

# STAFF REPORTS



### MARY JANE ARRINGTON OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 21, 2025

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, 2025.

The number of registered voters within the Westview South CDD is 32 as of April 15, 2025.

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

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections





April 15, 2025

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 95 voters within the Westview South Community Development District. This number of registered voters in said District is as of April 15, 2025.

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

Sincerely,

Melony M. Bell Supervisor of Elections Polk County, Florida

Melony M. Bell

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

PolkElections.gov



#### Wrathell, Hunt and Associates, LLC

TO: Westview South Board of Supervisors FROM: Antonio D. Shaw – Operations Manager

DATE: July 1, 2025

SUBJECT: Status Report – Field Operations

#### **LANDSCAPING:**

• **Scope Addendum:** Met with Claude Corriveau (irrigation manager) and Kevin Smith (incoming account manager) with Floralawn on July 18, 2025 to go over their expanded scope. Areas were to be bush hogged on this day and maintained regularly going forward. I observed pond 44 wasn't serviced. Clause has advised this pond is under water and not safe to access. As soon as it can be serviced they will.

The first contract includes the first 6 ponds landscaping/conservation buffers, etc. in POD A. \$14,400 Yearly

The addendum adds in pond banks/buffers 7-44 and all the common area landscaping for:

- Aden phase 2A & 2B (2B phases include 1,2 &3) \$59,568.00 & \$24,696.00.
- Aden phase 4 (Lennar's pod of Aden) \$37,025.40
- **Spine Road** \$138,681.00
- Terrace at WV (NBHD 3) Columnar and TM Pod B NBHD 3 \$52,693.44
- **NBHD 5 Esplanade** \$37,632.00
- *Tract OS-1 Maintenance*: There is a portion of Tract OS-1 not being maintained due to the wet conditions in the swale and no access point. The only way to start service would be to build a bridge to that side. See exhibit A for a reference point of the area in question.



• *Washouts*: Upon my inspection of the washouts that affected areas in Tract OS-1 and P-140 the work was satisfactorily completed.

• *Tract CP-1 Maintenance:* During the walk with Floralawn it was observed that Tract CP-1 wasn't being maintained. Claude with Floralawn advised it wasn't in the initial scope. They have provided an proposal (exhibit C) for maintenance. Bear in mind this area has been maintained up to this point however I'm unclear if TM has been paying for this service as I believed it to be in the districts scope based on prior conversations.



• *Trees:* Supervisor Schuster has negotiated the replacement of trees that were in decline throughout the district.

#### **PONDS/ MITIGATION SITES:**

- Ponds
  - 1. Report attached (exhibit B).
  - 2. We are still unclear on the plan for signage for the ponds

#### MISC. FIELD OPERATION UPDATES

1. **Bio-Tech** November is the next scheduled on site visit with the state.





#### FIELD SERVICE REPORT

Customer Name: Westview	Date: <b>7/23/25</b>
Service Specialist: Felix S	

*			
	AQUATIC MANAGEMENT		
■ EMERGENT VEGETATION			
RESOURCE #:Ponds 1-13,16,20-24			
SUBMERGENT VEGETATION			
RESOURCE #:			
FILAMENTOUS ALGAE			
RESOURCE #:			
PLANKTONIC ALGAE			
RESOURCE #: Ponds 1-13,16,20-24			
☐ FLOATING VEGETATION			
RESOURCE #:			
	GROUND CREW SERVICE		
LITTORAL AREA HERBICIDE TREATMENT	CHOOKE CREW SERVICE		
RESOURCE#:			
LITTORAL AREA MANUAL REMOVAL			
RESOURCE #:			
PRESERVE AREA MAINTENANCE			
RESOURCE #:			
DEBRIS CLEANUP			
RESOURCE #: Ponds 1-13,16,20-24			
OTHER (SEE COMMENTS)			
RESOURCE#:			
	TAIN / AERATION MANAGEMENT		
DISPLAY CLEANING SERVICE			
RESOURCE #:			
INTAKE CLEANING SERVICE			
RESOURCE #:			
VOLTAGE / AMPERAGE CHECK			
RESOURCE #:			
CONTROL BOX INSPECTION			
RESOURCE #:			
OTHER (SEE COMMENTS)			
RESOURCE #:			
STORMWATER SYSTEMS / STRUCTURES			
OVERFLOW GRATE INSPECTION / CLEAR			
RESOURCE #:Ponds 1-13,16,20-24			
WATER LEVEL CONTROL PIPE INSPECTION	N / CLEANING		
RESOURCE #:			
OVERFLOW WEIR / SWALE MAINTENAN	CE		
RESOURCE #:			

COMMENTS: Treated all ponds for grasses and emergents. Treated listed ponds for algae and/or submersed Aquatics. Picked up trash and accessible debris around ponds. Please allow 7-10 Days for results. Thank you for letting us serve you. Focused on trash pickup with ground crew, Treated rema



734 South Combee Road Lakeland, FL 33801

863-668-0494 - Phone 863-668-0495 - Fax

www.floralawn.com

**Westview CDD** 

% Antonio Shaw Wrathell, Hunt and Associates, LLC 2300 Glades Road, Suite 410W Boca Raton, FL 33431 **August 7th, 2025** *Proposal valid for 60 days* 

We sincerely appreciate the opportunity to propose how Floralawn can help enhance the quality of your landscape. Our proposal includes integrating a custom maintenance plan to meet the needs and demands of your property while considering service expectations and community budget.

We hereby propose the following for your review:

#### Landscape Management - Commercial Parcel

Service	Monthly	Yearly
Landscape Maintenance - Commercial Parcel	\$2,100.00	\$25,200.00
Total	\$2,100.00	\$25,200.00

Customer Authorized Signature	FLORALAWN, INC., a Florida Corporation	
Signature	Rob Averitt, President	
Print Name		

#### WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT

#### **BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE**

#### **LOCATION**

Hampton Inn & Suites Orlando South Lake Buena Vista 4971 Calypso Cay Way, Kissimmee, Florida 34746 <sup>1</sup>Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024 CANCELED	Regular Meeting	2:00 PM*
November 5, 2024 <sup>1</sup>	Landowners' Meeting	1:00 PM
November 13, 2024 CANCELED	Regular Meeting	2:00 PM*
December 11, 2024 CANCELED	Regular Meeting	2:00 PM*
December 11, 2024 CANCELED	negulai ivieetilig	2.00 PIVI
January 8, 2025 CANCELED	Regular Meeting	2:00 PM*
, ,		
February 12, 2025 CANCELED	Regular Meeting	2:00 PM*
March 12, 2025	Regular Meeting	2:00 PM*
April 9, 2025 CANCELED	Regular Meeting	2:00 PM*
May 14 2025 CANCELED	Dogulos Mostins	2.00 DN4*
May 14, 2025 CANCELED	Regular Meeting	2:00 PM*
June 11, 2025	Regular Meeting	2:00 PM*
June 11, 1013	Presentation of FY2026 Proposed Budget	2.00 1
	, ,	
July 9, 2025 CANCELED	Regular Meeting	2:00 PM*
August 13, 2025	Public Hearings & Regular Meeting	2:00 PM*
	Adoption of FY2026 Budget	
Co. 1 a vila a 10, 2027	Day In March	2.00.514*
September 10, 2025	Regular Meeting	2:00 PM*

<sup>\*</sup>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