

*Westside Community  
Development District*

*Agenda*

*February 6, 2019*

# AGENDA

# *Westside*

## *Community Development District*

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135 W. Central Blvd., Suite 320, Orlando, FL 32801

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

January 30, 2019

**Board of Supervisors  
Westside Community  
Development District**

Dear Board Members:

The Board of Supervisors of Westside Community Development District will meet **Wednesday, February 6, 2019 at 11:00 AM at the Offices of Hanson, Walter & Associates, 8 Broadway Avenue, Suite 104, Kissimmee, FL 34741**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Appointment of Individuals to Fulfill Seats #3 & #5
  - B. Administration of Oaths of Office to Newly Appointed Board Members
  - C. Election of Officers
  - D. Consideration of Resolution 2019-07 Electing Officers
4. Approval of Minutes of the December 5, 2018 Meeting
5. Consideration of Second Supplement to Engineer's Report for Westside Phases 1, 2 & 3 (Solara Phase 2)
6. Consideration of Resolution 2019-09 Approving Plat for Parcel K
7. Consideration of Disclosure of Public Financing Report for Solara Phase One Assessment Area
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Discussion of Direct Bill Status
9. Supervisor's Requests
10. Other Business
11. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the Organizational Matters. Section A is the appointment of individuals to fulfill Seats #3 & #5 and Section B is the administration of the Oath of Office to the newly appointed Board Members. There is no back-up material. Section C is the election of

officers and Section D is the consideration of Resolution 2019-07 electing officers. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the December 5, 2018 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of the Second Supplemental to the Engineer's Report for Westside Phases 1, 2 & 3 for Solara Phase 2. The report is enclosed for your review.

The sixth order of business is the consideration of Resolution 2019-09 approving the plat for Parcel K. A copy of the Resolution is enclosed for your review.

The seventh order of business is the consideration of the Disclosure of Public Financing Report for Solara Phase One Assessment Area. A copy of the report is enclosed for your review.

The eighth order of business is the Staff Reports. Section C is the District Manager's Report. Section 1 includes the check register for approval and Section 2 includes the balance sheet and income statement for review. Section 3 is the discussion of the direct bill status. A copy of the summary is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



George S. Flint  
District Manager

CC: Jan Carpenter, District Counsel  
Mark Vincutonis, District Engineer  
Darrin Mossing, GMS

Enclosures



## SECTION III

# SECTION D

## **RESOLUTION 2019-07**

### **A RESOLUTION ELECTING OFFICERS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**

**WHEREAS**, the Board of Supervisors of the **Westside Community Development District** at a regular business meeting held on **February 6, 2019** desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

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

**PASSED AND ADOPTED THIS 6<sup>th</sup> DAY OF FEBRUARY, 2019.**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

# MINUTES

MINUTES OF MEETING  
WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Wednesday, December 5, 2018 at 11:00 a.m. at the offices of Hanson Walter & Associates, 8 Broadway Avenue, Suite 104, Kissimmee, Florida.

Present and constituting a quorum were:

Tom Franklin	Vice Chairman
Scott Stewart	Assistant Secretary
Fontane Nyariri	Assistant Secretary

Also present were:

George Flint	District Manager
Andrew d'Adesky	District Counsel
Mark Vincutonis	District Engineer
Justin Rowan	MBS Capital Markets, LLC by telephone
Courtney Wilson	Greenberg Traurig by telephone

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order at 11:30 a.m. and called the roll.

Mr. Flint stated Ms. Nyariri provided me with her Oath of Office form so she has taken the Oath and we don't need to do that on the record.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Appointment of Individuals to Fill Seats 3 & 5**

Mr. Flint stated two seats transitioned to general election seats, seat #3 and seat #5. Mr. Stewart is in seat #5 and is considered a holdover in that seat until such time as the Board appoints a general elector to that seat and seat #3 is vacant and I don't believe there is any nominations at this time to fill either of those seats and Mr. Stewart will continue to serve in seat #5.

After the beginning of the new calendar year staff will reach out to some residents we have interfaced with on various issues to determine whether they have an interest in serving on the Board and at a future meeting we will bring back letters of interest or resumes if we are successful in that regard.

- B. Administration of oaths of Office to Newly Appointed Board Members**
- C. Consideration of Resolution 2019-07 Electing Officers**

**FOURTH ORDER OF BUSINESS****Approval of the Minutes of the November 7, 2018 Board of Supervisors Meeting and Acceptance of the November 7, 2018 Landowners' Meeting**

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the minutes of the November 7, 2018 Board of Supervisors meeting were approved as presented.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the minutes of the November 7, 2018 landowners' meeting were accepted.

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2019-05 Approving the Bifurcation of the Outstanding Series 2005 & 2007 Special Assessment Revenue Bonds**

Mr. Flint stated this is a resolution bifurcating the outstanding Series 2005 and 2007 special assessment revenue bonds. Courtney Wilson of Greenberg Traurig, Bond Counsel, is on the phone and they have been drafting some of the documents including the resolution.

Mr. d'Adesky stated regarding this particular resolution at this time we recommend deferring this until the next meeting of the Board because we have questions involving the exhibits on the staff level and practical level as to how this is applied, and we received the documents late yesterday and neither Jan nor I have had time to substantially review them. George has had a chance to review them in a more substantial basis then we have. We would like to work through those issues with Greenberg Traurig and with the Underwriter to see if we can get answers to some of these issues and some of our concerns in the structure. We are not comfortable recommending this to be approved in substantially final form or even substantial form.

Ms. Wilson stated if we are not going to be moving forward today if we would be able to have another meeting in December or whether or not the thought is to move on to 2019.

Mr. Flint stated it was very difficult to get a quorum for today's meeting as evidenced by the delay in starting so it is going to be unlikely that the Board would want to meet again in December. I will defer to the Vice Chairman, Mr. Franklin, if he has any thoughts on that.

Mr. Franklin stated knowing the schedules of some of these folks I doubt you will have an opportunity to have another meeting before the end of the month unless it is in the next couple of days and I'm not sure what the other Board Members' schedules are.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor consideration of Resolution 2019-05 was deferred until the first meeting in January.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2019-06 Authorizing Staff to Commence Work on Solara Phase 2 Bonds and Approving the Form of Developer Funding Agreement**

Mr. Flint stated Resolution 2019-06 is a resolution authorizing staff to commence work on the Solara Phase 2 Bonds and approving a funding agreement.

Mr. d'Adesky stated this is an authorization resolution. We have both the funding agreement and form of the resolution approved by Mattamy's Counsel. They signed off on it, are comfortable with it and ready to execute on their side. That will provide for payment of staff such as Mark Vincutonis to prepare an Engineer's Report and George to prepare an assessment methodology and any time we spend on this in preparation for those bonds and allow for that funding mechanism whether or not those bonds are issued. Some costs will come out the cost of issuance if the bonds are issued but if they are not it will be funded directly by Mattamy.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2019-06 was approved.

Mr. Rowan stated the next step is we will work the staff and the Engineer on putting together an Engineer's Report for Phase 2 of Solara and then we will start working with staff accordingly as we proceed.

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

Mr. d'Adesky stated I had George execute as an administrative item, typically we have minor releases of lien, we had these 2005 bond anticipation notes that were issued on the Town Center Parcel, Parcel K, which is now being sold by the bondholder entity to a potential buyer. As part of that their due diligence has release old encumbrances on the property so we release that lien of the bond anticipation notes and there was also a notice of unpaid assessment that was filed by the previous District Counsel, Hopping Green & Sams when we were foreclosing on the various properties, which is no longer necessary. The release terminates that as well, but I had George execute that and I wanted to make everybody aware of that. It is a routine release.

**B. Engineer**

There being none, the next item followed.

**C. Manager****i. Approval of Check Register**

Mr. Flint presented the check register from October 31, 2018 through November 28, 2018 in the amount of \$60,407.42.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the check register was approved.

**ii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement were included in the agenda package. No Board action was required.

**iii. Discussion of Direct Bill Status**

A copy of the direct bill status was included in the agenda package.

**EIGHTH ORDER OF BUSINESS****Supervisor's Requests**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS****Other Business**

There being none,



On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the meeting adjourned at 11:42 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

**SECOND SUPPLEMENT  
TO  
WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT  
ENGINEER'S REPORT  
FOR  
WESTSIDE PHASES 1, 2 & 3  
(Solara Development, Phase 2)**

**OSCEOLA COUNTY  
DRAFT DATE: January 23 , 2019**

**PREPARED BY:  
HANSON, WALTER & ASSOCIATES, INC.  
8 Broadway, Suite 104  
Kissimmee, Florida 34741  
(407) 847-9433**

**HWA # 3930-09-08**

## **I. INTRODUCTION**

### **A. Second Supplemental Engineer's Report**

The Westside Community Development District (the "District") "Westside Community Development District Engineer's Report for Phase 1 and 2" was adopted by the District in January 2005 and was updated on October 29, 2007 by the "Westside Community Development District Engineer's Report for Phase 1, 2 and 3." Certain other revisions occurred from time to time, including an "Engineer's Construction Progress Report" last revised in April 2011 to accommodate development and financing updates for the public infrastructure project components of the District (collectively, and as modified, the "Engineer's Report"). And the "First Supplement to the Westside Community Development District Engineer's Report for Westside Phases 1, 2 & 3 (Solara Development, Phases 1 and 2)" was adopted by the District February 26, 2018 as part of the "Amended and Restated Agreement by and Between the Westside Community Development District and the Developer, Regarding the Acquisition of Certain Work Product and Infrastructure (Series 2018)".

Based on the current development plans of the developer of the Westside Phase 3 Property, as described herein, Mattamy Orlando, LLC ("Mattamy"), the District finds it necessary to construct and finance a portion of the public infrastructure necessary for the development within these lands. Mattamy intends to perform construction of its residential development, which is called the "Solara Development," in phases; the first phase of the Solara Development has been constructed and the second phase of the Solara Development is the subject of this Report. It is anticipated that the third and fourth phases of the Solara Development will also have public infrastructure funded by the District at a later date.

The purpose of this Second Supplemental Report is to describe the proposed construction of the public infrastructure improvements for the Phase 2 of the Solara Development (the "Solara Phase 2 Project") that are intended to be funded in part, by the District's issuance of tax-exempt bond financing. The "2019" Project, or the Phase 2 portion of the Solara Development Solara Phase 1 and Phase 2 Project will be funded, in part by the District's Westside Community Development District Special Assessment Revenue Bonds (Osceola County), Series 2019 (the "Series 2019 Bonds").

The Series 2019 Bonds are to be the fifth series of securities to be issued by the District, which has previously issued a series of bond anticipation notes in the principal amount of \$4,000,000 (the "2005 Notes"), the District's \$17,525,000 Special Assessment Revenue Bonds, Series 2005 (the "Series 2005 Bonds") and the District's \$17,510,000 Special Assessment Revenue Bonds (Osceola County), Series 2007 (the "Series 2007 Bonds") to fund the construction and acquisition of a portion of the public improvements necessary for the Development of Phases 1 and 2 within the District. The District has also more recently issued \$3,490,000 Special Assessment Revenue Bonds, Series 2018 (The "Series 2018 Bonds") to fund the construction of a portion of the public improvements necessary for the Development of a Solara Phase 1 within Phase 3 of the District. The capital improvement projects funded by these prior issues of securities are described briefly below and in more detail in the previous Engineer's Reports.

This Second Supplemental Report is submitted based upon our professional opinion and is based on the best available information and our best knowledge and belief as of the date of this Report.

## **B. Background**

The District was established for financing the acquisition, construction, maintenance and operation of a portion of the public infrastructure necessary for the community development within the District. The District encompasses approximately 1,148.90 acres within northwestern Osceola County (the "County"). The District was established by County Ordinance 04-34 in 2004 and encompassed approximately 788.32 acres. In August 2007, the County adopted Ordinance 07-19 expanding the District by approximately 360.58 acres with the addition of two parcels – one located directly south of the external boundaries of the original district and known as "Parcel M" (the "Westside Phase 3 Property") and one parcel located to the east of Westside Boulevard and north of Funie Steed Road (the "LaRosa Expansion Property").

The development of the property within the District was divided into three "phases" for the planned construction of roadway and other public improvements by Maesbury Homes, Inc. (the "Original Developer") and/or the District. Phases 1 and 2 of the District's improvements generally serve the original 788± acres of the District plus the LaRosa Expansion Property. Phase 3 covers the Westside Phase 3 Property parcels. The location of the phases is described as:

- Phase 1 is generally located within Section 6, Township 25 South, Range 27 East.
- Phase 2 is generally located adjacent to and to the south of Phase 1 within Sections 7 and 18, Township 25 South, Range 27 East.
- Phase 3 is generally located adjacent to and south of Phase 2 within Section 18, Township 25 South, Range 27 East.

A map showing the approximate boundaries of the District, and the locations of the three construction phases within the District is attached hereto as **Exhibit 1.**

The Original Developer's "Westside Development of Regional Impact Amended and Restated Development Order" dated April 11, 2005, included the required public improvement elements for Phases 1 and 2. To , among other things, allow for development of the added Westside Phase 3 Property, the Original Developer requested and had approved a "Westside Development of Regional Impact Second Amended and Restated Development Order" and a "Westside Development of Regional Impact Third Amended and Restated Development Order" (collectively, and as may have been amended from time to time, the "DRI"). The Phase 3 improvements were added to complete the planned infrastructure to serve the Westside Phase 3 Property on the southern boundaries of the District. The Original Developer and other landowners in the District defaulted on payments of assessments to the District, the Original Developer defaulted on obligations to the District to complete the infrastructure at its own cost, and, after a series of foreclosures and other remedial actions, all but one of the undeveloped parcels in the District have been acquired for residential or vacation home development by Mattamy and other developers. The DRI was rescinded by the County on January 11, 2016, but for ease of description, the County and the District have continued to describe the segments of the infrastructure development and the related improvements for the District as Phases 1, 2 and 3. Each developer will enter into development orders or other agreements with the County, to provide for the construction and development within each parcel.

### **C. Description of Westside Phases 1 and 2**

The Phase 1 development was divided into several parcels for construction plan purposes and ownership, including Parcels A, B, C & D and Westside Boulevard from U.S. 192 south to Funie Steed Road. Phase 1 of the overall development is approximately 305.09 acres with approximately 118 acres “developable.” Developable area as defined by the County and for the purposes of this report as the total project area less the jurisdictional wetland areas to remain. The remaining 187 acres are composed of wetlands, upland buffers and surface waters (i.e., Lake Davenport). Phase 1 District improvements have been designed, permitted and constructed. Construction of the Phase 1 District improvements is completed.

Phase 2 includes development of Florence Villa Grove Road (from Polk County Line east to Westside Boulevard), Goodman Road (from Westside Boulevard east to the southeast property corner of Parcel K), Westside Boulevard (from Funie Steed Road south to the south property line of Parcel L), and Funie Steed Road (from Westside Boulevard east approximately 2,700 feet), and the supporting master infrastructure for Tracts E, F, H, I, J (school site), K and L. Phase 2 is approximately 483.23 acres, with a total developable area of approximately 350.71 acres. The LaRosa Expansion Property, which is also a part of Phase 2, is approximately 117.43 acres with approximately 72.03 acres planned for development and Phase 2 infrastructure has been designed, permitted and constructed by various parties, including the District. The Phase 2 District infrastructure was partially completed prior to the default by the Original Developer and others. Due to the Original Developer’s failure to complete the improvements pursuant to the Completion Agreements executed at the time of the issuance of the Series 2005 and Series 2007 Bonds, the District obtained a judgment against the Original Developer, which has been uncollected.

Through a variety of funding sources and the independent development of the LaRosa Expansion Property by Lennar Corporation with updated County development requirements, the planned Phase 2 public infrastructure has been completed, other than the reclaimed water system. The reclaimed water system required a few modifications after construction was substantially complete; the modifications consisted of converting a temporary force main to a reclaimed water main and connecting irrigation services (which were temporarily connected to the potable water system) to the newly converted reclaimed water main. The modifications to the reclaimed water main have been funded by the District with limited contributions from an adjacent landowner outside

the District. A formal acceptance by the District of the completion of the District funded improvements occurred in 2018; the reclaimed water system will thereafter be conveyed to the Toho Water Authority, a governmental unit.

The internal residential improvements associated within the real estate development of the parcels in Phases 1 and 2 have been developed without District funds.

#### **D. Description of Westside Phase 3**

Phase 3 covers the construction activity and development for the Westside Phase 3 Property of the District which is now called the Solara Development. Westside Phase 3 contains approximately 243.15 acres with a developable area of approximately 177.56 acres. The Phase 3 development consists of Parcel M and is anticipated for the construction of a maximum 919 single-family and townhome residential units on approximately 177.56 acres. The Westside Phase 3 Property will be broken down into several development phases consisting of Solara Phase 1, 2, 3 and 4 (the “Solara Development”).

Prior to the rescission of the DRI, Phase 3 public infrastructure improvements included the acquisition and/or construction of Westside Boulevard from approximately 2,600 feet south of Florence Villa Grove Road continuing south approximately 4,000 linear feet to its termination point, along with the supporting master infrastructure for parcels abutting the roadway. With the development and construction of Solara Phase 1, the County imposed the obligation to construct portions of the Phase 3 Westside Blvd. improvements as well as the construction of Sand Mine Road which extends west from Westside Boulevard to the west boundary of Parcel M on the developer of those parcels, Mattamy, in exchange for certain transportation impact fee credits. The sections of Westside Boulevard constructed with Solara Phase 1 included; approximately 2,600 linear feet of roadway from Florence Villa Grove Road to Sand Mine Road; approximately 760 linear feet of roadway from Sand Mine Road to the entrance of Solara Phase 1; and approximately 1,910 linear feet of half section of roadway from the entrance of Solara Phase 1 to the southern boundary of Solara Phase 1 which is where the future Student Drive roadway will connect. With Solara Phase 2, the remaining half section of roadway will be constructed. The most southerly 1,350 feet of Westside Boulevard will be constructed with the development of the parcel directly adjacent to this



section in the future. The Phase 3 roadway improvements For Westside Boulevard and Sand Mine Road will not be funded by the District.

## **II. PURPOSE**

The District has been established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the public infrastructure necessary for the community development within the District. The purpose of this report is to provide a description of the 2019 Project, which is the portion of the District Improvement Plan to be financed by the District with proceeds of the Series 2019 Bonds. The Developer shall finance and construct the remaining portions of the 2019 Project that are not expected to be financed by the District. Such improvements shall be dedicated to the District or other governmental entities, for the public use, at no cost to the District.

The proposed 2019 Project as outlined herein is necessary for the functional development of the Phase 2 of the Solara Development as required by the applicable local, state and federal government and other agencies.

## **III. SOLARA DEVELOPMENT DESCRIPTION**

The Solara Development is wholly contained within the District, including the public roadway improvements required to access the Solara Development. The Solara Development is located within Section 18, Township 25 South and Range 27 East in Osceola County Florida. The Solara Development is more specifically located 2,600 linear feet south of the intersection of the Westside Blvd and Goodman Rd. The Solara Development is bounded by Sand Mine Rd/Monaco Blvd to the north, Windsor at Westside to the east, unimproved pasture to the west and Student Drive (a future road) to the south. A copy of a site plan for Phases 1 and 2 of the Solara Development, is attached hereto as **Exhibit 2.**

The Solara Development improvements (both publicly and privately funded) consists of local and collector roadways, associated potable water, wastewater, reclaimed water, landscaping and irrigation in common areas, underground electrical conduit, stormwater management ponds and

associated stormwater collection system. With Solara Phase 1, Westside Blvd has been constructed to extend south to the right-of-way of Student Drive and Sand Mine Rd has been extended to the west property line of Solara Phase 1. With Solara Phase 2, the remaining half section of Westside Blvd. between the Solara Phase 2 entrance and Student Drive will be completed. Vehicular access to the Solara Development will be from Westside Blvd. with Solara Phase 1 having secondary access from Sand Mine Rd. and with Solara Phase 2 having secondary access from Monaco Blvd. There will also be access to both phases from Student Drive in the future.

#### IV. LAND USE

The total district area is zoned as a Planned Mixed-Use Development (“PMUD”). The Solara Development (also referred to as “Parcel M” or the “Westside Phase 3 Property”) was approved for up to 645 single-family homes and 274 townhouse units for a total of 919 residential units on approximately 243.15 acres. The table below illustrates the proposed unit count for Phase 1 and 2 of the Solara Development, which will consist of approximately 161.22 acres of Parcel M. Only Phase 2 of the Solara Development will be funded, in part, by the Series 2019 bonds.

	<b>Phase 1 of the Solara Development</b>	<b>Phase 2 of the Solara Development</b>
Estimated Completion Date	April 2018	July 2019
Area (in acres)	80.60 ac	61.20 ac
Proposed Single-Family Residential Units	236	197
Proposed Townhome Units	76	86
<b>Total</b>	<b>312</b>	<b>283</b>

## **V. GOVERNMENTAL ACTIONS**

The District was originally established by Osceola County Ordinance in 2004 and expanded in 2007. All applicable zoning, vesting and concurrency requirements have been complied with for the Westside Development for Phases 1, 2 and 3. Permits have been secured for the first two phases of the master infrastructure construction and the construction of the master infrastructure of Phases 1 and 2 of the District is complete.

All conditions of the PMUD are currently being complied with by Mattamy for the Phase 2 of the Solara Development. The planning, engineering and development activities are underway with the permits applied for or received. The following permits will be required for the 2019 Project and the development of the Solara Development, Phases 2 which is currently under construction:

### **South Florida Water Management District “(SFWMD)”:**

- Environmental Resource Permit
  - Permit issued for Phase 1 and 2 on August 15, 2016
  - Permit Modification for Phase 1 and 2 issued on March 3, 2017
  - Permit Modification for Phase 2 issued on September 24, 2018

### **Osceola County:**

- Preliminary Site Plan (PSP)
  - Approved for Phase 1 and 2 on November 19, 2015
  - Approved Modification for Phase 1 and 2 on February 1, 2017
  - Approved Modification for Phase 2 on August 16, 2018
- Site Development Plan (SDP)
  - Approved for Phase 1 on July 28, 2016
  - Approved for Phase 2 on September 11, 2018

### **Tohopekaliga Water Authority (“TWA”):**

- Water, Recuse and Sanitary distribution system and FDEP application approval
  - Approved for Phase 1 on October 14, 2016
  - Approved for Phase 2 on October 16, 2018

**Florida Department of Environmental Protection (“FDEP”):**

- Water distribution system construction permit
  - Approved for Phase 1 on September 19, 2016
  - Approved for Phase 2 on October 19, 2018
- Wastewater distribution system construction permit
  - Approved for Phase 1 on August 10, 2016
  - Approved for Phase 2 on October 24, 2018

**Federal Emergency Management Agency (“FEMA”)**

- LOMR-F (Solara Phase 2 only)
  - Shall be submitted upon completion of construction.

The Solara Phase 1 and 2 Plat has been approved by the County and is recorded at Plat Book 25, Page 175 of the Public Record of Osceola County. Solara Phase 1 lots are included on the Plat; Phase 2 will be re-platted to include the lot & tract delineations either upon construction completion or upon issuance of a performance bond filed with Osceola County.

It is our opinion that there are no technical or permitting reasons existing at this time which would prohibit the implementation of the plans for the 2019 Project of the District as presented in this Report, subject to the Mattamy’s continued compliance with all conditions of the Development Plan Approval and permit issuance. All pending permits/approvals are expected to be obtained in the ordinary course of development.

## **VI. INFRASTRUCTURE BENEFIT**

The Solara Phase 2 Project identified in this Report is intended to provide special benefits to the assessable real property within the boundaries of Phase 2 of the Solara Development in the District in accordance with Florida law. As portions of the property within the District boundaries are currently undeveloped or under construction, the construction of the proposed Solara Phase 2 Project is necessary to benefit the property for the intended use as a fee-simple residential subdivision. As noted, the District may construct, acquire, own and operate all or any portion of the proposed Solara Phase 2 Project as allowed under Florida law. As also noted earlier, Mattamy may construct other infrastructure or improvements included in the Solara Phase 2 Project (not constructed or financed by the District) and dedicate those to the District for public use and maintenance as allowed under Florida law. The District may dedicate certain improvements to other governmental entities as required by law or approvals for the development.

## **VII. THE SOLARA PHASE 1 AND PHASE 2 PROJECT**

The Solara Phase 2 Project addresses the master infrastructure elements and certain other facilities and improvements that will serve the residents and common areas in Phase 1 and Phase 2 of the Solara Development. The infrastructure elements of the Phase 2 Project include (as did the earlier improvements of the District funded by the Series 2005, Series 2007, and Series 2018 Bonds) cost of earthwork/grading of public property, public roadways, stormwater management systems, potable water, wastewater and reuse water systems, landscaping and irrigation in the common areas, public amenities and undergrounding for installation of electrical conduit. The costs for engineering design of these elements as well as the anticipated cost for professional services and permitting fees have been included.

The 2019 Project will benefit primarily Solara Phase 2 properties of the Solara Development. The Developer intends to construct the 2019 Project in a single phase of construction and convey the improvements upon completion. to the District in exchange for payment in the lesser amount of actual cost or current value as set forth in the "Agreement by and between the District and the Developer Regarding an Acquisition of Certain Work Product and Infrastructure" (the "Acquisition Agreement") to be entered into in conjunction with closing on the Series 2019 Bonds. The 2019

Project consists of the infrastructure improvements described below and shown on Exhibit 3. The District will pay for only those portions of the 2019 Project for which proceeds from the Series 2019 Bonds are available. Mattamy is obligated to complete at its own cost the 2019 Project under a “Completion Agreement between the District and the Developer Regarding the Completion and Conveyance of Certain Improvements” (the “Completion Agreement”) to be entered into in conjunction with closing on the Series 2019 Bonds. There are no additional future bonds anticipated to be issued by the District to fund any additional portions of Solara Phase 2 Project.

**A. Earthwork associated with Public Improvements**

The Solara Phase 2 Development’s earthwork activities include a substantial amount of cutting and filling across the site due to the varying existing topography as well as silt fencing and clearing and grubbing. The portion of this work in this category that the District will fund and construct is limited to the earthwork activities associated with the landscape/recreation tracts that will be dedicated to the District for ownership and maintenance. The costs of earthwork activities associated with the construction of the stormwater management ponds (Ponds 3 and 4), which is also funded by the District is described and included within the Stormwater Management category. The costs of earthwork activities associated with the construction of the offsite storm water management Pond 5 being constructed for fill material and will be partly funded by the District on a pro-rata share basis based on the percentage of area of the District owned landscape tracts of the total development area. Mattamy will perform, at its own expense, the majority of earthwork activities as non-District owned areas comprise the majority of the development area which are associated with the clearing and grubbing, filling, cutting, silt fencing of the residential lot areas and roadway right of ways.

**B. Roadway**

The Solara Phase 2 Development’s roadway network is governed by the County Land Development Code “(LDC”) and the PMUD. The County’s LDC defines major roadways within the Solara Development, including typical cross sections, geometry of the roadways, and lane requirements for thru traffic. Work to be completed includes the construction of the roadway sub-base, base, asphalt, curbing and sidewalks for the roads. Mattamy will perform, at its own expense,

the clearing of the right-of-way, earthwork and grading and construction of the roadway sub-base, base, asphalt, curbing and sidewalks of all of the roadways. All roadways will be constructed in accordance with current Osceola County standards. The District will not fund or construct roadways for which the Developer will receive impact fee credits from the County. The District will not fund or construct roadways that will be private and owned by the Homeowner's Association.

**C. On-site Collector and Local Roadway Drainage Improvements**

The Solara Phase 2 Development's roadway drainage improvements includes the installation of the required storm drainage inlets, manholes and pipes within the roadways to the stormwater ponds and will provide drainage for the roadways and adjacent lots that drain to the roadways. The 2019 Project (Solara Phase 2) will include approximately 7,650 linear feet of stormwater pipe, 67 storm inlets, and 8 storm manholes. The district will fund the construction of all of the storm structures and pipes. Roadway curbing is included in the Roadway category and will be funded by Mattamy.

**D. On-site Utility Water Systems**

***Wastewater Collection System***

The Solara Development is located within the TWA wastewater treatment service area. Specifically, the Solara Development is in the Sandhill Wastewater Treatment Plant service area. The Solara Phase 2 Project consist of construction and/or acquisition of a central wastewater collection system consisting of gravity mains, sanitary manholes, and service laterals and cleanouts, to serve the Solara Phase 2 Development and a dryline forcemain to serve a future phase of the Solara Development. The wastewater collection and transmission system will be designed in accordance with the TWA and FDEP regulations.

The 2019 Project (Solara Phase 2) will include approximately 7,986 linear feet of gravity sewer main, 39 sanitary manholes, and 779 linear feet of dryline sanitary force main. The Solara Phase 2 Project's wastewater improvements will subsequently be dedicated by the District to the

TWA which will thereafter own, operate, and maintain those completed infrastructure improvements.

### ***Potable Water Distribution System***

The Solara Development is located within the TWA water service area. Specifically, the District is in the TWA-West Water Treatment Plan service area. The Solara Phase 2 Project will consist of construction and/or acquisition of water distribution system consisting of various size water mains, valves, fire hydrants, water services, and appurtenances as required to provide potable water service and fire flow protection in accordance with the TWA and County standards. The water distribution system will be designed in accordance with TWA and FDEP regulations. The 2019 Project (Solara Phase 2) will include approximately 10,653 linear feet of water mains of various sizes with associated valves, fire hydrants, water services and appurtenances. The Solara Phase 2 Project water distribution system improvements will subsequently be conveyed by the District to TWA upon completion. TWA will thereafter own, operate, and maintain those completed infrastructure improvements.

### ***Reclaimed Water Distribution System***

The Solara Development is located within the TWA reclaimed water service area. The Solara Phase 2 Project includes the construction of a reclaimed water distribution system consisting of various size reclaimed water mains, valves, reclaimed water services and appurtenances to provide irrigation for the lots and common areas throughout Solara Phase 2. The reclaimed water distribution system will be designed in accordance with TWA standards. The 2019 Project (Solara Phase 2) will include approximately 9,573 linear feet of reclaimed water mains of various sizes, valves, reclaimed water services, and appurtenances. The reclaimed infrastructure from the three (3) points of connection to the existing reclaimed mains up to and including the master meters will be conveyed by the District to TWA upon completion and TWA will thereafter own, operate and maintain those completed improvements. The reclaimed water distribution system downstream of the three (3) master meters will be a private system owned and maintained by the HOA. The District will construct and fund only the segments to be conveyed to TWA.



#### **E. Stormwater Management**

The District's Solara Phase 2 Project stormwater management facilities will be designed to conform to the County and SFWMD criteria for pre-development versus post-development allowable discharge and water quality treatment. The Solara Development is located within Reedy Creek watershed. The District will construct stormwater pond(s), interconnecting culverts and discharge control structures which in conjunction with the on-site preserved wetlands will constitute the master stormwater management facilities for the District. The 2019 Project will include the construction of onsite Pond 3 and the associated outfall structures and pipe consisting of 456 linear feet of stormwater pipe, 2 storm structures and 1 storm manhole and regrading of portions of Pond 4 as shown on the site plan presented in Exhibit 2. The excavated soil material resulting from the construction and regrading of the onsite stormwater management ponds (Ponds 3 & 4) as well as an offsite stormwater management pond (Pond 5) will be utilized as earthwork fill for the construction of the Solara Phase 2 Project at large including landscape berming, site grading fill requirements, open-space fill requirements and other grading of public and non-public property. However, the District funded costs to construct Pond 3 and regrade Pond 4 only include the excavation, filling, grading, and sodding of the Pond 3 and Pond 4 areas as well as pro-rata share based on acreage of silt fencing and clearing and grubbing. The offsite stormwater management Pond 5 will service the future extension of Westside Blvd. and is contemplated to be owned and maintained by the District in the future, however it is being constructed together with Solara Phase 2 by Mattamy to generate the needed fill material for the earthwork filling activities of Solara Phase 2 at a less expensive price than purchasing and importing the fill material from a third party source. Mattamy and the District will share in the funding of the construction of the offsite Pond 5 to generate the fill needed for Solara Phase 2 and the costs of constructing this pond are included in the Earthwork Category, and as such a portion of those costs are funded by the District to construct the District owned landscape tracts that require earthwork and the fill material. Excess fill material being generated is not anticipated as part of this project. However, any excess excavation material generated from the construction of the stormwater pond(s) will be placed within the development parcel if the cost to place the excavation materials is less than the estimated cost to the District to transport and sell the excess fill for offsite use. Any cost in excess of such amounts will be funded by the Developer.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system which includes water quality treatment and attenuation.
2. To adequately protect the Solara Development and the District from regulatory-defined rainfall events.
3. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Solara Development.
4. To satisfactorily accommodate off-site contributing drainage areas which under existing conditions drain through the District.

The pond outfall system from Pond 3 will utilize control structure(s) discharging to wetlands. The Solara Phase 2 Project stormwater management system will be constructed and/or acquired by the District and thereafter owned and maintained by the District with a drainage easement being dedicated to the County as required by the County to allow for, among other items, stormwater drainage from public roads, emergency maintenance and/or repairs to the stormwater management system.

**F. Landscaping, Hardscape and Signage**

Landscaping, hardscape and signage will be provided along the public roadways and within the open space areas serving the Solara Development. The Solara Phase 2 Project will include landscaping, hardscape, irrigation and street signage along the portions of the public collector roadways and within open space areas that will be constructed in conjunction with the Solara Development Phase 2. The District will construct and fund the landscaping, irrigation, fencing and signage improvements within the perimeter landscape tracts to be conveyed to the District for ownership and maintenance and will be acquired by the District upon completion. The sidewalks within County and or HOA right of way will not be funded or constructed by the District. Thereafter, the District will own, operate and maintain those completed improvements.

#### **G. Underground Electrical System**

The Solara Development lies within area served by Duke Energy for electrical power service. Duke Energy will provide underground electric service to the Solara Development from existing underground power lines located within the public right-of-way of Westside Blvd and Sand Mine Road. The Solara Phase 2 Development's internal electric power system will consist of underground cable, duct banks, electrical boxes, manholes, appurtenant transformers and service pedestals (hereafter collectively referred to as the "Underground Electric System").

The Solara Phase 2 Project may include the cost to dig trenches and install the underground electrical conduit and electrical boxes, an obligation Duke Energy does not have, for the installation or acquisition of the Underground Electric System along the portions of the onsite and offsite roadways that will be or have been constructed by Mattamy. Duke Energy will thereafter own, operate and maintain the electric lines and related facilities.

#### **H. Street Lights**

The installation of street lights along the portions of the onsite collector roadway that will be constructed by Mattamy is currently anticipated to be fully funded by Duke Energy, with the Developer or homeowner's association leasing the street light poles and being responsible for paying the monthly electric service costs to Duke Energy. The District will not fund or construct the street light systems.

## **I. Professional Services and Permitting Fees**

The County, TWA, FDEP and SFWMD and all other governing agencies impose fees for permits, plan reviews and inspections. These fees vary with the magnitude of the impact and size of the development phases. Additionally, planning, engineering, surveying, landscape, hardscape and management services are required for the design, permitting and construction monitoring of the Solara Phase 2 Project. Costs for certain professional services and permitting fees associated with the Solara Phase 2 Project shall be paid by the District as a part of its acquisition of certain assets, permits, and work products under the terms of the Acquisition Agreement, with the remainder to be funded by the Developer, Mattamy.

## **VIII. OPERATION AND MAINTENANCE RESPONSIBILITY**

The long-term ownership, operation and/or maintenance responsibilities of the proposed Solara Phase 2 Project improvements are summarized below:

<b>ON-SITE DISTRICT IMPROVMENTS</b>	<b>RESPONSIBLE ENTITY</b>
Stormwater Ponds, Onsite roadway drainage, inlets, pipes, etc.	District
Potable Water System	TWA (Toho Water Authority)
Wastewater System	TWA (Toho Water Authority)
Reclaimed Water System	TWA – Upstream of Master Meters Homeowner's Association – Downstream of Master Meters
Underground Electrical	Duke Energy
Street Lighting	Developer or Homeowner's Association
Landscape, Hardscape & Signage within external right-of-way	District
Common Areas	District and Homeowner's Association
Wetlands	District

## **IX. ESTIMATED COST OF THE SOLARA PHASE 1 AND PHASE 2 PROJECT**

**Exhibit 4** provides the estimated costs for the Solara Phase 2 categories described in this report. The costs for the Solara Phase 2 Project which are to be funded, in part, by the Series 2019 Bonds are separately listed in this Exhibit.

## **VII. SUMMARY AND CONCLUSIONS**

The Solara Phase 2 Project as outlined above is necessary for the development of Phase 2 of the Solara Development, which is located within the boundaries of the District. The 2019 Project is necessary for the development of Phase 2 of the Solara Development. The planning and design of the Solara Phase 2 Project is in accordance with current governmental regulatory requirements. The Solara Phase 2 Project will provide the intended function so long as the construction is in substantial compliance with the design and permits and the facilities are properly maintained.

The costs of constructing and/or acquiring the Solara Phase 2 Project described in this report are based on current plans for Solara Phase 2 project infrastructure as shown on the approved plans, drawings, specifications and development requirements, latest revision. Costs for the 2019 Project were determined from an existing construction contract with The Brian Team, LLC provided by Mattamy, which was awarded the contract for the construction of the Solara Development, Phase 2. To the best of our professional opinion, knowledge and belief, the costs of the Solara Phase Phase 2 Project provided herein are reasonable to complete the construction of the Solara Phase 2 Project described herein.

All infrastructure costs of the Solara Phase 2 Project are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes. The benefits to the assessable parcels within Phase 2 of the Solara Development to be derived from the Solara Phase 2 Project will be not less than the costs of such Improvements comprising the Solara Phase 2 Project.

The opinion of the probable construction cost is only an estimate and not a guaranteed maximum price. The estimated cost of the Solara Phase 2 Project is based on historical unit prices or current prices being experienced for on-going and similar types of work in the region. The labor market, future costs of equipment and materials and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost of the Solara Phase 2 Project (2019 Project) may be more less than this estimate.

---

Mark Vincutonis, P.E.  
HANSON, WALTER & ASSOCIATES, INC.  
8 Broadway, Suite 104  
Kissimmee, Florida 34741  
State of Florida Registration No. 54646

Dated: TBD, 2019

**Exhibit 1**

**Boundaries of the District and  
locations of the three construction phases within the District**

SCALE: 1" = 2250'

# LEGEND



PHASE 1



PHASE 2



PHASE 3

WESTSIDE DRI  
BOUNDARY

FLORENCE VILLA  
GROVE ROAD

WESTSIDE DRI  
BOUNDARY

WESTSIDE DRI  
BOUNDARY

## WESTSIDE - PHASE 1, 2 & 3

### EXHIBIT 1

DATE 01/17/19 SHEET 1 OF 2



8 BROADWAY, SUITE 104, KISSIMMEE, FL 34741-5708  
PHONE: (407) 847-9433 FAX: (407) 847-2499  
ENGINEERING, SURVEYING AND PLANNING



Hanson, Walter & Associates, Inc.

I:\3930-09-08\ENGINEERING\CADD\PLANS\WESTSIDE exhibit 12-12-17.dwg \* Jan 17, 2019 - 5:29pm \* plotted by mvangrichen



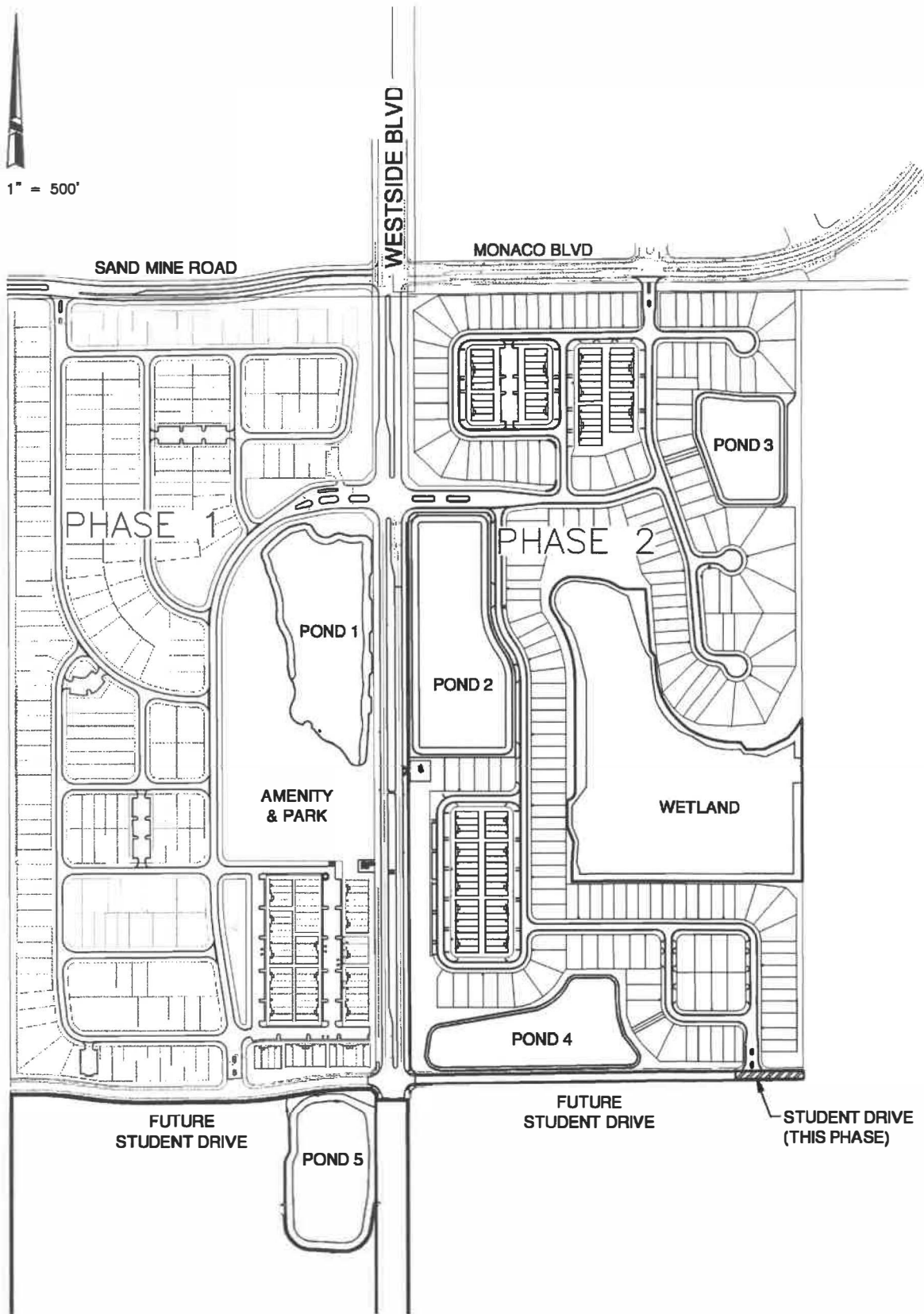
**Exhibit 2**

**The**

**Solara Development, Phases 1 & 2**

**Site plan of existing improvements for Phase 1 and proposed improvements for Phase 2**

SCALE: 1" = 500'



8 BROADWAY, SUITE 104, KISSIMMEE, FL 34741-5708  
PHONE: (407) 847-8433 FAX: (407) 847-2499  
ENGINEERING, SURVEYING AND PLANNING



Hanson, Walter & Associates, Inc.

## PHASE 1 & 2 IMPROVEMENTS

### EXHIBIT 2

DATE 01/17/19 SHEET 2 OF 2

I:\3930-09-08\ENGINEERING\CADD\PLANS\WESTSIDE exhibit 12-12-17.dwg \* Jan 22, 2019-11:08am \* plotted by mvongerichten

### **Exhibit 3**

#### **Description of the Categories of Improvements of the 2019 Project**

- A. Earthwork associated with Public Improvements
- B. Roadways
- C. On-site Collector Roadway Drainage Improvements
- D. On-site Utility Systems
  - i. Wastewater Collection System
  - ii. Potable Water Distribution System
  - iii. Reclaimed Water Distribution System
- E. Stormwater Management
- F. Landscape & Hardscape in common areas and Street Signage
- G. Underground Electrical System
- H. Street Lights
- I. Professional Services and Permitting Fees
- J. Contingency (3%)

**Exhibit 4****Estimated Costs of the 2019 Project**

Summary of Opinion of Probable Cost Solara Phase 2					
Infrastructure Category	Total	Solar Phase 2 (2019 Project)		Westside Blvd	Student Drive
		Developer / HOA	The District (2019 Bonds)	Developer	Developer
Earthwork associated with Public improvements	\$1,331,809.17	\$1,257,914.98	\$73,894.20	\$0	\$0
Roadway	\$2,232,336.52	\$1,403,026.67	\$0	\$555,468.16	\$273,841.49
On-site Collector Roadway Drainage Improvements	\$980,617.03	\$0	\$980,617.03	\$6,000.00	\$9,479.05
Wastewater Collection System	\$838,882.85	\$0	\$838,882.85	\$0	\$0
Potable Water Distribution System	\$546,751.29	\$0	\$546,751.29	\$0	\$18,277.33
Reuse Water Distribution System	\$329,979.85	\$311,292.77	\$18,687.09	\$0	\$7,919.36
Stormwater Management	\$287,957.29	\$0.00	\$287,957.29	\$0	\$0
Landscape & Hardscape in common areas and street signage	\$2,347,691.09	\$966,774.79	\$1,380,916.29	\$0	\$0
Underground Electrical System	\$194,156.30	\$130,084.72	\$64,071.58	\$0	\$0
Street Lights	\$37,445.47	\$37,445.47	\$0	\$6,340.44	\$0
Professional Services and Permitting Fees	\$577,173.06	\$205,558.90	\$330,370.50	\$20,036.70	\$21,206.96
Contingency (3%)	\$292,584.48	\$129,362.95	\$135,664.44	\$17,635.36	\$9,921.73
<b>Total Cost</b>	<b>\$9,997,384.39</b>	<b>\$4,441,461.45</b>	<b>\$4,657,812.55</b>	<b>\$605,480.66</b>	<b>\$340,645.91</b>

## Notes:

1. No cost for acquiring land to construct improvements are included in the above.
2. Costs for Solara Phase 2 improvements are based on The Briar Team, LLC Contract, Pay Application(s) and Change Order(s).
3. On-site Collector Roadway Drainage Improvements includes all stormwater pipes, inlets and manholes utilized to convey stormwater runoff to the ponds and does not include curb & gutters.
4. Stormwater Management includes the stormwater ponds and their corresponding outfall structures and pipes to wetlands.
5. Landscape & Hardscape includes area between perimeter wall and the right-of-way, including perimeter walls, fences and signage.
6. Improvements under the Westside Blvd. column shall not be funded by the District.
7. Roadway Category Improvements under the Student Drive column shall not be funded by the District. STUDENT DRIVE DOES NOT APPEAR TO BE IN IMPACT FEE AGRMT, THEREFORE THESE COSTS COULD BE FUNDED BY DISTRICT SINCE DEDICATED TO COUNTY?
8. Earthwork costs under The District column include costs associated with the construction of the landscape tracts as a percentage of the developable area excluding the onsite ponds and wetland areas which is 7.5%. And includes costs associated with the construction of offsite Pond #5 at the same pro-rated percentage as Pond #5 is being constructed for fill material as an "offsite" borrow area.

# SECTION VI

## **RESOLUTION 2019-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF THE WINDSOR AT WESTSIDE - PHASE 3 PLAT; APPROVING THE DEDICATIONS CONTAINED IN THE PROPOSED WINDSOR AT WESTSIDE - PHASE 3 PLAT; APPROVAL OF PRIOR ACTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, Pulte Home Company, LLC, a Michigan limited liability company (the "Developer") is the primary landowner and developer of approximately 45 acres of real property located in Osceola County, Florida, (hereinafter referred to as the "Windsor at Westside - Phase 3"); and

**WHEREAS**, District possesses certain rights and obligations related to a parcel of real property containing a stormwater pond within the Windsor at Westside - Phase 3 referred to as a Tract 9 (the "District Property") located in Osceola County, Florida; and

**WHEREAS**, the recordation of a plat of the Windsor at Westside - Phase 3 (the "Windsor at Westside - Phase 3 Plat"), attached hereto and incorporated herein by this reference as **EXHIBIT "A"** requires the District to consent to the dedications contained within said Plat; and

**WHEREAS**, the District desires to approve the dedications in the Windsor at Westside - Phase 3 Plat, delegate authority to the Chairman or Vice Chairman to execute the plat dedication, authorize District Staff to perform any action deemed necessary to carry out this Resolution regarding the Windsor at Westside - Phase 3 Plat.

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

**SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

**SECTION 2. APPROVAL OF THE DEDICATIONS CONTAINED IN THE PROPOSED COVE AT STOREY LAKE II PLAT.** The District hereby approves the dedications contained in the Windsor at Westside - Phase 3 Plat, which reference Notes 9 and 10 of the Plat.

**SECTION 3. DELEGATION OF AUTHORITY AND AUTHORIZATION OF STAFF.** The Chairman and the Vice Chairman of the District are hereby authorized to execution the plat dedication and any other agreements, approval or documents necessary to carry out the intent of this resolution. District Staff, including, but not limited to, District Counsel, the District Engineer and District Manager, are hereby authorized to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein.

**SECTION 4. APPROVAL OF PRIOR ACTIONS.** All actions taken to date by members of the District Board of Supervisors and staff of the District in furtherance of the District's approval of the Windsor at Westside - Phase 3 Plat, as contemplated herein, are hereby approved, confirmed and ratified.

**SECTION 5. 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.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Westside Community Development District.

**PASSED AND ADOPTED** this \_\_\_\_ day of February 2019.

ATTEST:

**WESTSIDE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

By: \_\_\_\_\_  
Title: Chairman/Vice Chairman

**EXHIBIT “A”**

**Windsor at Westside - Phase 3 Plat**

[SEE ATTACHED]

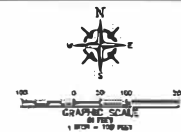
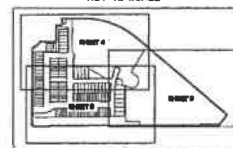




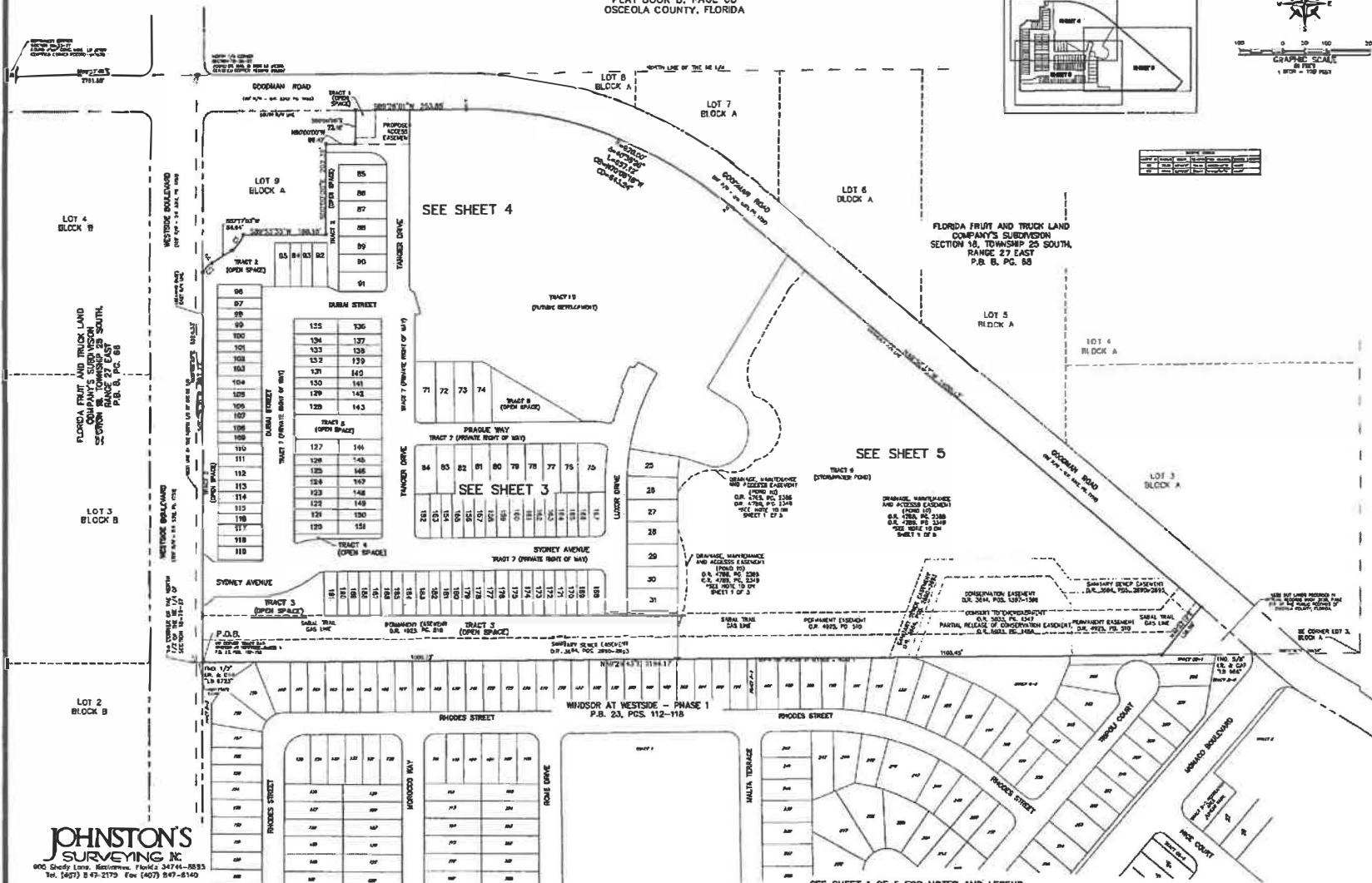
# **WINDSOR AT WESTSIDE - PHASE 3** REPLAT OF A PORTION OF LOTS 3, 5, 6, 7, 8, 9 AND ALL OF LOT 10, BLOCK A, FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST PLAT BOOK B, PAGE 68 OSCEOLA COUNTY, FLORIDA

SHEET 2 OF 5 PLAT BOOK PAGE

KEY MAP  
NOT TO SCALE



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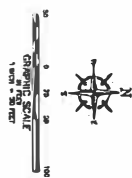
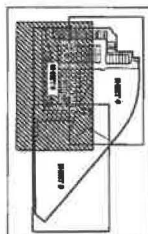


**JOHNSTON'S SURVEYING, INC.**  
 600 Shady Lane, Winter Springs, Florida 32789-3553  
 Tel. (407) 847-2175 Fax (407) 847-6140

SEE SHEET 1 OF 5 FOR NOTES AND LEGEND

REPLAT OF A PORTION OF LOTS 3, 5, 6, 7, 8, 9 AND ALL OF LOT 10, BLOCK A  
FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION  
SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST  
PLAT BOOK B, PAGE 68  
OSCEOLA COUNTY, FLORIDA

REI BRO-  
NOT TO SCALE



LINE TABLE		
LINE #	DIRECTION	LENGTH
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12	S40°00'00"W	11.06'

DISEASE TABLE			
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82	100	100	100
83	100	100	100
84	100	100	100
85	100	100	100
86	100	100	100
87	100	100	100
88	100	100	100
89	100	100	100
90	100	100	100
91	100	100	100
92	100	100	100
93	100	100	100
94	100	100	100
95	100	100	100

WESTSIDE BOULEVARD  
(120' R/W - O.R. 5312 PG. 175J)

**JOHNSTON'S**  
**SURVEYING, INC.**  
800 Shady Lane, Kithlington, Florida 34744-0539  
Tel. (407) 847-2178 Fax (407) 847-5140

RHODES STREET

SEE SHEET 1 OF 5 FOR NOTES AND LEGEND

# WINDSOR AT WESTSIDE - PHASE 3

REPLAT OF A PORTION OF LOTS 3, 5, 6, 7, 8, 9 AND ALL OF LOT 10, BLOCK A,  
FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION  
SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST  
PLAT BOOK B, PAGE 68  
OSCEOLA COUNTY, FLORIDA

SHEET 4 OF 5  
PLAT BOOK PAGE

NORTH 1/4 CORNER  
SECTION 18-25-27  
FOUND PK NAIL & DISK LB #5383  
CERTIFIED CORNER RECORD #51587

GOODMAN ROAD

(80' R/W - O.R. 5312, PG. 1753)

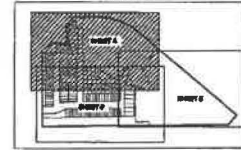
LOT 8  
BLOCK A

LOT 7  
BLOCK A

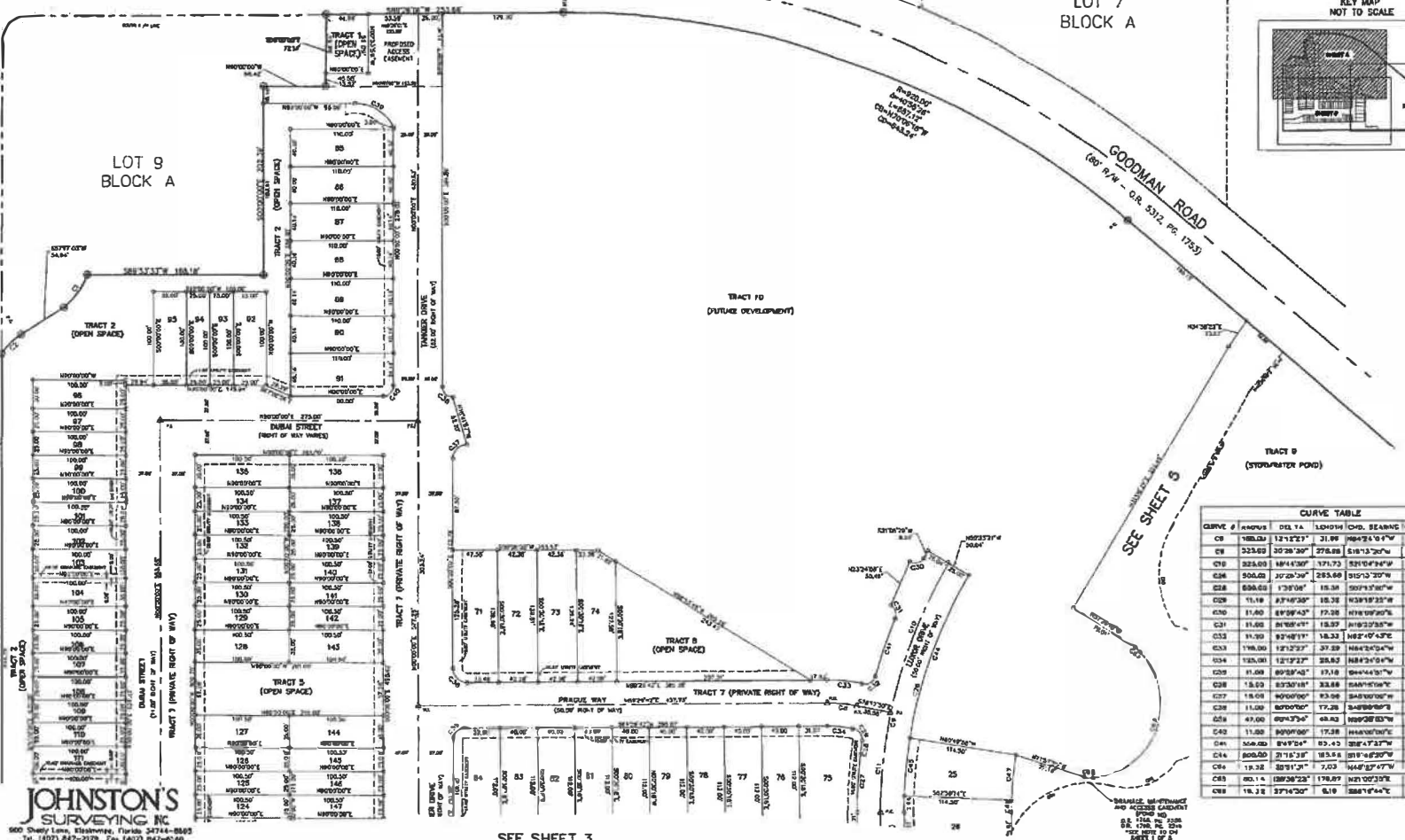


GRAPHIC SCALE  
1 inch = 100 feet

KEY MAP  
NOT TO SCALE



LOT 9  
BLOCK A



**JOHNSTON'S SURVEYING, INC.**  
500 Shady Lane, Kissimmee, Florida 34744-8565  
Tel: (407) 847-2179 Fax: (407) 847-4040

CURVE #	CHORD	DELTA	CHORD BEARING	CHORD LENGTH
C1	100.00	121.21°	S118°13'13"W	31.80
C2	225.00	203°30'00"	S161°13'20"W	273.63
C3	325.00	184°43'00"	S210°43'34"W	170.88
C4	500.00	30°25'30"	S101°10'20"W	202.59
C5	500.00	1°30'00"	S07°13'00"W	16.30
C6	11.18	87°40'30"	N38°19'23"W	16.34
C7	31.80	89°09'43"	N38°19'23"W	15.98
C8	31.80	89°09'43"	N38°19'23"W	14.30
C9	31.80	89°09'43"	N38°19'23"W	14.30
C10	118.00	121°21'21"	N38°19'23"W	37.22
C11	118.00	121°21'21"	N38°19'23"W	26.88
C12	31.80	89°09'43"	N38°19'23"W	15.40
C13	15.00	83°30'18"	N38°19'23"W	25.31
C14	15.00	83°30'18"	N38°19'23"W	21.21
C15	11.00	80°00'00"	N38°19'23"W	13.36
C16	49.00	80°37'30"	N38°19'23"W	47.23
C17	11.00	80°00'00"	N38°19'23"W	13.36
C18	104.00	84°43'04"	N38°19'23"W	80.41
C19	800.00	21°15'30"	N38°19'23"W	184.41
C20	15.00	83°30'18"	N38°19'23"W	14.44
C21	80.14	180°24'23"	N38°19'23"W	144.43
C22	15.00	83°30'18"	N38°19'23"W	2.10

SEE SHEET 3

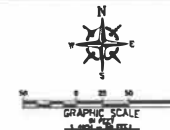
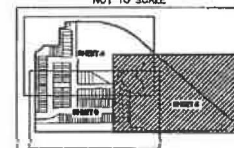
SEE SHEET 1 OF 5 FOR NOTES AND LEGEND

# WINDSOR AT WESTSIDE - PHASE 3

REPLAT OF A PORTION OF LOTS 3, 5, 6, 7, 8, 9 AND ALL OF LOT 10, BLOCK A,  
FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION  
SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST  
PLAT BOOK B, PAGE 68  
OSCEOLA COUNTY, FLORIDA

SHEET 5 OF 5 PLAT BOOK PAGE

KEY MAP  
NOT TO SCALE



SEE SHEET 4

LOT 5  
BLOCK A

LOT 4  
BLOCK A

LOT 3  
BLOCK A

CURVE #	Radius	Delta	Length	Chord	Chord Bearing	Chord Length
C8	838.50	30°30'30"	278.89	515.47	S 2°30'30" W	279.89
C10	343.00	18°44'30"	171.70	331.04	S 21°44'30" W	170.86
C11	343.00	18°44'30"	171.70	331.04	S 21°44'30" W	170.86
C20	300.00	24°28'30"	208.88	318.12	S 18°28'30" W	208.24
C30	11.00	89°39'42"	12.38	10.98	S 89°39'42" W	12.38
C31	11.00	89°39'42"	12.38	10.98	S 89°39'42" W	12.38
C32	11.00	89°39'42"	12.38	10.98	S 89°39'42" W	12.38
C41	290.00	6°48'30"	60.48	290.47	S 6°48'30" W	60.41
C42	290.00	6°48'30"	60.48	290.47	S 6°48'30" W	60.41
C43	290.00	6°48'30"	60.48	290.47	S 6°48'30" W	60.41
C44	290.00	6°48'30"	60.48	290.47	S 6°48'30" W	60.41
C45	290.00	6°48'30"	60.48	290.47	S 6°48'30" W	60.41
C46	290.00	6°48'30"	60.48	290.47	S 6°48'30" W	60.41
C47	290.00	6°48'30"	60.48	290.47	S 6°48'30" W	60.41
C48	290.00	6°48'30"	60.48	290.47	S 6°48'30" W	60.41
C53	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C54	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C55	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C56	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C57	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C58	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C59	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C60	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C61	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C62	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C63	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C64	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C65	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C66	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C67	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C68	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C69	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18
C70	100.00	30°30'12"	100.83	160.12	S 30°30'12" W	160.18

SEE SHEET 4

**JOHNSTON'S  
SURVEYING, INC.**  
100 Shady Lane, Kissimmee, Florida 34744-0090  
Tel. (407) 847-2178 Fax (407) 847-5140

SEE SHEET 1 OF 5 FOR NOTES AND LEGEND

# SECTION VII

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Westside Community Development District  
c/o Governmental Management Services – Central  
Florida, LLC  
135 W. Central Blvd., Suite 320  
Orlando, Florida 32801

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**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT  
SOLARA PHASE ONE ASSESSMENT AREA**

**Board of Supervisors<sup>1</sup>**

**Westside Community Development District**

Keith Trace  
Chairperson

Fontane Nyariri  
Assistant Secretary

Thomas Franklin  
Vice Chairperson

Scott Stewart  
Assistant Secretary

Governmental Management Services - – Central Florida, LLC  
135 W. Central Blvd., Suite 320  
Orlando, Florida 32801  
(407) 841-5524

District records are on file at the offices of Governmental Management Services and are available for public inspection upon request during normal business hours.

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<sup>1</sup> This list reflects the composition of the Board of Supervisors as of January 29, 2019. For a current list of Board Members, please contact the District Manager's office.

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## **WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**

### **INTRODUCTION**

The Westside Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of certain earthwork, onsite collector roadway drainage, wastewater collection, potable water distribution, stormwater management, landscape, hardscape and irrigation, electrical (undergrounding), professional inspection fees, and other miscellaneous fees.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Westside Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

**What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the "Act"), and established by Ordinance No. 04-34 enacted by the Board of County Commissioners of Osceola County, Florida, which was effective on September 2, 2004. The District's boundaries were enlarged pursuant to Ordinance 07-19 of the Board of County Commissioners of the County enacted on August 24, 2007. The District encompasses approximately 1,148.9 acres of land located entirely within the boundaries of Osceola County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Osceola County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally

subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The District is comprised of approximately 1,148.9 acres located entirely within Osceola County, Florida. The portion of the District known as Solara Phase One consists of approximately 118 developable acres within the District. The legal description of the lands encompassed within Solara Phase One is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District's development program for Solara Phase One includes, but is not limited to, certain earthwork, onsite collector roadway drainage, wastewater collection, potable water distribution, stormwater management, landscape, hardscape and irrigation, electrical (undergrounding), professional inspection fees, and other miscellaneous fees. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted a Master Engineer's Report dated September 6, 2017, which details all of the improvements contemplated for the completion of the infrastructure of the District (the "Solara Phase 1 and 2 Project"), which was supplemented for Solara Phase 1 Assessment Area by its Supplemental Engineer's Report dated January 16, 2018 (the "2018 Project"). Copies of the Engineer's Reports are available for review in the District's public records.

These public infrastructure improvements have been and will be funded by the District's sale of bonds. On March 30, 2005 and September 4, 2007, the Circuit Court of the State of Florida, in and for Osceola County, Florida, rendered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$85,000,000 in Special Assessment Revenue Bonds for infrastructure needs of the District.

On February 26, 2018, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the Capital Improvement Plan. On that date, the District issued its Westside Community Development District, Special Assessment Revenue Bonds, Series 2018 (Series 2018 Bonds), in the amount of \$3,490,000. Proceeds of the Series 2018 Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the 2018 Project.

**2018 Project**

**On-site Collector Roadways Drainage Improvements**

The Solara Development's roadway network is governed by the County Land Development Code "(LDC)" and the PMUD. The County's LDC defines major roadways within the Solara Development, including typical cross sections, geometry of the roadways, and lane requirements for thru traffic. Work to be completed by the District includes installation of the

required storm drainage inlets, manholes and pipes and construction of the roadway sub-base, base, asphalt, curbing and pedestrian/bike ways. The 2017 Project (Solara's Phase 1) will include 16,600 linear feet of stormwater pipe, 119 storm inlets, 11 storm manholes and 52,600 linear feet of sidewalk. Solara Phase 2 will include approximately 8,100 linear feet of stormwater pipe, 67 storm inlets, 9 storm manholes and 19,600 linear feet of sidewalk. Mattamy will perform, at its own expense, the clearing the right-of-way, earthwork and grading and construction of the roadway sub-base, base, asphalt, curbing. The district will fund the stormwater structures and pipes. The Phase 2 portion of the Solara Phase 1 and Phase 2 Project will include similar roadway drainage improvements. All roadways will be constructed in accordance with current Osceola County standards. The District will not construct roadways for which the Developer will receive impact fee credits from the County.

### **Wastewater Collection System**

The Solara Development is located within the TWA wastewater treatment service area. Specifically, the Solara Development is in the Sandhill Wastewater Treatment Plant service area. The Solara Phase 1 and Phase 2 Project includes a central wastewater collection system primarily consisting of gravity mains, sanitary manholes, and one (1) on-site lift station and associated force main to serve the Solara Development (Phase I); similar improvements will serve the Phase 2 portion of the development. The wastewater collection and transmission system will be designed in accordance with the TWA and FDEP regulations.

The 2017 Project (Solara's Phase 1) will include approximately 12,300 linear feet of gravity sewer and 60 sanitary manholes. Solara Phase 2 will later include approximately 8,400 linear feet of gravity sewer and 38 manholes. Approximately, 1,745 linear feet of sanitary force main, and 1 on-site lift station will be constructed with the Westside Blvd improvements. The Phase 2 portion of the Solara Phase I and Phase 2 Project will include similar wastewater collection improvements. The Solara Phase 1 and Phase 2 Project wastewater improvements will subsequently be dedicated by the District to the TWA which will thereafter own, operate, and maintain those completed infrastructure improvements.

### **Potable Water Distribution System**

The Solara Development is located within the TWA water service area. Specifically, the District is in the TWA-West Water Treatment Plant service area. The 2017 Project will consist of construction and/or acquisition a water distribution system consisting of various size water mains, valves, fire hydrants and a booster station as required to provide potable water service and fire flow protection in accordance with the TWA and County standards. The water distribution system will be designed in accordance with TWA and FDEP regulations. The 2017 Project (Solara's Phase 1) will include approximately 17,460 linear feet of water mains of various sizes with associated valves, hydrants and appurtenances. Solara's Phase 2 will later consist of approximately 10,400 linear feet of water mains of various sizes with associated valves, hydrants and appurtenances. The Solara Phase 1 and Phase 2 Project water distribution system

improvements which will be subsequently conveyed by the District to TWA upon completion. TWA will thereafter own, operate, and maintain those completed infrastructure improvements.

### **Reclaimed Water Distribution System**

The Solara Development is located within the TWA reclaimed water service area. The Solara Phase 1 and Phase 2 Project includes the construction and/or acquisition by the District of a reclaimed water distribution system consisting of various size reclaimed water mains and valves to provide irrigation for common areas throughout the District. The reclaimed water distribution system will be designed in accordance with TWA standards. The 2017 Project (Solara's Phase 1) will include approximately 15,200 linear feet of reclaimed water mains of various sizes with associated valves and appurtenances. Solara's Phase 2 is anticipated to include approximately 9,450 linear feet of reclaimed water mains of various sizes with associated valves and appurtenances. The Solara Phase 1 and Phase 2 Project onsite reclaimed water distribution system improvements conveyed by the District to TWA at completion, and TWA will thereafter own, operate and maintain those completed improvements.

### **Stormwater Management**

The District's Solara Phase 1 and Phase 2 Project stormwater management facilities will be designed to conform to the County and SFWMD criteria for pre-development versus post-development allowable discharge and water quality treatment. The Solara Development is located within Reedy Creek watershed. The District will construct and/or acquire stormwater ponds, interconnecting culverts and discharge control structures which in conjunction with the on-site preserved wetlands will constitute the master stormwater management facilities for the District. The 2017 Project will include the construction of onsite Ponds 1, 2 and 4 and the associated outfall structures as shown on the site plan presented in Exhibit 3. Pond 3 will be constructed with Phase 2. A portion of the excavated soil material resulting from the stormwater management construction is anticipated to be utilized for the construction of the Solara Phase 1 and Phase 2 Project including landscape berming, drainage fill requirements, open-space fill requirements and other grading of public property. Excess excavation material generated from the construction of the stormwater ponds will be placed within the development parcels, if the cost to so place such excavation materials is less than the estimated cost to the District to transport and sell the excess fill for offsite use. Any cost in excess of such amounts will be funded by the Developer.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system which includes water quality treatment and attenuation.

2. To adequately protect the Solara Development and the District from regulatory-defined rainfall events.
3. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Solara Development.
4. To satisfactorily accommodate off-site contributing drainage areas which under existing conditions drain through the District.

The pond outfall system will utilize control structures discharging to wetlands. The Solara Phase I and Phase 2 Project stormwater management system will be constructed and/or acquired by the District and thereafter owned and maintained by the District with a drainage easement being dedicated to the County as required by the County to allow for, among other items, stormwater drainage from public roads, emergency maintenance and/or repairs to the stormwater management system.

### **Underground Electrical System**

The Solara Development lies within area served by Duke Energy for electrical power service. Duke Energy will provide underground electric service to the Solara Development from existing underground power lines located within the public right-of-way of Westside Blvd and Sand Mine Rd. The Solara Development's internal electric power system will consist of underground cable, duct banks, manholes, appurtenant transformers and service pedestals (hereafter collectively referred to as the "Underground Electric System").

The Solara Phase I and Phase 2 Project may include the cost to dig the trenches for the installation or acquisition of the Underground Electric System along the portions of the onsite and offsite collector roadway that will be constructed by Mattamy. Duke Energy will thereafter own, operate and maintain the electric lines and related facilities.

### **Street Lights**

The installation of street lights along the portions of the onsite collector roadway that will be constructed by Mattamy is currently anticipated to be fully funded by Duke Energy, with the Developer or homeowner's association leasing the street light poles and being responsible for paying the monthly electric service costs to Duke Energy.

### **Landscaping, Hardscape and Signage**

Landscaping, hardscape and signage will be provided along the public roadways and open-space areas serving the Solara Development. The Solara Phase 1 and Phase 2 Project will include landscaping, hardscape, and street signage along the portions of the public collector roadways and within open-space areas that will be constructed in conjunction with the Solara Development Phases I and 2. These improvements will be constructed and/or installed and acquired by the District upon completion. Thereafter, the District will own, operate and maintain those completed improvements.

## **Professional Services and Permitting Fees**

The County, TWA, FDEP and SFWMD and all other governing agencies impose fees for permits, plan reviews and inspections. These fees vary with the magnitude of the impact and size of the development phases. Additionally, planning, engineering, surveying, landscape, hardscape and management services are required for the design, permitting and construction monitoring of the Solara Phase 1 and Phase 2 Project. Costs for certain professional services and permitting fees associated with the Solara Phase 1 and Phase 2 Project shall be paid by the District as a part of its acquisition of certain assets, permits, and work products under the terms of the Acquisition Agreement, with the remainder funded by Mattamy.

## **Assessments, Fees and Charges**

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Series 2018 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual debt assessment levels for property within Solara Phase One for the Series 2018 Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review in the District's public records.

The current maximum annual debt assessments for the Series 2018 Bonds per unit within the Solara Phase One Project are as follows:

<b>Product Type</b>	<b>Series 2018 Maximum Annual Assessment Debt Per Unit</b>
Townhome	\$699.00
Single Family – 40'	\$769.00
Single Family – 50'	\$839.00

Note: The maximum annual debt assessments have been grossed up to include collection costs from Osceola County and a maximum discount for early payment as authorized by law.

The Series 2018 Bond Debt Assessments described above exclude any operations and maintenance assessments ("O&M Assessments") which may be determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the

District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

### **Method of Collection**

The District's Series 2018 Bond Debt Assessments and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and will be collected by the Osceola County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts for early payment as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Westside Community Development District, 135 W. Central Blvd., Suite 320, Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.



IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the \_\_\_\_\_ day of \_\_\_\_\_, 2018, and recorded in the Official Records of Osceola County, Florida.

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: Keith Trace  
Chairperson

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Keith Trace, Chairperson of the Westside Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [ ] take the oath.

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

EXHIBIT A

TABLE 7  
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT  
PRELIMINARY ASSESSMENT ROLL  
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 1 ASSESSMENT AREA

Owner	Property Address	Parcel ID	Product Type	Total Per Debt Allocation Per Unit	Net Annual Debt Allocation	Gross Annual Debt Allocation (1)
MATTAMY ORLANDO LLC	1850 SAWYER PALM	PL	18-25-27-49-01-0001-1000	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	1848 SAWYER PALM	PL	18-25-27-49-01-0001-1000	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	1830 SAWYER PALM	PL	18-25-27-49-01-0001-1000	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	1820 SAWYER PALM	PL	18-25-27-49-01-0001-1000	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	1810 SAWYER PALM	PL	18-25-27-49-01-0001-1000	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	1800 SAWYER PALM	PL	18-25-27-49-01-0001-1000	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	1790 SAWYER PALM	PL	18-25-27-49-01-0001-1000	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	1780 SAWYER PALM	PL	18-25-27-49-01-0001-1000	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	1770 SAWYER PALM	PL	18-25-27-49-01-0001-1000	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	1760 SAWYER PALM	PL	18-25-27-49-01-0001-1000	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	1750 SAWYER PALM	PL	18-25-27-49-01-0001-1000	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	1740 SAWYER PALM	PL	18-25-27-49-01-0001-1100	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	1730 SAWYER PALM	PL	18-25-27-49-01-0001-1100	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	1720 SAWYER PALM	PL	18-25-27-49-01-0001-1100	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	1710 SAWYER PALM	PL	18-25-27-49-01-0001-1100	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	9025 SUNSET PALMS	TER	18-25-27-49-01-0001-1100	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	9022 SUNSET PALMS	TER	18-25-27-49-01-0001-1100	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	9019 SUNSET PALMS	TER	18-25-27-49-01-0001-1100	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	9016 SUNSET PALMS	TER	18-25-27-49-01-0001-1100	SF-50	\$ 11,866	788
MATTAMY ORLANDO LLC	1638 NASSAU POI NT	TRL	18-25-27-49-01-0001-1100	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1629 NASSAU POI NT	TRL	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1625 NASSAU POI NT	TRL	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1621 NASSAU POI NT	TRL	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1617 NASSAU POI NT	TRL	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1613 NASSAU POI NT	TRL	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1610 NASSAU POI NT	TRL	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1606 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1602 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1600 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1598 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1596 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1594 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1592 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1590 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1588 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1586 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1584 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1582 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1580 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1578 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1576 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1574 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1572 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1570 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1568 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1566 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1564 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1562 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1560 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1558 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1556 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1554 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1552 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1550 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1548 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1546 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1544 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1542 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1540 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1538 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1536 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1534 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1532 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1530 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1528 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1526 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1524 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1522 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1520 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1518 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1516 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1514 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1512 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1510 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1508 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1506 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1504 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1502 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1500 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1498 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1496 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1494 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1492 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1490 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1488 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1486 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1484 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1482 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1480 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1478 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1476 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1474 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1472 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1470 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1468 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1466 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1464 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1462 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1460 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1458 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1456 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1454 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1452 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1450 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1448 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1446 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1444 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1442 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1440 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1438 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1436 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1434 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1432 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1430 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1428 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1426 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1424 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1422 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1420 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1418 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1416 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1414 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1412 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1410 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1408 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1406 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1404 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1402 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1400 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1398 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1396 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1394 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1392 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1390 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$ 10,969	723
MATTAMY ORLANDO LLC	1388 HERONS GREEN	PATH	18-25-27-49-01-0001-1200	SF-40	\$	

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Owner	Property Address	Parcel ID	Product Type	Total Per Owner Allocation Per Unit	Net Payment Due Allocation	Gross Annual Debt Assessment Allocation (1)	Debt (2)
MATTAMY ORLANDO LLC	1564 CAREY PALM CIR	18-25-27-49-0-0001-2750	TH	\$ 9,971	\$ 888	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1566 CAREY PALM CIR	18-25-27-49-0-0001-2750	TH	\$ 9,971	\$ 888	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1568 CAREY PALM CIR	18-25-27-49-0-0001-2750	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1570 CAREY PALM CIR	18-25-27-49-0-0001-2780	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1636 CAREY PALM CIR	18-25-27-49-0-0001-2770	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1638 CAREY PALM CIR	18-25-27-49-0-0001-2780	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1634 CAREY PALM CIR	18-25-27-49-0-0001-2750	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1632 CAREY PALM CIR	18-25-27-49-0-0001-2780	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1630 CAREY PALM CIR	18-25-27-49-0-0001-2810	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1636 CAREY PALM CIR	18-25-27-49-0-0001-2810	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1608 CAREY PALM CIR	18-25-27-49-0-0001-2820	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1606 CAREY PALM CIR	18-25-27-49-0-0001-2820	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1604 CAREY PALM CIR	18-25-27-49-0-0001-2840	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1602 CAREY PALM CIR	18-25-27-49-0-0001-2850	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1600 CAREY PALM CIR	18-25-27-49-0-0001-2880	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1598 CAREY PALM CIR	18-25-27-49-0-0001-2870	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1596 CAREY PALM CIR	18-25-27-49-0-0001-2890	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1594 CAREY PALM CIR	18-25-27-49-0-0001-2890	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1592 CAREY PALM CIR	18-25-27-49-0-0001-2900	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1590 CAREY PALM CIR	18-25-27-49-0-0001-2910	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1588 CAREY PALM CIR	18-25-27-49-0-0001-2920	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1586 CAREY PALM CIR	18-25-27-49-0-0001-2930	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1584 CAREY PALM CIR	18-25-27-49-0-0001-2940	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1582 CAREY PALM CIR	18-25-27-49-0-0001-2950	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1580 CAREY PALM CIR	18-25-27-49-0-0001-2960	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1578 CAREY PALM CIR	18-25-27-49-0-0001-2970	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1576 CAREY PALM CIR	18-25-27-49-0-0001-2980	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1574 CAREY PALM CIR	18-25-27-49-0-0001-2990	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1572 CAREY PALM CIR	18-25-27-49-0-0001-3000	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1570 CAREY PALM CIR	18-25-27-49-0-0001-3010	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1568 CAREY PALM CIR	18-25-27-49-0-0001-3020	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1566 CAREY PALM CIR	18-25-27-49-0-0001-3030	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1564 CAREY PALM CIR	18-25-27-49-0-0001-3040	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1562 CAREY PALM CIR	18-25-27-49-0-0001-3050	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1560 CAREY PALM CIR	18-25-27-49-0-0001-3070	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1558 CAREY PALM CIR	18-25-27-49-0-0001-3080	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1556 CAREY PALM CIR	18-25-27-49-0-0001-3100	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1554 CAREY PALM CIR	18-25-27-49-0-0001-3110	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1552 CAREY PALM CIR	18-25-27-49-0-0001-3120	TH	\$ 9,971	\$ 658	\$ 699	\$ 699
MATTAMY ORLANDO LLC	1640 CARIBBEAN VIEW TER	18-25-27-49-0-0001-0100	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1638 CARIBBEAN VIEW TER	18-25-27-49-0-0001-0110	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1798 CARIBBEAN VIEW TER	18-25-27-49-0-0001-0120	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1796 CARIBBEAN VIEW TER	18-25-27-49-0-0001-0130	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1778 CARIBBEAN VIEW TER	18-25-27-49-0-0001-0140	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1776 CARIBBEAN VIEW TER	18-25-27-49-0-0001-0150	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1642 CARIBBEAN VIEW TER	18-25-27-49-0-0001-0160	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1666 CARIBBEAN VIEW TER	18-25-27-49-0-0001-0170	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1760 CARIBBEAN VIEW TER	18-25-27-49-0-0001-0180	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1758 CARIBBEAN VIEW TER	18-25-27-49-0-0001-0190	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1744 CARIBBEAN VIEW TER	18-25-27-49-0-0001-0200	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1742 CARIBBEAN VIEW TER	18-25-27-49-0-0001-0210	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1648 NASSAU POINT TRL	18-25-27-49-0-0001-0220	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1644 NASSAU POINT TRL	18-25-27-49-0-0001-0230	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1640 NASSAU POINT TRL	18-25-27-49-0-0001-0240	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1636 NASSAU POINT TRL	18-25-27-49-0-0001-0250	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839
MATTAMY ORLANDO LLC	1632 NASSAU POINT TRL	18-25-27-49-0-0001-0260	SF-50	\$ 11,966	\$ 789	\$ 839	\$ 839



(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Prepared by: Governmental Management Services - Central Florida, LLC



## SECTION VIII

# SECTION C

# SECTION 1

# Westside

## Community Development District

### Summary of Check Register

November 29, 2018 to January 29, 2019

Fund	Date	Check No.'s	Amount
General	12/07/18	1423-1429	\$ 38,695.52
	12/17/18	1430-1431	\$ 1,066.89
	12/20/18	1432-1433	\$ 1,716.82
	01/13/19	1434-1437	\$ 19,059.99
	01/15/19	1438-1439	\$ 649.71
	01/25/19	1440-1448	\$ 666,352.28
			<hr/> \$ 727,541.21
Payroll	<u>December 2018</u>		
	Scott D Stewart	50243	\$ 184.70
	Thomas O Franklin	50244	\$ 184.70
			<hr/> \$ 369.40
			<hr/> \$ 727,910.61

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 1/29/19

PAGE 1

\*\*\* CHECK DATES 11/29/2018 - 01/29/2019 \*\*\*

WESTSIDE CDD - GENERAL FUND

BANK A WESTSIDE CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/07/18	00001	12/01/18 310	201812 310-51300-34000		*	3,315.33	
			MANAGEMENT FEES-DEC18				
		12/01/18 310	201812 310-51300-35100		*	83.33	
			INFORMATION TECH-DEC18				
		12/01/18 310	201812 310-51300-31300		*	291.67	
			DISSEMINATION-DEC18				
		12/01/18 310	201812 310-51300-51000		*	10.18	
			OFFICE SUPPLIES				
		12/01/18 310	201812 310-51300-42000		*	1.89	
			POSTAGE				
		12/01/18 310	201812 310-51300-42500		*	59.40	
			COPIES				
		12/01/18 311	201812 320-53800-49000		*	1,547.17	
			FIELD MANAGEMENT-DEC18				
		12/01/18 311	201812 320-53800-46600		*	11.18	
			U-POST SIGNAGE SUPPLIES				
			GOVERNMENTAL MANAGEMENT SERVICES				5,320.15 001423
12/07/18	00006	11/06/18 6-360-49	201810 310-51300-42000		*	63.76	
			DELIVERY 10/30/18				
		11/20/18 6-374-58	201811 310-51300-42000		*	29.75	
			DELIVERY 11/14/18				
			FEDEX				93.51 001424
12/07/18	00022	11/08/18 5266228	201810 310-51300-31100		*	95.00	
			PREP/ATTEND MEETING				
			HANSON, WALTER & ASSOCIATES, INC.				95.00 001425
12/07/18	00060	10/30/18 156	201810 310-51300-31300		*	6,000.00	
			FY 18 DISSEMIN/-2005/2007				
			LERNER REPORTING SERVICES INC				6,000.00 001426
12/07/18	00029	11/16/18 83263	201810 310-51300-31500		*	948.11	
			PREP/REV/ATTEND BOARD MTG				
			LATHAM,SHUKER,EDEN & BEAUDINE, LLP				948.11 001427
12/07/18	00007	9/30/18 14890920	201809 310-51300-48000		*	271.25	
			NOTICE OF FY19 DATES				
		10/31/18 20499700	201810 310-51300-48000		*	642.50	
			NOTICE OF PUBLIC HEARING				
			ORLANDO SENTINEL				913.75 001428
12/07/18	00039	11/01/18 235512	201811 320-53800-46200		*	7,107.50	
			LANDSCAPE MAINT NOV18				
		11/01/18 235512	201811 320-53800-46200		*	1,025.00	
			POND MAINT NOV18				

WEST WESTSIDE

KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/01/18	235512 201811 320-53800-46200		*	4,530.00	
			ROW, ISLANDS AND BUFFERS				
		12/01/18	240346 201812 320-53800-46200		*	7,107.50	
			LANDSCAPE MAINT NOV18				
		12/01/18	240346 201812 320-53800-46200		*	1,025.00	
			POND MAINTENANCE NOV18				
		12/01/18	240346 201812 320-53800-46200		*	4,530.00	
			ROW, ISLANDS AND BUFFERS				
			YELLOWSTONE LANDSCAPE				25,325.00 001429
12/17/18	00056	12/04/18	10348 201811 320-53800-46400		*	600.00	
			STORMWATER POND MNT NOV18				
		12/04/18	10348 201811 320-53800-46400		*	100.00	
			GOODMAN POND MNT NOV18				
		12/04/18	10348 201811 320-53800-46400		*	275.00	
			SOLARA PONDS 1,2,3 NOV18				
			AQUATIC WEED MANAGEMENT, INC.				975.00 001430
12/17/18	00006	12/04/18	6-388-04 201811 310-51300-42000		*	91.89	
			DELIVERY 11/29/18				
			FEDEX				91.89 001431
12/20/18	00022	12/10/18	5266597 201811 310-51300-31100		*	95.00	
			PREP/ATTEND MEETING				
			HANSON, WALTER & ASSOCIATES, INC.				95.00 001432
12/20/18	00029	12/14/18	83597 201811 310-51300-31500		*	1,621.82	
			REV/PREP/EMAIL/CALL				
			LATHAM, SHUKER, EDEN & BEAUDINE, LLP				1,621.82 001433
1/13/19	00056	12/21/18	10415 201812 320-53800-46400		*	600.00	
			STORM WATER PND MNT DEC18				
		12/21/18	10415 201812 320-53800-46400		*	100.00	
			GOODMAN POND MNT DEC18				
		12/21/18	10415 201812 320-53800-46400		*	275.00	
			SOLARAPOND S1,S2,S3 DEC18				
			AQUATIC WEED MANAGEMENT, INC.				975.00 001434
1/13/19	00001	1/01/19	313 201901 310-51300-34000		*	3,315.33	
			MANAGEMENTS FEES JAN19				
		1/01/19	313 201901 310-51300-35100		*	83.33	
			INFO TECH JAN19				
		1/01/19	313 201901 310-51300-31300		*	291.67	
			DISSEMINATION JAN19				
		1/01/19	313 201901 310-51300-51000		*	10.09	
			OFFICE SUPPLIES				

WEST WESTSIDE KCOSTA

\*\*\* CHECK DATES 11/29/2018 - 01/29/2019 \*\*\*

WESTSIDE CDD - GENERAL FUND

BANK A WESTSIDE CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		1/01/19 313	201901 310-51300-42000			*	1.41	
		1/01/19 313	201901 310-51300-42500			*	155.85	
		1/01/19 314	201901 320-53800-49000			*	1,547.17	
		1/01/19 314	201901 320-53800-49100			*	13.83	
			LOWES/PHOTOCELL					
					GOVERNMENTAL MANAGEMENT SERVICES			5,418.68 001435
1/13/19 00036	11/30/18	1030795	201811 310-51300-49200			*	3.81	
			FIRE VACANT LAND					
					BRUCE VICKERS,TAX COLLECTOR			3.81 001436
1/13/19 00039	1/01/19	243934	201901 320-53800-46200			*	7,107.50	
			LANDSCAPE MAINT DEC18					
	1/01/19	243934	201901 320-53800-46200			*	1,025.00	
			POND MAINT DEC18					
	1/01/19	243934	201901 320-53800-46200			*	4,530.00	
			ROW,ISLANDS,BUFFERS DEC18					
					YELLOWSTONE LANDSCAPE			12,662.50 001437
1/15/19 00022	1/08/19	5266917	201812 310-51300-31100			*	95.00	
			PREP/ATTEND MEETING					
					HANSON, WALTER & ASSOCIATES, INC.			95.00 001438
1/15/19 00047	1/09/19	2018287	201901 310-51300-49100			*	554.71	
			2018 TAX ROLL FEE					
					OSCEOLA COUNTY PROPERTY APPRAISER			554.71 001439
1/25/19 00016	1/25/19	01252019	201901 300-20700-10000			*	1,809.43	
			FY18 DEBT SERVICE-SER05					
					WESTSIDE CDD C/O USBANK			1,809.43 001440
1/25/19 00016	1/25/19	01252019	201901 300-20700-10000			*	2,244.12	
			FY18 DEBT SERVICE-SER07					
					WESTSIDE CDD C/O USBANK			2,244.12 001441
1/25/19 00016	1/25/19	01252019	201901 300-20700-10000			*	27,730.00	
			FY18 DIRECT ASSESS-SER05					
					WESTSIDE CDD C/O USBANK			27,730.00 001442
1/25/19 00016	1/25/19	01252019	201901 300-20700-10000			*	9,816.42	
			FY18 DIRECT ASSESS-SER07					
					WESTSIDE CDD C/O USBANK			9,816.42 001443
					WEST WESTSIDE			
					KCOSTA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/25/19	00016	1/25/19 01252019	201901 300-20700-10000 FY19 DEBT SERVICE-SER05	WESTSIDE CDD C/O USBANK	*	191,465.77	191,465.77 001444
1/25/19	00016	1/25/19 01252019	201901 300-20700-10000 FY19 DEBT SERVICE-SER07	WESTSIDE CDD C/O USBANK	*	237,461.79	237,461.79 001445
1/25/19	00016	1/25/19 01252019	201901 300-20700-10000 FY19 DEBT SERVICE-SER18	WESTSIDE CDD C/O USBANK	*	159,189.19	159,189.19 001446
1/25/19	00016	1/25/19 01252019	201901 300-20700-10000 FY19 DIRECT ASSESS-SER05	WESTSIDE CDD C/O USBANK	*	26,320.00	26,320.00 001447
1/25/19	00016	1/25/19 01252019	201901 300-20700-10000 FY19 DIRECT ASSESS-SER07	WESTSIDE CDD C/O USBANK	*	10,315.56	10,315.56 001448
TOTAL FOR BANK A						727,541.21	
TOTAL FOR REGISTER						727,541.21	

WEST WESTSIDE KCOSTA



# SECTION 2

# Westside

## Community Development District

Unaudited Financial Reporting  
December 31, 2018

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2	<u>General Fund Income Statement</u>
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4	<u>Series 2007 Debt Service Fund Income Statement</u>
5	<u>Series 2018 Debt Service Fund Income Statement</u>
6	<u>Capital Projects Fund Income Statement</u>
7	<u>Capital Reserve Fund</u>
8	<u>Month to Month</u>
9	<u>Long Term Debt Summary</u>
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**WESTSIDE CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
**December 31, 2018**

	GENERAL	DEBT SERVICE SERIES 2005	DEBT SERVICE SERIES 2007	DEBT SERVICE SERIES 2018	CAPITAL PROJECTS SERIES 2005	CAPITAL PROJECTS SERIES 2007	CAPITAL PROJECTS SERIES 2018	CAPITAL RESERVE	TOTALS
<b>ASSETS</b>									
CASH	\$ 1,263,659	\$ -	\$ -	\$ -	\$ -	\$ 26,747	\$ -	\$ 5,048	\$ 1,295,454
INVESTMENTS									
STATE BOARD ADMINISTRATION	508,620	-	-	-	-	-	-	295,872	804,492
CONSTRUCTION FUND	-	-	-	-	-	-	2,629	-	2,629
COST OF ISSUANCE	-	-	-	-	-	-	-	-	-
DEFERRED COST	-	12,211	3,717	-	-	-	-	-	15,928
INTEREST FUND	-	-	-	-	-	-	-	-	-
RESERVE FUND	-	574,700	724,535	115,065	-	-	-	-	1,414,300
REVENUE FUND	-	1,996,510	1,436,092	416	-	-	-	-	3,433,018
PREPAYMENT FUND	-	428	1,459	-	-	-	-	-	1,887
DUE FROM GENERAL FUND	-	238,908	249,399	152,191	-	-	-	-	640,498
<b>TOTAL ASSETS</b>	<b>\$ 1,772,280</b>	<b>\$ 2,822,758</b>	<b>\$ 2,415,202</b>	<b>\$ 267,672</b>	<b>\$ -</b>	<b>\$ 26,747</b>	<b>\$ 2,629</b>	<b>\$ 300,919</b>	<b>\$ 7,608,207</b>
<b>LIABILITIES &amp; FUND BALANCES</b>									
<b>LIABILITIES</b>									
ACCOUNTS PAYABLE	\$ 4,674	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,674
DUE TO GENERAL FUND	-	-	-	-	-	-	-	-	\$ -
DUE TO DEBT SERVICE	640,498	-	-	-	-	-	-	-	640,498
ACCRUED INTEREST PAYABLE 2005	-	-	-	-	-	-	-	-	-
ACCRUED INTEREST PAYABLE 2007	-	-	-	-	-	-	-	-	-
ACCRUED PRINCIPAL PAYABLE 2005	-	2,665,000	-	-	-	-	-	-	2,665,000
ACCRUED PRINCIPAL PAYABLE 2007	-	-	1,070,000	-	-	-	-	-	1,070,000
<b>TOTAL LIABILITIES</b>	<b>645,172</b>	<b>2,665,000</b>	<b>1,070,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,380,172</b>
<b>FUND BALANCES</b>									
RESTRICTED FOR DEBT SERVICE	\$ -	\$ 157,758	\$ 1,345,202	\$ 267,672	\$ -	\$ -	\$ -	\$ -	\$ 1,770,632
RESTRICTED FOR CAPITAL PROJECTS	-	-	-	-	-	26,747	2,629	300,919	330,296
UNASSIGNED	1,127,108	-	-	-	-	-	-	-	1,127,108
<b>TOTAL FUND BALANCES</b>	<b>1,127,108</b>	<b>157,758</b>	<b>1,345,202</b>	<b>267,672</b>	<b>-</b>	<b>26,747</b>	<b>2,629</b>	<b>300,919</b>	<b>3,228,036</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,772,280</b>	<b>\$ 2,822,758</b>	<b>\$ 2,415,202</b>	<b>\$ 267,672</b>	<b>\$ -</b>	<b>\$ 26,747</b>	<b>\$ 2,629</b>	<b>\$ 300,919</b>	<b>\$ 7,608,207</b>

**WESTSIDE CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending December 31, 2018

	Adopted Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
<b>REVENUES:</b>				
Maintenance Assessments-On Roll	\$218,183	\$198,880	\$198,880	\$0
Maintenance Assessments-Off Roll	\$463,547	\$233,242	\$233,242	\$0
Interest Income	\$5,000	\$1,250	\$3,199	\$1,949
Developer Contribution	\$0	\$0	\$0	\$0
Miscellaneous Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$686,730</b>	<b>\$433,372</b>	<b>\$435,321</b>	<b>\$1,949</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE</b>				
Supervisor Fees	\$12,000	\$3,000	\$1,000	\$2,000
FICA Expense	\$918	\$230	\$77	\$153
Engineering Fees	\$10,500	\$2,625	\$285	\$2,340
Legal Services	\$40,000	\$10,000	\$2,570	\$7,430
Arbitrage	\$1,350	\$1,200	\$0	\$1,200
Management Fees	\$39,784	\$9,946	\$9,946	(\$0)
Information Technology	\$1,000	\$250	\$250	\$0
Dissemination	\$9,500	\$2,375	\$6,875	(\$4,500)
Trustee	\$6,000	\$0	\$0	\$0
Assessment Roll Services	\$5,000	\$5,000	\$5,000	\$0
Auditing Services	\$3,975	\$0	\$0	\$0
Telephone	\$100	\$25	\$8	\$17
Postage and Freight	\$2,250	\$563	\$464	\$99
Insurance - General Liability	\$8,600	\$8,600	\$7,736	\$864
Printing and Binding	\$1,500	\$375	\$101	\$274
Legal Advertising	\$1,800	\$450	\$643	(\$193)
Miscellaneous Services	\$1,250	\$313	\$143	\$169
Office Supplies	\$400	\$100	\$26	\$74
Property Appraiser's Fee	\$600	\$600	\$0	\$600
Property Taxes	\$10	\$10	\$4	\$6
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Settlement Agreement Payments	\$50,000	\$50,000	\$53,750	(\$3,750)
<b>TOTAL ADMINISTRATIVE</b>	<b>\$196,712</b>	<b>\$95,835</b>	<b>\$89,051</b>	<b>\$6,784</b>
<b>OPERATIONS AND MAINTENANCE</b>				
Landscape Maintenance	\$163,170	\$40,792	\$37,988	\$2,805
Irrigation Repairs	\$15,000	\$3,750	\$0	\$3,750
Plant Replacement	\$30,000	\$7,500	\$0	\$7,500
Electric	\$1,500	\$375	\$87	\$288
Streetlighting	\$73,000	\$18,250	\$13,150	\$5,100
Irrigation Water	\$58,000	\$14,500	\$6,690	\$7,810
Property Insurance	\$1,100	\$1,100	\$923	\$177
Field Management	\$18,566	\$4,641	\$4,642	(\$0)
Lake & Wetland Maintenance	\$22,800	\$5,700	\$2,925	\$2,775
Misc. Contingency	\$30,000	\$7,500	\$3,611	\$3,889
Stormwater/Lake Repair	\$15,000	\$3,750	\$0	\$3,750
Transfer Out	\$61,884	\$0	\$0	\$0
<b>TOTAL OPERATION AND MAINTENANCE</b>	<b>\$490,018</b>	<b>\$107,859</b>	<b>\$70,014</b>	<b>\$37,844</b>
<b>TOTAL EXPENDITURES</b>	<b>\$686,730</b>		<b>\$159,066</b>	
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0</b>		<b>\$276,255</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$0</b>		<b>\$850,853</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$0</b>		<b>\$1,127,108</b>	

**WESTSIDE CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE SERIES 2005**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending December 31, 2018

	Adopted Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
<b>REVENUE</b>				
Assessments-On Roll	\$276,643	\$183,049	\$183,049	\$0
Assessments-Off Roll	\$163,560	\$2,351,702	\$2,351,702	\$0
Assessments-Accelerated	\$774,584	\$0	\$0	\$0
Other Debt Service Funds	\$8,559	\$2,140	\$0	(\$2,140)
Interest	\$0	\$0	\$6,562	\$6,562
Transfer In	\$0	\$0	\$398	\$398
<b>TOTAL REVENUE</b>	<b>\$1,223,345</b>	<b>\$2,536,891</b>	<b>\$2,541,711</b>	<b>\$4,820</b>
<b>EXPENDITURES</b>				
Interest - 11/1	\$399,173	\$399,173	\$423,891	(\$24,719)
Interest - 5/1	\$399,173	\$0	\$0	\$0
Principal - 5/1	\$425,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,223,345</b>	<b>\$399,173</b>	<b>\$423,891</b>	<b>(\$24,719)</b>
<b>OTHER FINANCING SOURCES</b>				
Other Debt Service Cost	\$0	\$0	(\$21,912)	(\$21,912)
Transfer In (Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$21,912)</b>	<b>(\$21,912)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0</b>		<b>\$2,095,907</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$0</b>		<b>(\$1,938,150)</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$0</b>		<b>\$157,758</b>	

**WESTSIDE CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE SERIES 2007**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending December 31, 2018

	Adopted Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
<b>REVENUE</b>				
Assessments - On Roll	\$346,860	\$227,023	\$227,023	\$0
Assessments - Off Roll	\$59,897	\$744,647	\$744,647	\$0
Assessments - Accelerated	\$1,020,603	\$0	\$0	\$0
Other Debt Service Funds	\$10,200	\$2,550	\$0	(\$2,550)
Bondholder Contributions	\$0	\$0	\$0	\$0
Land Sale Proceeds	\$0	\$0	\$0	\$0
Interest	\$0	\$0	\$13,025	\$13,025
<b>TOTAL REVENUE</b>	<b>\$1,437,560</b>	<b>\$974,220</b>	<b>\$984,694</b>	<b>\$10,475</b>
<b>EXPENDITURES</b>				
Interest - 11/1	\$543,780	\$543,780	\$561,060	(\$17,280)
Interest - 5/1	\$543,780	\$0	\$0	\$0
Principal - 5/1	\$350,000	\$0	\$0	\$0
Special Call - 9/21	\$0	\$0	\$0	\$0
Interest - 9/21	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,437,560</b>	<b>\$543,780</b>	<b>\$561,060</b>	<b>(\$17,280)</b>
<b>OTHER FINANCING SOURCES</b>				
Other Debt Service Cost	\$0	\$0	(\$22,112)	(\$22,112)
Transfer (Out)/In	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$22,112)</b>	<b>(\$22,112)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0</b>		<b>\$401,523</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$0</b>		<b>\$943,679</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$0</b>		<b>\$1,345,202</b>	

**WESTSIDE CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE SERIES 2018**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending December 31, 2018

	Adopted Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
<b>REVENUE</b>				
Assessments	\$230,130	\$152,191	\$152,191	\$0
Interest	\$0	\$0	\$136	\$136
<b>TOTAL REVENUE</b>	<b>\$230,130</b>	<b>\$152,191</b>	<b>\$152,327</b>	<b>\$136</b>
<b>EXPENDITURES</b>				
Interest - 11/1	\$89,025	\$89,025	\$89,025	\$0
Interest - 5/1	\$89,025	\$0	\$0	\$0
Principal - 5/1	\$50,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$228,050</b>	<b>\$89,025</b>	<b>\$89,025</b>	<b>\$0</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$2,080</b>		<b>\$63,302</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$89,025</b>		<b>\$204,370</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$91,105</b>		<b>\$267,672</b>	



**WESTSIDE CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS SERIES 2005, 2007, & 2018**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending December 31, 2018

	Series 2005	Series 2007	Series 2018	Total
<b>REVENUE</b>				
Interest	\$1	\$3	\$2	\$6
<b>TOTAL REVENUE</b>	<b>\$1</b>	<b>\$3</b>	<b>\$2</b>	<b>\$6</b>
<b>EXPENDITURES</b>				
Bank Fees	\$0	\$75	\$0	\$75
Capital Outlay	\$0	\$0	\$0	\$0
Capital Outlay - COI	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$75</b>	<b>\$0</b>	<b>\$75</b>
<b>OTHER FINANCING SOURCES</b>				
Bonds Proceeds	\$0	\$0	\$0	\$0
Transfer In (Out)	(\$398)	\$0	\$0	(\$398)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>(\$398)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$398)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(\$397)</b>	<b>(\$72)</b>	<b>\$2</b>	<b>(\$469)</b>
<b>FUND BALANCE, BEGINNING</b>	<b>\$397</b>	<b>\$26,820</b>	<b>\$2,627</b>	<b>\$27,216</b>
<b>FUND BALANCE, ENDING</b>	<b>\$0</b>	<b>\$26,747</b>	<b>\$2,629</b>	<b>\$29,377</b>

**WESTSIDE CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL RESERVE FUND**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending December 31, 2018

	Proposed Budget	Prorated Budget Thru 12/31/18	Actual Thru 12/31/18	Variance
<b>REVENUE</b>				
Transfer In	\$61,883	\$0	\$0	\$0
Interest	\$0	\$0	\$1,825	\$1,825
<b>TOTAL REVENUE</b>	<b>\$61,883</b>	<b>\$0</b>	<b>\$1,825</b>	<b>\$1,825</b>
<b>EXPENDITURES</b>				
Miscellaneous Expense	\$0	\$0	\$0	\$0
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$61,883</b>		<b>\$1,825</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$141,158</b>		<b>\$299,094</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$203,040</b>		<b>\$300,919</b>	

**WESTSIDE CDD  
COMMUNITY DEVELOPMENT DISTRICT**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUE</b>													
Maintenance Assessments-On Roll	\$0	\$31,723	\$167,157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$198,880
Maintenance Assessments- Off Roll	\$34,103	\$79,482	\$119,658	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$233,242
Interest Income	\$1,030	\$1,029	\$1,140	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,199
Developer Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Misc Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REVENUE</b>	<b>\$35,133</b>	<b>\$112,233</b>	<b>\$287,955</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$435,321</b>
<b>EXPENDITURES</b>													
<b>ADMINISTRATIVE</b>													
Supervisor Fees	\$200	\$400	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
Fica Expense	\$15	\$31	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
Engineering Fees	\$95	\$95	\$95	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285
Legal Fees	\$948	\$1,622	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,570
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,315	\$3,315	\$3,315	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,945
Information Technology	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Dissemination	\$6,292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,875
Trustee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll Services	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Auditing Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
Postage and Freight	\$334	\$127	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$464
Insurance - General Liability	\$7,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,736
Printing and Binding	\$13	\$29	\$59	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$101
Legal Advertising	\$643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$643
Miscellaneous Services	\$56	\$45	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143
Office Supplies	\$8	\$8	\$10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26
Property Appraiser's Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Settlement Agreement Payments	\$0	\$53,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,750
<b>TOTAL ADMINISTRATIVE</b>	<b>\$24,912</b>	<b>\$59,808</b>	<b>\$4,330</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$89,051</b>
<b>OPERATIONS AND MAINTENANCE</b>													
Landscape Maintenance	\$12,663	\$12,663	\$12,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,926
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plant Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$41	\$26	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87
Streetlighting	\$4,383	\$4,383	\$4,383	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,149
Irrigation Water	\$2,413	\$1,144	\$3,132	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,689
Property Insurance	\$923	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$923
Field Management	\$1,547	\$1,547	\$1,547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,641
Lake & Wetland Maintenance	\$975	\$975	\$975	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,925
Misc. Contingency	\$0	\$3,600	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,611
Stormwater/Lake Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL OPERATIONS AND MAINTENANCE</b>	<b>\$22,945</b>	<b>\$24,338</b>	<b>\$22,732</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70,014</b>
<b>TOTAL EXPENDITURES</b>	<b>\$47,857</b>	<b>\$84,146</b>	<b>\$27,062</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$159,065</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(\$12,724)</b>	<b>\$28,087</b>	<b>\$280,893</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$276,255</b>

**WESTSIDE**  
**Community Development District**  
**LONG TERM DEBT REPORT**

SERIES 2005, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	5.65%	
MATURITY DATE:	5/1/2037	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$1,214,786	
RESERVE FUND BALANCE	\$570,012	
BONDS OUTSTANDING - 9/30/13		\$17,050,000
LESS: PRINCIPAL PAYMENT 5/1/14		\$0
LESS: PRINCIPAL PAYMENT 5/1/15		\$0
LESS: PRINCIPAL PAYMENT 4/1/16		(\$255,000)
LESS: PRINCIPAL PAYMENT 9/21/18 (PREPAYMENT)		(\$1,790,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$15,005,000</b>

SERIES 2007, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	7.20%	
MATURITY DATE:	5/1/2038	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$1,427,620	
RESERVE FUND BALANCE	\$718,625	
BONDS OUTSTANDING - 9/30/13		\$17,340,000
LESS: PRINCIPAL PAYMENT 5/1/14		\$0
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)		(\$550,000)
LESS: PRINCIPAL PAYMENT 5/1/15		\$0
LESS: PRINCIPAL PAYMENT 4/1/16		(\$615,000)
LESS: PRINCIPAL PAYMENT 11/1/16 (PREPAYMENT)		(\$40,000)
LESS: PRINCIPAL PAYMENT 9/21/18 (PREPAYMENT)		(\$550,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$15,585,000</b>

SERIES 2018, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	5% - 5.2%	
MATURITY DATE:	11/1/2048	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$115,065	
RESERVE FUND BALANCE	\$115,065	
BONDS OUTSTANDING - 2/27/18		\$3,490,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$3,490,000</b>

**SPECIAL ASSESSMENT RECEIPTS - FY2019**

Gross Assessments	\$ 1,223,741	\$ 319,753	\$ 294,300	\$ 365,000	\$ 244,688
Net Assessments	\$ 1,150,316	\$ 300,567	\$ 276,642	\$ 343,100	\$ 230,007

## DIRECT ASSESSMENTS

DATE RECEIVED	DATE DUE	Check Num	NET AMOUNT ASSESSED	NET AMOUNT RECEIVED	GENERAL FUND	SERIES 2005	SERIES 2007
11/8/18	11/1/18	8892	\$ 21,742.62	\$ 21,742.62	\$ 21,742.62	\$ -	\$ -
	2/1/19		\$ 10,871.31	\$ -	\$ -	\$ -	\$ -
	5/1/19		\$ 10,871.31	\$ -	\$ -	\$ -	\$ -
<b>Total</b>			<b>\$ 43,485.24</b>	<b>\$ 21,742.62</b>	<b>\$ 21,742.62</b>	<b>\$ -</b>	<b>\$ -</b>

**WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2019**

<b>WESTSIDE CDD HOLDINGS, INC.</b>			<b>\$ 119,658.38</b>		<b>\$ 119,658.38</b>	<b>\$ -</b>	<b>\$ -</b>
DATE RECEIVED	DATE DUE	Check Num	NET AMOUNT ASSESSED	NET AMOUNT RECEIVED	GENERAL FUND	SERIES 2005	SERIES 2007
12/11/18	11/1/18	9918205434	\$ 59,829.19	\$ 59,829.10	\$ 59,829.10	\$ -	\$ -
12/11/18	2/1/19	9918205434	\$ 29,914.60	\$ 29,914.60	\$ 29,914.60	\$ -	\$ -
12/11/18	5/1/19	9918205434	\$ 29,914.60	\$ 29,914.30	\$ 29,914.30	\$ -	\$ -
<b>Total</b>			<b>\$ 119,658.39</b>	<b>\$ 119,658.00</b>	<b>\$ 119,658.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>MATTAMY ORLANDO LLC</b>			<b>\$ 18,971.47</b>		<b>\$ 18,971.47</b>	<b>\$ -</b>	<b>\$ -</b>
DATE RECEIVED	DATE DUE	Check Num	NET AMOUNT ASSESSED	NET AMOUNT RECEIVED	GENERAL FUND	SERIES 2005	SERIES 2007
10/19/18	11/1/18	8481	\$ 9,485.73	\$ 9,845.73	\$ 9,845.73	\$ -	\$ -
	2/1/19		\$ 4,742.87	\$ -	\$ -	\$ -	\$ -
	5/1/19		\$ 4,742.87	\$ -	\$ -	\$ -	\$ -
<b>Total</b>			<b>\$ 18,971.47</b>	<b>\$ 9,845.73</b>	<b>\$ 9,845.73</b>	<b>\$ -</b>	<b>\$ -</b>
<b>LAND ACQUISITION ONE LLC</b>			<b>\$ 13,124.79</b>		<b>\$ 13,124.79</b>	<b>\$ -</b>	<b>\$ -</b>
DATE RECEIVED	DATE DUE	Check Num	NET AMOUNT ASSESSED	NET AMOUNT RECEIVED	GENERAL FUND	SERIES 2005	SERIES 2007
11/8/18	11/1/18	8892	\$ 6,562.39	\$ 6,562.39	\$ 6,562.39	\$ -	\$ -
	2/1/19		\$ 3,281.20	\$ -	\$ -	\$ -	\$ -
	5/1/19		\$ 3,281.20	\$ -	\$ -	\$ -	\$ -
<b>Total</b>			<b>\$ 13,124.79</b>	<b>\$ 6,562.39</b>	<b>\$ 6,562.39</b>	<b>\$ -</b>	<b>\$ -</b>

<b>SUMMARY</b>		<b>TOTAL</b>	<b>GENERAL FUND</b>	<b>SERIES 2005</b>	<b>SERIES 2007</b>	<b>SERIES 2018</b>
TAX ROLL ASSESSED AMOUNT	\$	920,309.36	\$ 300,567.36	\$ 276,642.00	\$ 343,100.00	\$ 230,006.72
DIRECT BILLED AMOUNT	\$	604,470.39	\$ 381,013.59	\$ 163,560.00	\$ 59,896.80	\$ -
TOTAL	\$	1,524,779.75	\$ 681,580.95	\$ 440,202.00	\$ 402,996.80	\$ 230,006.72
TAX ROLL ASSESSMENTS COLLECTED	\$	608,951.05	\$ 198,879.66	\$ 183,048.71	\$ 227,022.69	\$ 152,191.04
BOANERGE LLC	\$	-	\$ -	\$ -	\$ -	\$ -
BR GRAND AT WESTSIDE DST	\$	24,257.08	\$ 24,257.08	\$ -	\$ -	\$ -
DH HORTON	\$	42,006.16	\$ 42,006.16	\$ -	\$ -	\$ -
GOLDEN CAY LLC	\$	45,805.92	\$ 9,170.36	\$ 26,320.00	\$ 10,315.56	\$ -
LAND ACQUISITION ONE LLC	\$	21,742.62	\$ 21,742.62	\$ -	\$ -	\$ -
WESTSIDE CDD HOLDINGS, INC.	\$	119,658.00	\$ 119,658.00	\$ -	\$ -	\$ -
MATTAMY ORLANDO LLC	\$	9,845.73	\$ 9,845.73	\$ -	\$ -	\$ -
LAND ACQUISITION ONE LLC	\$	6,562.39	\$ 6,562.39	\$ -	\$ -	\$ -
DIRECT BILL ASSESSMENTS COLLECTED	\$	269,877.90	\$ 233,242.34	\$ 26,320.00	\$ 10,315.56	\$ -
TOTAL ASSESSMENTS COLLECTED	\$	878,828.95	\$ 432,122.00	\$ 209,368.71	\$ 237,338.25	\$ 152,191.04
VARIANCE	\$	645,950.80	\$ 249,458.95	\$ 230,833.29	\$ 165,658.55	\$ 77,815.68

# SECTION 3

Westside CDD  
FY 2019  
Direct Bill Status

District	Landowner	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Westside	Westside CDD Holdings 18-25-27-3160-000A-0080 (Former Fairwinds)	\$119,658	\$0	\$119,658	Nov	\$59,829.19		\$0.00	\$59,829.19 Paid @ Closing - 12/11/18
		2005	\$0		Feb	\$29,914.60		\$0.00	\$29,914.60 Paid @ Closing - 12/11/18
		2007	\$0		May	\$29,914.60		\$0.00	\$29,914.60 Paid @ Closing - 12/11/18
					Total	\$119,658.38	\$0.00		\$119,658.38
	DR Horton 18-25-27-3160-000B-0040	\$84,012	\$0	\$84,012	Nov	\$42,006.16		\$0.00	\$42,006.16 Paid 11/1/19
		2005	\$415,856		Feb	\$21,003.08		\$0.00	\$21,003.08 Paid 1/29/19
		2007	\$135,432		May	\$21,003.08		\$0.00	\$21,003.08
					Total	\$84,012.31	\$0.00		\$84,012.31
	Golden Cay LLC 07-25-27-5461-0001-00D0	\$18,341	\$73,271	\$91,612	Nov	\$9,170.36	\$36,635.56	\$45,805.92	\$45,805.92 Paid 11/8/18
		2005	\$52,640		Feb	\$4,585.18	\$18,317.78	\$22,902.96	\$22,902.96
		2007	\$20,631		May	\$4,585.18	\$18,317.78	\$22,902.96	\$22,902.96
					Total	\$18,340.72	\$73,271.12	\$91,611.84	\$91,611.84
	BR Grand at Westside 06-25-27-5474-0001-0030	\$48,514	\$0	\$48,514	Nov	\$24,257.08		\$0.00	\$24,257.08 Paid 10/29/18
		2005	\$0		Feb	\$12,128.54		\$0.00	\$12,128.54
		2007	\$0		May	\$12,128.54		\$0.00	\$12,128.54
					Total	\$48,514.15	\$0.00		\$48,514.15
	Land One Acquisition 1825273160000B0110	\$43,485	\$0	\$43,485	Nov	\$21,742.63			\$21,742.63 Paid 11/8/18
					Feb	\$10,871.31			\$10,871.31
					May	\$10,871.31			\$10,871.31
		2005	\$0		Total	\$43,485.25		\$43,485.25	
		2007	\$0						
	Mattamy 18-25-27-4941-0001-FD10	\$18,971	\$0	\$18,971	Nov	\$9,485.74			\$9,485.74 Paid 10/17/18
		2005	\$0.00		Feb	\$4,742.87			\$4,742.87
		2007	\$0.00		May	\$4,742.87			\$4,742.87
					Total	\$18,971.47			\$18,971.47
	Land One Acquisition 19-25-27-3160-000B-0030	\$13,125	\$0	\$13,125	Nov	\$6,562.40			\$6,562.40 Paid 11/8/18
		2005	\$0.00		Feb	\$3,281.20			\$3,281.20
		2007	\$0.00		May	\$3,281.20			\$3,281.20
					Total	\$13,124.79			\$13,124.79
	Boanerge 07-25-27-5461-0001-0015				Nov	\$17,453.26	\$75,092.84	\$92,546.10	\$92,546.10
		O & M	\$34,907		Feb	\$8,726.63	\$37,546.42	\$46,273.05	\$46,273.05
		2005 Debt	\$110,920		May	\$8,726.63	\$37,546.42	\$46,273.05	\$46,273.05
		2007 Debt	\$39,266					\$185,092.20	