

# ***Westside***

## ***Community Development District***

***Adopted Budget  
Fiscal Year 2018***

Presented by:



**Westside**  
**Community Development District**

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**Westside**  
**Community Development District**  
**General Fund**  
**Fiscal Year 2018**

	ADOPTED BUDGET FY 2017	ACTUAL THRU 06/30/17	PROJECTED NEXT 3 MONTHS	TOTAL PROJECTED 9/30/17	ADOPTED BUDGET FY 2018
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**REVENUES:**

Maintenance Assessments	\$681,730	\$670,950	\$15,590	\$686,540	\$681,730
Interest Income	\$180	\$277	\$96	\$373	\$200
Miscellaneous	\$0	\$10,643	\$0	\$10,643	\$0
<b>TOTAL REVENUES</b>	<b>\$681,910</b>	<b>\$681,870</b>	<b>\$15,686</b>	<b>\$697,556</b>	<b>\$681,930</b>

**EXPENDITURES:**

**Administrative:**

Supervisor Fees	\$12,000	\$2,600	\$1,200	\$3,800	\$12,000
FICA Expense	\$918	\$184	\$92	\$275	\$918
Engineering Fees	\$10,500	\$725	\$1,000	\$1,725	\$10,500
Legal Services	\$40,000	\$39,589	\$10,411	\$50,000	\$40,000
Arbitrage	\$1,200	\$1,200	\$0	\$1,200	\$1,200
Management Fees	\$38,625	\$28,969	\$9,656	\$38,625	\$39,784
Information Technology	\$1,000	\$750	\$250	\$1,000	\$1,000
Dissemination	\$6,000	\$6,000	\$0	\$6,000	\$6,000
Trustee Fee	\$6,000	\$0	\$6,000	\$6,000	\$6,000
Assessment Roll Services	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Auditing Services	\$3,975	\$3,975	\$0	\$3,975	\$3,975
Telephone	\$100	\$7	\$15	\$22	\$100
Postage	\$2,250	\$904	\$880	\$1,784	\$2,250
Insurance - General Liability	\$8,500	\$7,736	\$0	\$7,736	\$8,600
Printing and Binding	\$2,000	\$289	\$520	\$809	\$2,000
Legal Advertising	\$1,500	\$986	\$854	\$1,840	\$1,500
Miscellaneous Services	\$1,250	\$413	\$220	\$633	\$1,250
Office Supplies	\$400	\$75	\$45	\$120	\$400
Property Appraiser's Fee	\$600	\$556	\$0	\$556	\$600
Property Taxes	\$10	\$4	\$0	\$4	\$10
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Settlement Agreement Payment	\$53,750	\$53,750	\$0	\$53,750	\$53,750
<b>TOTAL ADMINISTRATIVE</b>	<b>\$195,753</b>	<b>\$153,886</b>	<b>\$31,143</b>	<b>\$185,029</b>	<b>\$197,012</b>

**Maintenance:**

Landscape Maintenance	\$85,290	\$63,968	\$21,323	\$85,290	\$87,855
Irrigation Repairs	\$15,000	\$447	\$6,553	\$7,000	\$15,000
Plant Replacement	\$30,000	\$0	\$15,000	\$15,000	\$30,000
Electric	\$1,500	\$493	\$372	\$865	\$1,500
Streetlighting	\$55,000	\$38,460	\$12,947	\$51,407	\$55,000
Irrigation Water	\$40,000	\$43,802	\$21,900	\$65,702	\$60,000
Property Insurance	\$1,000	\$923	\$0	\$923	\$1,100
Field Management	\$18,025	\$13,519	\$4,506	\$18,025	\$18,566
Lake & Wetland Maintenance	\$16,200	\$14,400	\$1,800	\$16,200	\$22,800
Misc. Contingency	\$10,000	\$28,642	\$470	\$29,112	\$30,000
Stormwater/Lake Repair	\$15,000	\$0	\$7,500	\$7,500	\$15,000
Operating Reserves	\$199,142	\$6,800	\$0	\$6,800	\$0
TWA Utility Conveyance	\$0	\$0	\$60,000	\$60,000	\$0
<b>TOTAL MAINTENANCE</b>	<b>\$486,157</b>	<b>\$211,454</b>	<b>\$152,370</b>	<b>\$363,824</b>	<b>\$336,821</b>
<b>TOTAL EXPENDITURES</b>	<b>\$681,910</b>	<b>\$365,340</b>	<b>\$183,513</b>	<b>\$548,853</b>	<b>\$533,832</b>

**Other Sources/(Uses)**

Transfer Out - Capital Reserve	\$0	\$0	(\$148,703)	(\$148,703)	(\$148,098)
<b>SUBTOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$148,703)</b>	<b>(\$148,703)</b>	<b>(\$148,098)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$316,530</b>	<b>(\$316,530)</b>	<b>\$0</b>	<b>\$0</b>

	FY2015	FY2016	FY2017	FY2018
Net Assessments	\$681,730	\$681,730	\$681,730	\$681,730
Add: Discounts & Collections	\$43,515	\$43,515	\$43,515	\$43,515
Gross Assessments	<u>\$725,245</u>	<u>\$725,245</u>	<u>\$725,245</u>	<u>\$725,245</u>

Units	4720	4609	4609	4609
<b>Per Unit Assessment</b>	<b>\$154</b>	<b>\$157</b>	<b>\$157</b>	<b>\$157</b>

Net Assessments	\$681,730	\$681,730	\$681,730	\$681,730
Total Developable Units	4720	4609	4609	4609
<b>Total Net Assessments</b>	<b>\$144</b>	<b>\$148</b>	<b>\$148</b>	<b>\$148</b>

Units (Tax Roll)	1052	1052	1052	1052
Net Assessments(per unit)	\$144	\$148	\$148	\$148
<b>Total Revenue on Tax Roll</b>	<b>\$151,945</b>	<b>\$155,604</b>	<b>\$155,604</b>	<b>\$155,604</b>

**Westside  
Community Development District  
Budget Narratives FY 2018**

GENERAL FUND

**REVENUES**

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest Income

The District earns interest income on their checking account with SunTrust Bank. Interest is calculated on the average monthly collected balance in the operating.

**EXPENDITURES**

**Administrative:**

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon 5 supervisors attending 12 meetings.

FICA Expense

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

Engineering Fees

The District's engineer, Hanson, Walter & Associates, will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Legal Services

The District's legal counsel, Latham, Shuker, Eden & Beaudine, will provide general legal services to the District, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

**Westside**  
**Community Development District**  
Budget Narratives FY 2018

Arbitrage

The District has contracted with AMTEC, an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability on the Series 2005 & 2007 Special Assessment Revenue Bonds.

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, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional report requirements for unrated bond issues. The District has contracted with Lerner Reporting Services, Inc to provide this service and the amount is based upon this contract.

Trustee Fee

The District will pay annual fees for Series 2005 and Series 2007 Special Assessment Revenue Bonds that are deposited with a Trustee at US Bank, N.A.

Assessment Roll Services

The District has contracted with Governmental Management Services-Central Florida, LLC for the collection of prepaid assessments, updating the District's Tax Roll and levying the annual assessment.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The District has hired Berger, Toombs, Elam, Gaines & Frank.

**Westside  
Community Development District  
Budget Narratives FY 2018**

Telephone

Telephone and fax machine expenses.

Postage

Represents postage cost used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance – General Liability

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

Printing and Binding

Includes copy charges for printing of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Miscellaneous Services

Bank charges and any other miscellaneous charges incurred by the District.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Property Appraiser’s Fee

Represents a fee charged by Osceola County Property Appraiser’s office for assessment administration services.

Property Taxes

Represents the estimated Non-Ad Valorem assessments on District property levied by Osceola County.

**Westside  
Community Development District  
Budget Narratives FY 2018**

Dues, Licenses & Subscriptions

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

Settlement Agreement Payment

Represents amount due on November 15, 2017 to JR. Davis Construction Company, Inc. per the Settlement Agreement dated November 10, 2014.

**MAINTENANCE:**

Landscape Maintenance

The District currently has a contract to maintain the landscaping starting at US 192 South to Goodman Road / Florence Villa Grove Road intersection within the District, including: General (mowing, edging, trimming, weeding, pruning and maintenance), irrigation inspection, fertilization and pest control services. The District has contracted with Yellowstone Landscape.

<b>Description</b>	<b>Monthly Amount</b>	<b>Annual Amount</b>
Landscape Maintenance	\$7,321	\$87,855
<b>Total</b>		<b>\$87,855</b>

Irrigation Repairs

The District pays Austin Outdoor, LLC for various repairs/replacements to the irrigation system that include but are not limited to spray heads, nozzles, rotors, controllers, etc. Increase amount is based on proposal by Yellowstone Landscape.

Plant Replacement

Represents costs for maintenance of tree, shrub and other plant material replacements. Amount includes an enhancement proposal by Yellowstone Landscape.

**Westside  
Community Development District  
Budget Narratives FY 2018**

Electric

The District has the following utility account(s) with Duke Energy to provide electricity for the common areas.

<b>Account #</b>	<b>Address</b>	<b>Estimated Monthly Amount</b>	<b>Estimated Annual Amount</b>
15704 70086	9000 W Irlo Bronson Memorial Hwy	\$110	\$1,320
	Contingency	\$15	\$180
<b>Total</b>			<b>\$1,500</b>

Streetlights

The District maintains the following streetlights with Duke Energy along Westside Boulevard.

<b>Account #</b>	<b>Address</b>	<b>Estimated Monthly Amount</b>	<b>Estimated Annual Amount</b>
09047 36125	000 Westside Blvd Lite, Entrance	\$4,412	\$52,944
	Contingency		\$2,056
<b>Total</b>			<b>\$55,000</b>

Irrigation Water

The District has the following utility accounts with Toho Water Authority for reclaimed water.

<b>Account #</b>	<b>Address</b>	<b>Estimated Monthly Amount</b>	<b>Estimated Annual Amount</b>
2118575-920460	0 Westside Blvd Reclaim D	\$2,094	\$25,132
2118575-1129340	0 Westside Blvd Reclaim	\$2,610	\$31,316
2118575-1124768	2400 Blk Even Westside Blvd	\$21	\$252
	Contingency		\$3,300
<b>Total</b>			<b>\$60,000</b>



# Westside Community Development District Budget Narratives FY 2018

## Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

## Field Management

Provide onsite field management of contracts for District services such as landscape and lake maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and respond to property owner phone calls and emails.

## Lake and Wetland Maintenance

The District has a permit obligation to comply with certain conditions for the establishment and maintenance and monitoring of upland/wetland conservation areas and for maintenance of the lakes. The amount is based on current contracts with Aquatic Weed Management and Bio-tech Consulting Inc.

Description	Monthly Amount	Annual Amount
Stormwater Pond Plant Management	\$600	\$7,200
Mitigation Maintenance		\$15,600
<b>Total</b>		<b>\$22,800</b>

## Miscellaneous Contingency

Any other miscellaneous charges incurred by the District.

## Stormwater/Lake Repair

Represents contingency for potential repairs to stormwater system.

## Operating Reserves

Various capital improvements of District assets.

## TWA Utility Conveyance

Projection of completion costs for items relating to conveying TWA utility facilities firm.

**Westside**  
**Community Development District**  
Budget Narratives FY 2018

Transfer Out - Capital Reserve

Estimated funds to be transferred to the Capital Projects funds for any capital outlay expenses.

**Westside**  
**Community Development District**

**Debt Service Fund**  
**Series 2005**  
Fiscal Year 2018

	<b>ADOPTED BUDGET FY 2017</b>	<b>ADOPTED BUDGET FY 2018</b>
<b><u>REVENUES:</u></b>		
Assessments	\$1,214,786	\$1,214,786
Settlement Agreement	\$0	\$0
Other Debt Service Funds	\$7,912	\$11,441
<b>TOTAL REVENUES</b>	<b><u>\$1,222,698</u></b>	<b><u>\$1,226,228</u></b>
<b><u>EXPENDITURES:</u></b>		
Interest - 11/1	\$421,349	\$410,614
Interest - 5/1	\$421,349	\$410,614
Principal - 5/1	\$380,000	\$405,000
<b>TOTAL EXPENDITURES</b>	<b><u>\$1,222,698</u></b>	<b><u>\$1,226,228</u></b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>

**WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2005**

**ALLOCATION METHODOLOGY - SERIES 2005 BONDS (1)**

<u>LU</u>	<u>PRODUCT</u>	<u>LOT</u> <u>SIZE</u>	<u>PER UNIT</u> <u>EAU's</u>	<u>TOTAL</u> <u>EAU's</u>	<u>% OF</u> <u>EAU's</u>	<u>UNITS</u>	<u>PRODUCT TYPE</u>		<u>PER UNIT</u>		
							<u>TOTAL</u> <u>PRINCIPAL</u>	<u>ANNUAL</u> <u>ASSMT. (2)</u>	<u>TOTAL</u> <u>PRINCIPAL</u>	<u>ANNUAL</u> <u>ASSMT. (2)</u>	
<b>0</b>											
<b>TH</b>	Townhome/MF Resort	TH	1.00	1,889.00	73.04%	1,889	\$12,799,538	\$944,219	\$6,776	\$500	Unit
<b>50</b>	Single Family Garden	50' approx.	1.20	398.40	15.40%	332	\$2,699,490	\$199,141	\$8,131	\$600	Lots
<b>70</b>	Single Family Estate	70' approx.	2.00	152.00	5.88%	76	\$1,029,926	\$75,977	\$13,552	\$1,000	Lots
<b>C</b>	Commercial	COM	1.00	147.00	5.68%	147 <sup>3</sup>	\$996,047	\$73,478	\$6,776	\$500	1K SF
	<b>TOTAL</b>			<b><u>2,586.40</u></b>	<b><u>100.00%</u></b>	<b><u>2,444</u></b>	<b><u>\$17,525,000</u></b>	<b><u>\$1,292,815</u></b>			

(1) Allocation of total bond assessment based on equivalent assessment units. Individual principal and assessments calculated on a per unit basis.

(2) Includes principal, interest, collection costs, and early payment discounts.

(3) Total Units Subject to 2005 Assessments. Total planned units are 589 for O&M

**Westside**  
**Community Development District**

**Debt Service Fund**  
**Series 2007**  
Fiscal Year 2018

	<b>ADOPTED BUDGET FY 2017</b>	<b>ADOPTED BUDGET FY 2018</b>
<b><u>REVENUES:</u></b>		
Assessments	\$1,427,360	\$1,427,360
Settlement Agreement	\$0	\$0
Other Debt Service Funds	\$560	\$8,600
<b>TOTAL REVENUES</b>	<b><u>\$1,427,920</u></b>	<b><u>\$1,435,960</u></b>
<b><u>EXPENDITURES:</u></b>		
Interest - 11/1	\$566,460	\$555,480
Interest - 5/1	\$556,460	\$555,480
Principal - 5/1	\$305,000	\$325,000
<b>TOTAL EXPENDITURES</b>	<b><u>\$1,427,920</u></b>	<b><u>\$1,435,960</u></b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>

**WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2007**

**ALLOCATION METHODOLOGY - SERIES 2007 BONDS (1)**

LU	PRODUCT	LOT SIZE	PER UNIT EAU's	TOTAL EAU's	% OF EAU's	UNITS	PRODUCT TYPE		PER UNIT		
							TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	
A	Apartments		0.50	164.00	3.31%	328	\$579,602	\$50,272	\$2,046	\$177	Unit
CO	Condos		1.00	1,243.00	25.09%	1,243	\$4,392,962	\$381,027	\$2,046	\$177	Unit
TH	Townhome/MF Resort	TH	1.00	1,662.00	33.55%	1,662	\$5,873,775	\$509,467	\$6,776	\$500	Unit
50	Single Family Garden	50' approx.	1.20	376.80	7.61%	314	\$1,331,672	\$115,504	\$2,046	\$177	Lots
G50	Single Family Garden	50' approx.	1.20	127.20	2.57%	106	\$449,545	\$38,992	\$8,964	\$777	Lots
60	Single Family Garden	60' approx.	1.50	550.50	11.11%	367	\$1,945,556	\$168,749	\$10,693	\$927	Lots
70	Single Family Estate	70' approx.	2.00	150.00	3.03%	75	\$530,124	\$45,981	\$13,552	\$177	Lots
G70	Single Family Estate	70' approx.	2.00	112.00	2.26%	56	\$395,826	\$34,332	\$13,575	\$1,177	Lots
C	Commercial	COM	1.00	422.00	8.52%	422	\$519,522	\$45,061	\$2,046	\$177	1K SF
R	Retail		1.00	147.00	2.97%	147					Unit
<b>TOTAL</b>				<u><u>4,954.50</u></u>	<u><u>100.00%</u></u>	<u><u>4,720</u></u>	<u><u>\$17,510,000</u></u>	<u><u>\$1,518,745</u></u>			

(1) Allocation of costs based on equivalent assessments units. Individual amounts calculated on a pro rata basis.

(2) Represents the Total Project

(3) Includes principal, interest, collection costs, and early payment discounts

\*Developer contributed infrastructure in lieu of assessments. Includes La Rosa Tract Townhomes.

**Westside**  
**Community Development District**  
**Capital Reserve Fund**  
 Fiscal Year 2018

	PROPOSED BUDGET FY 2017	ACTUAL THRU 03/31/17	PROJECTED NEXT 6 MONTHS	TOTAL PROJECTED 9/30/17	ADOPTED BUDGET FY 2018
<b><u>REVENUES:</u></b>					
Fund Balance	\$0	\$0	\$0	\$0	\$148,703
Transfer In	\$0	\$0	\$148,703	\$148,703	\$148,098
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$148,703</b>	<b>\$148,703</b>	<b>\$296,800</b>
<b><u>EXPENDITURES:</u></b>					
Capital Outlay	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES/(EXPENDITURES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$148,703</b>	<b>\$148,703</b>	<b>\$296,800</b>