

Westside

Community Development District

***Adopted Budget
Fiscal Year 2019***

Presented by:



Westside Community Development District

Table of Contents

1	General Fund
2-7	General Fund Narrative
8	Series 2005 Debt Service
9	Allocation Methodology - Series 2005
10	Series 2007 Debt Service
11	Allocation Methodology - Series 2007
12	Series 2018 Debt Service
13-14	Series 2018 Amortization
15	Allocation Methodology - Series 2018
16	Capital Reserve Fund

Westside
Community Development District
General Fund
Fiscal Year 2019

	ADOPTED BUDGET FY 2018	ACTUAL THRU 06/30/18	PROJECTED NEXT 3 MONTHS	TOTAL PROJECTED 9/30/18	ADOPTED BUDGET FY 2019
--	------------------------------	----------------------------	-------------------------------	-------------------------------	------------------------------

REVENUES:

Maintenance Assessments	\$681,730	\$678,084	\$3,646	\$681,730	\$681,730
Interest Income	\$200	\$4,512	\$2,670	\$7,182	\$5,000
Developer Contributions	\$0	\$5,545	\$0	\$5,545	\$0
Miscellaneous	\$0	\$5,090	\$0	\$5,090	\$0

TOTAL REVENUES	\$681,930	\$693,232	\$6,316	\$699,548	\$686,730
-----------------------	------------------	------------------	----------------	------------------	------------------

EXPENDITURES:

Administrative:

Supervisor Fees	\$12,000	\$2,200	\$1,600	\$3,800	\$12,000
FICA Expense	\$918	\$168	\$122	\$291	\$918
Engineering Fees	\$10,500	\$7,227	\$1,500	\$8,727	\$10,500
Legal Services	\$40,000	\$15,678	\$20,000	\$35,678	\$40,000
Arbitrage	\$1,200	\$900	\$0	\$900	\$1,350
Management Fees	\$39,784	\$29,838	\$9,946	\$39,784	\$39,784
Information Technology	\$1,000	\$750	\$250	\$1,000	\$1,000
Dissemination	\$6,000	\$7,167	\$875	\$8,042	\$9,500
Trustee Fee	\$6,000	\$0	\$0	\$0	\$6,000
Assessment Roll Services	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Auditing Services	\$3,975	\$3,825	\$0	\$3,825	\$3,975
Telephone	\$100	\$17	\$20	\$37	\$100
Postage	\$2,250	\$853	\$300	\$1,153	\$2,250
Insurance - General Liability	\$8,600	\$7,736	\$0	\$7,736	\$8,600
Printing and Binding	\$2,000	\$464	\$180	\$644	\$1,500
Legal Advertising	\$1,500	\$412	\$1,300	\$1,712	\$1,800
Miscellaneous Services	\$1,250	\$499	\$180	\$679	\$1,250
Office Supplies	\$400	\$63	\$30	\$93	\$400
Property Appraiser's Fee	\$600	\$572	\$0	\$572	\$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	\$50,000

TOTAL ADMINISTRATIVE	\$197,012	\$137,297	\$36,303	\$173,600	\$196,712
-----------------------------	------------------	------------------	-----------------	------------------	------------------

Maintenance:

Landscape Maintenance	\$87,855	\$72,598	\$37,988	\$110,585	\$163,170
Irrigation Repairs	\$15,000	\$483	\$4,000	\$4,483	\$15,000
Plant Replacement	\$30,000	\$5,467	\$3,000	\$8,467	\$30,000
Electric	\$1,500	\$523	\$195	\$718	\$1,500
Streetlighting	\$55,000	\$39,177	\$13,149	\$52,326	\$73,000
Irrigation Water	\$60,000	\$26,077	\$18,000	\$44,077	\$58,000
TOHO Connection Work	\$0	\$17,550	\$0	\$17,550	\$0
Property Insurance	\$1,100	\$923	\$0	\$923	\$1,100
Field Management	\$18,566	\$13,925	\$4,641	\$18,566	\$18,566
Lake & Wetland Maintenance	\$22,800	\$15,425	\$4,525	\$19,950	\$22,800
Misc. Contingency	\$30,000	\$3,862	\$3,000	\$6,862	\$30,000
Stormwater/Lake Repair	\$15,000	\$0	\$2,000	\$2,000	\$15,000

TOTAL MAINTENANCE	\$336,821	\$196,010	\$90,498	\$286,508	\$428,136
--------------------------	------------------	------------------	-----------------	------------------	------------------

TOTAL EXPENDITURES	\$533,832	\$333,307	\$126,801	\$460,108	\$624,848
---------------------------	------------------	------------------	------------------	------------------	------------------

Other Sources/(Uses)

Transfer Out - Capital Reserve	(\$148,098)	(\$148,098)	\$0	(\$148,098)	(\$61,883)
--------------------------------	-------------	-------------	-----	-------------	------------

SUBTOTAL OTHER SOURCES/(USES)	(\$148,098)	(\$148,098)	\$0	(\$148,098)	(\$61,883)
--------------------------------------	--------------------	--------------------	------------	--------------------	-------------------

EXCESS REVENUES (EXPENDITURES)	(\$0)	\$211,827	(\$120,485)	\$91,341	\$0
---------------------------------------	--------------	------------------	--------------------	-----------------	------------

	FY2016	FY2017	FY2018	FY2019
Net Assessments	\$681,730	\$681,730	\$681,730	\$681,730
Add: Discounts & Collections	\$43,515	\$43,515	\$43,515	\$43,515
Gross Assessments	\$725,245	\$725,245	\$725,245	\$725,245

Units	4720	4609	4609	4609
Per Unit Assessment	\$154	\$157	\$157	\$157

Net Assessments	\$681,730	\$681,730	\$681,730	\$681,730
Total Developable Units	4720	4609	4609	4609
Total Net Assessments	\$144	\$148	\$148	\$148

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

**Westside
Community Development District**
Budget Narratives FY 2019

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 2019

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, and 2018 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. Governmental Management Services-Central Florida LLC provides this service for Debt Service Series 2018.

Trustee Fee

The District will pay annual fees for Series 2005, 2007 and Series 2018 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 2019**

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 2019

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, 2019 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, Solara pond mowings and pest control services. The District has contracted with Yellowstone Landscape. Down To Earth (DTE) to provide same services to exterior landscape as part of Landscape Cost Share with Windsor at Westside CDD.

Description	Monthly Amount	Annual Amount
Landscape Maintenance - Yellowstone	\$7,108	\$85,290
Exterior Landscape& Irrigation - DTE	\$935	\$11,220
Solara Pond Mowing - Yellowstone	\$1,025	\$12,300
Solara Landscape Addendum #2	\$4,530	\$54,360
Total		\$163,170

Irrigation Repairs

The District pays Yellowstone Landscape for various repairs/replacements to the irrigation systems that include but are not limited to spray heads, nozzles, rotors, controllers, etc. any increase in 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 2019

Electric

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

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
15704 70086	9000 W Irlo Bronson Memorial Hwy	\$100	\$1,200
	Contingency	\$25	\$300
Total			\$1,500

Streetlights

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

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
09047 36125	000 Westside Blvd Lite, Entrance	\$4,412	\$52,944
	Contingency - Streetlight Additions		\$20,056
Total			\$73,000

Irrigation Water

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

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
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		\$1,300
Total			\$58,000

Westside
Community Development District
Budget Narratives FY 2019

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
Total		\$22,800

Miscellaneous Contingency

Any other miscellaneous charges incurred by the District.

Stormwater/Lake Repair

Represents contingency for potential repairs to stormwater system.

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 2019

	ADOPTED BUDGET FY 2018	ADOPTED BUDGET FY 2019
<u>REVENUES:</u>		
Assessments	\$1,214,786	\$1,214,786
Settlement Agreement	\$0	\$0
Other Debt Service Funds	\$11,442	\$8,559
TOTAL REVENUES	<u>\$1,226,228</u>	<u>\$1,223,345</u>
<u>EXPENDITURES:</u>		
Interest - 11/1	\$410,614	\$399,173
Interest - 5/1	\$410,614	\$399,173
Principal - 5/1	\$405,000	\$425,000
TOTAL EXPENDITURES	<u>\$1,226,228</u>	<u>\$1,223,345</u>
EXCESS REVENUES/(EXPENDITURES)	<u>\$0</u>	<u>\$0</u>

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

ALLOCATION METHODOLOGY - SERIES 2005 BONDS (1)											
LU 0 TH 50 70 C	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)	
	Townhome/MF Resort	TH	1.00	1,889.00	73.04%	1,889	\$12,799,538	\$944,219	\$6,776	\$500	Unit
	Single Family Garden	50' approx.	1.20	398.40	15.40%	332	\$2,699,490	\$199,141	\$8,131	\$600	Lots
	Single Family Estate	70' approx.	2.00	152.00	5.88%	76	\$1,029,926	\$75,977	\$13,552	\$1,000	Lots
	Commercial	COM	1.00	147.00	5.68%	147	\$996,047	\$73,478	\$6,776	\$500	1K SF
	TOTAL			2,586.40	100.00%	2,444	\$17,525,000	\$1,292,815			
	(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 2019

	ADOPTED BUDGET FY 2018	ADOPTED BUDGET FY 2019
<u>REVENUES:</u>		
Assessments	\$1,427,360	\$1,427,360
Settlement Agreement	\$0	\$0
Other Debt Service Funds	\$8,600	\$10,200
TOTAL REVENUES	<u>\$1,435,960</u>	<u>\$1,437,560</u>
<u>EXPENDITURES:</u>		
Interest - 11/1	\$555,480	\$543,780
Interest - 5/1	\$555,480	\$543,780
Principal - 5/1	\$325,000	\$350,000
TOTAL EXPENDITURES	<u>\$1,435,960</u>	<u>\$1,437,560</u>
EXCESS REVENUES/(EXPENDITURES)	<u>\$0</u>	<u>\$0</u>

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

ALLOCATION METHODOLOGY - SERIES 2007 BONDS (1)										
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)	
Apartments		0.50	164.00	3.31%	328	\$579,602	\$50,272	\$2,046	\$177	Unit
Condos		1.00	1,243.00	25.09%	1,243	\$4,392,962	\$381,027	\$2,046	\$177	Unit
Townhome/MF Resort	TH	1.00	1,662.00	33.55%	1,662	* \$5,873,775	\$509,467	\$6,776	\$500	Unit
Single Family Garden	50' approx.	1.20	376.80	7.61%	314	\$1,331,672	\$115,504	\$2,046	\$177	Lots
Single Family Garden	50' approx.	1.20	127.20	2.57%	106	\$449,545	\$38,992	\$8,964	\$777	Lots
Single Family Garden	60' approx.	1.50	550.50	11.11%	367	\$1,945,556	\$168,749	\$10,693	\$927	Lots
Single Family Estate	70' approx.	2.00	150.00	3.03%	75	\$530,124	\$45,981	\$13,552	\$177	Lots
Single Family Estate	70' approx.	2.00	112.00	2.26%	56	\$395,826	\$34,332	\$13,575	\$1,177	Lots
Commercial	COM	1.00	422.00	8.52%	422	* \$519,522	\$45,061	\$2,046	\$177	1K SF
Retail		1.00	147.00	2.97%	147					Unit
TOTAL			<u>4,954.50</u>	<u>100.00%</u>	<u>4,720</u>	<u>\$17,510,000</u>	<u>\$1,518,745</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 inlieu of assessments. Includes La Rosa Tract Townhomes.										

**Westside
Community Development District**

**Debt Service Fund
Series 2018
Fiscal Year 2019**

	PROPOSED BUDGET FY 2018	ACTUAL THRU 06/30/18	PROJECTED NEXT 3 MONTHS	TOTAL PROJECTED 9/30/18	ADOPTED BUDGET FY 2019
<u>REVENUES:</u>					
Bonds Proceeds	\$235,743	\$235,743	\$0	\$235,743	\$0
Assessments	\$0	\$0	\$0	\$0	\$230,130
Interest	\$0	\$134	\$130	\$264	\$0
Carryforward Surplus (1)	\$0	\$0	\$0	\$0	\$89,025
TOTAL REVENUES	\$235,743	\$235,877	\$130	\$236,007	\$319,155
<u>EXPENDITURES:</u>					
Interest - 11/1	\$0	\$0	\$0	\$0	\$89,025
Interest - 5/1	\$31,653	\$31,653	\$31,653	\$63,307	\$89,025
Principal - 5/1	\$0	\$0	\$0	\$0	\$50,000
TOTAL EXPENDITURES	\$31,653	\$31,653	\$31,653	\$63,307	\$228,050
EXCESS REVENUES/(EXPENDITURES)	\$204,090	\$204,224	(\$31,523)	\$172,701	\$91,105
				Interest - 11/1/2019	\$89,025

(1) Carryforward Surplus is net of Debt Service Reserve Funds

**Westside
Community Development District**

SERIES 2018 SPECIAL ASSESSMENT REVENUE BONDS
DEBT SERVICE SCHEDULE

***AMORTIZATION SCHEDULE
(Term Bonds Due Combined)***

DATE	BALANCE	PRINCIPAL	INTEREST	ANNUAL
5/1/18	\$ 3,490,000	\$ -	\$ 31,653	\$ -
11/1/18	\$ 3,490,000	\$ -	\$ 89,025	\$ 120,678
5/1/19	\$ 3,490,000	\$ 50,000	\$ 89,025	\$ -
11/1/19	\$ 3,440,000	\$ -	\$ 87,775	\$ 226,800
5/1/20	\$ 3,440,000	\$ 55,000	\$ 87,775	\$ -
11/1/20	\$ 3,385,000	\$ -	\$ 86,400	\$ 229,175
5/1/21	\$ 3,385,000	\$ 55,000	\$ 86,400	\$ -
11/1/21	\$ 3,330,000	\$ -	\$ 85,025	\$ 226,425
5/1/22	\$ 3,330,000	\$ 60,000	\$ 85,025	\$ -
11/1/22	\$ 3,270,000	\$ -	\$ 83,525	\$ 228,550
5/1/23	\$ 3,270,000	\$ 60,000	\$ 83,525	\$ -
11/1/23	\$ 3,210,000	\$ -	\$ 82,025	\$ 225,550
5/1/24	\$ 3,210,000	\$ 65,000	\$ 82,025	\$ -
11/1/24	\$ 3,145,000	\$ -	\$ 80,400	\$ 227,425
5/1/25	\$ 3,145,000	\$ 70,000	\$ 80,400	\$ -
11/1/25	\$ 3,075,000	\$ -	\$ 78,650	\$ 229,050
5/1/26	\$ 3,075,000	\$ 70,000	\$ 78,650	\$ -
11/1/26	\$ 3,005,000	\$ -	\$ 76,900	\$ 225,550
5/1/27	\$ 3,005,000	\$ 75,000	\$ 76,900	\$ -
11/1/27	\$ 2,930,000	\$ -	\$ 75,025	\$ 226,925
5/1/28	\$ 2,930,000	\$ 80,000	\$ 75,025	\$ -
11/1/28	\$ 2,850,000	\$ -	\$ 73,025	\$ 228,050
5/1/29	\$ 2,850,000	\$ 85,000	\$ 73,025	\$ -
11/1/29	\$ 2,765,000	\$ -	\$ 70,900	\$ 228,925
5/1/30	\$ 2,765,000	\$ 90,000	\$ 70,900	\$ -
11/1/30	\$ 2,675,000	\$ -	\$ 68,650	\$ 229,550
5/1/31	\$ 2,675,000	\$ 95,000	\$ 68,650	\$ -
11/1/31	\$ 2,580,000	\$ -	\$ 66,275	\$ 229,925
5/1/32	\$ 2,580,000	\$ 100,000	\$ 66,275	\$ -
11/1/32	\$ 2,480,000	\$ -	\$ 63,775	\$ 230,050
5/1/33	\$ 2,480,000	\$ 105,000	\$ 63,775	\$ -
11/1/33	\$ 2,375,000	\$ -	\$ 61,150	\$ 229,925
5/1/34	\$ 2,375,000	\$ 110,000	\$ 61,150	\$ -
11/1/34	\$ 2,265,000	\$ -	\$ 58,400	\$ 229,550
5/1/35	\$ 2,265,000	\$ 115,000	\$ 58,400	\$ -
11/1/35	\$ 2,150,000	\$ -	\$ 55,525	\$ 228,925

Westside
Community Development District
 SERIES 2018 SPECIAL ASSESSMENT REVENUE BONDS
 DEBT SERVICE SCHEDULE

AMORTIZATION SCHEDULE
(Term Bonds Due Combined)

DATE	BALANCE	PRINCIPAL	INTEREST	ANNUAL
5/1/36	\$ 2,150,000	\$ 120,000	\$ 55,525	\$ -
11/1/36	\$ 2,030,000	\$ -	\$ 52,525	\$ 228,050
5/1/37	\$ 2,030,000	\$ 125,000	\$ 52,525	\$ -
11/1/37	\$ 1,905,000	\$ -	\$ 49,400	\$ 226,925
5/1/38	\$ 1,905,000	\$ 130,000	\$ 49,400	\$ -
11/1/38	\$ 1,775,000	\$ -	\$ 46,150	\$ 225,550
5/1/39	\$ 1,775,000	\$ 140,000	\$ 46,150	\$ -
11/1/39	\$ 1,635,000	\$ -	\$ 42,510	\$ 228,660
5/1/40	\$ 1,635,000	\$ 145,000	\$ 42,510	\$ -
11/1/40	\$ 1,490,000	\$ -	\$ 38,740	\$ 226,250
5/1/41	\$ 1,490,000	\$ 155,000	\$ 38,740	\$ -
11/1/41	\$ 1,335,000	\$ -	\$ 34,710	\$ 228,450
5/1/42	\$ 1,335,000	\$ 165,000	\$ 34,710	\$ -
11/1/42	\$ 1,170,000	\$ -	\$ 30,420	\$ 230,130
5/1/43	\$ 1,170,000	\$ 170,000	\$ 30,420	\$ -
11/1/43	\$ 1,000,000	\$ -	\$ 26,000	\$ 226,420
5/1/44	\$ 1,000,000	\$ 180,000	\$ 26,000	\$ -
11/1/44	\$ 820,000	\$ -	\$ 21,320	\$ 227,320
5/1/45	\$ 820,000	\$ 190,000	\$ 21,320	\$ -
11/1/45	\$ 630,000	\$ -	\$ 16,380	\$ 227,700
5/1/46	\$ 630,000	\$ 200,000	\$ 16,380	\$ -
11/1/46	\$ 430,000	\$ -	\$ 11,180	\$ 227,560
5/1/47	\$ 430,000	\$ 210,000	\$ 11,180	\$ -
11/1/47	\$ 220,000	\$ -	\$ 5,720	\$ 226,900
5/1/48	\$ 220,000	\$ 220,000	\$ 5,720	\$ -
11/1/48	\$ -	\$ -	\$ -	\$ 225,720
Totals		\$ 3,490,000	\$ 3,466,663	\$ 6,956,663

**WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

ALLOCATION METHODOLOGY - SERIES 2018 BONDS												
For Solara Phase 1 Assessment Area												
LU	PRODUCT	No. of Units	Allocation of Par Debt Per Product Type		Total Par Debt Per Unit		Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)			
TH	Townhomes	76	\$	757,829	\$	9,971	\$	49,971	\$	658	\$	699
50	Single Family	144	\$	1,723,062	\$	11,966	\$	113,618	\$	789	\$	839
40	Single Family	92	\$	1,009,109	\$	10,969	\$	66,540	\$	723	\$	769
TOTAL		312	\$	3,490,000			\$	230,129				
(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill												
* Unit mix is subject to change based on market and other factors												

Westside
Community Development District
Capital Reserve Fund
Fiscal Year 2018

	PROPOSED BUDGET FY 2018	ACTUAL THRU 06/30/18	PROJECTED NEXT 3 MONTHS	TOTAL PROJECTED 09/30/18	ADOPTED BUDGET FY 2019
<u>REVENUES:</u>					
Beginning Fund Balance	\$0	\$0	\$0	\$0	\$141,158
Transfer In	\$148,098	\$148,098	\$0	\$148,098	\$61,883
Interest Income	\$0	\$2,408	\$0	\$0	\$0
TOTAL REVENUES	\$148,098	\$150,506	\$0	\$148,098	\$203,040
<u>EXPENDITURES:</u>					
Miscellaneous Expense	\$0	\$15	\$0	\$0	\$0
Capital Outlay	\$0	\$6,940	\$0	\$6,940	\$0
TOTAL EXPENDITURES	\$0	\$6,955	\$0	\$6,940	\$0
EXCESS REVENUES/(EXPENDITURES)	\$148,098	\$143,551	\$0	\$141,158	\$203,040