

*Westside Community
Development District*

Agenda

August 25, 2020

AGENDA

Westside

Community Development District

219 E. Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 18, 2020

**Board of Supervisors
Westside Community
Development District**

Dear Board Members:

The Board of Supervisors of Westside Community Development District will meet **Tuesday, August 25, 2020 at 11:00 AM via Zoom: <https://zoom.us/j/93739714546>**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Acceptance of Resignation of David Hulme and Appointment of individual to fulfill the Board Vacancy with a Term Ending November 2020
 - B. Appointment of Individuals to Fulfill Seats #3 & #5
 - C. Election of Officers
 - D. Consideration of Resolution 2020-11 Electing Officers
4. Approval of Minutes of the June 3, 2020 Meeting
5. Review and Acceptance of the Fiscal Year 2019 Audit Report
6. Consideration of Proposal from Aquatic Weed Management to Provide Additional Lake Maintenance Services
7. Consideration of Resolution 2020-12 Re-Setting the Public Hearing for the Proposed Fiscal Year 2021 Budget
8. Public Hearing
 - A. Consideration of Resolution 2020-13 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2020-14 Imposing Special Assessments and Certifying an Assessment Roll
9. Consideration of Resolution 2020-15 Declaring Vacancies in Certain Seats
10. Discussion of Tree Removal Proposals
11. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet and Income Statement
 - iii. Discussion of Direct Bill Status
 - iv. Approval of Fiscal Year 2021 Meeting Schedule
12. Supervisor's Requests
13. Other Business
14. 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 acceptance of resignation of David Hulme and appointment of individual to fulfill the Board Vacancy with a term ending November 2020. Section B is the appointment of individuals to fulfill Seats #3 & #5. Section C is the election of officers and Section D is the consideration of Resolution 2020-11 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 June 3, 2020 meeting. The minutes are enclosed for your review.

The fifth order of business is the review and acceptance of the Fiscal Year 2019 audit report. A copy of the report is enclosed for your review.

The sixth order of business is the consideration of proposal from Aquatic Weed Control for additional lake maintenance services. A copy of the proposed is enclosed for your review.

The seventh order of business is the consideration of Resolution 2020-12 resetting the date of the public hearing on the proposed Fiscal Year 2021 budget. A copy of the Resolution is enclosed for your review.

The eighth order of business opens the public hearing for the budget and assessments. Section A is the consideration of Resolution 2020-13 adopting the Fiscal Year 2021 budget and relating to the annual appropriations. A copy of the Resolution and proposed is enclosed for your review and the proposed budget will be provided under separate cover. Section B is the consideration of Resolution 2020-14 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for reference.

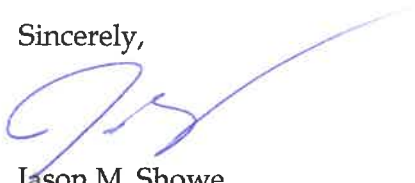
The ninth order of business is the consideration of Resolution 2020-15 declaring vacancies in certain seats on the Board of Supervisors. A copy of the Resolution is enclosed for your review.

The tenth order of business is the discussion of tree removal proposals. A copy of the proposals are enclosed for your review.

The eleventh order of business is the Staff Reports. Section C is the District Manager's Report. Sub-Section 1 includes the three (3) check registers for approval and Sub-Section 2 includes the balance sheet and income statement for your review. Sub-Section 3 is the discussion of the direct bill status. A copy of the summary is enclosed for your review. Sub-Section 4 is the approval of the Fiscal Year 2021 meeting schedule. A sample meeting notice 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,



Jason M. Showe
District Manager

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

Enclosures

SECTION III

SECTION A

June 10, 2020

Board of Supervisors
Westside Community Development District
c/o Governmental Management Services – Central Florida, LLC
135 West Central Boulevard, Suite 320
Orlando, Florida 32801

To Whom It May Concern,

Please be advised that I am resigning my position on the Westside Community Development District Board of Supervisors effective 6/10/2020, 2020.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Hulme".

David Hulme

SECTION D

RESOLUTION 2020-11

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 **August 25, 2020** 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 25th DAY OF AUGUST, 2020.

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, June 3, 2020 at 11:00 a.m. via Zoom Teleconference.

Present and constituting a quorum were:

David Hulme	Chairman
Tom Franklin	Vice Chairman
Scott Stewart	Assistant Secretary
Brooks Tolbert	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jan Carpenter	District Counsel
Mark Vincutonis	District Engineer
Pete Glasscock	Engineer
William Viasalyers	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order and called the roll.

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

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Brooks Tolbert was appointed to fill seat no. 1.
--

B. Oath of Office for Newly Appointed Supervisors

Mr. Showe being a notary public of the State of Florida administered the Oath of Office to Mr. Tolbert.

Mr. Hulme left the zoom meeting at this time.

C. Election of Officers Resolution 2020-09

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2020-09 was approved reflecting the same slate of officers and adding Brooks Tolbert as an Assistant Secretary.

FOURTH ORDER OF BUSINESS**Approval of the Minutes of the March 4, 2020 Meeting**

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the minutes of the March 4, 2020 meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Consideration of Proposal from Yellowstone for Amended Landscaping Services**

Mr. Showe stated this is a revised contract from Yellowstone. As projects have come online they have added those areas to their agreement and we thought it important to do one contract to cover all the areas they maintain. This is included as part of your budget, there are sufficient funds to cover this contract for the remainder of the year.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the proposal from Yellowstone for amended landscaping services was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2020-08 Accepting the Conveyance of Real Property**

Mr. Showe stated this item is related to Windsor Parcel K series 2019 project and this is the final conveyance of real property to the District.

Ms. Carpenter stated this is our typical conveyance where the engineer has gone through and provides a certificate that they have reviewed everything the District is to accept and that it meets the standards of the District and the bond project. We have accepted the property and this is a ratification of that action so that the District now owns the property it needs to own to continue to maintain its improvements.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2020-08 accepting the conveyance of real property interest and improvements relating to Windsor Parcel K Series 2019 project was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2020-10
Approving the Proposed Fiscal Year 2021
Budget and Setting a Public Hearing**

Mr. Showe stated next is Resolution 2020-10 approving the proposed Fiscal Year 2021 budget, setting the public hearing for August 5, 2020 and directs staff to transmit the proposed budget to Osceola County at least 60 days in advance of the public hearing. There is a reduction in the unit count based on the current development plan and we will review that annually. Even with the reduced units we do have sufficient funds and are in a position to keep the assessments level for operations and maintenance at \$157 per unit and there are sufficient capital reserves.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2020-10 approving the proposed Fiscal Year 2021 budget and setting the public hearing for August 5, 2020 was approved.

EIGHTH ORDER OF BUSINESS**Consideration of Agreement with Amtec to
Provide Arbitrage Rebate Calculation
Services**

Mr. Showe stated next is consideration of an agreement with Amtec to provide arbitrage rebate calculation services for the Series 2019 bonds. The fee is \$450 per year and we recommend approval.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the agreement with Amtec to provide arbitrage rebate calculation services in the amount of \$450 per year was approved.

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

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

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

Mr. Showe presented the check registers from February 25, 2020 through April 28, 2020 in the amount of \$400,636.72 and from April 29, 2020 through May 26, 2020 in the amount of \$24,290.09.

On MOTION by Mr. Franklin seconded by Mr. Stewart 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.

iii. Discussion of Direct Bill Status

Mr. Showe stated we are still waiting for a response from Boanerge.

Mr. Carpenter stated I will contact the bond Trustee. The Board has in the past authorized us to proceed with litigation if the bond trustee so advised us. We sent a demand letter with a copy of a draft complaint from a year or two ago and we just have to get some form of foreclosure title report then and file if they don't respond.

Mr. Showe stated we anticipate getting a payment from Golden Cay and they haven't made their May payment yet, but I have followed up with them.

iv. Presentation of Number of Registered Voters - 815

A copy of the letter from the Supervisor of Elections indicating that there are 815 registered voters residing within the District was included in the agenda package.

v. Discussion of Qualifying Period and Procedure

Mr. Showe stated this year two seats will be up for election, Seat 1 and Seat 2. Seat 1 was just filled by Mr. Tolbert, Seat 2 is David Hulme's seat; both seats expire in November 2020 and they are to be filled through the general election process. The qualifying process is outlined in the information page from the Supervisor of Elections website. The qualifying period is from noon on Jun 8th to noon on June 12th. You have to be a qualified elector in order to qualify for those two positions, meaning you have to be a registered voter residing within the District. That process is handled through the Supervisor of Elections office. We may need a resolution to allow the current Board members to continue in their seats until such time as a qualified elector can be found.

Mr. Franklin asked do you think these times would be extended because of the pandemic because the Supervisor of Elections office is not open. Unless someone knows what they are doing they would have a hard time figuring out how to register.

Ms. Carpenter stated it is fairly well laid out on the website, all the papers you need are on there. I think that is the best they can do at this point is look on the website. We do have to make the notice out there and they are supposed to be advertising. I know GMS has contacted the POA to get the word out as well.

Mr. Showe stated we have had contact but to date there hasn't been any interest.

Ms. Carpenter stated I don't know that there is a whole lot we can do; the statute says they are the ones responsible and hopefully, their website is easy enough to navigate for anyone who wants to use it.

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

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS**Other Business**

There being none,

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the meeting adjourned at 11:20 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

Westside Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

Westside Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

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Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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Fort Pierce, Florida 34950

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Westside Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Westside Community Development District as of and for the year ended September 30, 2019, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

To the Board of Supervisors
Westside Community Development District

Basis for Adverse Opinion on the Discretely Presented Component Units

The financial statements do not include financial data for one of the District's legally separate component units. Accounting principles generally accepted in the United States of America require the financial data for the component unit to be reported with the financial data of the District's primary government unless the District also issues financial statements for the financial reporting entity that include the financial data for its component unit. The District has not issued such reporting entity financial statements. Because of this departure from accounting principles generally accepted in the United States of America, the assets, liabilities, net position, revenues, and expenses of the aggregate discretely presented component units should have been presented.

Adverse Opinion

In our opinion, because of the significance of the matter discussed in the "Basis for Adverse Opinion on the Discretely Presented Component Units", the financial statements referred to above do not present fairly, the financial position of the discretely presented component units of the District as of September 30, 2019, or the changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Qualified Opinion

In our opinion, except for the effects of the matter described in the "Basis for Adverse Opinion on the Discretely Presented Component Unit" paragraph, the financial statements referred to above present fairly, in all material respects, the financial position of the aggregate remaining fund information of the District as of September 30, 2019, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Unmodified Opinions

In our opinion, the financial statements referred to previously present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2019, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

To the Board of Supervisors
Westside Community Development District

Other Matters

Required Supplementary Information

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures in accordance with governmental auditing standards generally accepted in the United States of America, which consisted principally of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 23, 2020 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Westside Community Development District's internal control over financial reporting and compliance.



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

June 23 , 2020

**Westside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

Management's discussion and analysis of Westside Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; net investment in capital assets, restricted, and unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Westside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The government-wide financial statement is designed to provide the reader with a broad overview of the District's finances, in a manner similar to a private sector business. In the government-wide statement of net position, the governmental activities column is presented on a consolidated basis and is reported on a full-accrual economic resource basis, which recognizes all non-current assets and receivables as well as all non-current debt and obligations. The effect of interfund activity has been eliminated from the government-wide financial statements. In contrast, the governmental fund financial statements are grouped into funds to account for and to maintain control over resources that have been segregated for specific activities or objectives. The fund financial statements are presented using the current financial resources measurement focus and the modified accrual basis where as revenues are recorded when collected in the current period or within 60 days of year-end and expenditures are recorded when a liability is incurred. The difference between the two statements arises primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. A reconciliation of the government-wide and the fund financial statement is provided to illustrate these differences.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2019.

- ◆ The District's total assets exceeded total liabilities by \$19,078,286, (net position). Unrestricted net position for Governmental Activities was \$1,219,331. Net investment in capital assets was \$17,373,738. Restricted net position was \$485,217.
- ◆ Governmental activities revenues and gain on cancellation of debt totaled \$17,834,003 while governmental activities expenses totaled \$3,096,522.

**Westside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2019	2018
Current assets	\$ 1,476,025	\$ 1,196,225
Restricted assets	2,191,473	7,605,449
Capital assets	39,209,879	37,813,129
Total Assets	<u>42,877,377</u>	<u>46,614,803</u>
Deferred amount on refunding	<u>461,808</u>	<u>-</u>
Current liabilities	1,274,172	10,428,938
Non-current liabilities	22,986,727	31,845,060
Total Liabilities	<u>24,260,899</u>	<u>42,273,998</u>
Net investment in capital assets	17,373,738	6,368,814
Net position - restricted	485,217	29,844
Net position - unrestricted	1,219,331	(2,057,853)
Total Net Position	<u>\$ 19,078,286</u>	<u>\$ 4,340,805</u>

The increase in current assets is mostly the result of the increase in capital reserves in the current year.

The increase in capital assets and net investment in capital assets is primarily the result of the new capital project in the current year and the cancellation of debt.

The increase in deferred amount on refunding is related to the issuance of the Series 2019 Refunding Bonds in the current year.

The decrease in current liabilities is mainly related to the decrease in matured interest payable, matured principal payable and accrued interest in the current year.

The decrease in restricted assets and non-current liabilities is mostly the result of the current year principal payments and the cancellation of debt from the refunding of bonds.

**Westside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

		Change in Net Position	
		Governmental Activities	
		2019	2018
Program Revenues			
Charges for services		\$ 2,412,269	\$ 1,325,669
Grants and contributions		3,059,713	10,348,954
General Revenues			
Investment earnings		79,822	81,193
Miscellaneous revenues		-	5,370
Gain on cancellation of debt		12,282,199	-
Total Revenues		<u>17,834,003</u>	<u>11,761,186</u>
Expenses			
General government		179,236	459,188
Physical environment		1,484,106	1,370,509
Interest and other changes		1,433,180	2,835,770
Total Expenses		<u>3,096,522</u>	<u>4,665,467</u>
Change in Net Position		14,737,481	7,095,719
Net Position - Beginning of Year		<u>4,340,805</u>	<u>(2,754,914)</u>
Net Position - End of Year		<u><u>\$19,078,286</u></u>	<u><u>\$ 4,340,805</u></u>

The decrease in grants and contributions is mostly attributable to a decrease in developer contributions in the current year.

The decrease in general government expenses was primarily due to a decrease in the expenditures at the fund level related to the SPE.

The decrease in interest is mostly related to the decrease in accrued interest in the current year.

A gain was realized in the current year from the cancellation of debt related to the refunding of certain bonds.

**Westside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of 2019 and 2018.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2019</u>	<u>2018</u>
Construction in progress	\$ 2,602,063	\$ -
Land improvements	11,741,451	11,741,451
Improvements other than buildings	726,955	726,955
Infrastructure	36,180,705	36,178,072
Accumulated depreciation	(12,041,295)	(10,833,349)
Total Capital Assets (Net)	<u>\$ 39,209,879</u>	<u>\$ 37,813,129</u>

During the year, \$2,602,063 was added to construction in progress, \$2,633 to infrastructure and \$1,207,946 in depreciation was recorded.

General Fund Budgetary Highlights

The budget exceeded actual expenditures for the year primarily due to less legal fees, supervisor fees, plant replacement, streetlighting, water and sewer and repair & maintenance expenditures than expected.

There were no amendments to the September 30, 2019 budget.

Debt Management

Governmental Activities debt includes the following:

In April 2019, the District bifurcated the Series 2005 Bonds by issuing \$6,945,000 Series 2005-1 Bonds and \$2,285,000 Series 2005-2 Bonds and \$500,000 of the Series 2005 Bonds will remain outstanding with \$3,425,000 of Series 2005 Bonds being cancelled. During the year, the Series 2005-1 Bonds were retired with the issuance of the Series 2019 Refunding Bonds. The balance outstanding at September 30, 2019 for the Series 2005 and Series 2005-2 Bonds was \$500,000 and \$2,245,000, respectively.

**Westside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

In April 2019, the District bifurcated the Series 2007 Bonds by issuing \$6,610,000 Series 2007-1 Bonds and \$715,000 Series 2007-2 Bonds and \$500,000 of the Series 2007 Bonds will remain outstanding with \$6,210,000 of Series 2007 Bonds being cancelled. During the year, the Series 2007-1 Bonds were retired with the issuance of the Series 2019 Refunding Bonds. The balance outstanding at September 30, 2019 for the Series 2007 and Series 2007-2 Bonds was \$500,000 and \$705,000, respectively.

In March 2018, the District issued \$3,490,000 Special Assessment Revenue Bonds, Series 2018. The bonds were issued to finance the construction of the 2018 Project. The balance outstanding at September 30, 2019 was \$3,440,000.

In April 2019, the District issued \$13,095,000 Special Assessment Revenue Refunding Bonds, Series 2019. The bonds were issued to refund the Series 2005-1 and 2007-1 Special Assessment Revenue Bonds. The balance outstanding at September 30, 2019 was \$13,095,000.

In September 2019, the District issued \$3,230,000 Special Assessment Revenue Bonds, Series 2019. The bonds were issued to finance the construction of the Series 2019 Project. The balance outstanding at September 30, 2019 was \$3,230,000.

In September 2014, the District reached an agreement with a contractor of the prior developer to pay them \$290,000 over five years. In December 2016, in a related claim, the District reached settlement in mediation with Osceola County and the contractor to pay an additional sum of \$50,000 in 2019 and \$25,000 in 2020. The balance remaining at September 30, 2019 was \$75,000.

Economic Factors and Next Year's Budget

The District's overall financial condition improved in the current year. The District made unscheduled interest and principal payments on the Series 2005 and Series 2007 bonds with the proceeds resulting from sales of property held by Westside CDD Holdings, LLC (SPE) in the current year. Additionally, the District bifurcated the Series 2005 and Series 2007 Bonds into the Series 2005-1, Series 2005-2, Series 2007-1 and Series 2007-2 with \$9,635,000 of the original Bonds being forgiven. The District then issued the Series 2019 Refunding Bonds to retire the Series 2005-1 and Series 2007-1 Bonds.

Subsequent to year end, the District issued Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K) in the amount of \$1,860,000.

**Westside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

The financial report is designed to provide a general overview of Westside Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Westside Community Development District, Governmental Management Services, 219 E. Livingston St., Orlando, Florida 32801.

Westside Community Development District
STATEMENT OF NET POSITION
September 30, 2019

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 602,518
Investments	819,937
Due from other governments	8,162
Prepaid expenses	18,878
Total Current Assets	<u>1,449,495</u>
Non-Current Assets	
Restricted:	
Investments	2,191,473
Cash	26,530
Capital Assets Not Being Depreciated:	
Construction in progress	2,602,063
Land and improvements	11,741,451
Capital Assets Being Depreciated:	
Improvements other than buildings	726,955
Infrastructure	36,180,705
Less: accumulated depreciation	<u>(12,041,295)</u>
Total Non-Current Assets	<u>41,427,882</u>
Total Assets	<u>42,877,377</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	<u>461,808</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	8,001
Contracts/retainage payable	248,711
Matured interest payable	32,125
Accrued interest payable	231,585
Bonds payable - current	700,000
Notes payable - current	53,750
Total Current Liabilities	<u>1,274,172</u>
Non-Current Liabilities	
Bonds payable	22,965,477
Notes payable	21,250
Total Non-Current Liabilities	<u>22,986,727</u>
Total Liabilities	<u>24,260,899</u>
NET POSITION	
Net investment in capital assets	17,373,738
Restricted for debt service	458,673
Restricted for capital projects	26,544
Unrestricted	1,219,331
Total Net Position	<u><u>\$ 19,078,286</u></u>

See accompanying notes to financial statements.

Westside Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

Functions/Programs	Expenses	Program Revenues		Net (Expenses)
		Charges for	Operating	Revenues and
		Services	Grants and	Changes in
			Contributions	Net Position
				Governmental
				Activities
Primary government				
Governmental Activities				
General government	\$ (179,236)	\$ 276,083	\$ -	\$ 96,847
Physical environment	(1,484,106)	425,377	-	(1,058,729)
Interest and other charges	(1,433,180)	1,710,809	3,059,713	3,337,342
Total Governmental Activities	<u>\$ (3,096,522)</u>	<u>\$ 2,412,269</u>	<u>\$ 3,059,713</u>	<u>2,375,460</u>
General revenues:				
Investment earnings				<u>79,822</u>
Gain on cancellation of debt				<u>12,282,199</u>
Change in Net Position				14,737,481
Net Position - October 1, 2018				<u>4,340,805</u>
Net Position - September 30, 2019				<u><u>\$ 19,078,286</u></u>

See accompanying notes to financial statements.

Westside Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2019

	Governmental Funds										Total Governmental Funds
	General	Debt Service 2005 Bonds	Debt Service 2007 Bonds	Debt Service 2018 Bonds	Debt Service 2019 Bonds	Debt Service 2019 Refunding Bonds	Capital Projects 2005	Capital Projects 2007	Capital Projects 2018	Capital Projects 2019	
ASSETS											
Cash	\$ 602,518	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 602,518
Investments, at fair value	819,937	-	-	-	-	-	-	-	-	-	819,937
Due from other governments	2,133	1,963	2,434	1,632	-	-	-	-	-	-	8,162
Prepaid expenses	18,878	-	-	-	-	-	-	-	-	-	18,878
Restricted assets:											
Investments, at fair value	-	520,748	182,240	210,879	186,580	639,362	6	6	2	451,650	2,191,473
Cash	-	-	-	-	-	-	-	26,530	-	-	26,530
Total Assets	<u>\$1,443,466</u>	<u>\$ 522,711</u>	<u>\$ 184,674</u>	<u>\$ 212,511</u>	<u>\$ 186,580</u>	<u>\$ 639,362</u>	<u>\$ 6</u>	<u>\$ 26,536</u>	<u>\$ 2</u>	<u>\$ 451,650</u>	<u>\$ 3,667,498</u>
LIABILITIES AND FUND BALANCES											
LIABILITIES											
Accounts payable and accrued expenses	\$ 7,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166	\$ 8,001
Contracts/retainage payable	-	-	-	-	-	-	-	-	-	248,711	248,711
Matured interest payable	-	14,125	18,000	-	-	-	-	-	-	-	32,125
Total Liabilities	<u>7,835</u>	<u>14,125</u>	<u>18,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>248,877</u>	<u>288,837</u>
FUND BALANCES											
Nonspendable - prepaid expenses	23,878	-	-	-	-	-	-	-	-	-	23,878
Restricted:											
Debt service	-	-	166,674	212,511	186,580	639,362	-	-	-	-	1,205,127
Capital projects	-	-	-	-	-	-	6	26,536	2	202,773	229,317
Assigned - capital reserves	306,601	-	-	-	-	-	-	-	-	-	306,601
Unassigned	<u>1,105,152</u>	<u>508,586</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,613,738</u>
Total Fund Balances	<u>1,435,631</u>	<u>508,586</u>	<u>166,674</u>	<u>212,511</u>	<u>186,580</u>	<u>639,362</u>	<u>6</u>	<u>26,536</u>	<u>2</u>	<u>202,773</u>	<u>3,378,661</u>
Total Liabilities and Fund Balances	<u>\$1,443,466</u>	<u>\$ 522,711</u>	<u>\$ 184,674</u>	<u>\$ 212,511</u>	<u>\$ 186,580</u>	<u>\$ 639,362</u>	<u>\$ 6</u>	<u>\$ 26,536</u>	<u>\$ 2</u>	<u>\$ 451,650</u>	<u>\$ 3,667,498</u>

See accompanying notes to financial statements.

Westside Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2019

Total Governmental Fund Balances	\$ 3,378,661
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated (land and improvements (\$11,741,451) and construction in progress (\$2,602,063)) used in governmental activities are not current financial resources, and therefore are not reported at the fund level.	14,343,514
Capital assets being depreciated, improvements other than buildings (\$726,955) and infrastructure (\$36,180,705) net of accumulated depreciation (\$12,041,295)) used in governmental activities are not current financial resources, and therefore are not reported at the fund level.	24,866,365
Bond discount costs (\$52,838), net of accumulated amortization (\$3,315)) used in governmental activities are not current financial uses, and therefore are not reported at the fund level.	49,523
Long-term liabilities, including bonds payable (\$23,715,000) and notes payable (\$75,000) are not due and payable in the current period, and therefore are not reported at the fund level.	(23,790,000)
Deferred outflow of resources (deferred amount on refunding) are not current financial resources and therefore, are not reported at the fund level.	461,808
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	(231,585)
Net Position of Governmental Activities	<u>\$ 19,078,286</u>

See accompanying notes to financial statements.

Westside Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2019

	Governmental Funds										Total
	General	Debt Service 2005 Bonds	Debt Service 2007 Bonds	Debt Service 2018 Bonds	Debt Service 2019 Bonds	Debt Service 2019 Refunding Bonds	Capital Projects 2005	Capital Projects 2007	Capital Projects 2018	Capital Projects 2019	Governmental Funds
Revenues											
Special assessments	\$ 701,460	\$ 780,233	\$ 694,952	\$ 235,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,412,269
Landholder contributions	-	2,325,382	734,331	-	-	-	-	-	-	-	3,059,713
Investment earnings	20,702	26,616	30,283	567	206	-	7	16	8	1,417	79,822
Total Revenues	<u>722,162</u>	<u>3,132,231</u>	<u>1,459,566</u>	<u>236,191</u>	<u>206</u>	<u>-</u>	<u>7</u>	<u>16</u>	<u>8</u>	<u>1,417</u>	<u>5,551,804</u>
Expenditures											
Current											
General government	106,568	36,184	36,184	-	-	-	-	300	-	-	179,236
Physical environment	276,160	-	-	-	-	-	-	-	-	-	276,160
Capital outlay	-	-	-	-	-	-	-	-	2,633	2,602,063	2,604,696
Debt service											
Principal	53,750	1,135,000	1,130,000	50,000	-	-	-	-	-	-	2,368,750
Interest	-	591,169	656,615	178,050	-	-	-	-	-	-	1,425,834
Other debt service	-	18,791	18,790	-	-	269,924	73,750	73,750	-	230,589	685,594
Total Expenditures	<u>436,478</u>	<u>1,781,144</u>	<u>1,841,589</u>	<u>228,050</u>	<u>-</u>	<u>269,924</u>	<u>73,750</u>	<u>74,050</u>	<u>2,633</u>	<u>2,832,652</u>	<u>7,540,270</u>
Excess/(deficiency) of revenues over/(under) expenditures	<u>285,684</u>	<u>1,351,087</u>	<u>(382,023)</u>	<u>8,141</u>	<u>206</u>	<u>(269,924)</u>	<u>(73,743)</u>	<u>(74,034)</u>	<u>(2,625)</u>	<u>(2,831,235)</u>	<u>(1,988,466)</u>
Other financing sources (uses)											
Issuance of long-term debt	-	-	-	-	186,374	13,095,000	-	-	-	3,043,626	16,325,000
Bond discount	-	-	-	-	-	(16,596)	-	-	-	(9,618)	(26,214)
Transfers in	-	19,148	18,750	-	-	43,944	92,500	92,500	-	-	266,842
Transfers out	-	(115,165)	(113,779)	-	-	-	(19,148)	(18,750)	-	-	(266,842)
Transfers to escrow agent	-	(693,430)	(866,034)	-	-	(12,213,062)	-	-	-	-	(13,772,526)
Total Other financing Sources/(Uses)	<u>-</u>	<u>(789,447)</u>	<u>(961,063)</u>	<u>-</u>	<u>186,374</u>	<u>909,286</u>	<u>73,352</u>	<u>73,750</u>	<u>-</u>	<u>3,034,008</u>	<u>2,526,260</u>
Net change in fund balances	285,684	561,640	(1,343,086)	8,141	186,580	639,362	(391)	(284)	(2,625)	202,773	537,794
Fund Balances - October 1, 2018	<u>1,149,947</u>	<u>(53,054)</u>	<u>1,509,760</u>	<u>204,370</u>	<u>-</u>	<u>-</u>	<u>397</u>	<u>26,820</u>	<u>2,627</u>	<u>-</u>	<u>2,840,867</u>
Fund Balances - September 30, 2019	<u>\$ 1,435,631</u>	<u>\$ 508,586</u>	<u>\$ 166,674</u>	<u>\$ 212,511</u>	<u>\$ 186,580</u>	<u>\$ 639,362</u>	<u>\$ 6</u>	<u>\$ 26,536</u>	<u>\$ 2</u>	<u>\$ 202,773</u>	<u>\$ 3,378,661</u>

See accompanying notes to financial statements.

Westside Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

Net Change in Fund Balances - Total Governmental Funds	\$ 537,794
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation (\$1,207,946)) was exceeded by capital outlay (\$2,604,696).	1,396,750
Loan proceeds (\$16,325,000), net of bond discounts, (\$26,214)) provide current financial resources to governmental funds. However, in the Statement of Net Position, the loan proceeds increase long-term liabilities.	(16,298,786)
Repayments of bond principal are expenditures in the governmental funds and reduce long-term liabilities in the Statement of Net Position.	15,713,750
The deferred amount on refunding is recognized as an expenditure at the fund level but is recognized as a deferred outflow of resources at the government-wide level and amortized over the life of the new debt.	427,526
The cancellation of debt (\$9,635,000) and matured interest (\$2,647,199) did not utilize current financial resources, so it was not reflected at the fund level. The cancellation did reduce long-term liabilities so the amount cancelled was recognized at the government-wide level.	12,282,199
Governmental funds report bond discounts as an expenditure. However, in the Statement of Activities, this cost is allocated over the bond repayment as amortization. This is the amount of amortization in the current period.	(32,349)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the decrease in accrued interest from the prior year.	<div style="border-top: 1px solid black; border-bottom: 3px double black;">710,597</div>
Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black;">\$ 14,737,481</div>

See accompanying notes to financial statements.

Westside Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2019

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 681,731	\$ 681,731	\$ 701,460	\$ 19,729
Investment earnings	5,000	5,000	20,702	15,702
Total Revenues	<u>686,731</u>	<u>686,731</u>	<u>722,162</u>	<u>35,431</u>
Expenditures				
Current				
General government	146,712	146,712	106,568	40,144
Physical environment	428,136	428,136	276,160	151,976
Debt Service				
Principal	50,000	50,000	53,750	(3,750)
Total Expenditures	<u>624,848</u>	<u>624,848</u>	<u>436,478</u>	<u>188,370</u>
Net change in fund balances	<u>61,883</u>	<u>61,883</u>	<u>285,684</u>	<u>223,801</u>
Fund Balances - October 1, 2018	<u>141,157</u>	<u>141,157</u>	<u>1,149,947</u>	<u>1,008,790</u>
Fund Balances - September 30, 2019	<u>\$ 203,040</u>	<u>\$ 203,040</u>	<u>\$ 1,435,631</u>	<u>\$ 1,232,591</u>

See accompanying notes to financial statements.

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on August 30, 2004, pursuant to Osceola County Ordinance Number 04-34, subsequently amended by Ordinance Number 07-19, and Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the Westside Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at large basis by qualified electors within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Westside Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has identified two component units.

The Discretely-presented component units are legally separate entities which did not meet the criteria for blending. The component units of the District are as follows:

Westside SPE, LLC – The Company is a special purpose entity (SPE) created by certain provisions in the Trust Indentures of the Series 2005 and Series 2007 Special Assessment Revenue Bonds. The Company and its operations, pursuant to an agreement between the Company, the District and the U.S. Bank National Association (the "Trustee"), are funded from amounts on deposit in the Trust estate. Funds received by the Company are to be remitted to the Trustee and applied in accordance with the Trust Indenture. This entity ceased operations during the year. The SPE is still in existence, however, it had no activity and is not reflected in the financial statements.

Westside CDD Holdings, LLC – The Company is a special purpose entity (SPE) created by certain provisions in the Trust Indentures of the Series 2005 and Series 2007 Special Assessment Revenue Bonds. The Trustee of this component unit has elected not to provide the District with its financial information. Subsequent to year end, the SPE was dissolved.

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions and interest. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as another financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to the Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund 2005, 2007, 2018, 2019 and 2019 Refunding Bonds – Accounts for the debt service requirements to retire the special assessment revenue bonds which were used, among other things, to retire the debt of the bond anticipation notes and to finance the acquisition and construction of certain master infrastructure improvements within the District.

Capital Projects Fund 2005, 2007, 2018 and 2019 – The Capital Projects Fund accounts for the construction of certain infrastructure improvements within the boundaries of the District.

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land improvements other than buildings, infrastructure and construction in progress, and non-current governmental liabilities, such as general obligation bonds and notes payable, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Chapter 280, Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

b. Restricted Assets

Certain net position of the District will be classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors.

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which include land, improvements other than buildings, infrastructure and construction in progress, are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Improvements other than buildings	10 years
Infrastructure	30 years

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. As a result, deficits in the budget variance columns of the accompanying financial statements may occur. All budgeted appropriations lapse at year end.

e. Unamortized Bond Discounts

Bond discounts associated with the issuance of revenue bonds are amortized according to the straight line method of accounting. For financial reporting, unamortized bond discounts are netted against the applicable long-term debt.

f. Deferred Amount on Refunding

Deferred costs of refunding associated with the issuance of refunding bonds are presented on the financial statements and amortized over the life of the bonds using the straight line method of accounting. For financial reporting, the deferred costs of refunding are reported as a deferred outflow of resources on the Statement of Net Position.

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds (\$3,378,661) differs from “net position” of governmental activities (\$19,078,286) reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (improvements and infrastructure that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ 2,602,063
Land and improvements	11,741,451
Improvements other than buildings	726,955
Infrastructure	36,180,705
Accumulated depreciation	<u>(12,041,295)</u>
Total	<u><u>\$ 39,209,879</u></u>

Deferred outflows of resources

Deferred outflows of resources are not current financial resources, and therefore, are not recognized at the fund level

Deferred amount on refunding, net	<u><u>\$ 461,808</u></u>
-----------------------------------	--------------------------

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities are reported in the Statement of Net Position. Balances at September 30, 2019 were:

Bonds payable	\$ (23,715,000)
Notes payable	(75,000)
Bond discounts	52,838
Accumulated amortization	<u>(3,315)</u>
Total	<u><u>\$ (23,740,477)</u></u>

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(231,585)</u>
------------------	---------------------

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds (\$537,794) differs from the “change in net position” for governmental activities (\$14,737,481) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation expense charged for the year.

Depreciation	\$ (1,207,946)
Capital outlay	<u>2,604,696</u>
Total	\$ <u>1,396,750</u>

Long-term debt transactions

Repayments of principal are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Notes payable payments	\$ 53,750
Bond principal payments	15,660,000
Cancellation of debt	9,635,000
Amortization of bond discounts	<u>(66,631)</u>
Total	\$ <u>25,282,119</u>

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions (Continued)

The issuance of new debt provides current financial resources to governmental funds, but the issuance of new debt increases long-term liabilities

Proceeds from note payable	\$ (16,325,000)
Bond discount	<u>26,214</u>
Net proceeds	<u><u>\$ (16,298,786)</u></u>

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ 710,597
Matured interest forgiven	2,647,199
Increase in deferred amount on refunding	<u>461,808</u>
Total	<u><u>\$ 3,819,604</u></u>

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2019, the District's bank balance was \$654,209 and the carrying value was \$629,048. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2019, the District had the following investments and maturities:

Investment	Maturities	Fair Value
Managed Money Markets	N/A	\$ 2,191,473
State Board of Administration Florida Prime	33 days*	<u>819,937</u>
Total		<u><u>\$ 3,011,410</u></u>

*Maturities are a weighted average maturity.

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Custodial Credit Risk – Deposits (Continued)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the Managed Money Market and State Board of Administration Florida Prime investments listed above are Level 1 assets.

Interest Rate Risk

The formal investment policy of the District conforms with State statutory requirements and bond indentures for investment maturities as a means of managing its exposure to increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2019, the District's investments in the State Board of Administration Florida Prime were rated AAAM by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one investment. The investments in Managed Money Market Accounts are 73% of the District's total investments and the investments in Florida Prime are 27% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2019 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2019 was as follows:

	Balance October 1, 2018	Additions	Deletions	Balance September 30, 2019
<u>Governmental Activities:</u>				
Capital Assets, Not Being Depreciated:				
Land and improvements	\$ 11,741,451	\$ -	\$ -	\$ 11,741,451
Construction in progress	-	2,602,063	-	2,602,063
Total Capital Assets, Not Being Depreciated	<u>11,741,451</u>	<u>2,602,063</u>	<u>-</u>	<u>14,343,514</u>
Capital Assets, Being Depreciated:				
Infrastructure	36,178,072	2,633	-	36,180,705
Improvements other than buildings	726,955	-	-	726,955
Total Capital Assets, Being Depreciated	<u>36,905,027</u>	<u>2,633</u>	<u>-</u>	<u>36,907,660</u>
Less Accumulated Depreciation For:				
Infrastructure	(10,141,015)	(1,206,024)	-	(11,347,039)
Improvements other than buildings	(692,334)	(1,922)	-	(694,256)
Total Accumulated Depreciation	<u>(10,833,349)</u>	<u>(1,207,946)</u>	<u>-</u>	<u>(12,041,295)</u>
Total Capital Assets Depreciated, Net	<u>26,071,678</u>	<u>(1,205,313)</u>	<u>-</u>	<u>24,866,365</u>
Governmental Activities Capital Assets	<u>\$ 37,813,129</u>	<u>\$ (1,205,313)</u>	<u>\$ -</u>	<u>\$ 39,209,879</u>

Depreciation of \$1,207,946 was charged to physical environment.

NOTE E – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2019:

Bonds/notes payable at October 1, 2018	\$ 32,813,750
Additions to bonds payable	16,325,000
Principal payments	(15,713,750)
Cancellation of bonds payable	<u>(9,635,000)</u>
Bonds/notes payable at September 30, 2019	<u>\$ 23,790,000</u>

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE E – LONG-TERM DEBT (CONTINUED)

In April 2019, the District bifurcated the Series 2005 Bonds by issuing \$6,945,000 Series 2005-1 Bonds and \$2,285,000 Series 2005-2 Bonds and \$500,000 of the Series 2005 Bonds will remain outstanding. After the bifurcation \$3,425,000 of Series 2005 Bonds and all matured interest still outstanding were cancelled. It is anticipated that the \$500,000 of Series 2005 Bonds still outstanding will be cancelled by April 1, 2022.

In April 2019, the District bifurcated the Series 2007 Bonds by issuing \$6,610,000 Series 2007-1 Bonds and \$715,000 Series 2007-2 Bonds and \$500,000 of the Series 2007 Bonds will remain outstanding. After the bifurcation \$6,210,000 of Series 2007 Bonds and all matured interest still outstanding were cancelled. It is anticipated that the \$500,000 of Series 2007 Bonds still outstanding will be cancelled by April 1, 2022.

During the year, the scheduled debt service payments on the Series 2005 Bond and Series 2007 Bond, \$14,125 and \$18,000, respectively, were not paid by the District. These amounts are reflected in the balance of matured interest payable in the accompanying financial statements.

District debt is comprised of the following at September 30, 2019:

Special Assessment Revenue Bonds

\$500,000 Series 2005 Special Assessment Revenue Bonds, interest at 5.65%, maturing thru May 1, 2037, payable on May 1 and November 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners.	\$ 500,000
\$2,285,000 Series 2005-2 Special Assessment Revenue Bonds, interest at 5.65%, maturing thru May 1, 2037, payable on May 1 and November 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners.	2,245,000
\$500,000 Series 2007 Special Assessment Revenue Bonds, interest at 7.20%, maturing thru May 1, 2038, payable on May 1 and November 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners.	500,000
\$715,000 Series 2007-2 Special Assessment Revenue Bonds, interest at 7.2%, maturing thru May 1, 2038, payable on May 1 and November 1; collateralized by the pledged revenues of special assessments levied against the benefited property owners.	705,000

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE E – LONG-TERM DEBT (CONTINUED)

Special Assessment Revenue Bonds (Continued)

\$3,490,000 Series 2018 Special Assessment Revenue Bonds due in annual principal installments beginning in May 2019 through May 2048. Interest from 5.00% to 5.20% due May 1 and November 1 starting in May 2019. 3,440,000

\$13,095,000 Series 2019 Special Assessment Revenue Refunding Bonds due in annual principal installments beginning in May 2020 through May 2038. Interest from 4.10% to 4.125% due May 1 and November 1 starting in November 2019. 13,095,000

\$3,230,000 Series 2019 Special Assessment Revenue Bonds due in annual principal installments beginning in May 2020 through May 2049. Interest from 3.625% to 4.85% due May 1 and November 1 starting in November 2019. 3,230,000

Less bond discount, net (49,523)

Net Bonds Outstanding \$ 23,665,477

Note Payable

\$365,000 note payable to contractor per agreement for work performed for the District, payable over seven years with no interest. \$ 75,000

The annual requirements to amortize the principal and interest of long term debt as of September 30, 2019 are as follows:

Year Ending September 30,	Principal	Interest	Total
2020	\$ 700,000	\$ 1,097,274	\$ 1,797,274
2021	730,000	1,047,597	1,777,597
2022	765,000	1,018,693	1,783,693
2023	785,000	988,376	1,773,376
2024	820,000	957,358	1,777,358
2025-2029	4,665,000	4,249,527	8,914,527
2030-2034	5,820,000	3,141,815	8,961,815
2035-2039	6,205,000	1,632,901	7,837,901
2040-2044	1,515,000	665,831	2,180,831
2045-2049	1,710,000	242,818	1,952,818
Totals	<u>\$ 23,715,000</u>	<u>\$ 15,042,190</u>	<u>\$ 38,757,190</u>

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

Special Assessment Revenue Bonds

The Series 2005, 2005-2, 2007, 2007-2, 2018, 2019 and 2019 Refunding Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, in the manner provided by the Bond Indentures. The Series 2019 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indentures establish certain amounts be maintained in a reserve account. In addition, the Trust Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds – The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Funds – The 2005, 2007 and 2018 Reserve Accounts are funded from the proceeds of the Series 2005 Bonds, the Series 2007 Bonds and the Series 2018 Bonds in an amount equal to the highest remaining debt service payment. The Series 2019 and 2019 Refunding Reserve accounts are funded from the proceeds of the Series 2019 and Series 2019 Refunding Bonds in an amount equal to 50% of the highest remaining debt service payment. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Reserve Balance	Reserve Requirement
Special Assessment Revenue Bonds, Series 2005	\$ 102,200	\$ 34,650
Special Assessment Revenue Bonds, Series 2005-2	\$ 100,342	\$ 100,342
Special Assessment Revenue Bonds, Series 2007	\$ 37,820	\$ 40,750
Special Assessment Revenue Bonds, Series 2007-2	\$ 36,260	\$ 35,760
Special Assessment Revenue Bonds, Series 2018	\$ 115,065	\$ 115,065
Special Assessment Revenue Bonds, Series 2019	\$ 101,595	\$ 101,595
Special Assessment Revenue Refunding Bonds, Series 2019	\$ 503,604	\$ 503,479

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE E – LONG-TERM DEBT (CONTINUED)

In September 2019, the District issued \$13,095,000 of Series 2019 Special Assessment Revenue Refunding Bonds which retire the Series 2005-1 and 2007-1 Special Assessment Revenue Bonds. The current refunding of the Series 2005-1 and 2007-1 Special Assessment Revenue Bonds resulted in a deferred amount on refunding of \$461,808. As a result of this transaction, the District decreases its aggregate debt payment for the Series 2019 Refunding Bonds by \$3,121,979 over the next 19 years and realized an economic gain of approximately \$1,811,869. The funds to retire the Series 2005-1 and 2007-1 Bonds were deposited in escrow at September 30, 2019. The funds were used to redeem the Series 2005-1 and 2007-1 Bonds on November 1, 2019.

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage.

NOTE G – SUBSEQUENT EVENTS

Subsequent to year end, in December 2019, the District issued Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K) in the amount of \$1,860,000. The Bonds were issued to finance the costs of a portion of the Series 2019 Project.

Additionally, subsequent to year end, Westside CDD Holdings, LLC was dissolved.



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Westside Community Development District
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Westside Community Development District, as of and for the year ended September 30, 2019, and the related notes to the financial statements, and have issued our report thereon dated June 23, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Westside Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Westside Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Westside Community Development District's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Board of Supervisors
Westside Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Westside Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to the management of Westside Community Development District in a separate letter dated June 23, 2020.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



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

June 23, 2020



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Westside Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the financial statements of the Westside Community Development District as of and for the year ended September 30, 2019, and have issued our report thereon dated June 23, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 23, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. The current status of the prior findings is as follows:

Finding 2011-01

The District continues to be unable to make certain scheduled debt service payments and meet debt service reserve requirements on the Series 2005 Special Assessment Revenue Bonds and Series 2007 Special Assessment Revenue Bonds.

Management Response

During the current year, property held by the SPE was sold and a portion of the proceeds was provided to the District as landholder contributions. The District made unscheduled debt service payments to pay off certain matured principal and interest on the Series 2005 and Series 2007 Bonds with the proceeds from the landholder contributions. The Series 2005 and 2007 Bonds were bifurcated, and a portion of the bifurcated Bonds were cancelled in the current year. The District is making all scheduled payments on the Series 2005-2 and 2007-2 Bonds.

To the Board of Supervisors
Westside Community Development District

Current Status

The District made all scheduled debt service payments for the Series 2005-2 and 2007-2 Bonds; however, the District was unable to make the current year debt service payments for the unexchanged Series 2005 and 2007 Bonds. It is anticipated that the unexchanged Series 2005 and 2007 Bonds will be forgiven if they are still outstanding on April 1, 2022.

Finding 2012-01

The District reported a fund balance deficit in the Series 2005 Debt Service Fund and Series 2007 Debt Service Fund for which sufficient resources were not available to cover the deficit.

Management Response

During the current year, property held by the SPE was sold and a portion of the proceeds was provided to the District as landholder contributions. The District made unscheduled debt service payments to pay off certain matured principal and interest on the Series 2005 and Series 2007 Bonds with the proceeds from the landholder contributions. Additionally, the Series 2005 and 2007 Bonds were bifurcated, and a portion of the bifurcated Bonds were cancelled in the current year. All funds reported a positive fund balance at September 30, 2019.

Current Status

The SPE sold the remaining properties in the current year and a portion of the proceeds were provided to the District. Certain matured principal and interest were paid with the proceeds and the Bonds in default were bifurcated and refunded in the current year. All funds have a positive fund balance at September 30, 2019.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Westside Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that the Westside Community Development District did meet one of the conditions described in Section 218.503(1), Florida Statutes in that the District did not make certain scheduled debt service payments and did not meet debt service reserve requirements.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures for Westside Community Development District. It is management's responsibility to monitor Westside Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the Management Letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

To the Board of Supervisors
Westside Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any findings in addition to the current status of prior audit findings noted above.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



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

June 23, 2020



Berger, Toombs, Elam,
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**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Westside Community Development District
Osceola County, Florida

We have examined Westside Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2019. Management is responsible for Westside Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Westside Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Westside Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Westside Community Development District's compliance with the specified requirements.

In our opinion, Westside Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2019.

*Berger Toombs Elam
Gaines & Frank*

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

June 23, 2020

SECTION VI

Aquatic Weed Management, Inc.
P.O. Box 1259
Haines City, FL 33845
863-412-1919

Estimate

Date 6/12/2020
Estimate # 850

Name / Address

Westside CDD
Governmental Management Services,
Central
9145 Narcoossee Rd., Ste A206
Orlando, FL 32827

P.O.

Terms

Net 15

Due Date

6/27/2020

Other

Description	Qty	Rate	Total
Solara Resort Vacation Villas			
Tract RR and P-4 monthly herbicide maintenance. Priced as \$/treatme nt.		100.00	100.00
Conservation area CE-1 Quarterly exotic maintenance. Priced as \$/treatme nt.		1,500.00	1,500.00
Thank you for your business!			
Subtotal			\$1,600.00
Sales Tax (0.0%)			\$0.00
Total			\$1,600.00

waterweed1@aol.com

863-412-1919
863-438-0087

SECTION VII

RESOLUTION 2020-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2020-10 TO RE-SET THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2020/2021; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Westside Community Development District (the “District”) was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on June 3, 2020 at a duly noticed public meeting, the District’s Board of Supervisors (the “Board”) adopted Resolution 2020-10, approving the proposed budget for Fiscal Year 2020/2021 and setting a public hearing on the proposed budget for Wednesday, August 5, 2020 at 11:00 a.m. at the offices of Hanson Walter & Associates, 8 Broadway Avenue, Suite 104, Kissimmee, FL 34741; and

WHEREAS, the Board of Supervisors desires to change the date of the public hearing; and

WHEREAS, the District Manager rescheduled the date of the public hearing to Tuesday, August 25, 2020 at 11:00 a.m. via Zoom Teleconference or if in person at the offices of Hanson Walter & Associates, 8 Broadway Avenue, Suite 104, Kissimmee, FL 34741, and the District Manager has caused the notice of the public hearing, with the new date, time and location, to be published in a newspaper of general circulation in Osceola County consistent with the requirements of Chapters 197 and 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors desires to ratify the District Manager’s action in re-setting the public hearing.

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

SECTION 1. PUBLIC HEARING DATE RE-SET. The District Manager’s actions in re-setting the public hearing are hereby ratified. Resolution 2020-10 is hereby amended to reflect that the public hearing as declared in Resolution 2020-10 is re-set to:

Tuesday, August 25, 2020 at 11:00 a.m. via Zoom Teleconference or if in person at the offices of Hanson Walter & Associates, 8 Broadway Avenue, Suite 104, Kissimmee, FL 34741.

SECTION 2. RESOLUTION 2020-10 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2020-10 continue in full force and effect.

SECTION 3. 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 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board of Supervisors of the Westside Community Development District.

PASSED AND ADOPTED this ____ day of _____, 2020.

ATTEST:

**WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VIII

SECTION A

RESOLUTION 2020-13

THE ANNUAL APPROPRIATION RESOLUTION OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2020, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Westside Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 25, 2020, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference;

provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2020 and/or revised projections for Fiscal Year 2021.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Westside Community Development District for the Fiscal Year Ending September 30, 2021," as adopted by the Board of Supervisors on August 25, 2020.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Westside Community Development District, for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S) – SERIES 2005-1 & 2005-2	\$ _____
DEBT SERVICE FUND(S) – SERIES 2007-1 & 2007-2	\$ _____
DEBT SERVICE FUND(S) – SERIES 2018	\$ _____
DEBT SERVICE FUND(S) – SERIES 2019	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 25th day of August, 2020.

ATTEST:

**WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

Westside

Community Development District

***Proposed Budget
Fiscal Year 2021***

Presented by:



**Westside
Community Development District**

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Westside
Community Development District
General Fund
Fiscal Year 2021

	ADOPTED BUDGET FY 2020	ACTUAL THRU 07/31/20	PROJECTED NEXT 2 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
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REVENUES:

Maintenance Assessments	\$589,434	\$605,629	\$4,585	\$610,214	\$566,228
Interest Income	\$5,000	\$6,169	\$400	\$6,569	\$5,000
Carry Forward Balance	\$128,004	\$1,029,029	\$0	\$1,029,029	\$377,986
TOTAL REVENUES	\$722,437	\$1,640,826	\$4,985	\$1,645,812	\$949,214

EXPENDITURES:

Administrative:

Supervisor Fees	\$12,000	\$2,200	\$2,000	\$4,200	\$12,000
FICA Expense	\$918	\$168	\$153	\$321	\$918
Engineering Fees	\$10,500	\$3,884	\$1,750	\$5,634	\$10,500
Legal Services	\$40,000	\$17,016	\$6,000	\$23,016	\$40,000
Arbitrage	\$3,250	\$900	\$2,350	\$3,250	\$3,250
Management Fees	\$40,978	\$34,148	\$6,830	\$40,978	\$42,207
Information Technology	\$2,200	\$3,108	\$167	\$3,275	\$2,200
Dissemination	\$16,500	\$16,792	\$2,333	\$19,125	\$20,000
Trustee Fee	\$14,667	\$3,717	\$10,950	\$14,667	\$20,142
Assessment Roll Services	\$10,000	\$10,000	\$0	\$10,000	\$12,500
Auditing Services	\$3,975	\$3,825	\$0	\$3,825	\$3,875
Telephone	\$100	\$7	\$17	\$24	\$100
Postage	\$2,250	\$752	\$375	\$1,127	\$2,250
Insurance - General Liability	\$8,600	\$7,929	\$0	\$7,929	\$8,750
Printing and Binding	\$1,500	\$368	\$250	\$618	\$1,500
Legal Advertising	\$1,800	\$2,218	\$1,000	\$3,218	\$1,800
Miscellaneous Services	\$1,250	\$2,043	\$208	\$2,251	\$1,250
Office Supplies	\$400	\$54	\$67	\$121	\$400
Property Appraiser's Fee	\$600	\$633	\$0	\$633	\$700
Property Taxes	\$10	\$466	\$0	\$466	\$10
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Settlement Agreement Payment	\$50,000	\$50,000	\$0	\$50,000	\$25,000
TOTAL ADMINISTRATIVE	\$221,673	\$160,405	\$34,449	\$194,854	\$209,527

Maintenance:

Landscape Maintenance	\$181,110	\$135,540	\$33,315	\$168,855	\$212,490
Irrigation Repairs	\$15,000	\$14,553	\$447	\$15,000	\$15,000
Plant Replacement	\$30,000	\$4,119	\$5,000	\$9,119	\$30,000
Electric	\$1,500	\$268	\$70	\$338	\$1,500
Streetlighting	\$73,000	\$43,290	\$9,000	\$52,290	\$73,000
Irrigation Water	\$58,000	\$19,944	\$3,200	\$23,144	\$58,000
Property Insurance	\$1,100	\$949	\$0	\$949	\$5,000
Field Management	\$19,123	\$15,936	\$3,187	\$19,123	\$19,697
Lake & Wetland Maintenance	\$22,800	\$9,250	\$5,850	\$15,100	\$30,000
Sidewalk Repairs & Maintenance	\$0	\$0	\$2,100	\$2,100	\$4,000
Misc. Contingency	\$30,000	\$9,966	\$5,000	\$14,966	\$26,000
Stormwater/Lake Repair	\$15,000	\$980	\$2,500	\$3,480	\$15,000
TOTAL MAINTENANCE	\$446,633	\$254,795	\$69,669	\$324,464	\$489,687
TOTAL EXPENDITURES	\$668,306	\$415,200	\$104,118	\$519,319	\$699,214

Other Sources/(Uses)

Transfer Out - Capital Reserve	(\$54,132)	(\$400,000)	\$0	(\$400,000)	(\$250,000)
SUBTOTAL OTHER SOURCES/(USES)	(\$54,132)	(\$400,000)	\$0	(\$400,000)	(\$250,000)
EXCESS REVENUES (EXPENDITURES)	\$0	\$825,626	(\$99,133)	\$726,493	\$0

	FY2018	FY2019	FY2020	FY2021
Net Assessments	\$681,730	\$681,730	\$589,434	\$566,228
Add: Discounts & Collections	\$43,515	\$43,515	\$37,623	\$36,142
Gross Assessments	<u>\$725,245</u>	<u>\$725,245</u>	<u>\$627,057</u>	<u>\$602,370</u>
Units	4609	4609	3985	3828.11
Per Unit Gross Assessment	\$157	\$157	\$157	\$157
Net Assessments	\$681,730	\$681,730	\$589,434	\$566,228
Total Developable Units	4609	4609	3985	3828.11
Per Unit Net Assessments	\$148	\$148	\$148	\$148

Westside
Community Development District
Budget Narratives FY 2021
General Fund

REVENUES

Maintenance Assessments

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

Interest Income

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

EXPENDITURES

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Legal Services

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

Westside
Community Development District
Budget Narratives FY 2021
General Fund

Arbitrage

The District has contracted with AMTEC, an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability on the Series 2005, 2007, 2018, 2019 and 2019 Refunding Special Assessment Revenue Bonds.

Management Fees

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

Information Technology

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

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional report requirements for unrated bond issues. The District has contracted with Lerner Reporting Services, Inc. to provide this service and the amount is based upon this contract for the Series 2005 and 2007 bonds. Governmental Management Services-Central Florida LLC provides this service for Debt Service Series 2018, Series 2019, Series 2019 Refunding and Series 2019 Parcel K.

Trustee Fee

The District will pay annual fees for Series 2005, 2007, 2018, 2019, 2019 Refunding and 2019 Parcel K Special Assessment Revenue Bonds that are deposited with a Trustee at US Bank, N.A.

Assessment Roll Services

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

Westside
Community Development District
Budget Narratives FY 2021
General Fund

Auditing Services

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

Telephone

Telephone and fax machine expenses.

Postage

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

Insurance – General Liability

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

Printing and Binding

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

Legal Advertising

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

Miscellaneous Services

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

Office Supplies

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

Westside
Community Development District
Budget Narratives FY 2021
General Fund

Property Appraiser's Fee

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

Property Taxes

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

Dues, Licenses & Subscriptions

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

Settlement Agreement Payment

Represents amount due on November 15, 2020 to JR. Davis Construction Company, Inc. per the Settlement Agreement dated November 10, 2014. The remaining two payments are as follow:

November 1, 2020 \$25,000

MAINTENANCE:

Landscape Maintenance

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

Description	Monthly Amount	Annual Amount
Original Agreement – Yellowstone	\$7,108	\$85,290
Solara Ponds - Yellowstone	\$1,025	\$12,300
Solara Phase 1 - Yellowstone	\$4,530	\$54,360
Solara Phase 2 – Yellowstone	\$3,575	\$42,900
South Goodman & Monaco - Exclusive	\$820	\$9,840
Phase 3 Pond – Exclusive	\$650	\$7,800
Total		\$212,490

Westside
Community Development District
 Budget Narratives FY 2021
 General Fund

Irrigation Repairs

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

Plant Replacement

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

Electric

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

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

Streetlights

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

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

**Westside
Community Development District**
Budget Narratives FY 2021
General Fund

Irrigation Water

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

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
2118575-920460	0 Westside Blvd Reclaim D	\$2,094	\$25,132
2118575-1129340	0 Westside Blvd Reclaim	\$2,610	\$31,316
2118575-1124768	2400 Blk Even Westside Blvd	\$21	\$252
	Contingency		\$1,300
Total			\$58,000

Property Insurance

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

Field Management

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

Lake and Wetland Maintenance

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

Description	Monthly Amount	Annual Amount
Stormwater Pond Plant Management	\$1,075	\$12,900
Mitigation Maintenance		\$17,100
Total		\$30,000

Westside
Community Development District
Budget Narratives FY 2021
General Fund

Sidewalk Repairs & Maintenance

Any costs related to the maintenance of the District's sidewalks which includes grinding and pressure washing.

Miscellaneous Contingency

Any other miscellaneous charges incurred by the District.

Stormwater/Lake Repair

Represents contingency for potential repairs to stormwater system.

Transfer Out - Capital Reserve

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

**Westside
Community Development District**

**Debt Service Fund
Series 2005-1 and Series 2005-2
Fiscal Year 2021**

	ADOPTED BUDGET FY 2020	ACTUAL THRU 07/31/20	PROJECTED NEXT 2 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
<u>REVENUES:</u>					
Assessments - Series 2005-1	\$607,104	\$0	\$0	\$0	\$0
Assessments - Series 2005-2	\$180,010	\$110,920	\$0	\$110,920	\$180,010
Prepayments	\$0	\$629,152	\$0	\$629,152	\$0
Interest	\$0	\$586	\$10	\$596	\$0
Carry Forward Surplus	\$256,227	\$55,538	\$0	\$55,538	\$107,688
TOTAL REVENUES	\$1,043,341	\$796,197	\$10	\$796,207	\$287,698
<u>EXPENDITURES:</u>					
<u>Series 2005/2005-1</u>					
Debt Service Obligation	\$610,613	\$0	\$0	\$0	\$0
<u>Series 2005-2</u>					
Debt Service Obligation	\$201,483	\$63,421	\$0	\$63,421	\$110,964
Special Call - 5/1	\$0	\$625,000	\$0	\$625,000	\$0
TOTAL EXPENDITURES	\$812,095	\$688,421	\$0	\$688,421	\$110,964
<u>OTHER FINANCING SOURCES:</u>					
Transfer In (Out)	\$0	(\$97)	\$0	(\$97)	\$0
TOTAL OTHER FINANCING SOURCES (USES)	\$0	(\$97)	\$0	(\$97)	\$0
EXCESS REVENUES/(EXPENDITURES)	\$231,246	\$107,678	\$10	\$107,688	\$176,735

**Westside
Community Development District**

**Debt Service Fund
Series 2007-1 and Series 2007-2
Fiscal Year 2021**

	ADOPTED BUDGET FY 2020	ACTUAL THRU 07/31/20	PROJECTED NEXT 2 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
<u>REVENUES:</u>					
Assessments - Series 2007-1	\$630,086	\$0	\$0	\$0	\$0
Assessments - Series 2007-2	\$63,724	\$39,266	\$0	\$39,266	\$63,724
Prepayments	\$0	\$187,929	\$0	\$187,929	\$0
Interest	\$0	\$280	\$5	\$285	\$0
Carry Forward Surplus	\$260,100	\$24,344	\$0	\$24,344	\$41,321
TOTAL REVENUES	\$953,909	\$251,818	\$5	\$251,823	\$105,045
<u>EXPENDITURES:</u>					
<u>Series 2007/2007-1</u>					
Debt Service Obligation	\$639,440	\$0	\$0	\$0	\$0
<u>Series 2007-2</u>					
Interest - 11/1	\$65,760	\$25,380	\$0	\$25,380	\$39,800
Special Call - 5/1	\$0	\$185,000	\$0	\$185,000	\$0
TOTAL EXPENDITURES	\$705,200	\$210,380	\$0	\$210,380	\$39,800
<u>OTHER FINANCING SOURCES:</u>					
Transfer In (Out)	\$0	(\$122)	\$0	(\$122)	\$0
TOTAL OTHER FINANCING SOURCES (USES)	\$0	(\$122)	\$0	(\$122)	\$0
EXCESS REVENUES/(EXPENDITURES)	\$248,709	\$41,316	\$5	\$41,321	\$65,245

**Westside
Community Development District**

**Debt Service Fund
Series 2018 - Solara Phase 1
Fiscal Year 2021**

	ADOPTED BUDGET FY 2020	ACTUAL THRU 07/31/20	PROJECTED NEXT 2 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
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REVENUES:

Assessments	\$230,130	\$233,352	\$0	\$233,352	\$230,130
Interest	\$0	\$157	\$10	\$167	\$0
Carryforward Surplus (1)	\$95,813	\$97,445	\$0	\$97,445	\$100,415
TOTAL REVENUES	\$325,943	\$330,955	\$10	\$330,965	\$330,545

EXPENDITURES:

Interest - 11/1	\$87,775	\$87,775	\$0	\$87,775	\$ 86,400
Interest - 5/1	\$87,775	\$87,775	\$0	\$87,775	\$ 86,400
Principal - 5/1	\$55,000	\$55,000	\$0	\$55,000	\$ 55,000
TOTAL EXPENDITURES	\$230,550	\$230,550	\$0	\$230,550	\$ 227,800
EXCESS REVENUES/(EXPENDITURES)	\$95,393	\$100,405	\$10	\$100,415	\$ 102,745

Interest - 11/1/2021 \$ 85,025

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

Westside Community Development District
Series 2018
Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/20	\$ 3,385,000	\$ -	\$ 86,400.00	\$ 229,175
5/1/21	\$ 3,385,000	\$ 55,000	\$ 86,400.00	\$ -
11/1/21	\$ 3,330,000	\$ -	\$ 85,025.00	\$ 226,425
5/1/22	\$ 3,330,000	\$ 60,000	\$ 85,025.00	\$ -
11/1/22	\$ 3,270,000	\$ -	\$ 83,525.00	\$ 228,550
5/1/23	\$ 3,270,000	\$ 60,000	\$ 83,525.00	\$ -
11/1/23	\$ 3,210,000	\$ -	\$ 82,025.00	\$ 225,550
5/1/24	\$ 3,210,000	\$ 65,000	\$ 82,025.00	\$ -
11/1/24	\$ 3,145,000	\$ -	\$ 80,400.00	\$ 227,425
5/1/25	\$ 3,145,000	\$ 70,000	\$ 80,400.00	\$ -
11/1/25	\$ 3,075,000	\$ -	\$ 78,650.00	\$ 229,050
5/1/26	\$ 3,075,000	\$ 70,000	\$ 78,650.00	\$ -
11/1/26	\$ 3,005,000	\$ -	\$ 76,900.00	\$ 225,550
5/1/27	\$ 3,005,000	\$ 75,000	\$ 76,900.00	\$ -
11/1/27	\$ 2,930,000	\$ -	\$ 75,025.00	\$ 226,925
5/1/28	\$ 2,930,000	\$ 80,000	\$ 75,025.00	\$ -
11/1/28	\$ 2,850,000	\$ -	\$ 73,025.00	\$ 228,050
5/1/29	\$ 2,850,000	\$ 85,000	\$ 73,025.00	\$ -
11/1/29	\$ 2,765,000	\$ -	\$ 70,900.00	\$ 228,925
5/1/30	\$ 2,765,000	\$ 90,000	\$ 70,900.00	\$ -
11/1/30	\$ 2,675,000	\$ -	\$ 68,650.00	\$ 229,550
5/1/31	\$ 2,675,000	\$ 95,000	\$ 68,650.00	\$ -
11/1/31	\$ 2,580,000	\$ -	\$ 66,275.00	\$ 229,925
5/1/32	\$ 2,580,000	\$ 100,000	\$ 66,275.00	\$ -
11/1/32	\$ 2,480,000	\$ -	\$ 63,775.00	\$ 230,050
5/1/33	\$ 2,480,000	\$ 105,000	\$ 63,775.00	\$ -
11/1/33	\$ 2,375,000	\$ -	\$ 61,150.00	\$ 229,925
5/1/34	\$ 2,375,000	\$ 110,000	\$ 61,150.00	\$ -
11/1/34	\$ 2,265,000	\$ -	\$ 58,400.00	\$ 229,550
5/1/35	\$ 2,265,000	\$ 115,000	\$ 58,400.00	\$ -
11/1/35	\$ 2,150,000	\$ -	\$ 55,525.00	\$ 228,925

Westside Community Development District
Series 2018
Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/36	\$ 2,150,000	\$ 120,000	\$ 55,525.00	\$ -
11/1/36	\$ 2,030,000	\$ -	\$ 52,525.00	\$ 228,050
5/1/37	\$ 2,030,000	\$ 125,000	\$ 52,525.00	\$ -
11/1/37	\$ 1,905,000	\$ -	\$ 49,400.00	\$ 226,925
5/1/38	\$ 1,905,000	\$ 130,000	\$ 49,400.00	\$ -
11/1/38	\$ 1,775,000	\$ -	\$ 46,150.00	\$ 225,550
5/1/39	\$ 1,775,000	\$ 140,000	\$ 46,150.00	\$ -
11/1/39	\$ 1,635,000	\$ -	\$ 42,510.00	\$ 228,660
5/1/40	\$ 1,635,000	\$ 145,000	\$ 42,510.00	\$ -
11/1/40	\$ 1,490,000	\$ -	\$ 38,740.00	\$ 226,250
5/1/41	\$ 1,490,000	\$ 155,000	\$ 38,740.00	\$ -
11/1/41	\$ 1,335,000	\$ -	\$ 34,710.00	\$ 228,450
5/1/42	\$ 1,335,000	\$ 165,000	\$ 34,710.00	\$ -
11/1/42	\$ 1,170,000	\$ -	\$ 30,420.00	\$ 230,130
5/1/43	\$ 1,170,000	\$ 170,000	\$ 30,420.00	\$ -
11/1/43	\$ 1,000,000	\$ -	\$ 26,000.00	\$ 226,420
5/1/44	\$ 1,000,000	\$ 180,000	\$ 26,000.00	\$ -
11/1/44	\$ 820,000	\$ -	\$ 21,320.00	\$ 227,320
5/1/45	\$ 820,000	\$ 190,000	\$ 21,320.00	\$ -
11/1/45	\$ 630,000	\$ -	\$ 16,380.00	\$ 227,700
5/1/46	\$ 630,000	\$ 200,000	\$ 16,380.00	\$ -
11/1/46	\$ 430,000	\$ -	\$ 11,180.00	\$ 227,560
5/1/47	\$ 430,000	\$ 210,000	\$ 11,180.00	\$ -
11/1/47	\$ 220,000	\$ -	\$ 5,720.00	\$ 226,900
5/1/48	\$ 220,000	\$ 220,000	\$ 5,720.00	\$ -
11/1/48	\$ -	\$ -	\$ -	\$ 225,720
Totals		\$ 3,385,000	\$ 3,081,410	\$ 6,609,185

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

**ALLOCATION METHODOLOGY - SERIES 2018 BONDS
For Solara Phase 1 Assessment Area**

<u>PRODUCT</u>	<u>No. of Units</u>	Allocation of Par Debt Per Product Type		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhomes	76	\$	757,829	\$ 9,971	\$ 49,971	\$ 658	\$ 699
Single Family 40'	92	\$	1,009,109	\$ 10,969	\$ 66,540	\$ 723	\$ 769
Single Family 50'	144	\$	1,723,062	\$ 11,966	\$ 113,618	\$ 789	\$ 839
TOTAL	312	\$	3,490,000		\$ 230,129		

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

*** Unit mix is subject to change based on market and other factors**

**Westside
Community Development District**

**Debt Service Fund
Series 2019 - Solara Phase 2
Fiscal Year 2021**

	ADOPTED BUDGET FY 2020	ACTUAL THRU 07/31/20	PROJECTED NEXT 2 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
<u>REVENUES:</u>					
Bonds Proceeds	\$0	\$0	\$0	\$0	\$0
Assessments	\$203,190	\$203,925	\$0	\$203,925	\$203,846
Interest	\$0	\$190	\$10	\$200	\$0
Carryforward Surplus (1)	\$84,779	\$84,985	\$0	\$84,985	\$75,610
TOTAL REVENUES	\$287,969	\$289,099	\$10	\$289,109	\$279,456
<u>EXPENDITURES:</u>					
Interest - 11/1	\$84,779	\$84,779	\$0	\$84,779	\$72,724
Interest - 5/1	\$73,721	\$73,721	\$0	\$73,721	\$72,724
Principal - 5/1	\$55,000	\$55,000	\$0	\$55,000	\$55,000
TOTAL EXPENDITURES	\$213,499	\$213,499	\$0	\$213,499	\$200,448
EXCESS REVENUES/(EXPENDITURES)	\$74,470	\$75,600	\$10	\$75,610	\$79,008
				Interest - 11/1/2021	\$71,727

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

**Westside Community Development District
Series 2019, Special Assessment Bonds
Amortization Schedule**

Date	Balance	Principal	Interest	Annual
11/1/20	\$ 3,175,000	\$ -	\$ 72,724	\$ 201,444
5/1/21	\$ 3,175,000	\$ 55,000	\$ 72,724	\$ -
11/1/21	\$ 3,120,000	\$ -	\$ 71,727	\$ 199,451
5/1/22	\$ 3,120,000	\$ 60,000	\$ 71,727	\$ -
11/1/22	\$ 3,060,000	\$ -	\$ 70,639	\$ 202,366
5/1/23	\$ 3,060,000	\$ 60,000	\$ 70,639	\$ -
11/1/23	\$ 3,000,000	\$ -	\$ 69,552	\$ 200,191
5/1/24	\$ 2,935,000	\$ 65,000	\$ 69,552	\$ -
11/1/24	\$ 2,935,000	\$ -	\$ 68,374	\$ 202,926
5/1/25	\$ 2,935,000	\$ 65,000	\$ 68,374	\$ -
11/1/25	\$ 2,870,000	\$ -	\$ 67,106	\$ 200,480
5/1/26	\$ 2,870,000	\$ 70,000	\$ 67,106	\$ -
11/1/26	\$ 2,800,000	\$ -	\$ 65,741	\$ 202,848
5/1/27	\$ 2,800,000	\$ 70,000	\$ 65,741	\$ -
11/1/27	\$ 2,730,000	\$ -	\$ 64,376	\$ 200,118
5/1/28	\$ 2,730,000	\$ 75,000	\$ 64,376	\$ -
11/1/28	\$ 2,655,000	\$ -	\$ 62,914	\$ 202,290
5/1/29	\$ 2,580,000	\$ 75,000	\$ 62,914	\$ -
11/1/29	\$ 2,580,000	\$ -	\$ 61,451	\$ 199,365
5/1/30	\$ 2,580,000	\$ 80,000	\$ 61,451	\$ -
11/1/30	\$ 2,500,000	\$ -	\$ 59,601	\$ 201,053
5/1/31	\$ 2,500,000	\$ 85,000	\$ 59,601	\$ -
11/1/31	\$ 2,415,000	\$ -	\$ 57,636	\$ 202,237
5/1/32	\$ 2,415,000	\$ 90,000	\$ 57,636	\$ -
11/1/32	\$ 2,325,000	\$ -	\$ 55,554	\$ 203,190
5/1/33	\$ 2,325,000	\$ 90,000	\$ 55,554	\$ -
11/1/33	\$ 2,235,000	\$ -	\$ 53,473	\$ 199,028
5/1/34	\$ 2,235,000	\$ 95,000	\$ 53,473	\$ -
11/1/34	\$ 2,140,000	\$ -	\$ 51,276	\$ 199,749
5/1/35	\$ 2,140,000	\$ 100,000	\$ 51,276	\$ -
11/1/35	\$ 2,040,000	\$ -	\$ 48,964	\$ 200,240
5/1/36	\$ 2,040,000	\$ 105,000	\$ 48,964	\$ -
11/1/36	\$ 1,935,000	\$ -	\$ 46,536	\$ 200,499
5/1/37	\$ 1,935,000	\$ 110,000	\$ 46,536	\$ -
11/1/37	\$ 1,825,000	\$ -	\$ 43,992	\$ 200,528
5/1/38	\$ 1,825,000	\$ 115,000	\$ 43,992	\$ -

**Westside Community Development District
Series 2019, Special Assessment Bonds
Amortization Schedule**

Date	Balance	Principal	Interest	Annual
11/1/38	\$ 1,710,000	\$ -	\$ 41,333	\$ 200,324
5/1/39	\$ 1,590,000	\$ 120,000	\$ 41,333	\$ -
11/1/39	\$ 1,590,000	\$ -	\$ 38,558	\$ 199,890
5/1/40	\$ 1,590,000	\$ 125,000	\$ 38,558	\$ -
11/1/40	\$ 1,465,000	\$ -	\$ 35,526	\$ 199,084
5/1/41	\$ 1,465,000	\$ 135,000	\$ 35,526	\$ -
11/1/41	\$ 1,330,000	\$ -	\$ 32,253	\$ 202,779
5/1/42	\$ 1,330,000	\$ 140,000	\$ 32,253	\$ -
11/1/42	\$ 1,190,000	\$ -	\$ 28,858	\$ 201,110
5/1/43	\$ 1,190,000	\$ 145,000	\$ 28,858	\$ -
11/1/43	\$ 1,045,000	\$ -	\$ 25,341	\$ 199,199
5/1/44	\$ 1,045,000	\$ 155,000	\$ 25,341	\$ -
11/1/44	\$ 890,000	\$ -	\$ 21,583	\$ 201,924
5/1/45	\$ 890,000	\$ 160,000	\$ 21,583	\$ -
11/1/45	\$ 730,000	\$ -	\$ 17,703	\$ 199,285
5/1/46	\$ 730,000	\$ 170,000	\$ 17,703	\$ -
11/1/46	\$ 560,000	\$ -	\$ 13,580	\$ 201,283
5/1/47	\$ 560,000	\$ 180,000	\$ 13,580	\$ -
11/1/47	\$ 380,000	\$ -	\$ 9,215	\$ 202,795
5/1/48	\$ 380,000	\$ 185,000	\$ 9,215	\$ -
11/1/48	\$ 195,000	\$ -	\$ 4,729	\$ 198,944
5/1/49	\$ 195,000	\$ 195,000	\$ 4,729	\$ 199,729
Totals		\$ 3,175,000	\$ 2,720,625	\$ 6,024,346

**WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019**

ALLOCATION METHODOLOGY - SERIES 2019 BONDS									
For Solara Phase 2 Assessment Area									
PRODUCT	No. of Units	Allocation of Par Debt Per Product Type		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)		
Townhomes	86	\$	895,487	\$	12,495	\$	657	\$	699
Single Family 40'	122	\$	1,397,376	\$	11,454	\$	88,189	\$	723
Single Family 50'	75	\$	937,137	\$	10,413	\$	59,150	\$	789
TOTAL	283	\$	3,230,000			\$	203,846		
(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill									
* Unit mix is subject to change based on market and other factors									

**Westside
Community Development District**

**Debt Service Fund
Series 2019 - Refunding Bonds
Fiscal Year 2021**

	PROPOSED BUDGET FY 2020	ACTUAL THRU 07/31/20	PROJECTED NEXT 2 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
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REVENUES:

Assessments	\$1,247,197	\$1,228,880	\$18,318	\$1,247,197	\$1,007,205
Interest	\$461	\$451	\$10	\$461	\$0
Carryforward Surplus (1)	\$135,757	\$135,757	\$0	\$135,757	\$499,671
TOTAL REVENUES	\$1,383,416	\$1,365,088	\$18,328	\$1,383,416	\$1,506,877

EXPENDITURES:

Interest - 11/1	\$43,944	\$43,944	\$0	\$43,944	\$246,407
Interest - 5/1	\$255,157	\$255,157	\$0	\$255,157	\$246,407
Principal - 5/1	\$500,000	\$500,000	\$0	\$500,000	\$520,000
Capital Outlay - Cost of Issuance	\$84,875	\$84,875	\$0	\$84,875	\$0
TOTAL EXPENDITURES	\$883,976	\$883,976	\$0	\$883,976	\$1,012,814

OTHER FINANCING SOURCES:

Transfer In (Out)	\$231	\$231	\$0	\$231	\$0
TOTAL OTHER FINANCING SOURCES (USES)	\$231	\$231	\$0	\$231	\$0
EXCESS REVENUES/(EXPENDITURES)	\$499,671	\$481,343	\$18,328	\$499,671	\$494,063

Interest - 11/1/2021 \$237,307

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

**Westside Community Development District
Series 2019 - Special Assessment Refunding Bonds
Amortization Schedule**

Date	Principal	Interest	Annual
11/1/20	\$ -	\$ 246,407	\$ 1,001,564
5/1/21	\$ 520,000	\$ 246,407	\$ -
11/1/21	\$ -	\$ 237,307	\$ 1,003,714
5/1/22	\$ 540,000	\$ 237,307	\$ -
11/1/22	\$ -	\$ 227,857	\$ 1,005,164
5/1/23	\$ 560,000	\$ 227,857	\$ -
11/1/23	\$ -	\$ 218,057	\$ 1,005,914
5/1/24	\$ 575,000	\$ 218,057	\$ -
11/1/24	\$ -	\$ 207,994	\$ 1,001,051
5/1/25	\$ 595,000	\$ 207,994	\$ -
11/1/25	\$ -	\$ 196,838	\$ 999,833
5/1/26	\$ 625,000	\$ 196,838	\$ -
11/1/26	\$ -	\$ 185,119	\$ 1,006,958
5/1/27	\$ 645,000	\$ 185,119	\$ -
11/1/27	\$ -	\$ 173,026	\$ 1,003,145
5/1/28	\$ 670,000	\$ 173,026	\$ -
11/1/28	\$ -	\$ 160,463	\$ 1,003,489
5/1/29	\$ 695,000	\$ 160,463	\$ -
11/1/29	\$ -	\$ 147,432	\$ 1,002,895
5/1/30	\$ 725,000	\$ 147,432	\$ -
11/1/30	\$ -	\$ 132,528	\$ 1,004,959
5/1/31	\$ 755,000	\$ 132,528	\$ -
11/1/31	\$ -	\$ 117,006	\$ 1,004,534
5/1/32	\$ 785,000	\$ 117,006	\$ -
11/1/32	\$ -	\$ 100,868	\$ 1,002,874
5/1/33	\$ 820,000	\$ 100,868	\$ -
11/1/33	\$ -	\$ 84,011	\$ 1,004,879
5/1/34	\$ 850,000	\$ 84,011	\$ -
11/1/34	\$ -	\$ 66,536	\$ 1,000,547
5/1/35	\$ 885,000	\$ 66,536	\$ -
11/1/35	\$ -	\$ 48,343	\$ 999,879
5/1/36	\$ 925,000	\$ 48,343	\$ -
11/1/36	\$ -	\$ 29,326	\$ 1,002,669
5/1/37	\$ 960,000	\$ 29,326	\$ -
11/1/37	\$ -	\$ 9,591	\$ 998,917
5/1/38	\$ 465,000	\$ 9,591	\$ -
11/1/38	\$ -	\$ -	\$ 474,591
Totals	\$ 12,595,000	\$ 5,177,416	\$ 18,527,573

**WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2019**

ALLOCATION METHODOLOGY - SERIES 2019 BONDS							
Refunding Bonds							
<u>PRODUCT</u>	<u>No. of Units</u>	Par Debt Per Unit 2005-1	Par Debt Per Unit 2007-1	Par Debt Per Unit Combined	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)	
Single Family 70' - Calabria	75	\$ 10,518	\$ 1,673	\$ 12,191	\$ 948	\$ 1,008	
LR - Paradise Palms	553	\$ 0	\$ 4,714	\$ 4,714	\$ 357	\$ 379	
Townhome - Caribe Cove	187	\$ 5,259	\$ 1,673	\$ 6,932	\$ 537	\$ 572	
Single Family 50' - Tuscany	68	\$ 6,299	\$ 1,673	\$ 7,971	\$ 618	\$ 658	
Townhome - Bayhama Bay II	170	\$ 5,259	\$ 1,673	\$ 6,932	\$ 537	\$ 572	
Townhome - Golden Cay	124	\$ 4,750	\$ 1,673	\$ 6,423	\$ 497	\$ 529	
Townhome - Parcel K	100	\$ 5,249	\$ 1,673	\$ 6,922	\$ 536	\$ 571	
Single Family 40' - Parcel K	77	\$ 5,774	\$ 1,673	\$ 7,447	\$ 577	\$ 614	
Single Family 50' - Parcel K	14	\$ 6,299	\$ 1,673	\$ 7,971	\$ 618	\$ 658	
Townhome - Parcel L	158	\$ 5,249	\$ 1,673	\$ 6,922	\$ 536	\$ 571	
Single Family 50' - Parcel L	192	\$ 6,299	\$ 1,673	\$ 7,971	\$ 618	\$ 658	
Townhome - M1	276	\$ 0	\$ 6,375	\$ 6,375	\$ 482	\$ 513	
TOTAL	1,994	\$ 60,954	\$ 27,817	\$ 88,771			

**Westside
Community Development District**

**Debt Service Fund
Series 2019 - Parcel K
Fiscal Year 2021**

	PROPOSED BUDGET FY 2020	ACTUAL THRU 07/31/20	PROJECTED NEXT 2 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
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REVENUES:

Assessments	\$0	\$0	\$0	\$0	\$78,845
Interest	\$75	\$65	\$10	\$75	\$0
Carryforward Surplus (1)	\$0	\$0	\$0	\$0	\$37,045
TOTAL REVENUES	\$75	\$65	\$10	\$75	\$115,890

EXPENDITURES:

Interest - 11/1	\$0	\$0	\$0	\$0	\$36,970
Interest - 5/1	\$29,781	\$29,781	\$0	\$29,781	\$36,970
TOTAL EXPENDITURES	\$29,781	\$29,781	\$0	\$29,781	\$73,940

OTHER FINANCING SOURCES:

Bond Proceeds	\$159,601	\$159,601	\$0	\$159,601	\$0
Transfer In (Out)	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES (USES)	\$159,601	\$159,601	\$0	\$159,601	\$0
EXCESS REVENUES/(EXPENDITURES)	\$129,895	\$129,885	\$10	\$129,895	\$41,950

Interest - 11/1/2021 \$36,970

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

**Westside Community Development District
Series 2019 - Parcel K Special Assessment Bonds
Amortization Schedule**

Date	Principal	Interest	Annual
11/1/20	\$ -	\$ 36,970	\$ 66,751
5/1/21	\$ -	\$ 36,970	\$ -
11/1/21	\$ -	\$ 36,970	\$ 73,940
5/1/22	\$ -	\$ 36,970	\$ -
11/1/22	\$ -	\$ 36,970	\$ 73,940
5/1/23	\$ -	\$ 36,970	\$ -
11/1/23	\$ -	\$ 36,970	\$ 73,940
5/1/24	\$ -	\$ 36,970	\$ -
11/1/24	\$ -	\$ 36,970	\$ 73,940
5/1/25	\$ -	\$ 36,970	\$ -
11/1/25	\$ -	\$ 36,970	\$ 73,940
5/1/26	\$ -	\$ 36,970	\$ -
11/1/26	\$ -	\$ 36,970	\$ 73,940
5/1/27	\$ -	\$ 36,970	\$ -
11/1/27	\$ -	\$ 36,970	\$ 73,940
5/1/28	\$ -	\$ 36,970	\$ -
11/1/28	\$ -	\$ 36,970	\$ 73,940
5/1/29	\$ -	\$ 36,970	\$ -
11/1/29	\$ -	\$ 36,970	\$ 73,940
5/1/30	\$ -	\$ 36,970	\$ -
11/1/30	\$ -	\$ 36,970	\$ 73,940
5/1/31	\$ -	\$ 36,970	\$ -
11/1/31	\$ -	\$ 36,970	\$ 73,940
5/1/32	\$ -	\$ 36,970	\$ -
11/1/32	\$ -	\$ 36,970	\$ 73,940
5/1/33	\$ 5,000	\$ 36,970	\$ -
11/1/33	\$ -	\$ 36,875	\$ 78,845
5/1/34	\$ 5,000	\$ 36,875	\$ -
11/1/34	\$ -	\$ 36,780	\$ 78,655
5/1/35	\$ 5,000	\$ 36,780	\$ -
11/1/35	\$ -	\$ 36,685	\$ 78,465
5/1/36	\$ 5,000	\$ 36,685	\$ -
11/1/36	\$ -	\$ 36,590	\$ 78,275
5/1/37	\$ 5,000	\$ 36,590	\$ -
11/1/37	\$ -	\$ 36,495	\$ 78,085
5/1/38	\$ 90,000	\$ 36,495	\$ -

**Westside Community Development District
Series 2019 - Parcel K Special Assessment Bonds
Amortization Schedule**

Date	Principal	Interest	Annual
11/1/38	\$ -	\$ 34,785	\$ 161,280
5/1/39	\$ 115,000	\$ 34,785	\$ -
11/1/39	\$ -	\$ 32,600	\$ 182,385
5/1/40	\$ 120,000	\$ 32,600	\$ -
11/1/40	\$ -	\$ 30,200	\$ 182,800
5/1/41	\$ 125,000	\$ 30,200	\$ -
11/1/41	\$ -	\$ 27,700	\$ 182,900
5/1/42	\$ 130,000	\$ 27,700	\$ -
11/1/42	\$ -	\$ 25,100	\$ 182,800
5/1/43	\$ 135,000	\$ 25,100	\$ -
11/1/43	\$ -	\$ 22,400	\$ 182,500
5/1/44	\$ 140,000	\$ 22,400	\$ -
11/1/44	\$ -	\$ 19,600	\$ 182,000
5/1/45	\$ 145,000	\$ 19,600	\$ -
11/1/45	\$ -	\$ 16,700	\$ 181,300
5/1/46	\$ 155,000	\$ 16,700	\$ -
11/1/46	\$ -	\$ 13,600	\$ 185,300
5/1/47	\$ 160,000	\$ 13,600	\$ -
11/1/47	\$ -	\$ 10,400	\$ 184,000
5/1/48	\$ 165,000	\$ 10,400	\$ -
11/1/48	\$ -	\$ 7,100	\$ 182,500
5/1/49	\$ 175,000	\$ 7,100	\$ -
11/1/49	\$ -	\$ 3,600	\$ 185,700
5/1/50	\$ 180,000	\$ 3,600	\$ -
11/1/50	\$ -	\$ -	\$ 183,600
Totals	\$ 1,860,000	\$ 1,845,421	\$ 3,705,421

**WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019**

**ALLOCATION METHODOLOGY - SERIES 2019 BONDS
For Parcel K Assessment Area FY 2021 through FY 2037**

<u>PRODUCT</u>	<u>No. of Units</u>	Series 2019 (Refunding) Gross Assessment Per Unit (1)	Series 2019 (Parcel K) Gross Assessment Per Unit (1)	Series 2019 (Parcel K) Net Annual Per Unit	Series 2019 (Parcel K) Gross Annual Per Unit	Total Combined Gross Annual Debt Assessment Per Unit (1)
Single Family 40'	77	\$ 614	\$ 33,142	\$ 430	\$ 458	\$ 1,072
Single Family 50'	14	\$ 658	\$ 6,574	\$ 470	\$ 500	\$ 1,158
Townhome	100	\$ 571	\$ 39,129	\$ 391	\$ 416	\$ 987
TOTAL	191	\$ 1,843	\$ 78,845			

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

**Westside
Community Development District**

**Capital Reserve Fund
Fiscal Year 2021**

	ADOPTED BUDGET FY 2020	ACTUAL THRU 07/31/20	PROJECTED NEXT 2 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
REVENUES:					
Interest	\$5,000	\$3,423	\$200	\$3,623	\$0
Carry Forward Surplus	\$366,672	\$406,602	\$0	\$406,602	\$810,225
TOTAL REVENUES	\$371,672	\$410,025	\$200	\$410,225	\$810,225
EXPENDITURES:					
Capital Outlay	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$0
OTHER FINANCING SOURCES:					
Transfer In (Out)	\$54,132	\$400,000	\$0	\$400,000	\$250,000
TOTAL OTHER FINANCING SOURCES (USES)	\$54,132	\$400,000	\$0	\$400,000	\$250,000
EXCESS REVENUES/(EXPENDITURES)	\$425,803	\$810,025	\$200	\$810,225	\$1,060,225

SECTION B

RESOLUTION 2020-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; 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, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2020-2021 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2020-2021; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots and a portion of unplatted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted and unplatted lots as set forth in the budget; and

WHEREAS, the District desires to levy and directly collect, on a portion of the unplatted lands, special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Westside Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll for the assessments to be collected on the tax roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and a portion of the unplatted lots shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on a portion of the unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2020, 25% due no later than February 1, 2021 and 25% due no later than May 1, 2021. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any

future scheduled assessment payments due for Fiscal Year 2021 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which is to be collected on the tax roll is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Westside Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

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

SECTION 7. 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 25th day of August, 2020.

ATTEST:

**WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

SECTION IX

RESOLUTION 2020-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEATS #3 AND #4 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on Tuesday, November 3, 2020, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District has published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period zero (0) Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the remaining seats (Seat #1 & Seat #2) vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring one seat available for election as vacant.

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

1. DECLARATION OF VACANCY. The following seats are hereby declared vacant effective as of November 17, 2020:

Seat #1 (currently held by Brooks Tolbert)

Seat #2 (currently Vacant)

2. EXISTING BOARD SUPERVISORS REMAIN. Until such time as the District Board nominates a Qualified Elector to fill the vacancies declared in Section 1 above, the incumbent Board Supervisor of that respective seat shall remain in office.

3. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this _____ day of _____, 2020.

ATTEST:

**WESTSIDE COMMUNITY DEVELOPMENT
DISTRICT**

Print Name:

Chairperson/Vice Chairperson

SECTION X



Proposal #72646

Date: 06/30/2020

From: Vincent Pablo

Proposal For

Location

GMS-CF, LLC
9145 Narcoossee Rd
Suite A206
Orlando, FL 32827

main:
mobile:

9020 W Irlo Bronson Memorial Hwy
Kissimmee, FL 34747

Westside CDD: Dead Tree Removal around pond

Terms: Net 30

ITEM DESCRIPTION	AMOUNT
------------------	--------

Arbor

Client Notes

Removal of dead maple trees around ponds - flush cut ~24 trees

Signature

SUBTOTAL \$3,780.92

SALES TAX \$0.00

TOTAL \$3,780.92

x

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Assigned To

Print Name: _____

Vincent Pablo
vpablo@yellowstonelandscape.com

Title: _____

Date: _____

Aquatic Weed Management, Inc.
P.O. Box 1259
Haines City, FL 33845
863-412-1919

Estimate

Date 7/28/2020
Estimate # 873

Name / Address

Westside CDD
Governmental Management Services,
Central
9145 Narcoossee Rd., Ste A206
Orlando, FL 32827

P.O. #**Terms**

Net 15

Due Date

8/12/2020

Other

Description	Qty	Rate	Total
Maple tree (dead tree) removal and disposal. 15 on north pond and 1 on next pond to the south. Price includes all labor, materials and disposal fees.		2,250.00	2,250.00
Thank you for your business!			
Subtotal			\$2,250.00
Sales Tax (0.0%)			\$0.00
Total			\$2,250.00

waterweed1@aol.com

863-412-1919
863-438-0087

SECTION XI

SECTION C

SECTION 1

Westside

Community Development District

Summary of Check Register

May 27, 2020 to June 22, 2020

Fund	Date	Check No.'s	Amount	
General	06/05/20	1601	\$	6,261.06
	06/09/20	1602-1603	\$	4,666.25
	06/11/20	1604-1607	\$	8,969.39
	06/16/20	1608-1611	\$	16,013.89
			\$	35,910.59
			\$	35,910.59

The first part of the paper discusses the importance of understanding the underlying mechanisms of the observed phenomena. This involves a thorough review of the existing literature and a critical analysis of the data. The second part of the paper presents the results of the experiments, which show that the proposed method is effective in improving the performance of the system. The third part of the paper discusses the limitations of the current study and suggests directions for future research.

CONCLUSION

In conclusion, the proposed method has been shown to be effective in improving the performance of the system. The results of the experiments are promising and suggest that the method can be used in a wide range of applications. Further research is needed to explore the full potential of the method and to address the limitations of the current study.

Westside

Community Development District

Summary of Check Register

June 23, 2020 to July 27, 2020

Fund	Date	Check No.'s	Amount
General	06/30/20	1612-1613	\$ 2,027.76
	07/02/20	1614-1619	\$ 11,483.87
	07/08/20	1620	\$ 6,282.56
	07/07/20	1621	\$ 371.25
	07/20/20	1622-1623	\$ 1,536.57
			\$ 21,702.01
			\$ 21,702.01

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
6/30/20	00056	5/04/20	11734	202005 320-53800-46400						AQUATIC WEED MANAGEMENT, INC.	*	975.00	975.00	001612
6/30/20	00029	6/19/20	92103	202005 310-51300-31500						RESERACH/REVIEW/PREPARATI	*	1,052.76	1,052.76	-
7/02/20	00056	6/26/20	11925	202006 320-53800-46400						LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	975.00	975.00	001613
7/02/20	00003	6/28/20	350182	202006 310-51300-32200						AQUATIC WEED MANAGEMENT, INC.	*	3,825.00	3,825.00	001614
7/02/20	00070	6/01/20	8199	202006 320-53800-46200						BERGER TOOMBS ELAM GAINES & FRANK	*	820.00	820.00	-
7/01/20	8456	202007 320-53800-46200								LANDSCAPE MAINT JUL/2020	*	420.00	420.00	-
7/02/20	00006	6/23/20	7-046-22	202006 310-51300-42000						EXCLUSIVE LANDSCAPING	*	18.02	18.02	001616
7/02/20	00001	6/18/20	364	202006 320-53800-49200						FEDEX	*	980.00	980.00	001617
7/02/20	00039	5/14/20	OS 11332	202005 320-53800-46300						GOVERNMENTAL MANAGEMENT SERVICES	*	963.10	963.10	-
5/18/20	OS 11360	202005 320-53800-46300								IRRIGATION REPAIR 5/14/20	*	3,482.75	3,482.75	-
7/08/20	00001	7/01/20	362	202007 310-51300-34000						YELLOWSTONE LANDSCAPE	*	3,414.83	3,414.83	001619
7/01/20	362	202007 310-51300-35100								MANAGEMENT FEES 07/20	*	83.33	83.33	-
7/01/20	362	202007 310-51300-31300								INFORMATION TECH 07/2020	*	1,166.67	1,166.67	-
7/01/20	362	202007 310-51300-51000								DISSEMINATION AGENT 07/20	*	.72	.72	-
7/01/20	362	202007 310-51300-42000								OFFICE SUPPLIES	*	12.33	12.33	-
7/01/20	362	202007 310-51300-42000								POSTAGES	*			-

WEST WESTSIDE IAGUILAR

AP300R

PAGE 2

*** CHECK DATES 06/23/2020 - 07/27/2020 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/28/20
 WESTSIDE CDD - GENERAL FUND
 BANK A WESTSIDE CDD

CHECK DATE	VEND#	.....INVOICE DATE	.....INVOICE INVOICE	.....EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/01/20	362	COPIES	202007	310-51300-42500			*	11.10	
7/01/20	363	FIELD MANAGEMENT 07/2020	202007	320-53800-49000			*	1,593.58	
7/14/20	00022	5274147	202006	310-51300-31100		GOVERNMENTAL MANAGEMENT SERVICES	*	371.25	6,282.56 001620
7/20/20	00006	7-059-04	202006	310-51300-42000		HANSON, WALTER & ASSOCIATES, INC.	*	36.57	371.25 001621
7/20/20	00001	365	202007	320-53800-49400		FEDEX	*	1,500.00	36.57 001622
		PRESSURE WASHING ENTRANCE				GOVERNMENTAL MANAGEMENT SERVICES			1,500.00 001623
						TOTAL FOR BANK A		21,702.01	
						TOTAL FOR REGISTER		21,702.01	

WEST WESTSIDE IAGUILAR

The first part of the paper discusses the importance of understanding the cultural context of the research. It highlights the need for researchers to be sensitive to the values and beliefs of the communities they are studying. This is particularly important in the field of health care, where cultural differences can significantly impact patient outcomes.

The second part of the paper focuses on the methodology used in the study. It describes the process of selecting participants and the data collection methods. The researchers used a combination of qualitative and quantitative approaches to gather data. This allowed them to explore the cultural beliefs and practices of the participants in depth while also measuring specific variables.

The third part of the paper presents the results of the study. It shows that there are significant differences in health beliefs and practices between the two groups. These findings have important implications for the development of culturally appropriate health care interventions.

The final part of the paper discusses the limitations of the study and suggests areas for future research. The researchers acknowledge that the study was limited to a specific population and that the findings may not be generalizable to other groups. They also suggest that future research should explore the role of culture in other aspects of health care, such as patient adherence and health status.

Westside

Community Development District

Summary of Check Register

July 28 2020 to August 18, 2020

Fund	Date	Check No.'s	Amount	
General	07/30/20	1624-1625	\$	16,269.41
	08/05/20	1626-1627	\$	7,699.20
	08/07/20	1628	\$	6,276.25
	08/12/20	1629	\$	450.00
			\$	30,694.86
			\$	30,694.86

CHECK DATE	CHECK VENDOR#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
7/30/20	00006	7/14/20	7-065-56	202007	310-51300-42000			*	31.91	
			DELIVERY FEES	07/06/2020						
7/30/20	00039	7/01/20	OS 12964	202007	320-53800-46200			*	16,237.50	31.91 001624
			LANDSCAPE MAINT	JULY/2020						
8/05/20	00029	7/24/20	92692	202006	310-51300-31500			*	2,564.50	16,237.50 001625
			REVIEW/REP/EMAIL/RESEARC							
8/05/20	00039	7/19/20	OS 13152	202007	320-53800-49400		LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	3,916.00	2,564.50 001626
			REMOVAL/WEEDS/TREAT/CLEAN							
7/23/20	OS 13205	202007	320-53800-49400					*	550.00	
			TURF INSTALL/CALABRIA							
7/24/20	OS 13214	202007	320-53800-46000					*	668.70	
			CARDBOARD PALM REMOVAL							
8/07/20	00001	8/01/20	366	202008	310-51300-34000			*	3,414.83	5,134.70 001627
			MANAGEMENT FEES	AUG/2020						
8/01/20	366	202008	310-51300-35100					*	83.33	
			INFORMATION TECH	AUG/2020						
8/01/20	366	202008	310-51300-31300					*	1,166.67	
			DISSEMINATION	AUG/2020						
8/01/20	366	202008	310-51300-51000					*	.09	
			OFFICE SUPPLIES							
8/01/20	366	202008	310-51300-42000					*	9.50	
			POSTAGE							
8/01/20	366	202008	310-51300-42500					*	8.25	
			COPIES							
8/01/20	367	202008	320-53800-49000					*	1,593.58	
			FIELD MANAGEMENT	AUG/2020						
8/12/20	00001	7/30/20	368	202007	320-53800-49400		GOVERNMENTAL MANAGEMENT SERVICES	*	450.00	6,276.25 001628
			REPAIR/PAINT	ELFS						
							GOVERNMENTAL MANAGEMENT SERVICES			450.00 001629
							TOTAL FOR BANK A		30,694.86	
							TOTAL FOR REGISTER		30,694.86	
							WEST WESTSIDE			
							IAGUILAR			

SECTION 2

Westside

Community Development District

Unaudited Financial Reporting
July 31, 2020

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WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
July 31, 2020

	GENERAL	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL RESERVE	TOTALS
ASSETS					
CASH	\$ 635,914	\$ -	\$ 26,289	\$ 505,079	\$ 1,167,283
INVESTMENTS					
STATE BOARD ADMINISTRATION	524,221	-	-	304,946	829,167
SERIES 2005					
DEFERRED COST 2005	-	2,336	-	-	2,336
RESERVE FUND 2005	-	103,132	-	-	103,132
REVENUE FUND 2005	-	249,545	-	-	249,545
INTEREST FUND 2005-2	-	6	-	-	6
RESERVE FUND 2005-2	-	100,342	-	-	100,342
REVENUE FUND 2005-2	-	3,428	-	-	3,428
PREPAYMENT FUND 2005-2	-	4,152	-	-	4,152
SERIES 2007					
DEFERRED COST 2007	-	3,808	-	-	3,808
RESERVE FUND 2007	-	38,165	-	-	38,165
REVENUE FUND 2007	-	81,983	-	-	81,983
INTEREST FUND 2007-2	-	6	-	-	6
RESERVE FUND 2007-2	-	36,260	-	-	36,260
REVENUE FUND 2007-2	-	2,222	-	-	2,222
PREPAYMENT FUND 2007-2	-	2,929	-	-	2,929
SERIES 2008					
CONSTRUCTION FUND	-	-	2	-	2
RESERVE FUND	-	115,065	-	-	115,065
REVENUE FUND	-	84,753	-	-	84,753
SERIES 2019					
CONSTRUCTION FUND	-	-	451,857	-	451,857
RESERVE FUND	-	101,595	-	-	101,595
REVENUE FUND	-	24,688	-	-	24,688
SERIES 2019 REFUNDING					
COST OF ISSUANCE	-	6,950	-	-	6,950
RESERVE FUND	-	503,479	-	-	503,479
REVENUE FUND	-	363,536	-	-	363,536
SERIES 2019 PARCEL					
CONSTRUCTION FUND	-	-	12,865	-	12,865
INTEREST FUND	-	36,970	-	-	36,970
RESERVE FUND	-	92,850	-	-	92,850
REVENUE FUND	-	65	-	-	65
PREPAID EXPENSES	3,717	-	-	-	3,717
DUED FROM GENERAL FUND	-	327,800	-	-	327,800
TOTAL ASSETS	<u>\$ 1,163,853</u>	<u>\$ 2,285,996</u>	<u>\$ 491,013</u>	<u>\$ 810,025</u>	<u>\$ 4,750,887</u>
LIABILITIES & FUND BALANCES					
LIABILITIES					
ACCOUNTS PAYABLE	\$ 10,426	\$ -	\$ -	\$ -	\$ 10,426
DUE TO DEBT SERVICE	327,800	-	-	-	327,800
TOTAL LIABILITIES	<u>338,227</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>338,227</u>
FUND BALANCES					
RESTRICTED FOR DEBT SERVICE 2005	\$ -	\$ 573,862	\$ -	\$ -	\$ 573,862
RESTRICTED FOR DEBT SERVICE 2007	-	\$204,688	-	-	204,688
RESTRICTED FOR DEBT SERVICE 2008	-	\$215,470	-	-	215,470
RESTRICTED FOR DEBT SERVICE 2019	-	\$177,195	-	-	177,195
RESTRICTED FOR DEBT SERVICE 2019 REFUNDING	-	\$984,947	-	-	984,947
RESTRICTED FOR DEBT SERVICE 2019 PARCEL	-	\$129,885	-	-	129,885
RESTRICTED FOR CAPITAL PROJECTS 2005	-	-	\$0	-	-
RESTRICTED FOR CAPITAL PROJECTS 2007	-	-	\$26,89	-	26,89
RESTRICTED FOR CAPITAL PROJECTS 2008	-	-	\$2	-	2
RESTRICTED FOR CAPITAL PROJECTS 2019	-	-	\$451,857	-	451,857
RESTRICTED FOR CAPITAL PROJECTS 2019 PARCEL	-	-	\$12,865	-	12,865
ASSIGNED	\$128,004	-	-	-	128,004
UNASSIGNED	\$697,622	-	-	\$810,025	1,506,477
TOTAL FUND BALANCES	<u>825,626</u>	<u>2,285,996</u>	<u>491,013</u>	<u>810,025</u>	<u>4,412,660</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$ 1,163,853</u>	<u>\$ 2,285,996</u>	<u>\$ 491,013</u>	<u>\$ 810,025</u>	<u>\$ 4,750,887</u>

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending July 31, 2020

	Adopted Budget	Proposed Budget Through 07/31/20	Actual Through 07/31/20	Variance
REVENUES:				
Main ten an ce Assess men ts- Tax Roll	\$438,417	\$438,417	\$448,092	\$9,675
Main ten an ce Assess men ts- Direct Bill	\$151,017	\$151,017	\$157,537	\$6,520
Interest Income	\$5,000	\$5,000	\$6,169	\$1,169
TOTAL REVENUES	\$594,434	\$594,434	\$611,797	\$17,364
EXPENDITURES:				
ADMINISTRATIVE				
Supervisor Fees	\$12,000	\$10,000	\$2,200	\$7,800
FICA Expense	\$918	\$765	\$168	\$597
Engineering Fees	\$10,500	\$8,750	\$3,884	\$4,866
Legal Services	\$40,000	\$33,333	\$17,016	\$16,317
Arbitrage	\$3,250	\$900	\$900	\$0
Management Fees	\$40,978	\$34,148	\$34,148	(\$0)
Information Technology	\$2,200	\$2,200	\$3,108	(\$908)
Dissemination	\$16,500	\$16,500	\$16,792	(\$292)
Trustee Fees	\$14,667	\$3,717	\$3,717	\$0
Assessment Roll Services	\$10,000	\$10,000	\$10,000	\$0
Auditing Services	\$3,975	\$3,975	\$3,825	\$150
Telephone	\$100	\$83	\$7	\$76
Postage and Freight	\$2,250	\$1,875	\$752	\$1,123
Insurance - General Liability	\$8,600	\$8,600	\$7,929	\$671
Printing and Binding	\$1,500	\$1,250	\$368	\$882
Legal Advertising	\$1,800	\$1,800	\$2,218	(\$418)
Miscellaneous Services	\$1,250	\$1,250	\$2,043	(\$793)
Office Supplies	\$400	\$333	\$54	\$279
Property Appraiser's Fee	\$600	\$600	\$633	(\$33)
Property Taxes	\$10	\$10	\$466	(\$456)
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Settlement Agreement Payments	\$50,000	\$50,000	\$50,000	\$0
TOTAL ADMINISTRATIVE	\$221,673	\$190,265	\$160,405	\$29,860
OPERATIONS AND MAINTENANCE				
Landscape Maintenance	\$181,110	\$150,925	\$135,540	\$15,385
Irrigation Repairs	\$15,000	\$12,500	\$14,553	(\$2,053)
Plant Replacement	\$30,000	\$25,000	\$4,119	\$20,881
Electric	\$1,500	\$1,250	\$268	\$982
Streetlighting	\$73,000	\$60,833	\$43,290	\$17,544
Irrigation Water	\$58,000	\$48,333	\$19,944	\$28,389
Property Insurance	\$1,100	\$1,100	\$949	\$151
Field Management	\$19,123	\$15,936	\$15,936	\$0
Lake & Wetland Maintenance	\$22,800	\$19,000	\$9,250	\$9,750
Misc. Contingency	\$30,000	\$25,000	\$9,966	\$15,034
Stormwater/Lake Repair	\$15,000	\$12,500	\$980	\$11,520
Transfer Out	\$54,132	\$54,132	\$400,000	(\$345,869)
TOTAL OPERATION AND MAINTENANCE	\$500,764	\$426,509	\$654,795	(\$228,286)
TOTAL EXPENDITURES	\$722,437		\$815,200	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(\$128,004)		(\$203,403)	
FUND BALANCE, BEGINNING	\$128,004		\$1,029,029	
FUND BALANCE, ENDING	\$0		\$825,626	

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 2005
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending July 31, 2020

	Adopted Budget	Prorated Budget Thru 07/31/20	Actual Thru 07/31/20	Variance
REVENUE				
Assessments - Series 2005-1	\$607,104	\$607,104	\$0	(\$607,104)
Assessments - Series 2005-2	\$180,010	\$180,010	\$110,920	(\$69,090)
Land Sale Proceeds	\$0	\$0	\$6,100	\$6,100
Prepayments	\$0	\$0	\$629,152	\$629,152
Interest	\$0	\$0	\$3,671	\$3,671
TOTAL REVENUE	\$787,114	\$787,114	\$749,844	(\$37,271)
EXPENDITURES				
<u>Series 2005/2005-1</u>				
Interest - 11/1	\$192,806	\$192,806	\$0	\$192,806
Interest - 5/1	\$192,806	\$192,806	\$0	\$192,806
Principal - 5/1	\$225,000	\$225,000	\$0	\$225,000
Other Debt Service Expense	\$0	\$0	\$10,175	(\$10,175)
<u>Series 2005-2</u>				
Interest - 11/1	\$63,421	\$63,421	\$63,421	\$0
Interest - 5/1	\$63,421	\$63,421	\$0	\$63,421
Principal - 5/1	\$75,000	\$75,000	\$0	\$75,000
Special Call - 5/1	\$0	\$0	\$625,000	(\$625,000)
TOTAL EXPENDITURES	\$812,455	\$812,455	\$698,596	\$738,859
OTHER FINANCING SOURCES				
Transfer In (Out)	\$0	\$0	(\$97)	(\$97)
TOTAL OTHER FINANCING SOURCES (USES)	\$0	\$0	(\$97)	(\$97)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(\$25,341)		\$51,151	
FUND BALANCE, BEGINNING	\$256,227		\$522,711	
FUND BALANCE, ENDING	\$230,886		\$573,862	

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 2007
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending July 31, 2020

	Adopted Budget	Prorated Budget Thru 07/31/20	Actual Thru 07/31/20	Variance
REVENUE				
Assessments - Series 2007-1	\$630,086	\$630,086	\$0	(\$630,086)
Assessments - Series 2007-2	\$63,724	\$63,724	\$39,266	(\$24,458)
Land Sale Proceeds	\$0	\$0	\$1,947	\$1,947
Prepayments	\$0	\$0	\$187,929	\$187,929
Interest	\$0	\$0	\$1,326	\$1,326
TOTAL REVENUE	\$693,809	\$693,809	\$230,467	(\$463,342)
EXPENDITURES				
<u>Series 2007/2007-1</u>				
Interest - 11/1	\$234,720	\$234,720	\$0	\$234,720
Interest - 5/1	\$234,720	\$234,720	\$0	\$234,720
Principal - 5/1	\$170,000	\$170,000	\$0	\$170,000
<u>Series 2007-2</u>				
Interest - 11/1	\$25,380	\$25,380	\$25,380	\$0
Interest - 5/1	\$25,380	\$25,380	\$0	\$25,380
Principal - 5/1	\$15,000	\$15,000	\$0	\$15,000
Special Call - 5/1	\$0	\$0	\$185,000	(\$185,000)
TOTAL EXPENDITURES	\$705,200	\$705,200	\$210,380	\$494,820
OTHER FINANCING SOURCES				
Transfer (Out)/In	\$0	\$0	(\$122)	(\$122)
TOTAL OTHER FINANCING SOURCES (USES)	\$0	\$0	(\$122)	(\$122)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(\$11,391)		\$19,965	
FUND BALANCE, BEGINNING	\$260,100		\$184,673	
FUND BALANCE, ENDING	\$248,709		\$204,638	

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 2018
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending July 31, 2020

	Adopted Budget	Prorated Budget Thru 07/31/20	Actual Thru 07/31/20	Variance
REVENUE				
Assessments - Tax Roll	\$230,130	\$230,130	\$233,352	\$3,222
Interest	\$0	\$0	\$157	\$157
TOTAL REVENUE	\$230,130	\$230,130	\$233,509	\$3,379
EXPENDITURES				
Interest - 11/1	\$87,775	\$87,775	\$87,775	\$0
Interest - 5/1	\$87,775	\$87,775	\$87,775	\$0
Principal - 5/1	\$55,000	\$55,000	\$55,000	\$0
TOTAL EXPENDITURES	\$230,550	\$230,550	\$230,550	\$0
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(\$420)		\$2,959	
FUND BALANCE, BEGINNING	\$95,813		\$212,510	
FUND BALANCE, ENDING	\$95,393		\$215,470	

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 2019
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending July 31, 2020

	Adopted Budget	Prorated Budget Thru 07/31/20	Actual Thru 07/31/20	Variance
REVENUE				
Assessments - Direct Bill	\$203,190	\$203,190	\$203,925	\$735
Interest	\$0	\$0	\$190	\$190
TOTAL REVENUE	\$203,190	\$203,190	\$204,114	\$924
EXPENDITURES				
Interest - 11/1	\$84,779	\$84,779	\$84,779	\$0
Interest - 5/1	\$73,721	\$73,721	\$73,721	\$0
Principal - 5/1	\$55,000	\$55,000	\$55,000	\$0
TOTAL EXPENDITURES	\$213,499	\$213,499	\$213,499	\$0
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(\$10,309)		(\$9,385)	
FUND BALANCE, BEGINNING	\$84,779		\$186,580	
FUND BALANCE, ENDING	\$74,470		\$177,195	

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 2019 - REFUNDING BONDS
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending July 31, 2020

	Adopted Budget	Prorated Budget Thru 07/31/20	Actual Thru 07/31/20	Variance
REVENUE				
Assessments - Tax Roll	\$0	\$0	\$997,651	\$997,651
Assessments - Direct Bill	\$0	\$0	\$231,229	\$231,229
Interest	\$0	\$0	\$451	\$451
TOTAL REVENUE	\$0	\$0	\$1,229,331	\$1,229,331
EXPENDITURES				
Interest - 11/1	\$0	\$0	\$43,944	(\$43,944)
Interest - 5/1	\$0	\$0	\$255,157	(\$255,157)
Special Call - 5/1	\$0	\$0	\$500,000	(\$500,000)
Capital Outlay - Cost of Issuance	\$0	\$0	\$84,875	(\$84,875)
TOTAL EXPENDITURES	\$0	\$0	\$883,976	(\$883,976)
OTHER FINANCING SOURCES				
Transfer (Out)/In	\$0	\$0	\$231	\$231
TOTAL OTHER FINANCING SOURCES (USES)	\$0	\$0	\$231	\$231
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0		\$345,586	
FUND BALANCE, BEGINNING	\$0		\$639,361	
FUND BALANCE, ENDING	\$0		\$984,947	

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 2019 - PARCEL K
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending July 31, 2020

	Adopted Budget	Prorated Budget Thru 07/31/20	Actual Thru 07/31/20	Variance
REVENUE				
Interest	\$0	\$0	\$65	\$65
TOTAL REVENUE	\$0	\$0	\$65	\$65
EXPENDITURES				
Interest - 11/1	\$0	\$0	\$0	\$0
Interest - 5/1	\$0	\$0	\$29,781	(\$29,781)
Principal - 5/1	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$29,781	(\$29,781)
OTHER FINANCING SOURCES				
Bond Proceeds	\$0	\$0	\$159,601	\$159,601
TOTAL OTHER FINANCING SOURCES (USES)	\$0	\$0	\$159,601	\$159,601
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0		\$129,885	
FUND BALANCE, BEGINNING	\$0		\$0	
FUND BALANCE, ENDING	\$0		\$129,885	

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS SERIES 2005, 2007, 2018 & 2019
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending July 31, 2020

	Series 2005	Series 2007	Series 2018	Series 2019	Series 2019 Parcel K	Total
REVENUE						
Interest	\$0	\$9	\$0	\$374	\$585	\$967
TOTAL REVENUE	\$0	\$9	\$0	\$374	\$585	\$967
EXPENDITURES						
Bank Fees	\$0	\$250	\$0	\$0	\$0	\$250
Capital Outlay	\$0	\$0	\$0	\$0	\$1,472,743	\$1,472,743
Capital Outlay - COI	\$0	\$0	\$0	\$0	\$215,375	\$215,375
TOTAL EXPENDITURES	\$0	\$250	\$0	\$0	\$1,688,118	\$1,688,368
OTHER FINANCING SOURCES						
Bonds Proceeds	\$0	\$0	\$0	\$0	\$1,700,399	\$1,700,399
Transfer In (Out)	(\$6)	(\$6)	\$0	\$0	\$0	(\$12)
TOTAL OTHER FINANCING SOURCES (USES)	(\$6)	(\$6)	\$0	\$0	\$1,700,399	\$1,700,387
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(\$6)	(\$247)	\$0	\$374	\$12,865	\$12,986
FUND BALANCE, BEGINNING	\$6	\$26,536	\$2	\$451,483	\$0	\$478,027
FUND BALANCE, ENDING	\$0	\$26,289	\$2	\$451,857	\$12,865	\$491,013

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending July 31, 2020

	Adopted Budget	Prorated Budget Thru 07/31/20	Actual Thru 07/31/20	Variance
REVENUE				
Interest	\$5,000	\$4,167	\$3,423	(\$743)
TOTAL REVENUE	\$5,000	\$4,167	\$3,423	(\$743)
EXPENDITURES				
Miscellaneous Expense	\$0	\$0	\$0	\$0
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
OTHER FINANCING SOURCES				
Transfer In (Out)	\$54,132	\$0	\$400,000	\$400,000
TOTAL OTHER FINANCING SOURCES (USES)	\$54,132	\$0	\$400,000	\$0
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$59,132		\$403,423	
FUND BALANCE, BEGINNING	\$366,672		\$406,602	
FUND BALANCE, ENDING	\$425,803		\$810,025	

**WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUE													
Maintenance Assessments - Tax Roll	\$0	\$93,565	\$293,062	\$19,705	\$25,820	\$17,175	\$28,732	\$8,316	\$21,706	\$11	\$0	\$0	\$448,092
Maintenance Assessments - Direct Bill	\$0	\$48,293	\$9,170	\$24,147	\$0	\$5,768	\$24,147	\$0	\$0	\$46,012	\$0	\$0	\$157,537
Maintenance Assessments-- West Lucaya	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$917	\$825	\$862	\$865	\$759	\$636	\$435	\$372	\$273	\$225	\$0	\$0	\$6,169
TOTAL REVENUE	\$917	\$82,683	\$303,094	\$44,716	\$26,579	\$23,979	\$53,313	\$8,688	\$21,979	\$46,248	\$0	\$0	\$611,797
EXPENDITURES													
ADMINISTRATIVE													
Supervisor Fees	\$400	\$200	\$400	\$0	\$400	\$0	\$400	\$0	\$400	\$0	\$0	\$0	\$2,200
Fica Expense	\$31	\$15	\$31	\$0	\$31	\$0	\$31	\$0	\$31	\$0	\$0	\$0	\$168
Engineering Fees	\$143	\$166	\$238	\$0	\$499	\$261	\$1,116	\$0	\$371	\$1,090	\$0	\$0	\$3,884
Legal Fees	\$1,155	\$938	\$1,956	\$1,440	\$1,171	\$2,879	\$3,860	\$1,063	\$2,565	\$0	\$0	\$0	\$17,016
Arbitrage	\$0	\$0	\$0	\$0	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$900
Management Fees	\$3,415	\$3,415	\$3,415	\$3,415	\$3,415	\$3,415	\$3,415	\$3,415	\$3,415	\$3,415	\$0	\$0	\$34,148
Information Technology	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$2,358	\$83	\$83	\$0	\$0	\$3,108
Dissemination	\$6,875	\$875	\$875	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$1,167	\$0	\$0	\$16,792
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$2,168	\$0	\$1,549	\$0	\$0	\$0	\$0	\$3,717
Assessment Roll Services	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Auditing Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,825	\$0	\$0	\$0	\$3,825
Postage and Freight	\$264	\$138	\$4	\$81	\$141	\$8	\$4	\$11	\$57	\$44	\$0	\$0	\$7
Insurance - General Liability	\$7,929	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,929
Printing and Binding	\$108	\$97	\$49	\$37	\$25	\$30	\$10	\$1	\$0	\$11	\$0	\$0	\$268
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$418	\$614	\$0	\$1,167	\$0	\$0	\$2,218
Miscellaneous Services	\$45	\$45	\$46	\$53	\$1,556	\$111	\$48	\$48	\$44	\$47	\$0	\$0	\$2,043
Office Supplies	\$11	\$0	\$10	\$0	\$11	\$10	\$10	\$0	\$0	\$1	\$0	\$0	\$54
Property Appraiser's Fee	\$0	\$0	\$0	\$0	\$0	\$633	\$0	\$0	\$0	\$0	\$0	\$0	\$633
Property Taxes	\$0	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$463	\$0	\$0	\$0	\$466
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Settlement Agreement Payments	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
TOTAL ADMINISTRATIVE	\$30,641	\$55,976	\$7,106	\$6,275	\$9,399	\$10,766	\$10,561	\$10,215	\$12,420	\$7,045	\$0	\$0	\$160,405
OPERATIONS AND MAINTENANCE													
Landscape Maintenance	\$12,663	\$12,663	\$12,663	\$13,483	\$13,483	\$13,483	\$13,483	\$13,483	\$13,483	\$16,658	\$0	\$0	\$135,540
Irrigation Repairs	\$0	\$0	\$0	\$1,457	\$8,650	\$0	\$0	\$4,446	\$0	\$0	\$0	\$0	\$14,553
Plant Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$3,450	\$0	\$0	\$668	\$0	\$0	\$4,119
Electric	\$27	\$29	\$29	\$30	\$28	\$30	\$29	\$27	\$12	\$27	\$0	\$0	\$268
Streetlighting	\$4,391	\$4,391	\$4,391	\$4,391	\$4,309	\$4,309	\$4,739	\$4,741	\$3,268	\$4,361	\$0	\$0	\$43,290
Irrigation Water	\$1,433	\$1,433	\$986	\$1,240	\$1,537	\$0	\$4,785	\$3,594	\$2,553	\$2,392	\$0	\$0	\$19,944
Property Insurance	\$949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$949
Field Management	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$0	\$0	\$15,936
Lake & Wetland Maintenance	\$975	\$1,450	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$0	\$0	\$0	\$9,250
Misc. Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,550	\$0	\$6,416	\$0	\$0	\$9,966
Stormwater/Lake Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$980	\$0	\$0	\$0	\$980
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$0	\$0	\$400,000
TOTAL OPERATIONS AND MAINTENANCE	\$22,030	\$21,559	\$20,637	\$23,170	\$30,675	\$20,390	\$29,054	\$32,399	\$22,865	\$432,116	\$0	\$0	\$654,795
TOTAL EXPENDITURES													
	\$52,671	\$77,535	\$27,743	\$29,445	\$39,974	\$31,156	\$39,615	\$42,614	\$35,285	\$439,162	\$0	\$0	\$815,200
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(\$51,754)	\$5,148	\$275,351	\$15,271	(\$13,395)	(\$7,577)	\$13,698	(\$33,926)	(\$13,306)	(\$392,914)	\$0	\$0	(\$203,403)

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	\$50,000	
RESERVE FUND BALANCE	\$103,132	
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)
LESS: PRINCIPAL PAYMENT 4/4/19		(\$1,850,000)
LESS: PRINCIPAL REDUCTION BIFURCATION 4/18/19		(\$3,425,000)
LESS: SERIES 2005-1		(\$6,945,000)
LESS: SERIES 2005-2		(\$2,285,000)
CURRENT BONDS OUTSTANDING		\$500,000

SERIES 2005-2, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	5.65%	
MATURITY DATE:	5/1/2037	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$100,342	
RESERVE FUND BALANCE	\$100,342	
BONDS OUTSTANDING - 4/18/19		\$2,285,000
LESS: PRINCIPAL PAYMENT 5/1/19		(\$40,000)
LESS: SPECIAL CALL 5/1/20		(\$625,000)
CURRENT BONDS OUTSTANDING		\$1,620,000

WESTSI DE
Community Development District
LONG TERM DEBT REPORT

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	\$40,750	
RESERVE FUND BALANCE	\$38,165	
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)
LESS: PRINCIPAL PAYMENT 4/4/19		(\$1,550,000)
LESS: PRINCIPAL REDUCTION BIFURCATION 4/18/19		(\$6,210,000)
LESS: SERIES 2005-1		(\$6,610,000)
LESS: SERIES 2005-2		(\$715,000)
CURRENT BONDS OUTSTANDING		\$500,000

SERIES 2007-2, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	7.20%	
MATURITY DATE:	5/1/2038	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$36,260	
RESERVE FUND BALANCE	\$36,260	
BONDS OUTSTANDING - 4/18/19		\$715,000
LESS: PRINCIPAL PAYMENT 5/1/19		(\$10,000)
LESS: SPECIAL CALL 5/1/20		(\$185,000)
CURRENT BONDS OUTSTANDING		\$520,000

WESTSI DE
Community Development District
LONG TERM DEBT REPORT

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
LESS: PRINCIPAL PAYMENT 5/1/19		(\$50,000)
LESS: PRINCIPAL PAYMENT 5/1/20		(\$55,000)
CURRENT BONDS OUTSTANDING		\$3,385,000

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	3.625% - 4.85%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$101,595	
RESERVE FUND BALANCE	\$101,595	
BONDS OUTSTANDING - 4/4/19		\$3,230,000
LESS: PRINCIPAL PAYMENT 5/1/20		(\$55,000)
CURRENT BONDS OUTSTANDING		\$3,175,000

SERIES 2019, SPECIAL ASSESSMENT REVENUE REFUNDING BONDS		
INTEREST RATE:	3.500%, 3.750%, 4.100%, 4.125%	
MATURITY DATE:	5/1/2038	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$503,604	
RESERVE FUND BALANCE	\$503,479	
BONDS OUTSTANDING - 9/30/19		\$13,095,000
LESS: PRINCIPAL PAYMENT 5/1/20		(\$500,000)
CURRENT BONDS OUTSTANDING		\$12,595,000

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS - PARCEL K		
INTEREST RATE:	3.800%, 4.000%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$92,850	
RESERVE FUND BALANCE	\$92,850	
BONDS OUTSTANDING - 12/6/19		\$1,860,000
CURRENT BONDS OUTSTANDING		\$1,860,000

Westside
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2020

ON ROLL ASSESSMENTS

DATE	DISTRIBUTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	2019R DSF		
							OBAM Portion	2018 DSF Portion	Portion
11/12/19	ACH	\$6,908.98	\$130.79	\$369.91	\$0.00	\$6,408.28	\$1,710.11	\$890.60	\$3,807.57
11/22/19	ACH	\$126,881.93	\$2,436.14	\$5,075.00	\$0.00	\$119,370.79	\$31,855.30	\$16,589.65	\$70,925.84
12/06/19	ACH	\$998,925.16	\$19,175.47	\$39,955.32	\$0.00	\$959,794.37	\$250,793.63	\$130,608.64	\$558,392.10
12/23/19	ACH	\$168,016.15	\$3,232.49	\$6,392.23	\$0.00	\$158,391.43	\$42,268.35	\$22,012.57	\$94,110.51
01/10/20	ACH	\$73,286.60	\$1,421.79	\$2,198.55	\$0.00	\$69,666.26	\$18,591.15	\$9,681.92	\$41,393.19
01/13/20	ACH	\$3,945.28	\$76.97	\$95.51	\$0.00	\$3,772.80	\$1,006.81	\$524.33	\$2,241.66
01/21/20	ACH	\$0.00	\$0.00	\$0.00	\$399.28	\$399.28	\$106.55	\$55.49	\$237.24
02/12/20	ACH	\$849.60	\$16.83	\$7.20	\$0.00	\$825.57	\$220.32	\$114.73	\$490.52
02/12/20	ACH	\$100,237.15	\$1,957.70	\$2,351.83	\$0.00	\$95,927.62	\$25,599.26	\$13,331.61	\$56,996.75
03/09/20	ACH	\$66,372.07	\$1,313.44	\$699.98	\$0.00	\$64,358.65	\$17,174.76	\$8,944.29	\$38,239.60
04/13/20	ACH	\$106,107.55	\$2,121.33	\$41.67	\$0.00	\$103,944.55	\$27,738.66	\$14,445.77	\$61,760.12
04/13/20	ACH	\$3,679.19	\$73.58	\$0.00	\$0.00	\$3,605.61	\$962.20	\$501.09	\$2,142.32
04/20/20	ACH	\$0.00	\$0.00	\$0.00	\$116.32	\$116.32	\$31.04	\$16.17	\$69.11
05/12/20	ACH	\$480.15	\$9.60	\$0.00	\$0.00	\$470.55	\$125.57	\$65.40	\$279.58
05/12/20	ACH	\$30,925.35	\$626.38	\$0.00	\$393.40	\$30,692.37	\$8,190.56	\$4,265.50	\$18,236.31
06/09/20	ACH	\$8,707.85	\$179.38	\$0.00	\$261.23	\$8,789.70	\$2,345.62	\$1,221.56	\$5,222.52
06/16/20	ACH	\$71,873.25	\$1,480.59	\$0.00	\$2,156.14	\$72,548.80	\$19,360.39	\$10,082.52	\$43,105.89
07/17/20	ACH	\$0.00	\$0.00	\$0.00	\$11.28	\$11.28	\$11.28	\$0.00	\$0.00
TOTAL		\$1,767,200.26	\$34,256.48	\$57,187.20	\$3,337.65	\$1,679,094.23	\$448,091.56	\$233,351.84	\$997,650.83
									\$1,679,094.23

Gross Percent Collected	
100%	Balance Remaining to Collect
\$	-

DIRECT BILL ASSESSMENTS

GOLDEN CAY, LLC						
Net Assessments						
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2019R
12/16/19	11/1/19	1190	\$45,805.92	\$45,805.92	\$9,170.36	\$36,635.56
3/12/20	2/1/20	1201	\$22,902.96	\$22,902.96	\$4,585.18	\$18,317.78
	5/1/20		\$22,902.96		\$0.00	\$0.00
			\$91,611.84	\$68,708.88	\$13,755.54	\$54,953.34

BLACKFIN WESTSIDE, LLC						
Net Assessments						
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2019R
3/10/20	11/1/19	1070	\$591.64	\$591.64	\$591.64	
3/10/20	2/1/20	1070	\$295.82	\$295.82	\$295.82	
3/10/20	5/1/20	1070	\$295.82	\$295.82	\$295.82	
			\$1,183.28	\$1,183.28	\$1,183.28	

Westside
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2020

DIRECT BILL ASSESSMENTS

BOANERGE, LLC									
Net Assessments				\$185,092.20	\$34,906.52	\$110,920.00	\$39,265.68		
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2005-2	DEBT SERVICE FUND 2007-2		
7/29/20	11/1/19	Wire	\$92,546.10	\$92,546.10	\$17,453.26	\$55,460.00	\$19,632.84		
7/29/20	2/1/20	Wire	\$46,273.05	\$46,273.05	\$8,726.63	\$27,730.00	\$9,816.42		
7/29/20	5/1/20	Wire	\$46,273.05	\$46,273.05	\$8,726.63	\$27,730.00	\$9,816.42		
				\$185,092.20	\$34,906.52	\$110,920.00	\$39,265.68		

MATTAMY ORLANDO, LLC									
Net Assessments				\$476,786.12	\$96,586.12	\$203,924.53	\$176,275.48		
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2019	DEBT SERVICE FUND 2019R		
11/4/19	12/1/19	16466	\$238,393.06	\$238,393.06	\$48,293.06	\$101,962.26	\$88,137.74		
1/22/20	2/1/20	17996	\$119,196.53	\$119,196.53	\$24,146.53	\$50,981.13	\$44,068.87		
4/17/20	5/1/20	19706	\$119,196.53	\$119,196.53	\$24,146.53	\$50,981.13	\$44,068.87		
				\$476,786.12	\$96,586.12	\$203,924.52	\$176,275.48		

SUMMARY									
TOTAL			GENERAL FUND	SERIES 2005-2	SERIES 2007-2	SERIES 2018	SERIES 2019	SERIES 2019R	
TAX ROLL ASSESSED AMOUNT			\$1,661,168.24	\$443,299.54	\$0.00	\$230,862.12	\$0.00	\$987,006.54	
TAX ROLL ASSESSMENTS COLLECTED			\$1,679,094.23	\$448,091.56	\$0.00	\$233,351.84	\$0.00	\$997,650.83	
VARIANCE			\$17,925.99	\$4,792.02	\$0.00	\$2,489.72	\$0.00	\$10,644.25	
DIRECT BILLED AMOUNT			\$754,673.43	\$151,016.63	\$110,920.00	\$39,265.68	\$0.00	\$249,546.55	
GOLDEN CAY, LLC			\$68,708.88	\$13,755.54	\$0.00	\$0.00	\$0.00	\$54,953.34	
BLACKFIN WESTSIDE, LLC			\$1,183.28	\$1,183.28	\$0.00	\$0.00	\$0.00	\$0.00	
BOANERGE, LLC			\$185,092.20	\$34,906.52	\$110,920.00	\$39,265.68	\$0.00	\$0.00	
MATTAMY ORLANDO, LLC			\$476,786.12	\$96,586.12	\$0.00	\$0.00	\$0.00	\$203,924.52	
DIRECT BILL ASSESSMENTS COLLECTED			\$731,770.48	\$146,431.46	\$110,920.00	\$39,265.68	\$0.00	\$231,228.83	
VARIANCE			(\$22,902.95)	(\$4,585.17)	\$0.00	\$0.00	(\$0.01)	(\$18,317.77)	

WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Revenue Bonds, Series 2018

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2018				
2/27/18	1	Mattamy Orlando LLC	Reimburse Developer for construction related costs	\$ 2,973,656.67
TOTAL				\$ 2,973,656.67
Fiscal Year 2018				
6/4/18		Transfer from COI		\$ 2,625.42
7/1/18		Interest		\$ 0.49
8/1/18		Interest		\$ 0.67
9/1/18		Interest		\$ 0.67
TOTAL				\$ 2,627.25
Project (Construction) Fund at 2/27/18				\$ 2,973,656.67
Interest Earned thru 09/30/18				\$ 2,627.25
Requisitions Paid thru 09/30/18				\$ (2,973,656.67)
Remaining Project (Construction) Fund				\$ 2,627.25
Fiscal Year 2019				
8/29/19	2	Governmental Management Services	Invoice 331 - Construction Management	\$ 2,633.16
TOTAL				\$ 2,633.16
Fiscal Year 2019				
10/1/18		Interest		\$ 0.65
11/1/18		Interest		\$ 0.67
12/1/18		Interest		\$ 0.65
1/1/19		Interest		\$ 0.67
2/1/19		Interest		\$ 0.67
3/1/19		Interest		\$ 0.61
4/1/19		Interest		\$ 0.67
5/1/19		Interest		\$ 0.65
6/1/19		Interest		\$ 0.67
7/1/19		Interest		\$ 0.65
8/1/19		Interest		\$ 0.56
9/1/19		Interest		\$ 0.40
TOTAL				\$ 7.52
Project (Construction) Fund at 9/30/18				\$ 2,627.25
Interest Earned thru 09/30/19				\$ 7.52
Requisitions Paid thru 09/30/19				\$ (2,633.16)
Remaining Project (Construction) Fund				\$ 1.61
Fiscal Year 2020				
TOTAL				\$ -
Fiscal Year 2020				
TOTAL				\$ -
Project (Construction) Fund at 9/30/19				\$ 1.61
Interest Earned thru 07/31/20				\$ -
Requisitions Paid thru 07/31/20				\$ -
Remaining Project (Construction) Fund				\$ 1.61

**WESTSID E
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
5/21/19	1	Mattamy Orlando, LLC	Solara Phase 2 - Reimburse Developer for construction related costs	\$ 2,347,833.16
8/29/19	2	Hanson Walter & Associates, Inc.	Project Construction Engineering Services	\$ 1,852.50
8/29/19	3	Governmental Management Services	Invoice 332 - Construction Management	\$ 3,500.00

TOTAL

\$ 2,353,185.66

Fiscal Year 2019

5/1/19	Interest	\$ 620.79
6/1/19	Interest	\$ 500.65
7/1/19	Interest	\$ 111.12
7/11/19	Transfer from Cost of Issuance	\$ 6,020.75
8/1/19	Interest	\$ 96.58
9/1/19	Interest	\$ 77.53

TOTAL

\$ 7,427.42

Project (Construction) Fund at 4/4/19	\$ 2,797,407.92
Interest Earned thru 09/30/19	\$ 7,427.42
Requisitions Paid thru 09/30/19	\$ (2,353,185.66)
Remaining Project (Construction) Fund	\$ 451,649.68

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
11/22/19	4	Hanson Walter & Associates, Inc.	Invoice# 5270411 - Construction Engineering Services	\$ 166.25
TOTAL				\$ 166.25

Fiscal Year 2020

10/1/19	Interest	\$ 66.82
11/1/19	Interest	\$ 57.55
12/1/19	Interest	\$ 55.69
1/30/20	Interest	\$ 57.54
2/29/20	Interest	\$ 57.39
3/31/20	Interest	\$ 47.52
4/30/20	Interest	\$ 21.42
5/31/20	Interest	\$ 3.70
6/30/20	Interest	\$ 3.83
7/31/20	Interest	\$ 2.22

TOTAL

\$ 373.68

Project (Construction) Fund at 09/30/19	\$ 451,649.68
Interest Earned thru 07/31/20	\$ 373.68
Requisitions Paid thru 07/31/20	\$ (166.25)
Remaining Project (Construction) Fund	\$ 451,857.11

**WESTSID E
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds, Series 2019 - Parcel K

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
4/20/20	1	Pulte Homes	Reimbursement for Construction Related Expenses	\$ 1,472,743.00
TOTAL				\$ 1,472,743.00
Fiscal Year 2020				
1/1/20		Interest		\$ 157.32
2/1/20		Interest		\$ 187.09
3/1/20		Interest		\$ 154.92
4/1/20		Interest		\$ 69.82
4/2/20		Transfer from Cost of Issuance		\$ 12,632.61
5/1/20		Interest		\$ 7.75
6/1/20		Interest		\$ 0.11
7/1/20		Interest		\$ 0.06
TOTAL				\$ 13,209.68
Project (Construction) Fund at 12/06/19				\$ 1,472,398.61
Interest Earned thru 07/31/20				\$ 13,209.68
Requisitions Paid thru 07/31/20				\$ (1,472,743.00)
Remaining Project (Construction) Fund				\$ 12,865.29

SECTION 3

District	Landowner	Total O & M	Total Debt	Total Due	Nov	O & M	Debt	Total	Paid
Westside	Blackfin 18-25-27-3160-000A-0080 (Former Fairwinds)	\$1,183	\$0	\$1,183	Nov	\$591.50		\$0.00	\$591.50 Paid
		2005	\$0		Feb	\$295.75		\$0.00	\$295.75 Paid
		2007	\$0		May	\$295.75		\$0.00	\$295.75 Paid
					Total	\$1,183.00		\$0.00	\$1,183.00
	Golden Cay LLC 07-25-27-5461-0001-0000	\$18,341	\$73,271	\$91,612	Nov	\$9,170.36	Debt	Total	Paid
		2005	\$52,640		Feb	\$4,585.18		\$36,635.56	\$45,805.92 Paid 12/13/19
		2007	\$20,631		May	\$4,585.18		\$18,317.78	\$22,902.96 Paid 3/12/20
					Total	\$18,340.72		\$73,271.12	\$22,902.96
	Mattamy 18-25-27-4941-0001-FD.10	\$96,586	\$380,200	\$476,786	Nov	\$46,293.06	Debt	Total	Paid
		2019	\$176,275.47		Feb	\$24,146.53		\$190,100.00	\$236,393.06 Paid 11/1/19
		2019	\$203,924.53		May	\$24,146.53		\$95,050.00	\$119,196.53 Paid 1/22/20
					Total	\$96,586.12		\$380,200.00	\$95,050.00
	Boanerge 07-25-27-5461-0001-0015				Nov	\$17,453.26	Debt	Total	Paid
		O & M	\$34,907		Feb	\$6,726.63		\$75,092.84	\$93,546.10 Paid
		2005 Debt	\$110,920		May	\$8,726.63		\$37,546.42	\$46,273.05 Paid
		2007 Debt	\$39,266					\$37,546.42	\$46,273.05 Paid

SECTION 4

**NOTICE OF MEETING DATES
WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Westside Community Development District* will hold their regularly scheduled public meetings for Fiscal Year 2021 at 11:00 am at the Offices of *Hanson Walter & Associates, 8 Broadway Avenue, Suite 104, Kissimmee, FL 34741*, on the first Tuesday of each month as follows (exceptions noted below):

**October 6, 2020
November 3, 2020
December 1, 2020
January 5, 2021
February 2, 2021
March 2, 2021
April 6, 2021
May 4, 2021
June 1, 2021
July 6, 2021
August 3, 2021
September 7, 2021**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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