

**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

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:

1. 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

ATTENDEES:

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

- 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
 - Polk County: 95
 - Status Report - Field Operations
 - NEXT MEETING DATE: September 10, 2025 at 2:00 PM
 - QUORUM CHECK

SEAT 1	PATRICK "ROB" BONIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SUSAN KANE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	NORA SCHUSTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	LOGAN LANTRIP	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ANDREA FIDLER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
12. Board Members' Comments/Requests

13. Public Comments

14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (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

3A

LOCALiQ

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

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

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$346.88

Tax Amount: \$0.00

Payment Cost: \$346.88

Order No: 11527364

Customer No: 891317

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of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's 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
7/31/25

KAITLYN FELTY
Notary Public
State of Wisconsin

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

3B

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 (15th) 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 1st 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]

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST, 2025.

ATTEST:

**WESTVIEW SOUTH COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

By: _____

Title: _____

Its: _____

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

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget 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
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**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Field operations					
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	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	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
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
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)	-	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
Fund balance - ending	\$ -	\$ 375,057	\$ 178,595	\$ 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.	
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.	
Dissemination agent - 2023 AA2	1,000
Dissemination agent - 2025	1,000
EMMA software service	5,000
Trustee	16,500
Annual fee for the service provided by trustee, paying agent and registrar.	
DSF accounting - 2023 AA2	5,500
Applicable for second and subsequent series of bonds.	
DSF accounting - 2025	5,500
Telephone	-
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	6,500
The District advertises for monthly meetings, special meetings, public hearings, public 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.	
Insurance	6,350
The District will obtain public officials and general liability insurance.	
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	<u><u>\$ 1,267,287</u></u>

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

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget 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	-
Total revenues	<u>2,506,525</u>	<u>5,930,957</u>	<u>2,029,437</u>	<u>7,960,394</u>	<u>2,031,800</u>
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	<u>5,534,761</u>	<u>6,102,718</u>	<u>4,125,672</u>	<u>10,228,390</u>	<u>2,230,756</u>
Other fees & charges					
Tax collector	-	9,530	-	9,530	35,200
Total other fees & charges	<u>-</u>	<u>9,530</u>	<u>-</u>	<u>9,530</u>	<u>35,200</u>
Total expenditures	<u>5,534,761</u>	<u>6,112,248</u>	<u>4,125,672</u>	<u>10,237,920</u>	<u>2,265,956</u>
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)	<u>\$ 4,465,824</u>	<u>\$ 7,230,501</u>	<u>\$ 5,134,266</u>	<u>\$ 5,134,266</u>	<u>4,900,110</u>
Use of fund balance:					
Debt service reserve account balance (required)					(2,542,240)
Interest expense - November 1, 2026					(853,191)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 1,504,679</u>

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

Date	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond 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**

Date	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond 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 Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget 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	<u>598,469</u>	<u>280,101</u>	<u>432,726</u>	<u>712,827</u>	<u>598,469</u>
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	<u>601,269</u>	<u>265,634</u>	<u>380,635</u>	<u>646,269</u>	<u>597,656</u>
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)	<u>\$ 838,658</u>	<u>\$ 888,138</u>	<u>\$ 940,229</u>	<u>\$ 940,229</u>	<u>941,042</u>
Use of fund balance:					
Debt service reserve account balance (required)					(598,469)
Interest expense - November 1, 2026					(228,122)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 114,451</u>

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

Date	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond 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**

Date	Principal	Prepayment	Coupon Rate	Interest	Debt Service	Bond 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					
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per 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					
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment 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					
					FY 2025
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	Total Assessment 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					
					FY 2025
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	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

4A

LOCALiQ

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
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 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 07/24/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$3453.20

Tax Amount: \$0.00

Payment Cost: \$3453.20

Order No: 11505905

Customer No: 891317

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL 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 meeting 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 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 attached 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(s)
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

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

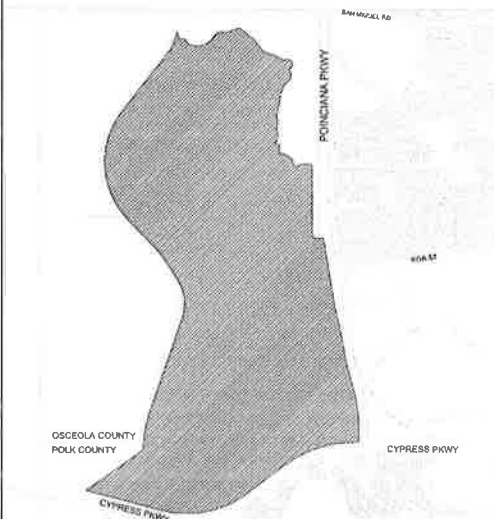
The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. **IT IS IMPORTANT TO PAY 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.**

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 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.

District Manager



WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

4B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

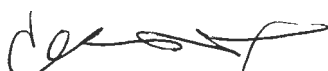
AFFIDAVIT OF MAILING

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

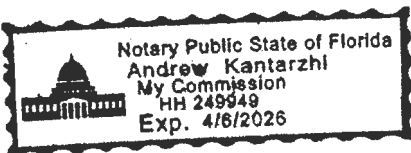
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for 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 24th day of July 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☐ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



NOTARY PUBLIC

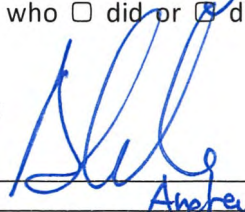

Print Name: Andrew Kantarzhli
Notary Public, State of Florida
Commission No.: HH 249949
My Commission Expires: 4/6/26

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

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Summary of O&M Assessments

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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 / Acres	Annual O&M Assessment(1)
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SF 40'	1.00	112	\$539.51
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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.

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.

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
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

Dear Property Owner:

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Exhibit: B

[illegible]

[illegible]

[illegible]

[illegible]

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

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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:

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[illegible]

[illegible]

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Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

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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"

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Fiscal Year 2025/2026 Budget and O&M Assessments

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[illegible]

[illegible]

[illegible]

[illegible]

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

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July 24, 2025

VIA FIRST CLASS MAIL

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

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

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

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Exhibit: B

ParcelID	Owner1	Mailing Address 1	City	ST/Prov	Zip/Postal	Zip 2
04-27-28-5802-0001-0800	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-0810	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-0820	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-0830	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-0840	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-0850	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-0930	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-0940	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-0950	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-1330	LENNAR HOMES LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI	FL	32126	
04-27-28-5802-0001-1560	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-1570	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-1580	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-1590	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-1600	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-1610	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-1620	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-1630	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-1640	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
04-27-28-5802-0001-1650	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	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	FL	32821	
09-27-28-5801-0001-2940	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-2950	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-2970	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-3010	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-3020	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-3280	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-3290	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-3790	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-3820	LENNAR HOMES LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI	FL	32126	
09-27-28-5801-0001-3830	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
09-27-28-5801-0001-3840	LENNAR HOMES LLC	5505 WATERFORD DISTRICT DR 5TH FL	MIAMI	FL	32126	
09-27-28-5801-0001-3850	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	
282716933615005430	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO	FL	32821	
282716933615005440	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO	FL	32821	
282716933615005450	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO	FL	32821	
282716933615005460	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO	FL	32821	
282716933615005470	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO	FL	32821	
282716933615005490	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO	FL	32821	
282716933615005500	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO	FL	32821	
282716933615005600	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	8061
282716933615005630	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	8061
282716933615005650	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	8061
282716933615005660	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	8061
282716933615005690	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO	FL	32821	
282716933615005700	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO	FL	32821	
282716933615005710	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO	FL	32821	
282716933615005730	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO	FL	32821	
282716933615005740	LENNAR HOMES LLC	6675 WESTWOOD BLVD 5TH FLOOR	ORLANDO	FL	32821	
282716933615005750	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	8061
282716933615005760	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	8061
282716933615005770	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	8061
282716933615005780	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	8061
282716933615005790	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	8061
282716933615005800	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	8061
282716933615005810	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	8061
282716933615005820	LENNAR HOMES LLC	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	8061

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

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:

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 / 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'	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

(1) 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.

ParcelID	Owner1	Owner2	Mailing Address 1	City	ST/Prov	Zip/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	8615 Commodity Cir	Orlando	FL	32819	
09-27-28-5801-0001-2560	ALDER CHRISTOPHER ALLEN	ROBERTS STEPHANIE ANN	5648 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-3090	ALEGRIA HERNAN CARLOS	POLAR ELIANA	10836 NORTHWEST 79TH ST	DORAL	FL	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	ATKINS ADRIA	NULL	4745 GUINEP LN	KISSIMMEE	FL	34758	
09-27-28-5801-0001-1860	AUXILIADORA LLC	NULL	13621 DEERING BAY DR APT 101	CORAL GABLES	FL	33158	
09-27-28-5801-0001-1930	AUXILIADORA LLC	NULL	13621 DEERING BAY DR APT 101	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	BELNAVIS WALTERS LIANDRA TAMARA	PRINGLE ELE-A-ZOR ELEAKIM	5629 NISPERO WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0430	BERNET BRYAN JAMES	BERNET KARLA VANESSA	5866 LA MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-2540	BOKHARI DANISH ALI	NULL	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	BRITO LICONTE UDES EDUARDO	NULL	5634 FICUS AUREA ST	KISSIMMEE	FL	34758	
09-27-28-5801-0001-1780	CAMACHO PEREZ KORALYS	VELEZ GALARZA ANTHONY	5689 LE MARIN WAY	KISSIMMEE	FL	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	CARNEIRO DE OLIVEIRA EDMILSON	NULL	5798 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0900	CARZ INVESTMENTS LLC	NULL	333 SE 2ND AVE STE 200	Miami	FL	33131	
09-27-28-5801-0001-0270	CASA SANAI SLANT	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	CASUHOME INVESTMENT LLC	NULL	5350 NW 84TH AVE APT 618	DORAL	FL	33166	
09-27-28-5801-0001-1530	CCI GROUP LLC	NULL	2333 BRICKELL AVE STE D1	Miami	FL	33129	
09-27-28-5801-0001-0230	CHAMPI INVESTMENTS LLC	NULL	13903 Arclid St	Orlando	FL	32832	
09-27-28-5801-0001-1830	CHISUL 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	CIPIMAJU 2025 CORP	NULL	5851 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0010	CJ REALTY I LLC	NULL	5684 LE MARIN WAY	KISSIMMEE	FL	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	CORBIN NEIL BRANDON	SALINAS CAROLINA	5696 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0090	CORDERO CORDOVA RICARDO ANDRES	NULL	5720 LE MARIN WAY	KISSIMMEE	FL	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	DCI 2024 COMPANY LLC	NULL	2406 SKYLINE LOOP	KISSIMMEE	FL	34758	
09-27-28-5801-0001-2850	DEL RIO DICKSON	DEL RIO JASPER ANNE	5666 GINGHAM DR	KISSIMMEE	FL	34758	
09-27-28-5801-0001-2410	DELGADO HERNANDEZ IVEMAR	NULL	5673 LE MARIN WAY	KISSIMMEE	FL	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	DOMINICJ JONATHAN	WARD WALTER BRYAN PAUL	4768 GUINEP LN	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0520	DOORS HOLDINGS 2024 LLC	NULL	15771 Red Hill Ave	Tustin	CA	92780	
09-27-28-5801-0001-2030	DOS SANTOS REIS LUIZ MATHEUS CALDAS	NULL	5671 NISPERO WAY	KISSIMMEE	FL	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	5732 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0100	ESPINOZA ROBAYO ALEJANDRO	BENJUMEA JULIETH ANDREA	5724 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0060	ESPINOZA DARQUITAIN DIEGO REYNALDO	RONDON MONASTERIOS ANLY DEL CARMEN	5708 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-2600	ESPINOZA TOVAR OLVIN RAFAEL	GUEVARA TORREALBA MILEXY ZUIJAY	5672 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0420	FA PARTICIPACIOS LLC	NULL	5862 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0510	FARIAS ADMINISTRATION HOMES LLC	NULL	4838 YELLOW ELDER WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0160	FELDES KLAUS RICARDO	FODI FELDES CATIA CRISTINA	5750 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-2550	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	GALLO SOLANO JESUS DAVID	NULL	5792 GINGHAM DR	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0410	GALVIS BROTHERS LLC	NULL	5858 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-2440	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	GILGA INVESTMENTS LLC	NULL	496 PONDEROSA DR	SAINT CLOUD	FL	34769	
09-27-28-5801-0001-3220	GOMEZ-INOA DEYVI	NULL	4693 CORAL HARBOUR RD	KISSIMMEE	FL	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	GRUJALBA TIUSO MAGNER STEVEN	GRUJALBA BARRERA SAMUEL	4786 GUINEP LN	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0070	HERNANDEZ ANGELICA MARIE	KLEMM KRISTOPHER JOHN JR	5712 LE MARIN WAY	KISSIMMEE	FL	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	HERRERA CARIDAD MIGUEL ALFONSO	NULL	5841 GINGHAM DR	KISSIMMEE	FL	34758	
09-27-28-5801-0001-2670	HIDALGO PRISCILLA	NULL	4722 Coral Harbour Rd	Kissimmee	FL	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	JARABA ACOSTA DANIELA ELVIRA	NULL	5672 GINGHAM DR	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0170	JOHN & MARIA INVERSIONES LLC	NULL	CARRERA 87 B#68-10	BOGOTA		11	COLOMBIA
09-27-28-5801-0001-1560	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	KEYSER LUNIDE D	NULL	5806 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0130	LE MARIN PROPERTY LLC	NULL	695 TORTUGAS ST	HAINES CITY	FL	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 Bogeny Dr	Davenport	FL	33896	
09-27-28-5801-0001-2060	LINARES SORTO JULIO ALBERTO	NULL	CONDOMINIO RESIDENCIAL TERRAZAS DEL SOL BLVD	LA PAZ			EL SALVADOR
09-27-28-5801-0001-0480	LINARES YARITZY	NULL	5890 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-2810	LIND SALGADO JOSE FRANCISCO	OYOLA ZAIDA	5690 GINGHAM DR	KISSIMMEE	FL	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	LORDA INVESTMENTS LLC	NULL	5882 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-1730	LUCAS CEDENO LINDA LEYDA	GODOY YORMAN	5719 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-2180	MAHALO ENTERPRISE LLC	NULL	boulevard bosque real 3030A Depto 1101A	Huixquilicán		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	22 SILVER SWAN CT	KISSIMMEE	FL	34743	
09-27-28-5801-0001-0910	MARTINEZ KATHERINE ZUIJEY	MELGAR DINA MARITZA	4671 YELLOW ELDER WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0150	MARTINEZ MARIO D	MARTINEZ ILSIA P	5746 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-2020	MAYORGA OTTO JAVIER	SOMARIBA 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 LIU WESTVIEW LLC	NULL	18541 SW 52nd St	Miramar	FL	33029	
09-27-28-5801-0001-2780	MINAYA CINTHIA PAMELA	NULL	5708 GINGHAM DR	KISSIMMEE	FL	34758	
09-27-28-5801-0001-2510	MIM SCHIAVINATTO LLC	NULL	11764 W SAMPLE RD STE 102	Coral Springs	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	MONTROYA YAZMINA DEL CARMEN	NULL	5887 LE MARIN WAY	KISSIMMEE	FL	34758	
09-27-28-5801-0001-0050	MORALES HERNANDEZ ADRIANA CECILIA	COELLO CARRILLO NESTOR JOSE	5700 LE MARIN WAY	KISSIMMEE	FL	34758	

09-27-28-5801-0001-1090	MORALES LESLIE ANILU	MEDINA RICHAH DOMINGO	5869 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-3240	MORAN BRICENO GENESIS GRENBETH	NULL	4684 ACKEE RD	KISSIMMEE	FL	34758
09-27-28-5801-0001-1160	MORILLO ANGELA SUERO	CADENA JUAN	2650 Avian Loop	Kissimmee	FL	34741
09-27-28-5801-0001-1620	MP BAZZO INVESTMENTS LLC	NULL	4763 GUINEP LN	KISSIMMEE	FL	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	NAZARIO AROCHO HECTOR EDRAIN	NULL	4771 CLOISTER ST	KISSIMMEE	FL	34758
09-27-28-5801-0001-0850	NGUYEN BINH K	NGUYEN HONG LY THI	4634 YELLOW ELDER WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2580	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 ARCLUD ST	ORLANDO	FL	32832
09-27-28-5801-0001-1990	OBRA HOMES LLC	NULL	5695 NISPERO WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0200	OCHOA GHAZI GEORGETT M	NULL	5766 LE MARIN WAY	KISSIMMEE	FL	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	OPEN DATACENTER LLC	NULL	3175 Feltrim Pl	Kissimmee	FL	34747
09-27-28-5801-0001-0240	ORANTES PEDRO ANGEL	NULL	5782 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2190	ORDOSGOITTI COLLAZOS LUIS E	FERNANDEZ QUINONES MARIA JOSE	5676 NISPERO WAY	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	OVIDEO PERDOMO FANY	MOLANO RODRIGUEZ PROSPERO ALEJANDRO	5822 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1750	PAES BROTHERS VENTURES HOLDING LLC	NULL	Di Berrardo 1900 casa 179	Sao Paulo	13212-448	Brazil
09-27-28-5801-0001-2110	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	PEPI INVESTMENTS LLC	NULL	12905 SW 42ND ST STE 210	MIAMI	FL	33175
09-27-28-5801-0001-1210	PEREIRA MARIA PAULA	NULL	4794 CLOISTER ST	KISSIMMEE	FL	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	PIERRE EUNICE LUBIN	PIERRE STACY	5842 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2140	PINANGO MARCOS DANIEL	NULL	5646 NISPERO WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1910	PROYCON LLC	NULL	5750 GINGHAM DR	KISSIMMEE	FL	34758
09-27-28-5801-0001-1240	QI MAN LI	NULL	336 STONE RD	AURORA	ON	L4G 6V6 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	RAMAWAD RAMLAGAN	ISRIE SARAH	5790 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1940	REBORN USA LLC	NULL	293 ROYAL LAKE DR	POINTE VEDRA	FL	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	CORAL SPRINGS	FL	33065
09-27-28-5801-0001-0840	RODRIGUEZ MAYORGA DANNYEL ALEXANDER	NULL	4640 YELLOW ELDER WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1500	RODRIGUEZ NICOLE	AYALA MARRERO ADRIAN ALEXANDER	4774 GUINEP LN	KISSIMMEE	FL	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	SANCHEZ CASTRO ALVARO ENRIQUE	NULL	13180 SERENE VALLEY DR	CLERMONT	FL	34711
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	NULL	13180 SERENE VALLEY DR	CLERMONT	FL	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	SARRIA MARIA CAMILA	NULL	5631 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1700	SARRIA VANEGAS CARLOS H	VANEGAS DANELIA	5737 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0440	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 FREDIEIA 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	SFR JV 3 PROPERTY LLC	NULL	15771 Red Hill Ave	Tustin	CA	92780
09-27-28-5801-0001-0770	SFR JV 3 PROPERTY LLC	NULL	15771 Red Hill Ave	Tustin	CA	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 MOJRA	MOURA MARILENE DE FONSECA	3650 W St Albans Pl	Tucson	AZ	85742
09-27-28-5801-0001-2310	SLATE NON NC NON WA PROPERTY OWNER LLC	NULL	6675 WESTWOOD BLVD 5TH FL	Orlando	FL	32821
09-27-28-5801-0001-2320	SLATE NON NC NON WA PROPERTY OWNER LLC	NULL	6675 WESTWOOD BLVD 5TH FL	Orlando	FL	32821
09-27-28-5801-0001-2450	SOARES EDSON LUIZ	NULL	RUA DR DURVAL VILLACA 530	SAO PAULO	18135-180	BRAZIL
09-27-28-5801-0001-1150	SOTOMAYOR MARTINEZ HUMBERTO LUIS	NULL	5833 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1880	SOUZA JESNER JESUS	DE OLIVEIRA FABIANA ISABEL	5769 GINGHAM DR	KISSIMMEE	FL	34758
09-27-28-5801-0001-0560	SRIPLUNG KAI-ONE	SRIPLUNG CHAVEEWAN THOMAS	741 Windlass Ct	Kissimmee	FL	34746
09-27-28-5801-0001-2800	ST VAL MONA	NULL	5696 GINGHAM DR	KISSIMMEE	FL	34758
09-27-28-5801-0001-1220	ST VINCENT CABINS LLC	NULL	2875 S ORANGE AVE STE 500	ORLANDO	FL	32806
09-27-28-5801-0001-0550	STELUSA LLC	NULL	7450 DR PHILLIPS BLVD STE 303	Orlando	FL	32819
09-27-28-5801-0001-2290	STEWART DANE OLIVER	CASTRO REYES VIRGINIA YESENIA	5627 LOGGIA LN	KISSIMMEE	FL	34758
09-27-28-5801-0001-1490	THORMAN DOUGLAS DEAN JR	THORMAN KIMBERLY ANNE	4780 GUINEP LN	KISSIMMEE	FL	34758
09-27-28-5801-0001-1610	TILME WADSEN	NULL	4757 GUINEP LN	KISSIMMEE	FL	34758
09-27-28-5801-0001-1180	TOMALA HERNANDEZ JONATHAN EDUARDO	NULL	5815 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2070	TOPSITE ENGINEERING LLC	NULL	501 E OLAS BLVD STE 300	FORT LAUDERDALE	FL	33301
09-27-28-5801-0001-1520	TORRENCE ROCHAE KANEISHA	ALLEN JAMEL ANALPHOR	4762 GUINEP LN	KISSIMMEE	FL	34758
09-27-28-5801-0001-0030	TWELVE GROUP INVESTMENT LLC	NULL	1800 SOUTHPOINT CROSSING APT 1033	DURHAM	NC	27713
09-27-28-5801-0001-2120	VALDIVIA CRUZ HENRY MARTIN	HERNANDEZ MORILLO MARLENY ANTONIA	5634 NISPERO WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0570	VASSILIARIS HELENA	NULL	4802 YELLOW ELDER WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0360	VAZQUEZ MARTHA	NULL	5834 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0890	VELASCO SERGIO	NULL	4659 YELLOW ELDER WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-0310	VELAZQUEZ RAMOS MARCALLY JENYS	SOTO LOPEZ PAMON ENRIQUE	5810 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1230	VERA SALDANA MANUEL FELIPE	ALAXI ESTRADA ANA MARIA	4782 CLOISTER ST	KISSIMMEE	FL	34758
09-27-28-5801-0001-1870	VIERA ARGENIS JOSE	VIERA AMALFI MABEL	5775 GINGHAM DR	KISSIMMEE	FL	34758
09-27-28-5801-0001-2490	VIGOMEZ LLC	NULL	5619 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2260	VILLAO ALBERTO MAXIMILIANO	NULL	5645 LOGGIA LANE	Kissimmee	FL	34758
09-27-28-5801-0001-2050	VITORIA FUN HOLIDAYS LLC	NULL	1878 Thetford Cir	Orlando	FL	32824
09-27-28-5801-0001-1630	WALDRON STEPHANIE	WALDRON LANCE	4769 GUINEP LN	KISSIMMEE	FL	34758
09-27-28-5801-0001-1790	WERKMEISTER DAVID CHARLES	STEWART VICTORIA ROSE	5683 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-2130	WESTVIEW SIGNATURE HOMES LLC	NULL	22 SILVER SWAN CT	KISSIMMEE	FL	34743
09-27-28-5801-0001-2150	WESTVIEW SIGNATURE HOMES LLC	NULL	22 SILVER SWAN CT	KISSIMMEE	FL	34743
09-27-28-5801-0001-2170	WESTVIEW SIGNATURE HOMES LLC	NULL	22 SILVER SWAN CT	KISSIMMEE	FL	34743
09-27-28-5801-0001-2820	WESTVIEW SIGNATURE HOMES LLC	NULL	22 SILVER SWAN CT	KISSIMMEE	FL	34743
09-27-28-5801-0001-3450	XIOMFRED LLC	NULL	4490 NW 16th Terrace	Oakland Park	FL	33309
09-27-28-5801-0001-0320	YTURRALDE CRESPO OSCAR HERNAN	LARA BRIONES MARIA GABRIELA	5814 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1130	ZARRAGA ROSALES ANTHONY JESUS	RIVERA MARIANELA	5845 LE MARIN WAY	KISSIMMEE	FL	34758
09-27-28-5801-0001-1900	ZHANG YIN	LIU XINGMO	5433 Sunstar Common	Fremont	CA	94555
09-27-28-5801-0001-1740	ZURITA BRIAN RUBEN	HOLDEN MARIA	5713 LE MARIN WAY	KISSIMMEE	FL	34758
282716933614002300	A ARCE INVERSIONES LLC		6 6340 39E MONTREAL			
282716933614001690	A&K MADEIRA GROUP LLC		9804 WALKWAY DR	ORLANDO	FL	32832
282716933613000470	AFONSO JOSALINA GONCALVES		2028 VIEWFINDER ST	KISSIMMEE	FL	34758 7402
282716933614001020	AGUIAR FERNANDO PEREIRA		RUA PRINCESA ISABEL 102			
282716933614002020	ALEJANDRO BRANDON LEE	LEIVAS MARIANA D	3377 COMPOSITION ST	KISSIMMEE	FL	34758
282716933614002100	ALONSO ORGANIZATION LLC		5155 TANZANITE DR	MOUNT DORA	FL	32757 8073
282716933614002950	ALVARADO MELENDEZ MAXIMO M		3188 SKYLINE LOOP	KISSIMMEE	FL	34758 7413
282716933614002250	ALVAREZ ANDRES ACEVEDO		3211 SKYLINE LOOP	KISSIMMEE	FL	34758 7418
282716933613000350	ALVAREZ KARELYNS DENISSE FIGUEROA		2223 PORTRAIT ST	KISSIMMEE	FL	34758 7400
282716933614003530	ALVITO BUSINESS LLC		11221 LEMON LAKE BLVD	ORLANDO	FL	32836
282716933614003850	AMEZQUITA JANE CAROLINA MARTINEZ		8305 NW 27 ST STE 108	MIAMI	FL	33122
282716933614001560	ANDRADE ISABELLA COLLAÇO		3565 MAYFAIR ST	KISSIMMEE	FL	34758 3939
282716933614001880	ARIAS HALYNN MARIE CARMONA		3606 MAYFAIR ST	KISSIMMEE	FL	34758 3942
282716933614003460	ARIASDEHIDALGO LLC		759 SW FEDERAL HWY STE 304	STUART	FL	34994 2923
282716933614002350	ARIEIRA COLARMACCO FAMILY LLC		200 N JOHN YOUNG PKWY 204C	KISSIMMEE	FL	34741
282716933613000660	ARROYO HAYDEE		2104 VIEWFINDER ST	KISSIMMEE	FL	34758 7403
282716933613000310	ARTIGA CHRISTIAN		2239 PORTRAIT ST	KISSIMMEE	FL	34758 7400

282716933614003340	ASSET ENTERPRISE USA LLC		245 SE 1ST ST STE 322	MIAMI	FL	33131	1905
282716933615005510	AUGUSTIN TANEEHA WIDLEY	AUGUSTIN ENEL	2614 SKYLINE LOOP	KISSIMMEE	FL	34758	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	BARBERA ENTERPRISES INC		19566 PADDOCK ST	ORLANDO	FL	32833	5120
282716933613000670	BARBERA ENTERPRISES INC		19566 PADDOCK ST	ORLANDO	FL	32833	5120
282716933615005640	BAVG LLC		2611 SKYLINE LOOP	KISSIMMEE	FL	34758	
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	BETANCOURT JORGE ENRIQUE		3584 MAYFAIR ST	KISSIMMEE	FL	34758	3939
282716933614000970	BHARDWAJ RITHAM		1411 NANO ST APT 114	KISSIMMEE	FL	34744	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	BRACHIO DARWI ENRIQUE PEREZ	DE PEREZ GLOANVELY DEL CARMEN FERNANDEZ	2504 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933614002150	BRIGARGAO & SILVA LLC		610 SYCAMORE ST STE 315	CELEBRATION	FL	34747	4997
282716933614003490	BROWN SHANEL LASHAY		2558 SKYLINE LOOP	KISSIMMEE	FL	34758	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	CAFFE JOSHUA WYATT	MAGAR AASHMA	3315 COMPOSITION ST	KISSIMMEE	FL	34758	3936
282716933614003260	CALDERON MARIA JOSE		2460 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933614002990	CALEDONIAN INVESTMENT PROPERTY LLC		5811 ALENLON WAY	MOUNT DORA	FL	32757	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	CARMONA DAVID FERNANDO SERVIN	DIAZ MARIA LUISA GARCIA	3203 SKYLINE LOOP	KISSIMMEE	FL	34758	7418
282716933614000920	CARNO BEVERLY KATHLEEN		3338 COMPOSITION ST	KISSIMMEE	FL	34758	3936
282716933614001460	CARRASQUEL MILEXI DEL VALLE CRUZ	CRUZ KATHERINE NELLYMAR CANIZALEZ	3607 MAYFAIR ST	KISSIMMEE	FL	34758	3942
282716933613000830	CARROZZA ANTHONY PHILIP		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		3167 SKYLINE LOOP	KISSIMMEE	FL	34758	7416
282716933614001450	CARVALHO VICTORIA HABIB	CRUM ELIZABETH	3611 MAYFAIR ST	KISSIMMEE	FL	34758	3942
282716933613000420	CASALLAS RAFAEL SANTIAGO		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	CEDENO DESIREE MARTINEZ		3146 SKYLINE LOOP	KISSIMMEE	FL	34758	
282716933614001280	CEPIN JEFFREY MANUEL		3748 SEPIA ST	KISSIMMEE	FL	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	CHAVES MILCE MERLO	C/O TAYLOR MORRISON HOME CORPORATION	RUA MOACIR AVIDOS 165 APT 404				
282716933614001250	CHIRINOS ANDREA DEL VALLE	ORTIZ VANESSA DEL VALLE RAMIERZ	3760 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933614003210	CJS INVESTMENTS US LLC		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	COOK ANGELA		2040 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933614003860	CORNIEL ENRIQUE FEDERICO BERNAL REVOCABLE TRUST		794 CHIMNEY ROCK RD	WESTON	FL	33327	1220
282716933615005620	CORTEZ NATASHA		2603 SKYLINE LOOP	KISSIMMEE	FL	34758	
282716933614001130	COSME VICTOR MANUEL CASIANO	C/O TAYLOR MORRISON HOME CORPORATION	3812 SEPIA ST	KISSIMMEE	FL	34758	3938
282716933614003870	CREARY ANDRON KIRK		4125 NEGAL CIR	MELBOURNE	FL	32901	8496
282716933614003100	CRESPO CARMEN		3252 SKYLINE LOOP	KISSIMMEE	FL	34758	7417
282716933614001960	CURTIS MICHAEL ANTHONY JR	JOLLY J C JR	3401 COMPOSITION ST	KISSIMMEE	FL	34758	
282716933614001400	DA SILVA ALEXSANDRO PEREIRA	DE MELO FERNANDA ALMEIDA	3631 MAYFAIR ST	KISSIMMEE	FL	34758	3942
282716933613000570	DALY MATTHEW	THOMAS GINGER	2068 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933614001190	DAMIANI KIDAISHA NAHIM RODRIGUEZ	CASTRO DANIELA ISABEL LEAL	3786 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933614002920	DANLUCY LLC		3174 SKYLINE LOOP	KISSIMMEE	FL	34758	7413
282716933614001950	DAROUS USA INC	C/O TAYLOR MORRISON HOME CORPORATION	3300 SMOKE SIGNAL CIR	KISSIMMEE	FL	34746	4636
282716933614003810	DATTILO JOSEPH EDWARD	DATTILO FERNANDA AMORIM	10340 SW 134TH CT	MIAMI	FL	33186	2867
282716933613000790	DAVILA FERNANDO BERNARD		2037 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933615005540	DE AZEVEDO MARIA NAZARETH FARANI	DE AZEVEDO ROBERTO CARVALHO	218 S LAKE DR	STAMFORD	CT	06903	1028
282716933614002040	DE JESUS NATHAN MEDINA	ECHEVARRIA PAOLA TAIZ MIRANDA	3367 COMPOSITION ST	KISSIMMEE	FL	34758	3936
282716933614003370	DE OLIVEIRA MICHEL SOARES	URGELLES FRANCESCA	27005 SW 152ND CT	HOMESTEAD	FL	33032	7210
282716933614001290	DE SOUSA RENAN GONCALVES		3744 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933615005580	DE VALERO YENI REYES		2584 SKYLINE LOOP	KISSIMMEE	FL	34758	
282716933614002050	DELE ALICE M		3363 COMPOSITION ST	KISSIMMEE	FL	34758	3936
282716933613000650	DELORME KATHIA		2100 VIEWFINDER ST	KISSIMMEE	FL	34758	7403
282716933613000480	DIAZ FERNANDO FERNANDEZ	BADILLA WILANIENY DEL CARMEN CHAPARRO	2032 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933614001930	DODIER SHAKIERRIA DE NYIA		3626 MAYFAIR ST	KISSIMMEE	FL	34758	3942
282716933614003140	DOUGLAS ANTOINETTE LOUISE		2410 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933614001320	DUBON CESAR AUGUSTO SEVILLA		3730 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933613000330	DURHAM CLINTON JEROME		2231 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614003090	DUROCHER GHISLAINE	KETSIA ALEXANDRE	3248 SKYLINE LOOP	KISSIMMEE	FL	34758	7417
282716933614003450	EARTH INSIGHT CONSULTING LLC		2803 PHILA PIKE PMB B 1274	CLAYMONT	DE	19703	2506
282716933614002030	ELBERT CHELSEA L	ELBERT MITCHELL D	1047 WILDEMEADOW RUN	WINTER PARK	FL	32792	3035
282716933613000080	ELESBO BABATOPE OLAYINKA STEPHEN		2232 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614001470	ENCARNACION LUISA MARIA HERNANDEZ		3603 MAYFAIR ST	KISSIMMEE	FL	34758	3942
282716933613000130	ESPINAL ELVIS JOSE		2252 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933613000700	ESTEVEZ MIGUEL ANTONIO		2073 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933614001360	FAILLACE PATRICIA NEY BREDER ROCHA	FAILLACE THIAGO BORGES DAMIAO	3714 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933613000240	FALCON SAMUEL DAVID AGUILAR	QUEVEUDO MARIALBERT D DALIA	2267 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933615005590	FANPER LLC		2587 SKYLINE LOOP	KISSIMMEE	FL	34758	
282716933615005520	FARANI INVESTMENTS LLC		8615 COMMODITY CIR STE 11	ORLANDO	FL	32819	9073
282716933615005550	FERNANDES TEREZINHA LEMBO	NETO ELISEU FERNANDES	2596 SKYLINE LOOP	KISSIMMEE	FL	34758	
282716933614000960	FERNANDEZ ALBERTO RIOS		1057 CALICO POINTE CIR	GROVELAND	FL	34736	3691
282716933614000880	FERNANDEZ ANA BELLY C	C/O TAYLOR MORRISON HOME CORPORATION	3322 COMPOSITION ST	KISSIMMEE	FL	34758	3936
282716933614002010	FERNANDEZ MARLEN REVOCABLE TRUST	FERNANDEZ MARLEN	3381 COMPOSITION ST	KISSIMMEE	FL	34758	3936
282716933614001050	FETTERMAN COLLETTE ANNE	FETTERMAN THOMAS ANTHONY	3 BRIDLE PATH	NEWBURGH	NY	12550	3815
282716933614001420	FIGUEROA ELYSSA SOPHIA		3623 MAYFAIR ST	KISSIMMEE	FL	34758	3942
282716933613000260	FIGUEROA STEFANELL REVOCABLE TRUST		17525 CORKWOOD BEND TRL	PUNTA GORDA	FL	33982	5076
282716933614003160	FIHOUSEOU LLC		4767 PINEMORE LN	LAKE WORTH	FL	33463	6992
282716933614003640	FLEMMING SABRINA ANTOINETTE		2545 SKYLINE LOOP	KISSIMMEE	FL	34758	7406
282716933614002410	FLORES JOSE RAFAEL GONZALEZ	INFANTE ALFREDO JOSE FLORES	3145 SKYLINE LOOP	KISSIMMEE	FL	34758	
282716933614003230	FREDERICKS JAVONTE RONTREL		2448 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933614003880	GAJ SHARON SARAH		2443 SKYLINE LOOP	KISSIMMEE	FL	34758	7405
282716933614002860	GALBAN JOSE SOTERO PIRELA	DE PIRELA JUDITH D LONDONO	3150 SKYLINE LOOP	KISSIMMEE	FL	34758	

282716933614001150	GARCIA BUENA VENTURA JOSE AREVALO		3804 SEPIA ST	KISSIMMEE	FL	34758	3938
282716933614001860	GARCIA DEBORA MARIE	ALVAREZ NORMA IRIS	3596 MAYFAIR ST	KISSIMMEE	FL	34758	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	GLANVILLE TYLER JAMES		2554 SKYLINE LOOP	KISSIMMEE	FL	34758	
282716933614003020	GLOVER JAMAURI DEON		3218 SKYLINE LOOP	KISSIMMEE	FL	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	GRIGGS COURTNEY DENISE		2516 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933614001530	GRUPO EMPRESARIAL VARTIZ LLC		4805 NW 79TH AVE STE 10	DORAL	FL	33166	5400
282716933614003540	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	HAKIMI SANDRA MARIA		3764 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933615005670	HARRIS TONYA EUNQIE		2623 SKYLINE LOOP	KISSIMMEE	FL	34758	
282716933613000600	HENDERICKX WELSEY	HANSEL SOPHIE	2080 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933614000990	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	34758	
282716933614003700	HIDALGORIAS LLC		7018 N ARMENIA AVE	TAMPA	FL	33604	5251
282716933613000160	HOFFMAN RICHARD SCOTT	CREMESE SARA	2264 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614002940	HUERTA JAVIER E		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	JAH INVESTMENT & PROPERTY LLC		2207 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933613000410	JAH INVESTMENT & PROPERTY LLC		10906 MOBBERLEY CIR	ORLANDO	FL	32832	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	JUNIOR AURICELIO LIRA		3221 SKYLINE LOOP	KISSIMMEE	FL	34758	7418
282716933614001500	KARABU INVESTMENTS LLC		10407 INDIES CT	ORLANDO	FL	32821	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	LARA MARIA EDITH PINZON		3226 SKYLINE LOOP	KISSIMMEE	FL	34758	7417
282716933614003060	LEIGH BRADLEY RICHARD		3234 SKYLINE LOOP	KISSIMMEE	FL	34758	7417
282716933614003630	LENIS KEN EDUARDO		2549 SKYLINE LOOP	KISSIMMEE	FL	34758	
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	LOWE REGINA		1695 LEE RD APT E206	WINTER PARK	FL	32789	
282716933614003660	LOZANO DANIELLA IDALIA CALDERA	SKAMMEL MICHAEL LAWRENCE	2537 SKYLINE LOOP	KISSIMMEE	FL	34758	7406
282716933614003500	LUNA BUSINESS LLC		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 SCOTSDALE RD STE 2200	SCOTSDALE	AZ	85251	7656
282716933614001760	MALEGUI LLC		4527 LAMAIDA LN	IMMOKALEE	FL	34142	
282716933613000540	MANDAT STEPHANIE VERONICA		2056 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933613000510	MARCANO JESUS EDUARDO FUENTES	RAMIREZ JUANA JOSEFINA	2044 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933613000560	MARQUEZ ANDREA ALEJANDRA	CALVERT JOHANA MARQUEZ	2064 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		3223 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	MATO MARIA ISABEL ROSALES		3610 MAYFAIR ST	KISSIMMEE	FL	34758	3942
282716933613000630	MCCORMICK ASHLEY NICOLE		2092 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933614001520	MIDA ASSETS LLC	CAPPELLINI PABLO ALBERTO	2950 LOOPDALE LN	KISSIMMEE	FL	34741	7558
282716933614003350	MICIAS MARIA LAURA	C/O REGISTERED AGENTS INC	525 NW 37TH PL	GAINESVILLE	FL	32609	7202
282716933614002330	MEDICAL TECH USA LLC		6965 PIAZZA GRANDE AVE STE 307	ORLANDO	FL	32835	
282716933614001430	MEDINA AVELLANADA WENDY YANETH		3619 MAYFAIR ST	KISSIMMEE	FL	34758	3942
282716933614000870	MENDEZ RUBY J		14609 SW 117TH AVE	MIAMI	FL	33186	3990
282716933614003030	MENDOZA MONTES MARIA BENTURA		3222 SKYLINE LOOP	KISSIMMEE	FL	34758	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	MORALES EFRAIN JR	BERMUDEZ JACQUELINE	2012 VIEWFINDER ST	KISSIMMEE	FL	34758	7402
282716933614001940	MORENO MOISSES ADRIAN CONTRERAS	GONZALEZ YENIFFER KARINA NINO	3630 MAYFAIR ST	KISSIMMEE	FL	34758	3942
282716933614001490	MU PROPERTIES LLC		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	NAVARRO MARIA MERCEDES DEL BRIO		2057 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933614001030	NCFJ INVESTMENTS LLC		8615 COMMODITY CIR STE 11	ORLANDO	FL	32819	9073
282716933614003270	NCFJ INVESTMENTS LLC		RUA OSVALDO REIS 3229				
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	OROZCO JOAN JAVIER		2065 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933613000210	ORTIZ RAFAEL	GOMEZ JULIA MARIA	2279 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614001600	OZ INVESTMENTS GROUP LLC		101 BRAMBLE CT	SAINT AUGUSTINE	FL	32092	3567
282716933614001080	PAEZ JOSE NAYI ALCHAE		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	PBPV SERVICES LLC		1205 ROYAL ST GEORGE BLVD	DAVENPORT	FL	33896	5495
282716933614001380	PENUELA MAYERLIN ZULEIMA CARABALLO	CARABALLO MAYERLIN LIVING TRUST	3706 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933614001310	PEREIRA GREGORIO ALVARO LOPEZ	COLMENAREZ MARIA CONCEPCION OBANDO	2934 SENTENCE ST	KISSIMMEE	FL	34746	5652
282716933615005610	PEREZ CLAUDIA MARIA DURANGO		2599 SKYLINE LOOP	KISSIMMEE	FL	34758	
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 FRANCESKA NICOLE GARABITO		2053 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933614001610	PORTILLO LINDA FABIOLA DARGHAM	REY DEWER DAVID RIVERA	3545 MAYFAIR ST	KISSIMMEE	FL	34758	3939
282716933614001480	POSADES IGNACIO		BENITO PEREZ GALDOS N 190				
282716933614001570	QUILES OMAR JAVIER BORGES	PEREZ FRANCES LUGO	3561 MAYFAIR ST	KISSIMMEE	FL	34758	
282716933614003310	QUINTERO EGIDIO LAGUNA		2851 W PROSPECT RD UNIT 704	FORT LAUDERDALE	FL	33309	2600

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		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	RIVERA CLEMENTE BAEZ		2275 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614003410	RLMS BS LLC		2524 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933614001160	RODRIGUES LUCAS CARRUJO GUEDES		3800 SEPIA ST	KISSIMMEE	FL	34758	3938
282716933614001210	RODRIGUES PAULO GUEDES		AVENIDA INTERLAGOS 272 JARDIM MARAJOARA				
282716933614001550	RODRIGUEZ ADRIAN JAYCE	MONTES DESTINY LEE	3569 MAYFAIR ST	KISSIMMEE	FL	34758	3939
282716933614003070	RODRIGUEZ AINEE ORTIZ		3240 SKYLINE LOOP	KISSIMMEE	FL	34758	7417
282716933614001100	RODRIGUEZ CHRISTIAN GREGORIO ROSAS	ACOSTA NEIBELIS DEL CARMEN FARIA	3831 SEPIA ST	KISSIMMEE	FL	34758	3938
282716933614002960	RODRIGUEZ EDWIN MANUEL	MILAN LORENA JULIETH 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 JOHMMARIE 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	MICCHETTI 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	RODRIGUEZ 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 GEM	ROSALES ANTONIO SALAZAR	2227 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614002800	ROVATI ADRIANA CULLEN		3124 SKYLINE LOOP	KISSIMMEE	FL	34758	7413
282716933613000850	RUIZ DARLY COROMOTO CARDENAS		2013 VIEWFINDER ST	KISSIMMEE	FL	34758	7401
282716933614003720	RUIZ JORGE ARMANDO SAENZ		2511 SKYLINE LOOP	KISSIMMEE	FL	34758	7406
282716933614003730	SAENZ VILMA EUGENIA		2507 SKYLINE LOOP	KISSIMMEE	FL	34758	7406
282716933614001040	SAINT CLOUD ALISHA BRITNEY		3805 SEPIA ST	KISSIMMEE	FL	34758	3938
282716933614000890	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	
282716933614001620	SANCHEZ RUBEN	BERRIOS YESENIA	3541 MAYFAIR ST	KISSIMMEE	FL	34758	3939
282716933613000690	SANKOVIC ORTEZ DIAZ ASHLEY CHRISTINE		2077 VIEWFINDER 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 SEXAVI 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
282716933614001970	SERRANO KARLA VANESSA COLL		3397 COMPOSITION ST	KISSIMMEE	FL	34758	3936
282716933613000190	SIERRA LUIS FELIPE ZULUAGA		2287 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933613000380	SILVA & SANCHES HOMES LLC		2211 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614001790	SILVA ANDY STEVEN COTTES		3568 MAYFAIR ST	KISSIMMEE	FL	34758	3939
282716933614000910	SILVA MARIANGEL CAROLINA MATA		2624 PLEASANT CYPRESS CIR	KISSIMMEE	FL	34741	7652
282716933614003120	SUKHROVEC FRANCISCO	ALDANA ANA REBECA ROMERO	3260 SKYLINE LOOP	KISSIMMEE	FL	34758	7417
282716933614003680	SKYLINE HAUS LAND TRUST		2529 SKYLINE LOOP	KISSIMMEE	FL	34758	7406
282716933614003130	SLATE NON NC NON WA PROPERTY OWNER LLC	C/O LENNAR HOMES	6675 WESTWOOD BLVD STE 500	ORLANDO	FL	32821	8061
282716933614003780	SMITH BRITIANNA JEAN ELAINE	SMITH TAJ MEKHII	2485 SKYLINE LOOP	KISSIMMEE	FL	34758	7405
282716933614002000	SMITH JEFFREY JAMES	SMITH KAYLA	1915 NW 5TH WAY	POMPAN0 BEACH	FL	33060	4842
282716933614001910	SMITH LESA JOAN INNERARITY		3618 MAYFAIR ST	KISSIMMEE	FL	34758	3942
282716933614001270	SORTO JULIO ALBERTO LINARES		1428 RIDGE ST UNIT 120	KISSIMMEE	FL	34744	1565
282716933614000900	SOSA ISRAEL RIVERA	RIVERA ISRAEL RIVERA	3330 COMPOSITION ST	KISSIMMEE	FL	34758	3936
282716933614000980	SPADAVECCHIA ANGELA KARLI OSMAYRA DUCALLIN	C/O TAYLOR MORRISON HOME CORPORATION	3906 CHIP SHOT CT APT 0915	ORLANDO	FL	32839	3288
282716933613000110	STEWART LEXINE TRACYAN		2244 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614003650	STONE SOCIETY LLC		1989 NE 163RD ST	NORTH MIAMI BEACH	FL	33162	4825
282716933613000400	SUKHDEO DESMOND ABRAHAM SWINARINE	SUKHDEO GRETA GRACE	2207 123RD ST	COLLEGE POINT	NY	11356	2638
282716933613000270	SUKHDEO DESMOND ABRAHAM SEWINARINE	SUKHDEO GRETA GRACE	2207 123RD ST	COLLEGE POINT	NY	11356	2638
282716933614001120	T & A REAL INVESTMENTS GROUP LLC		4664 BERNARD BLVD	HAINES CITY	FL	33844	6506
282716933614002220	TEPPA DELFINO MANUEL ALEJANDRO		3225 SKYLINE LOOP	KISSIMMEE	FL	34758	7418
282716933614003220	TOMASELY PEGGY ANDREA GUEVARA	ORDONEZ RICHARD FRANZ TORRES	11207 BEESWING PL	RIVERVIEW	FL	33578	9331
282716933614001370	TORQUETTI FREDERICO FREITAS		3710 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933613000370	TRASOLINI MARIELA CAROLINA SANCHEZ DE		CALLE LUIS MALAUCENA 04 02				
282716933614003290	TRUE MBG LLC		610 SYCAMORE ST STE 315	CELEBRATION	FL	34747	4997
282716933614003800	TWONINE GROUP LLC		496 PONDEROSA DR	SAINT CLOUD	FL	34769	1656
282716933614003280	URIBE REUVEN AARON BRENER		2470 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933614001110	URIZA MARIA YOLANDA SURBAN	URIZA CARLITO FULGENCIO	2811 DONATELLO MANOR PL	HENDERSON	NV	89044	1724
282716933614003690	UZCATEGUI MARIA DESIRE DAVILA	CHAHER ANTONIO FRANIE	2523 SKYLINE LOOP	KISSIMMEE	FL	34758	7406
282716933614001410	VALLÉS ENGERBET HERNANDEZ	PEREZ RAQUEL CAROLINA MENDEZ	3627 MAYFAIR ST	KISSIMMEE	FL	34758	3942
282716933614003420	VASQUEZ MIGUEL ANGEL BUSTOS		2528 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933613000300	VEGA NYGEL BLAZE	VEGA NATHANYEL BLAKE	2243 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614001090	VIBELO INVESTMENT LLC		4249 E STATE ST STE 203	ROCKFORD	IL	61108	2045
282716933614003670	VICCIOLI INVESTMENTS LLC		2533 SKYLINE LOOP	KISSIMMEE	FL	34758	7406
282716933614003790	VICENS JORGE JESUS DELGADO		2481 SKYLINE LOOP	KISSIMMEE	FL	34758	7405
282716933614003320	VIDES JOSE ERNESTO	VIDES ERIKA RAQUEL	1389 MICHAEL DR	TRACY	CA	95377	7958
282716933614001070	VIEIRA ELIANA MARQUES		3819 SEPIA ST	KISSIMMEE	FL	34758	3938
282716933614001010	VILLALOBOS NERIO E GONZALEZ	CASANOVA MICHELL CAROLINA SOTO	3793 SEPIA ST	KISSIMMEE	FL	34758	3940
282716933614001390	VLM INVESTMENTS LLC		1761 W HILLSBORO BLVD	DEERFIELD BEACH	FL	33442	1559
282716933613000680	WR BRAZIL CORPORATION		1748 CHRISTINA LEE LN	SAINT CLOUD	FL	34769	4905
282716933613000120	YIBRIN VICTOR MANUEL RADA	GRATEROL YALIMAR ANDREINA PLA	2248 PORTRAIT ST	KISSIMMEE	FL	34758	7400
282716933614003170	ZAMBRANO CHRISTOPHER LAWRENCE		2422 SKYLINE LOOP	KISSIMMEE	FL	34758	7404
282716933614002970	ZAMBRANO YAJAIRA ISABEL CARVAJALINO		3196 SKYLINE LOOP	KISSIMMEE	FL	34758	7413

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

4C

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 1st and no later than September 30th 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**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

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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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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*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 11, 2025

Westview South Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024

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.

Westview South Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024

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.

**Westview South Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

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	<u>68,735,148</u>	<u>59,276,581</u>
Current liabilities	14,440,343	4,377,965
Non-current liabilities	39,367,698	55,238,860
Total Liabilities	<u>53,808,041</u>	<u>59,616,825</u>
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	<u>\$ 14,927,107</u>	<u>\$ (340,244)</u>

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.

**Westview South Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (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

	Governmental Activities	
	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	<u>18,362,900</u>	<u>1,879,436</u>
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	<u>3,095,549</u>	<u>2,219,680</u>
Change in Net Position	15,267,351	(340,244)
Net Position - Beginning of Year	<u>(340,244)</u>	<u>-</u>
Net Position - End of Year	<u>\$ 14,927,107</u>	<u>\$ (340,244)</u>

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.

**Westview South Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended September 30, 2024**

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.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2024</u>	<u>2023</u>
Construction in progress	<u>\$ 52,437,610</u>	<u>\$ 11,813,784</u>

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	<u>3,759,952</u>
Non-current Assets	
Restricted Assets	
Investments	12,537,586
Capital Assets, not being depreciated	
Construction in progress	52,437,610
Total Non-current Assets	<u>64,975,196</u>
Total Assets	<u>68,735,148</u>
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	<u>14,440,343</u>
Non-current Liabilities	
Bonds payable, net	39,367,698
Total Liabilities	<u>53,808,041</u>
NET POSITION	
Net investment in capital assets	10,087,359
Restricted for debt service	4,365,216
Unrestricted	474,532
Total Net Position	<u><u>\$ 14,927,107</u></u>

See accompanying notes to financial statements.

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

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenues and Changes in Net Position
		Charges for Sevices	Operating Grants and Contributions	Capital Grants and Contributions	Governmental 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	<u>\$ (3,095,549)</u>	<u>\$ 12,853,198</u>	<u>\$ 250,678</u>	<u>\$ 3,807,410</u>	<u>13,815,737</u>
General Revenues					
Miscellaneous revenues					2,633
Investment income					1,448,981
Total General Revenues					<u>1,451,614</u>
Change in Net Position					15,267,351
Net Position - October 1, 2023					(340,244)
Net Position - September 30, 2024					<u>\$ 14,927,107</u>

See accompanying notes to financial statements.

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

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
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	<u>\$ 81,130</u>	<u>\$ 8,754,461</u>	<u>\$ 7,461,947</u>	<u>\$ 16,297,538</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
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	<u>75,596</u>	<u>-</u>	<u>4,923,088</u>	<u>4,998,684</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	<u>4,063</u>	<u>468,998</u>	<u>-</u>	<u>473,061</u>
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	<u>1,471</u>	<u>8,285,463</u>	<u>2,538,859</u>	<u>10,825,793</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 81,130</u>	<u>\$ 8,754,461</u>	<u>\$ 7,461,947</u>	<u>\$ 16,297,538</u>

See accompanying notes to financial statements.

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 government-wide level.	<u>473,061</u>
Net Position of Governmental Activities	<u><u>\$ 14,927,107</u></u>

See accompanying notes to financial statements.

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

	General	Debt Service	Capital Projects	Total Governmental 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	<u>276,513</u>	<u>12,706,476</u>	<u>4,934,115</u>	<u>17,917,104</u>
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	<u>237,255</u>	<u>10,744,040</u>	<u>40,623,826</u>	<u>51,605,121</u>
Excess Revenues Over/(Under)				
Expenditures	<u>39,258</u>	<u>1,962,436</u>	<u>(35,689,711)</u>	<u>(33,688,017)</u>
Other Financing Sources/(Uses)				
Transfers in	-	4,799	554	5,353
Transfers out	-	(554)	(4,799)	(5,353)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>4,245</u>	<u>(4,245)</u>	<u>-</u>
Net change in fund balances	39,258	1,966,681	(35,693,956)	(33,688,017)
Fund Balances - October 1, 2023	<u>(37,787)</u>	<u>6,318,782</u>	<u>38,232,815</u>	<u>44,513,810</u>
Fund Balances - September 30, 2024	<u>\$ 1,471</u>	<u>\$ 8,285,463</u>	<u>\$ 2,538,859</u>	<u>\$ 10,825,793</u>

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)
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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
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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
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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)
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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)
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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.	<div style="border-top: 1px solid black; border-bottom: 3px double black;">445,796</div>
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Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 15,267,351</div>
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See accompanying notes to financial statements.

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	<u>274,204</u>	<u>274,204</u>	<u>276,513</u>	<u>2,309</u>
Expenditures				
Current				
General government	129,204	129,204	128,229	975
Physical environment	145,000	145,000	109,026	35,974
Total Expenditures	<u>274,204</u>	<u>274,204</u>	<u>237,255</u>	<u>36,949</u>
Net Change in Fund Balances	-	-	39,258	39,258
Fund Balances - October 1, 2023	<u>-</u>	<u>-</u>	<u>(37,787)</u>	<u>(37,787)</u>
Fund Balances - September 30, 2024	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,471</u></u>	<u><u>\$ 1,471</u></u>

See accompanying notes to financial statements.

Westview South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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

Westview South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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.

Westview South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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.

Westview South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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

General Fund – 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.

Westview South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

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

Capital Projects Fund – 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.

Westview South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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.

Westview South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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.

Custodial Credit Risk – Deposits

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.

Investments

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

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

*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.

Westview South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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:

	Balance October 1, 2023	Additions	Deletions	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Construction in progress	\$ 11,813,784	\$ 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	<u>(8,345,000)</u>
Long-term debt at September 30, 2024	\$ 48,395,000
Bond discount, net	<u>(687,302)</u>
Bonds Payable, Net at September 30, 2024	<u>\$ 47,707,698</u>

Westview South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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	<u>\$ 48,395,000</u>	<u>\$ 42,321,843</u>	<u>\$ 90,716,843</u>

Westview South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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 as 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 Balance	Reserve 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

Westview South Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

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.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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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



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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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:

Finding 23-01

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



**Berger, Toombs, Elam,
Gaines & Frank**

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**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*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 11, 2025

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

5A

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**

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) regular 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. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

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

7

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:

**WESTVIEW SOUTH COMMUNITY
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		
<i>Hampton Inn & Suites Orlando South Lake Buena Vista 4971 Calypso Cay Way, Kissimmee, Florida 34746</i>		
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*
<i>*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</i>		

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

8

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 July 3rd, 2025.

**WESTVIEW SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

-DocuSigned by:

Nora Schuster

By: Nora Schuster
Its: Chair

FLORALAWN INC.

By: Ronald Averitt
Its: CEO

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

*** 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 N2B PH3)

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

*** 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	Yearly
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

*** 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 (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

*** 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

*** 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 ~~42 times~~ per calendar year (Floritam) and ~~42 times~~ per calendar year (Bahia) depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season ~~April through October~~ and every other week during the non-growing season or as needed ~~November through March~~

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/Floritam areas shall be fertilized with a commercial grade fertilizer ~~6 times per year~~. Timing of applications will be adjusted to meet horticultural conditions.

Bahia 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. Floritalawn will not be held responsible for the post emergent control of common grassy weeds like Crabgrass, Tropical Signal & 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:

1. Maintain all sidewalks to eliminate any overhanging branches or foliage which obstructs and/or hinders pedestrian or motor traffic.
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 ~~10 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.

Fertilization

Palms and hardwood trees will be fertilized ~~2 times~~ per year. Shrubs and groundcovers will be fertilized ~~4 times~~ 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 horticultural 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. FloraLawn 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 Florallawn will be addressed in a fair and responsible time period, but FloraLawn cannot guarantee 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. Landscape 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
 8. 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	Signatures: 1	Envelope Originator:
Certificate Pages: 1	Initials: 0	Ashley Ligas
AutoNav: Enabled		1650 Farnam Street
Envelopeld Stamping: Enabled		Omaha, NE 68102
Time Zone: (UTC-06:00) Central Time (US & Canada)		ashley.ligas@kutakrock.com
		IP Address: 208.127.191.50

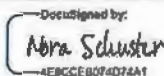
Record Tracking

Status: Original	Holder: Ashley Ligas	Location: DocuSign
7/2/2025 10:42:09 AM	ashley.ligas@kutakrock.com	

Signer Events

Nora Schuster
 nschuster@taylormorrison.com
 Chair
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 AEB9CCE90F4D74A1

Signature Adoption: Pre-selected Style
 Using IP Address: 172.56.74.141

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

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	7/2/2025 10:42:55 AM
Certified Delivered	Security Checked	7/2/2025 11:36:12 AM
Signing Complete	Security Checked	7/2/2025 11:37:53 AM
Completed	Security Checked	7/2/2025 11:37:53 AM

Payment Events

Status

Timestamps

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	<u>\$ 478,971</u>	<u>\$ 6,336,735</u>	<u>\$ 642,099</u>	<u>\$ 4,338</u>	<u>\$ 3,493,345</u>	<u>\$10,955,488</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 2,335	\$ -	\$ -	\$ -	\$ -	\$ 2,335
Contracts payable	-	-	-	1,180,695	-	1,180,695
Due to debt service fund	2,438	-	-	-	-	2,438
Due to capital projects fund	-	-	-	-	4,338	4,338
Tax payable	61	-	-	-	-	61
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>10,834</u>	<u>-</u>	<u>-</u>	<u>1,180,695</u>	<u>4,338</u>	<u>1,195,867</u>
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	<u>69,007</u>	<u>415,953</u>	<u>31,132</u>	<u>-</u>	<u>-</u>	<u>516,092</u>
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	<u>399,130</u>	<u>5,920,782</u>	<u>610,967</u>	<u>(1,176,357)</u>	<u>3,489,007</u>	<u>9,243,529</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 478,971</u>	<u>\$ 6,336,735</u>	<u>\$ 642,099</u>	<u>\$ 4,338</u>	<u>\$ 3,493,345</u>	<u>\$10,955,488</u>

**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	<u>461</u>	<u>568,258</u>	<u>769,354</u>	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	-	-	1,400	0%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>10,494</u>	<u>92,641</u>	<u>138,604</u>	
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%

**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
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	<u>9,590</u>	<u>75,782</u>	<u>630,750</u>	
Other fees & charges				
Property appraiser & tax collector	<u>9</u>	<u>2,175</u>	<u>-</u>	N/A
Total other fees & charges	<u>9</u>	<u>2,175</u>	<u>-</u>	N/A
Total expenditures	<u>20,093</u>	<u>170,598</u>	<u>769,354</u>	22%
Excess/(deficiency) of revenues over/(under) expenditures	(19,632)	397,660	-	
Fund balances - beginning	<u>418,762</u>	<u>1,470</u>	<u>-</u>	
Fund balances - ending	<u><u>\$ 399,130</u></u>	<u><u>\$ 399,130</u></u>	<u><u>\$ -</u></u>	

**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	<u>779,042</u>	<u>8,746,383</u>	<u>2,506,525</u>	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	<u>-</u>	<u>10,227,780</u>	<u>5,534,761</u>	185%
Other fees & charges				
Tax collector	<u>50</u>	<u>9,613</u>	<u>-</u>	N/A
Total other fees and charges	<u>50</u>	<u>9,613</u>	<u>-</u>	N/A
Total expenditures	<u>50</u>	<u>10,237,393</u>	<u>5,534,761</u>	185%
Excess/(deficiency) of revenues over/(under) expenditures	778,992	(1,491,010)	(3,028,236)	
Fund balances - beginning	5,141,790	7,411,792	7,494,060	
Fund balances - ending	<u>\$ 5,920,782</u>	<u>\$ 5,920,782</u>	<u>\$ 4,465,824</u>	

**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	<u>2,129</u>	<u>382,733</u>	<u>598,469</u>	64%
EXPENDITURES				
Debt service				
Principal	-	145,000	130,000	112%
Prepayment	-	30,000	-	N/A
Interest	-	470,437	471,269	100%
Total expenditures	<u>-</u>	<u>645,437</u>	<u>601,269</u>	107%
Excess/(deficiency) of revenues over/(under) expenditures	2,129	(262,704)	(2,800)	
Fund balances - beginning	<u>608,838</u>	<u>873,671</u>	<u>841,458</u>	
Fund balances - ending	<u><u>\$ 610,967</u></u>	<u><u>\$ 610,967</u></u>	<u><u>\$ 838,658</u></u>	

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

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 12,886	\$ 134,710
Total revenues	<u>12,886</u>	<u>134,710</u>
EXPENDITURES		
Construction costs	-	712,075
Total expenditures	<u>-</u>	<u>712,075</u>
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)	<u>(4,090)</u>	<u>(8,428)</u>
Net change in fund balances	8,796	(585,793)
Fund balances - beginning	3,480,211	4,074,800
Fund balances - ending	<u>\$ 3,489,007</u>	<u>\$ 3,489,007</u>

WESTVIEW SOUTH

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the Westview South Community Development District held a Regular Meeting on June 11, 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.

Present:

Nora Schuster	Chair
Patrick "Rob" Bonin	Vice Chair
Susan Kane	Assistant Secretary
Logan Lantrip	Assistant Secretary
Andrea Fidler	Assistant Secretary

Also present:

Andrew Kantarzhi	District Manager
Antonio Shaw	Wrathell, Hunt and Associates LLC (WHA)
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 2:02 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

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

Mr. Kantarzhi presented Resolution 2025-06. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. Assessments will be on and off-roll in

Fiscal Year 2026; updated information from the Property Appraiser is pending. As assessments are anticipated to increase, Mailed Notices will be sent to the property owners.

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 13, 2025 at 2:00 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida, 34746; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

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

This item was deferred.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-08. He discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid.

On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Lake Maintenance Proposals

A. Proposal Comparison

B. Respondents

I. Enviraquatic, LLC

Mr. Kantarzhi stated, as the number of lakes increased from six to 44, Enviraquatic, LLC, the current vendor, indicated that the scope is greater than they can serve and agreed to terminating the contract, and not holding the CDD to the 30-day termination provision.

II. Lake Pros, LLC

III. Premier Lakes, Inc.

IV. The Lake Doctors, Inc.

Mr. Kantarzhi stated that, of the three above, Lake Pros, LLC had the second-best proposal and provides a few extra services. With that in mind, a Notice of Termination was sent to Enviraquatic, LLC and Lake Pros, LLC was engaged for Lake Maintenance Services.

SEVENTH ORDER OF BUSINESS

Consideration of Floralawn, Inc. Landscape Maintenance Addenda

Mr. Kantarzhi presented the following, which will be added into the contract:

A. Esplanade

B. NBHD 2A

C. NBHD 2B

D. NBHD 3

This item is not needed at this time.

E. NBHD 4

This item is not needed at this time.

F. Spine Road

On MOTION by Mr. Bonin and seconded by Ms. Kane, with all in favor, the Floralawn, Inc. Landscape Maintenance Addenda Items for the Esplanade, NBHD 2A, NBHD 2B, and Spine Road, were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Bio-Tech Consulting Pod E Mitigation Tract - First Annual Monitoring Report – 2024

This item was included for informational purposes.

NINTH ORDER OF BUSINESS

Consideration of 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

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.

TENTH ORDER OF BUSINESS**Ratification Items**

Mr. Kantarzhi presented the following:

- A. Certification of Financial Capability for Perpetual Operations and Maintenance Entities
Pods C & D Ponds and Mitigation Sites**
- B. Quit Claim Deed Pod A, Tract A-10 (CDD to LT Westview)**
- C. Joinder and Consent**
 - I. Pod A Phase 1B & 2**
 - II. Pod A Phase 3 Plat**
- D. Enviraquatic, LLC Termination of Agreement for Aquatic Maintenance Services**
- E. Lake Pros, LLC Agreement for Aquatic Maintenance Services**

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.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statements as of April 30, 2025

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.

TWELFTH ORDER OF BUSINESS

Approval of March 12, 2025 Regular
Meeting Minutes

On MOTION by Ms. Fidler and seconded by Mr. Lantrip, with all in favor, the
March 12, 2025 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock, LLP

Mr. Earlywine stated that bond issuance is getting close.

B. District Engineer: Atwell, LLC

There was no report.

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

• Status Report – Field Operations

Mr. Shaw discussed a washout. Ms. Schuster will inspect the area and advise.

• NEXT MEETING DATE: July 9, 2025 at 2:00 PM

○ QUORUM CHECK

The July 9, 2025 meeting will likely be canceled.

FOURTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Schuster and seconded by Mr. Lantrip, with all in favor, the
meeting adjourned at 2:27 p.m.

199
200
201
202

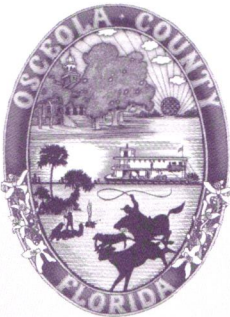
Secretary/Assistant Secretary

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,

A handwritten signature in blue ink that reads "M. J. Arrington".

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola



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,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

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

PolkElections.gov

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



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**

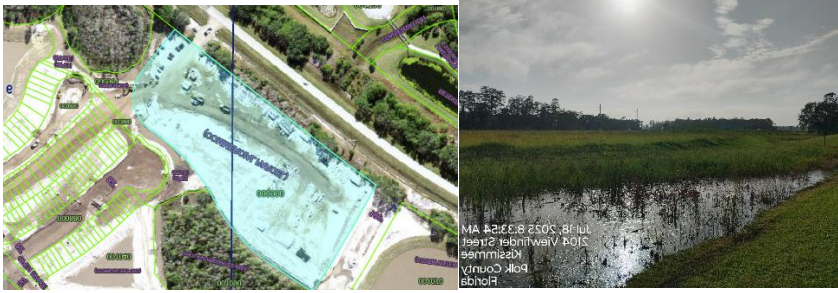
The addendum adds in pond banks/buffers 7-44 and all the common area landscaping for:

- **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.



282716



TRACT W-1

001080





ENHANCING NATURE

FIELD SERVICE REPORT

Customer Name: Westview

Date: 7/23/25

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
RESOURCE #:
- ☐ LITTORAL AREA MANUAL REMOVAL
RESOURCE #:
- ☐ PRESERVE AREA MAINTENANCE
RESOURCE #:
- ☒ DEBRIS CLEANUP
RESOURCE #: Ponds 1-13,16,20-24
- ☐ OTHER (SEE COMMENTS)
RESOURCE #:

FOUNTAIN / 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 / CLEANING
RESOURCE #: Ponds 1-13,16,20-24
- ☐ WATER LEVEL CONTROL PIPE INSPECTION / CLEANING
RESOURCE #:
- ☐ OVERFLOW WEIR / SWALE MAINTENANCE
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 ¹ 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 ¹	Landowners' Meeting	1:00 PM
November 13, 2024 CANCELED	Regular Meeting	2:00 PM*
December 11, 2024 CANCELED	Regular Meeting	2:00 PM*
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	Regular Meeting	2:00 PM*
June 11, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	2:00 PM*
July 9, 2025 CANCELED	Regular Meeting	2:00 PM*
August 13, 2025	Public Hearings & Regular Meeting <i>Adoption of FY2026 Budget</i>	2:00 PM*
September 10, 2025	Regular Meeting	2:00 PM*
<i>*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</i>		