

*Westwood/OCC Community
Development District*

Agenda

March 11, 2025

AGENDA

Westwood/OCC

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

March 4, 2025

Board of Supervisors
Westwood/OCC
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Westwood/OCC Community Development District will be held **Tuesday, March 11, 2025 at 10:00 a.m. at the Offices of GMS-CF, 219 E. Livingston Street, Orlando, FL 32801.** Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Supervisors
 - B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the October 1, 2024 Board of Supervisors Meeting and Acceptance of Minutes of the November 12, 2024 Landowners' Meeting
5. Consideration of Resolution 2025-03 Approving the Fiscal Year 2026 Budget and Setting a Public Hearing
6. Appointment of Audit Committee and Chairman
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification Funding Requests #58-64
8. Supervisor's Requests
9. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Audit Services
 - a. Approval of Request for Proposals and Selection Criteria
 - b. Approval of Notice of Request for Proposals for Audit Services
 - c. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Michael Eckert, District Counsel
Rey Malave, District Engineer
Ken Artin, Bond Counsel
Brett Sealy, Underwriter

BOARD OF SUPERVISORS MEETING

SECTION III

SECTION B

RESOLUTION 2025-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE WESTWOOD/OCC COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three (3) supervisors for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners meeting was held on **November 12, 2024**, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WESTWOOD/OCC COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

<u>Supervisor</u>	<u># of Votes</u>	<u>Terms</u>
Randall Greene	<u>15</u>	4 Year Term
Duane "Rocky" Owen	<u>15</u>	4 Year Term
Thomas Franklin	<u>14</u>	2 Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

PASSED AND ADOPTED this 11th day of March, 2025.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION D

RESOLUTION 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WESTWOOD/OCC COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. The following persons are elected to the offices shown:

Chairman	_____
Vice Chairman	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____
Assistant Treasurer	_____

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of March, 2025.

ATTEST:

**WESTWOOD/OCC COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**MINUTES OF MEETING
WESTWOOD/OCC
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Westwood/OCC Community Development District was held Tuesday, **October 1, 2024**, at 10:00 a.m. at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present and constituting a quorum:

Randall Greene
Duane Owen
Andrew Gorrill

Chairman
Vice Chairman
Assistant Secretary

Also present were:

George Flint
Kate John *by phone*
Mike Eckert

District Manager, GMS
District Counsel, Kutak Rock
District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of public here to provide comment.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the October 1, 2024,
Board of Supervisors Meeting**

Mr. Flint: The next item is the approval of the June 11, 2024, meeting minutes. Are there any comments or corrections?

On MOTION by Mr. Greene, seconded by Mr. Owen, with all in favor, the Minutes of the June 11, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Ratification of Dewberry Work Authorization to Provide District Engineering**

Mr. Flint: This is for general engineering services on a designated basis. It is not for any specific assignment but is an annual engagement in the event that services are needed, we have an agreement in place.

** Mike Eckert joined the meeting at this time. Kate John left the meeting at this time.*

Mr. Flint: Are there any questions on the work authorization?

On MOTION by Mr. Greene, seconded by Mr. Owen, with all in favor, the Dewberry Work Authorization to Provide District Engineering, was ratified.

FIFTH ORDER OF BUSINESS**Ratification of Fiscal Year 2024 Audit Engagement Letter with Grau & Associates**

Mr. Flint: You have retained Grau as your independent auditor and you enter into an agreement annually for the services. I believe I may have signed this before I knew we were going to have a meeting this soon. It tracks their proposal in the budget. Are there any questions? If not is there a motion to ratify?

On MOTION by Mr. Gorrill, seconded by Mr. Owen, with all in favor, the Fiscal Year 2024 Audit Engagement Letter with Grau & Associates, was ratified.

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

Mr. Eckert: I have two items. The first is a reminder about your ethics training that is due by December 31st. If you have not done that, it is something you need to do in the next three months. The second item is a new law went into effect that anytime we extend or enter into a new agreement or amend the agreement, we have to get an affidavit from the contractor stating they do not engage in human trafficking. We have provided a form of that to your District Manager to

have, but that would go for any contract with any non-governmental entity that the CDD has. With that, I conclude my report, unless the Board has any questions.

Mr. Flint: We will follow up with Grau for the affidavit.

B. Engineer

Mr. Flint: We have no engineer report.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: You have the balance sheet and income statement through July 31st. These are unaudited. If there are any questions, we can discuss those. If not, there is no action required.

ii. Ratification of Funding Requests #55-57

Mr. Flint: We have ratification of Funding Requests #55-57. 55 is for Dewberry, GMS, and Kutak. 56 and 57 are for GMS and Kutak. Are there any questions on those? If not, is there a motion to ratify?

On MOTION by Mr. Greene, seconded by Mr. Owen, with all in favor, Funding Requests #55-57, were ratified.

iii. Designation of November 12, 2024, as Landowners' Meeting Date

Mr. Flint: Normally, you are required to announce 90 days before the Landowners' meeting in a publicly advertised meeting, however we missed that this year. We are designating the date now. We are not going to meet the 90 days, but there is only one landowner that would object to not receiving the notice 90 days in advance. We do not believe it is an issue. Mike, any additional steps, other than that we will advertise this?

Mr. Eckert: No, I do not think there are any additional steps to take at this time. I think when we have the landowners' election, we may ask the landowner to make a statement stating they have had many defects in the announcement process, given that it is a little late. Other than that, I do not have anything to add.

Mr. Flint: And it would be a landowner meeting, not a Board meeting, meaning the landowner can designate any hold to be here to cast the votes. We are looking at holding it at 10

in the morning on November 12th. We can probably find a proxy holder to designate to talk. If there are no questions, is there a motion to approve?

On MOTION by Mr. Gorrill, seconded by Mr. Greene, with all in favor, Designating November 12, 2024, as Landowners' Meeting Date, was approved.
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SEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Flint: Anything the Board wanted to discuss? If not, is there a motion to adjourn?

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greene, seconded by Mr. Owen, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

the 1990s, the number of people in the UK who are aged 65 and over has increased by 1.5 million (1990–1999) and is projected to increase by a further 1.5 million by 2020 (Office for National Statistics 2000).

There is a growing awareness of the need to develop strategies to meet the needs of the ageing population. The Department of Health (2000) has identified the need to develop a new paradigm of care for the ageing population, one that is based on the concept of 'active ageing'. This paradigm is based on the idea that older people should be able to live independently, participate in social and community activities, and maintain a high level of physical and mental health.

One of the key challenges in developing a new paradigm of care for the ageing population is the need to address the needs of older people who are living in care homes. Care homes are often seen as a last resort for older people, and many people who live in care homes are there because they are unable to live independently.

One of the main reasons why older people are unable to live independently is because they have physical or mental health problems. Many older people have chronic health conditions, such as heart disease, diabetes, and arthritis, which can make it difficult for them to live independently. In addition, many older people have mental health problems, such as depression and dementia, which can also make it difficult for them to live independently.

Another reason why older people are unable to live independently is because they lack the resources and support that they need to do so. Many older people live on a fixed income, and they may not have enough money to pay for the costs of living independently, such as rent, utilities, and food. In addition, many older people do not have a family or friends who can provide them with the support that they need to live independently.

One of the ways in which we can address the needs of older people who are unable to live independently is by developing new models of care. One such model is the concept of 'active ageing', which is based on the idea that older people should be able to live independently, participate in social and community activities, and maintain a high level of physical and mental health. This model of care is based on the idea that older people should be able to live in their own homes, and it involves providing them with the resources and support that they need to do so.

One of the key components of the active ageing model is the need to provide older people with the resources and support that they need to live independently. This includes providing them with financial support, such as grants and subsidies, and providing them with social and community support, such as day centres and support groups. In addition, it involves providing them with the resources and support that they need to maintain their physical and mental health, such as access to healthcare services and recreational activities.

Another key component of the active ageing model is the need to involve older people in the development of care services. This involves consulting with older people and their families about their needs and preferences, and involving them in the design and delivery of care services. This approach is based on the idea that older people are the experts on their own lives, and they should be able to have a say in the care that they receive.

One of the challenges in developing a new paradigm of care for the ageing population is the need to address the needs of older people who are living in care homes. Care homes are often seen as a last resort for older people, and many people who live in care homes are there because they are unable to live independently. However, there are many ways in which we can improve the quality of life for older people who live in care homes.

One of the ways in which we can improve the quality of life for older people who live in care homes is by providing them with more choice and control over their lives. This involves giving them the opportunity to choose their room, their meals, and their activities. In addition, it involves giving them the opportunity to participate in social and community activities, and to maintain a high level of physical and mental health.

Another way in which we can improve the quality of life for older people who live in care homes is by providing them with more support and resources. This includes providing them with financial support, such as grants and subsidies, and providing them with social and community support, such as day centres and support groups.

**MINUTES OF MEETING
WESTWOOD/OCC
COMMUNITY DEVELOPMENT DISTRICT**

The Landowners' meeting of the Board of Supervisors of the Westwood/OCC Community Development District was held Tuesday, **November 12, 2024**, at 10:00 a.m. at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, Florida.

Present were:

Randall Greene
Andrew Gorrill

Chairman
Assistant Secretary

Also present were:

George Flint
Kate John

District Manager, GMS
District Counsel, Kutak Rock

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Mr. Flint stated that DCS Real Estate Investments VI, LLC provided a landowner proxy naming Randall Greene as the proxy holder representing one parcel, which is 20.03 acres or 21 authorized votes.

SECOND ORDER OF BUSINESS

Call to Order

Mr. Flint called the Landowners' meeting to order.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting the Landowners' Meeting**

Mr. Flint asked Mr. Greene if he would designate him as the Chair. Mr. Greene designated Mr. Flint as the Chairman for the meeting.

FOURTH ORDER OF BUSINESS

Nominations for the Positions of Supervisors (3)

Mr. Flint stated that three seats are up for election, and Mr. Greene provided him with his ballot nominations for the Supervisor positions. Mr. Greene nominated Randall Greene, Rocky Owen, and Tom Franklin.

Mr. Flint asked if there were any other nominations. There were none.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Mr. Flint noted that there were 15 votes cast for Randall Greene, 15 votes for Rocky Owen, and 14 votes for Tom Franklin.

SIXTH ORDER OF BUSINESS

Tabulation of Ballots and Announcement of Results

Mr. Flint noted that Mr. Greene and Mr. Owen would serve four-year terms, and Mr. Franklin would serve a two-year term.

SEVENTH ORDER OF BUSINESS

Landowners' Questions and Comments

Mr. Flint asked if there were any questions. There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Flint adjourned the meeting.

SECTION V

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTWOOD/OCC COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR A SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Westwood/OCC Community Development District (the “District”) was established by Ordinance No. 2021-10, adopted by the County Commission of Orange County, Florida, effective as of July 23, 2019; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors of the Westwood/OCC Community Development District (the “Board”) the proposed budget for Fiscal Year 2025/2026, which commences on October 1, 2025 and concludes September 30, 2026; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WESTWOOD/OCC COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The proposed budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said proposed budget.

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

DATE: June 10, 2025

HOUR: 10:00 AM

LOCATION: Offices of GMS-CF, LLC
219 E. Livingston Street
Orlando, FL 32801

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

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

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

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

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

PASSED AND ADOPTED this 11th day of March, 2025.

ATTEST:

**WESTWOOD/OCC COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary/Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025/2026 Proposed Budget

Exhibit A
FY 2025/2026 Proposed Budget

[See attached]

Westwood/OCC
Community Development District

Proposed Budget
FY2026



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1 General Fund

2-4 General Fund Narrative

Westwood/OCC

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 1/31/25	Projected Next 8 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Developer Contributions	\$ 96,537	\$ 15,059	\$ 63,290	\$ 78,349	\$ 97,120
Total Revenues	\$ 96,537	\$ 15,059	\$ 63,290	\$ 78,349	\$ 97,120
<u>Expenditures</u>					
<i><u>Administrative</u></i>					
Supervisor Fees	\$ 12,000	\$ 600	\$ 8,000	\$ 8,600	\$ 12,000
FICA Expense	\$ 918	\$ 31	\$ 612	\$ 643	\$ 918
Engineering	\$ 12,000	\$ -	\$ 8,000	\$ 8,000	\$ 12,000
Attorney	\$ 25,000	\$ 250	\$ 16,667	\$ 16,916	\$ 25,000
Annual Audit	\$ 3,200	\$ -	\$ 3,200	\$ 3,200	\$ 3,200
Management Fees	\$ 26,250	\$ 8,750	\$ 17,500	\$ 26,250	\$ 26,250
Information Technology	\$ 840	\$ 280	\$ 560	\$ 840	\$ 840
Website Maintenance	\$ 420	\$ 140	\$ 280	\$ 420	\$ 420
Telephone	\$ 300	\$ -	\$ 200	\$ 200	\$ 300
Postage	\$ 1,000	\$ 2	\$ 667	\$ 669	\$ 1,000
Printing & Binding	\$ 1,000	\$ -	\$ 667	\$ 667	\$ 1,000
Insurance	\$ 6,684	\$ 6,319	\$ -	\$ 6,319	\$ 7,267
Legal Advertising	\$ 5,000	\$ 789	\$ 3,333	\$ 4,123	\$ 5,000
Other Current Charges	\$ 1,600	\$ 161	\$ 1,067	\$ 1,228	\$ 1,600
Office Supplies	\$ 150	\$ 0	\$ 100	\$ 100	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Expenditures	\$ 96,537	\$ 17,497	\$ 60,852	\$ 78,349	\$ 97,120
Excess Revenues/(Expenditures)	\$ -	\$ (2,438)	\$ 2,438	\$ -	\$ -

Westwood/OCC
Community Development District
GENERAL FUND BUDGET

REVENUES:

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

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

Engineering

The District's engineer, Dewberry Engineers, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Kutak Rock, LLP will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Management Fees

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

Westwood/OCC
Community Development District
GENERAL FUND BUDGET

Information Technology

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

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

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

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Westwood/OCC
Community Development District
GENERAL FUND BUDGET

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

SECTION VII

SECTION C

SECTION 1

Westwood/OCC
Community Development District

Unaudited Financial Reporting
January 31, 2025



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1	<hr/> Balance Sheet
2	<hr/> General Fund
3	<hr/> Capital Project Fund
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Westwood/OCC
Community Development District
Combined Balance Sheet
January 31, 2025

	<i>General Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 3,584	\$ -	\$ 3,584
Total Assets	\$ 3,584	\$ -	\$ 3,584
Liabilities:			
Accounts Payable	\$ 2,293	\$ -	\$ 2,293
Due to Developer	\$ -	\$ 10,479	\$ 10,479
Total Liabilities	\$ 2,293	\$ 10,479	\$ 12,772
Fund Balances:			
Unassigned	\$ 1,292	\$ (10,479)	\$ (9,187)
Total Fund Balances	\$ 1,292	\$ (10,479)	\$ (9,187)
Total Liabilities & Fund Balance	\$ 3,584	\$ -	\$ 3,584

Westwood/OCC
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/25	Thru 01/31/25	Variance
<u>Revenues</u>				
Developer Contributions	\$ 96,537	\$ 15,059	\$ 15,059	\$ -
Total Revenues	\$ 96,537	\$ 15,059	\$ 15,059	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 600	\$ 3,400
FICA Expense	\$ 918	\$ 306	\$ 31	\$ 275
Engineering	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
Attorney	\$ 25,000	\$ 8,333	\$ 250	\$ 8,084
Annual Audit	\$ 3,200	\$ -	\$ -	\$ -
Management Fees	\$ 26,250	\$ 8,750	\$ 8,750	\$ -
Information Technology	\$ 840	\$ 280	\$ 280	\$ -
Website Maintenance	\$ 420	\$ 140	\$ 140	\$ -
Telephone	\$ 300	\$ 100	\$ -	\$ 100
Postage	\$ 1,000	\$ 333	\$ 2	\$ 331
Printing & Binding	\$ 1,000	\$ 333	\$ -	\$ 333
Insurance	\$ 6,684	\$ 6,684	\$ 6,319	\$ 365
Legal Advertising	\$ 5,000	\$ 1,667	\$ 789	\$ 877
Other Current Charges	\$ 1,600	\$ 533	\$ 161	\$ 372
Office Supplies	\$ 150	\$ 50	\$ 0	\$ 50
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 96,537	\$ 35,685	\$ 17,497	\$ 18,188
Excess Revenues (Expenditures)	\$ -		\$ (2,438)	
Fund Balance - Beginning	\$ -		\$ 3,730	
Fund Balance - Ending	\$ -		\$ 1,292	

Westwood/OCC
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<u>Revenues:</u>				
Developer Advances	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -		\$ (10,479)	
Fund Balance - Ending	\$ -		\$ (10,479)	

Westwood/OCC
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Revenues</u>													
Developer Contributions	\$ 9,433	\$ 3,082	\$ -	\$ 2,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,059
Total Revenues	\$ 9,433	\$ 3,082	\$ -	\$ 2,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,059
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
FICA Expense	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	31
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 223	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	250
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 2,188	\$ 2,188	\$ 2,188	\$ 2,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,750
Information Technology	\$ 70	\$ 70	\$ 70	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	280
Website Maintenance	\$ 35	\$ 35	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	140
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 1	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Insurance	\$ 6,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,319
Legal Advertising	\$ 789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	789
Other Current Charges	\$ 40	\$ 40	\$ 41	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	161
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total Expenditures	\$ 10,470	\$ 2,360	\$ 2,335	\$ 2,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,497
Excess Revenues (Expenditures)	\$ (1,037)	\$ 722	\$ (2,335)	\$ 211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(2,438)

SECTION 2

Westwood/OCC
Community Development District

		Funding Request #58	
		August 26, 2024	
Bill to:	DCS Real Estate Investments VI, LLC		
		General Fund	General Fund
		FY2024	FY2025
1	Dewberry Engineers Inc. Invoice #22415711 - General Engineering - June 2024	\$ 320.00	
2	EGIS Insurance Advisors Invoice # - Insurance Policy Renewal - October 2024		\$ 6,319.00
3	GMS-Central Florida, LLC Invoice #61 - Management Fees - August 2024	\$ 2,183.33	
		Total:	\$ 8,822.33

Please make check payable to:

Westwood/OCC Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Invoice**RECEIVED****By GMS at 2:20 pm, Jul 30, 2024****Dewberry®****Dewberry Engineers Inc.****P.O. Box 821824****Philadelphia, PA 19182-1824****(703)849-0100 TIN:13-0746510**

#7

1.31.513.311

Engineer Services Jun24

WESTWOOD/OCC CDD
135 W. CENTRAL BLVD, SUITE 320
ORLANDO, FL 32801

July 26, 2024

Project No: 50119133.000

Invoice No: 22415711

Due Date: August 25, 2024

Project Manager Joey Duncan

Project 50119133.000 Westwood/OCC CDD 2024 Gen

Professional Services from June 01, 2024 to June 28, 2024

Phase T001 GENERAL ENGINEERING

Professional Personnel

	Hours	Rate	Amount	
ENGINEER IX	1.00	320.00	320.00	
Totals	1.00		320.00	
Total Labor				320.00
		Total this Phase		320.00

Billings to Date

	Current	Prior	Total
Labor	320.00	305.00	625.00
Totals	320.00	305.00	625.00

Total Invoice Amount Due 320.00

NOTE: Dewberry will not ask our clients to update any banking information via email. Please call Richard Goldstein directly at 703.849.0219 to request or verify our banking information or account number. This invoice accurately reflects the terms and conditions of our agreement and the amount hereon is correct. This invoice is due and payable within 30 days of the invoice date. Any questions pertaining to the amount should be brought to the attention of Dewberry Immediately. For faster and accurate processing of your payment, email your ACH requirements to ar@dewberry.com. Thank you

Billing Backup

002 - Dewberry Engineers Inc.

Friday, July 26, 2024

Invoice 22415711 Dated 07/26/2024

2:34:18 PM

Project

50119133.000

Westwood/OCC CDD 2024 Gen

Phase

T001

GENERAL ENGINEERING

Professional Personnel				Hours	Rate	Amount	
ENGINEER IX							
1144 - MALAVE DAVILA,		06/11/2024		1.00	320.00	320.00	
REINARDO							
	Totals			1.00		320.00	
	Total Labor						320.00
Total this Phase							320.00
Total this Project							320.00
Total this Report							320.00

RECEIVED**By GMS at 3:49 pm, Aug 21, 2024**

Westwood/OCC Community Development District
c/o Government Management Services, LLC
219 E Livingston St
Orlando, FL 32801

INVOICE

Customer	Westwood/OCC Community Development District
Acct #	974
Date	08/19/2024
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information

Invoice Summary	\$ 6,319.00
Payment Amount	
Payment for:	Invoice#24459
100124444	

Thank You

Please detach and return with payment



Customer: Westwood/OCC Community Development District

Invoice	Effective	Transaction	Description	Amount
24459	10/01/2024	Renew policy	Policy #100124444 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Renew policy Due Date: 8/19/2024	6,319.00

Total

\$ 6,319.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:

Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

DateP.O. Box 748555
Atlanta, GA 30374-8555

sclimer@egisadvisors.com

08/19/2024

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

RECEIVED
By GMS at 4:19 pm, Aug 12, 2024

Invoice

Invoice #: 61
Invoice Date: 8/1/24
Due Date: 8/1/24
Case:
P.O. Number:

Bill To: #1
Westwood OCC CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - August 2024	1.31	513.34	2,083.33
Website Administration - August 2024	352	33.33	33.33
Information Technology - August 2024	351	66.67	66.67
Total			\$2,183.33
Payments/Credits			\$0.00
Balance Due			\$2,183.33

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...the study of the nature, structure, functions, uses, and management of information, and the study of the nature, structure, functions, uses, and management of the processes and products of communication. (p. 1)

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Westwood/OCC
Community Development District

Funding Request #59
October 1, 2024

Bill to: DCS Real Estate Investments VI, LLC

General Fund
FY2024

<hr/>			
1	GMS-Central Florida, LLC		
	Invoice #62 - Management Fees - September 2024	\$	2,184.05
1	Kutak Rock LLP		
	Invoice #3454589 - General Counsel - August 2024	\$	76.50
<hr/>			
		Total:	\$ 2,260.55
<hr/>			

Please make check payable to:

Westwood/OCC Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

RECEIVED
By GMS at 10:43 am, Sep 12, 2024

Invoice

Invoice #: 62
Invoice Date: 9/1/24
Due Date: 9/1/24
Case:
P.O. Number:

Bill To:
Westwood OCC CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - September 2024		2,083.33	2,083.33
Website Administration - September 2024		33.33	33.33
Information Technology - September 2024		66.67	66.67
Office Supplies		0.03	0.03
Postage		0.69	0.69
		Total	\$2,184.05
		Payments/Credits	\$0.00
		Balance Due	\$2,184.05

RECEIVED

By GMS at 9:32 am, Sep 30, 2024

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 28, 2024

Mr. George Flint
Westwood/OCC CDD
Governmental Management Services - Central Florida
Unit E
1408 Hamlin Avenue
St. Cloud, FL 34771

Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3454589
Client Matter No. 23123-1
Notification Email: eftgroup@kutakrock.com

Invoice No. 3454589
23123-1

Re: General Counsel

For Professional Legal Services Rendered

08/27/24	K. Haber	0.30	76.50	Research status of public facilities report; correspond with Flint regarding same
----------	----------	------	-------	---

TOTAL HOURS	0.30
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TOTAL FOR SERVICES RENDERED	\$76.50
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TOTAL CURRENT AMOUNT DUE	<u>\$76.50</u>
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Westwood/OCC
Community Development District

Funding Request #60
October 15, 2024

Bill to: DCS Real Estate Investments VI, LLC

		General Fund FY2024	General Fund FY2025
1	FloridaCommerce Invoice #91368 - Speical District Fee - October 2024		\$ 175.00
2	GMS-Central Florida, LLC Invoice #63 - Management Fees - October 2024		\$ 2,293.22
3	Kutak Rock LLP Invoice #3466417 - General Counsel - September 2024	\$ 42.50	
		\$ 42.50	\$ 2,468.22
Total:			\$ 2,510.72

Please make check payable to:

Westwood/OCC Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

FloridaCommerce, Special District Accountability Program
Fiscal Year 2024 - 2025 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2024				Invoice No: 91368
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2024: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

001963

Westwood / OCC Community Development District

Mr. Michael C. Eckert

Kutak Rock LLP

107 West College Avenue

Tallahassee, Florida 32301



RECEIVED

By GMS at 8:24 am, Oct 14, 2024

2. Telephone: 850-692-7300 Ext:
3. Fax: 850-692-7319
4. Email: Michael.Eckert@KutakRock.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.westwoodocc.com
8. County(ies): Orange
9. Special Purpose(s): Community Development
10. Boundary Map on File: 09/03/2019
11. Creation Document on File: 09/03/2019
12. Date Established: 07/23/2019
13. Creation Method: Local Ordinance
14. Local Governing Authority: Orange County
15. Creation Document(s): County Ordinance 2019-10
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Agreement, Assessments

#4
1.31.513.54
Special District Fee FY25

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date 10/8/24

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2022 - 2023 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2022 - 2023 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

RECEIVED

By GMS at 10:26 am, Oct 11, 2024

Invoice

Bill To:

Westwood OCC CDD
219 E. Livingston St.
Orlando, FL 32801

#1

Invoice #: 63

Invoice Date: 10/1/24

Due Date: 10/1/24

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - October 2024	1.31	2,187.50	2,187.50
Website Administration - October 2024	352	35.00	35.00
Information Technology - October 2024	351	70.00	70.00
Office Supplies	51	0.03	0.03
Postage	42	0.69	0.69
Total			\$2,293.22
Payments/Credits			\$0.00
Balance Due			\$2,293.22

RECEIVED

By GMS at 9:50 am, Oct 11, 2024

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 10, 2024

#9

1.31.513.315

General Counsel - Sep24

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3466417

Client Matter No. 23123-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Westwood/OCC CDD

Governmental Management Services - Central Florida

Unit E

1408 Hamlin Avenue

St. Cloud, FL 34771

Invoice No. 3466417

23123-1

Re: General Counsel

For Professional Legal Services Rendered

09/18/24	M. Eckert	0.10	42.50	Confer with Flint regarding landowner election
----------	-----------	------	-------	--

TOTAL HOURS	0.10
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TOTAL FOR SERVICES RENDERED	\$42.50
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TOTAL CURRENT AMOUNT DUE	<u>\$42.50</u>
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These definitions are very broad and cover a wide range of topics. They are also very similar to each other, which suggests that the two fields are closely related.

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Westwood/OCC
Community Development District

Funding Request #61
October 22, 2024

Bill to: DCS Real Estate Investments VI, LLC

		General Fund FY2024	General Fund FY2025
1	Orlando Sentinel Invoice #101216901000 - Legal Advertising - September 2024	\$ 423.85	
2	Randall Greene Invoice #31224 - Supervisor Fees - March 2024 Invoice #61124 - Supervisor Fees - June 2024 Invoice #10124 - Supervisor Fees - October 2024	\$ 215.30 \$ 215.30	\$ 215.30
3	Duane "Rocky"Owen Invoice #31224 - Supervisor Fees - March 2024 Invoice #61124 - Supervisor Fees - June 2024 Invoice #10124 - Supervisor Fees - October 2024	\$ 215.30 \$ 215.30	\$ 215.30
4	Nathan Alexander Invoice #31224 - Supervisor Fees - March 2024	\$ 215.30	
5	Andrew Gorrill Invoice #31224 - Supervisor Fees - March 2024 Invoice #61124 - Supervisor Fees - June 2024 Invoice #10124 - Supervisor Fees - October 2024	\$ 215.30 \$ 215.30	\$ 215.30
6	Thomas Franklin Invoice #61124 - Supervisor Fees - June 2024	\$ 215.30	
		\$ 2,146.25	\$ 645.90
		Total:	\$ 2,792.15

Please make check payable to:

Westwood/OCC Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Invoice & Summary

Billed Account Name: Westwood/Occ Cdd
Billed Account Number: CU80057447
Invoice Number: 101216901000
Amount: \$423.85
Billing Period: 09/01/24 - 09/30/24
Due Date: 10/30/24



INVOICE/SUMMARY

#2
1.31.513.48
Not of FY25 Meetings

Page 1 of 2

Invoice & Summary Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
Current Activity						
09/09/24	OSC101216901	Classified Listings, Online Public Hearing/Bid/Misc_Legal 7693111				230.68
09/24/24	OSC101216901	Classified Listings, Online Public Hearing/Bid/Misc_Legal 7701208				193.17
Total Current Advertising						423.85



Total: \$423.85

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
423.85	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 09/01/24 - 09/30/24
Billed Account Name: Westwood/Occ Cdd
Billed Account Number: CU80057447
Invoice Number: 101216901000

Return Service Requested

7684000761 PRESORT 961 1 MB 0.617 P1C6



WESTWOOD/OCC CDD
STACIE VANDERBILT
219 E. LIVINGSTON STREET STE 320
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification,
please contact Customer Care:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096



Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

Sold To:

Westwood/OCC CDD - CU80057447
219 E. Livingston Street
Orlando, FL 32801

Bill To:

Westwood/OCC CDD - CU80057447
219 E. Livingston Street
Orlando, FL 32801

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Sep 09, 2024.

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



Signature of Affiant

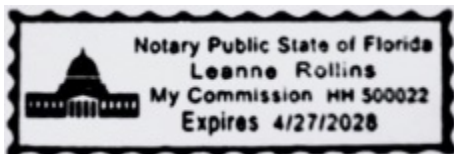
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 10 day of September, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

NOTICE OF MEETINGS WESTWOOD/OCC COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Westwood/OCC Community Development District will hold its regularly scheduled public meetings for the Fiscal Year 2025 at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801, at 10:00 a.m. on the second Tuesday of the month as follows:

November 12, 2024
March 11, 2025
June 10, 2025
August 12, 2025

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained by contacting the office of the District Manager at 219 E. Livingston Street, Orlando, Florida 32801, (407) 841-5524.

A meeting may be continued to a date, time and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the 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.

George S. Flint
Governmental Management Services –
Central Florida,
LLC
District Manager
9/09/2024 7693111

7693111

Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

Sold To:

Westwood/OCC CDD - CU80057447
219 E. Livingston Street
Orlando, FL 32801

Bill To:

Westwood/OCC CDD - CU80057447
219 E. Livingston Street
Orlando, FL 32801

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the ORLANDO SENTINEL, a DAILY newspaper published in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice
Was published in said newspaper by print in the issues of, or by publication on the newspaper's website, if authorized on Sep 24, 2024.

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



Signature of Affiant

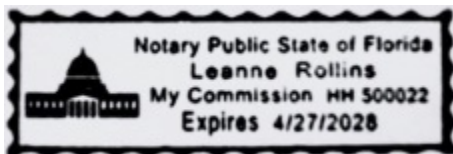
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 25 day of September, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

**NOTICE OF MEETING WESTWOOD/OCC
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Westwood/OCC Community Development District will be held on Tuesday, October 1, 2024, at 10:00 AM, at the Offices of GMS-CF, LLC, 219 E. Livingston Street, Orlando, FL 32801. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts.

A copy of the agenda for this meeting may be obtained from the District Manager, at 219 E. Livingston Street, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors, Staff or other individuals will participate by telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the 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.

George S. Flint
Governmental Management Services –
Central Florida, LLC
District Manager
9/24/2024 7701208

7701208

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name:

Westwood/OCC CDD

Board Meeting Date:

March 12, 2024

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Randall Greene	✓	Yes (\$200)
2	Duane "Rocky" Owen	✓	Yes (\$200)
3	Nathan Alexander	✓	Yes/No (\$200)
4	Andrew Gorrill	✓	Yes (\$200)
5	Thomas Franklin		Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature


Date

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Westwood/OCC CDD

Board Meeting Date: June 11, 2024

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Randall Greene	✓	Yes (\$200)
2	Duane "Rocky" Owen	✓	Yes (\$200)
3	Nathan Alexander		Yes (\$200)
4	Andrew Gorrill	✓	Yes (\$200)
5	Thomas Franklin	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

6/11/24
Date

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Westwood/OCC CDD

Board Meeting Date: October 1, 2024

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Randall Greene	✓	Yes (\$200)
2	Duane "Rocky" Owen	✓	Yes (\$200)
3	Nathan Alexander		Yes (\$200)
4	Andrew Gorrill	✓	Yes (\$200)
5	Thomas Franklin		Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

10/1/24
Date

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'communication' field is defined as:

...the study of the processes of communication production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

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Westwood/OCC
Community Development District

Funding Request #62
November 11, 2024

Bill to: DCS Real Estate Investments VI, LLC

General Fund
FY2025

<hr/>			
1	Governmental Management Services		
	Invoice #64 - Management Fees - November 2024	\$	2,292.73
2	Orlando Sentinel Media Group		
	Invoice #102817903000 - Legal Advertising - October 2024	\$	789.36
<hr/>			

Total: \$ 3,082.09

Please make check payable to:

Westwood/OCC Community Development District
6200 Lee Vista Blvd, Suite 300

Orlando, FL 32822

RECEIVED
By GMS at 4:28 pm, Nov 08, 2024

Invoice #: 64
Invoice Date: 11/1/24
Due Date: 11/1/24
Case:
P.O. Number:

[illegible]

Invoice & Summary

Billed Account Name: Westwood/Occ Cdd
Billed Account Number: CU80057447
Invoice Number: 102817903000
Amount: \$1,213.21
Billing Period: 10/01/24 - 10/31/24
Due Date: 11/30/24
All past due amounts are payable immediately

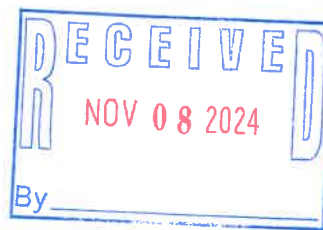


INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
		Balance Forward				423.85
		Current Activity				
10/15/24	OSC102817903	Classified Listings, Online				789.36
10/22/24		Public Hearing/Bid/Misc_Legal 7709327				
		Total Current Advertising				789.36



Total: \$1,213.21

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
789.36	423.85	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 10/01/24 - 10/31/24
Billed Account Name: Westwood/Occ Cdd
Billed Account Number: CU80057447
Invoice Number: 102817903000

Return Service Requested



WESTWOOD/OCC CDD
STACIE VANDERBILT
219 E. LIVINGSTON STREET STE 320
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification,
please contact Customer Care:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096



Orlando Sentinel

MEDIA GROUP

Published Daily in
Orange, Seminole, Lake, Osceola & Volusia Counties, Florida

Sold To:

Westwood/OCC CDD - CU80057447
219 E. Livingston Street
Orlando, FL 32801

Bill To:

Westwood/OCC CDD - CU80057447
219 E. Livingston Street
Orlando, FL 32801

**State Of Florida
County Of Orange**

Before the undersigned authority personally
appeared
Rose Williams, who on oath says that he or
she is a duly authorized representative of the
ORLANDO SENTINEL, a DAILY
newspaper published in ORANGE County,
Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice
Was published in said newspaper by print in
the issues of, or by publication on the
newspaper's website, if authorized on Oct
15, 2024; Oct 22, 2024.

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



Signature of Affiant

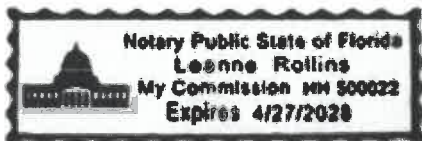
Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 23 day of October, 2024,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7709327

**NOTICE OF LANDOWNERS' MEETING AND
ELECTION AND MEETING OF THE BOARD
OF SUPERVISORS OF THE WESTWOOD/OCC
COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Westwood/OCC Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 20 acres, generally located southwest of International Drive, north of the Central Florida Parkway, and east of Interstate 4, in Orange County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 12, 2024
TIME: 10:00 AM
PLACE: Offices of GMS-CF, LLC
219 East Livingston Street,
Orlando, FL 32801

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services - Central Florida LLC, 219 East Livingston Street, Orlando, Florida 32801 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 219 East Livingston Street, Orlando, Florida 32801. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (407) 841-5524, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at

the meeting is advised that such person will need a record of the 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 the appeal is to be based.

George S. Flint
District Manager
Governmental Management Services –
Central Florida, LLC
10/15/2024 10/22/2024 7709327

7709327

Westwood/OCC
Community Development District

Funding Request #63
January 6, 2025

Bill to: DCS Real Estate Investments VI, LLC

General Fund
FY2025

<hr/>			
1	Governmental Management Services		
	Invoice #65 - Management Fees - December 2024	\$	2,293.94
2	Kutak Rock LLP		
	Invoice #3482730 - General Counsel - October 2024	\$	223.00
	Invoice #3497577 - General Counsel - November 2024	\$	26.50
<hr/>			
		Total:	\$ 2,543.44
<hr/>			

Please make check payable to:

Westwood/OCC Community Development District
6200 Lee Vista Blvd, Suite 300

Orlando, FL 32822

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

RECEIVED
By GMS at 9:00 am, Dec 12, 2024

Invoice

Invoice #: 65
Invoice Date: 12/1/24
Due Date: 12/1/24
Case:
P.O. Number:

Bill To:
Westwood OCC CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - December 2024		2,187.50	2,187.50
Website Administration - December 2024		35.00	35.00
Information Technology - December 2024		70.00	70.00
Office Supplies		0.06	0.06
Postage		1.38	1.38
		Total	\$2,293.94
		Payments/Credits	\$0.00
		Balance Due	\$2,293.94

RECEIVED

By GMS at 1:20 pm, Nov 19, 2024

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 18, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3482730

Client Matter No. 23123-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint
Westwood/OCC CDD
Governmental Management Services - Central Florida
Unit E
1408 Hamlin Avenue
St. Cloud, FL 34771

#9
1.31.513.315
General Counsel - Oct24

Invoice No. 3482730
23123-1

Re: General Counsel

For Professional Legal Services Rendered

10/01/24	M. Eckert	0.20	85.00	Prepare for and attend board meeting
10/01/24	K. John	0.20	53.00	Prepare for and attend board meeting
10/08/24	M. Eckert	0.10	42.50	Review and complete Florida Department of Commerce annual registration form
10/31/24	M. Eckert	0.10	42.50	Prepare for board meeting
TOTAL HOURS		0.60		

TOTAL FOR SERVICES RENDERED \$223.00

TOTAL CURRENT AMOUNT DUE \$223.00

UNPAID INVOICES:

September 28, 2024	Invoice No. 3454589	76.50
October 10, 2024	Invoice No. 3466417	42.50

TOTAL DUE \$342.00

RECEIVED

By GMS at 3:59 pm, Dec 11, 2024

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 10, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3497577

Client Matter No. 23123-1

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Westwood/OCC CDD

Governmental Management Services - Central Florida

Unit E

1408 Hamlin Avenue

St. Cloud, FL 34771

Invoice No. 3497577

23123-1

Re: General Counsel

For Professional Legal Services Rendered

11/12/24	K. John	0.10	26.50	Attend landowner election meeting and follow up from same
----------	---------	------	-------	--

TOTAL HOURS	0.10
-------------	------

TOTAL FOR SERVICES RENDERED	\$26.50
-----------------------------	---------

TOTAL CURRENT AMOUNT DUE	<u>\$26.50</u>
--------------------------	----------------

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, sources, uses, and management of information, and the methods and media used to communicate it. (p. 1)

The 'communication' field is defined as:

...the study of the nature, sources, uses, and management of communication, and the methods and media used to communicate it. (p. 1)

These definitions are not mutually exclusive, and the two fields overlap significantly.

The 'information' field is defined as the study of the nature, sources, uses, and management of information, and the methods and media used to communicate it. (p. 1)

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Westwood/OCC
Community Development District

Funding Request #64
February 18, 2025

Bill to: DCS Real Estate Investments VI, LLC

General Fund
FY2025

<hr/>			
1	Governmental Management Services		
	Invoice #66 - Management Fees - January 2025	\$	2,292.50
	Invoice #67 - Management Fees - February 2025	\$	2,294.12
2	Grau and Associates		
	Invoice #26920 - FY2024 Audit - February 2025	\$	3,200.00
<hr/>			
		Total:	\$ 7,786.62
		<hr/>	

Please make check payable to:

Westwood/OCC Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

RECEIVED
By GMS at 2:54 pm, Jan 09, 2025

Invoice

#1

Bill To:
Westwood OCC CDD
219 E. Livingston St.
Orlando, FL 32801

Invoice #: 66
Invoice Date: 1/1/25
Due Date: 1/1/25
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - January 2025	1.31	513.34	2,187.50
Website Administration - January 2025	352	35.00	35.00
Information Technology - January 2025	351	70.00	70.00
Total			\$2,292.50
Payments/Credits			\$0.00
Balance Due			\$2,292.50

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 67
Invoice Date: 2/1/25
Due Date: 2/1/25
Case:
P.O. Number:

Bill To:
Westwood OCC CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - February 2025		2,187.50	2,187.50
Website Administration - February 2025		35.00	35.00
Information Technology - February 2025		70.00	70.00
Office Supplies		0.06	0.06
Postage		1.56	1.56
		Total	\$2,294.12
		Payments/Credits	\$0.00
		Balance Due	\$2,294.12

RECEIVED
By GMS at 4:30 pm, Feb 05, 2025

Grau and Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Westwood/OCC Community Development District
219 E. Livingston Street
Orlando, FL 32801

Invoice No. 26920
Date 02/04/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ 3,200.00
Current Amount Due	\$ 3,200.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,200.00	0.00	0.00	0.00	0.00	3,200.00

Payment due upon receipt.

AUDIT COMMITTEE MEETING

SECTION III

SECTION A

**WESTWOOD/OCC COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**Annual Audit Services for Fiscal Year 2025
Orange County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Tuesday, April 8, 2025 at 5:00 p.m.**, at the offices of District Manager, located at 219 East Livingston Street, Orlando, Florida 32801. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified, and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) original hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “**Auditing Services – Westwood/OCC Community Development District**” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The cost of the provision of the services under the proposal for Fiscal Year 2025, 2026, 2027, 2028 and 2029. The District intends to enter into five (5) separate one-year agreements.
- E. Provide a proposed schedule for performance of the audit.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

WESTWOOD/OCC COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other community development districts in other contracts; character, integrity, reputation of Proposer, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

5. Price. (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

TOTAL (100 Points)

SECTION B

WESTWOOD/OCC COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Westwood/OCC Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Orange County, Florida and has a general administrative operating fund.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) original hard copy and one (1) electronic copy of their proposal to Governmental Management Services – Central Florida, LLC, District Manager, 219 East Livingston Street, Orlando, Florida 32801, in an envelope marked on the outside "**Auditing Services – Westwood/OCC Community Development District.**"

Proposals must be received by **5:00 PM on Tuesday, April 8, 2025**, at the office address listed above. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Notice to the District Manager who can be reached at (407) 841-5524.

George Flint
Governmental Management Services – Central Florida, LLC
District Manager