

*Westside Community
Development District*

Agenda

August 3, 2021

AGENDA

Westside

Community Development District

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

July 23, 2021

**Board of Supervisors
Westside Community
Development District**

Dear Board Members:

The Board of Supervisors of Westside Community Development District will meet **Tuesday, August 3, 2021 at 11:00 AM at the offices of Hanson, Walter & Associates, 8 Broadway Avenue, Suite 104, Kissimmee, FL 34741.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individuals to Fulfill Seats #2, #3 & #5
 - B. Administration of Oaths of Office to Newly Appointed Supervisor(s)
 - C. Election of Officers
 - D. Consideration of Resolution 2021-06 Electing Officers
4. Approval of Minutes of the April 6, 2021 Meeting
5. Public Hearing
 - A. Consideration of Resolution 2021-07 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2021-08 Imposing Special Assessments and Certifying an Assessment Roll
6. Review and Acceptance of Fiscal Year 2020 Audit Report
7. Staff Reports
 - A. Attorney
 - i. Presentation of Notice of Dropping Party
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Discussion of Direct Bill Status
 - iv. Presentation of Number of Registered Voters – 1,193
 - v. Approval of Fiscal Year 2022 Meeting Schedule
8. Supervisor's Requests
9. Other Business
10. 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 Brooks Tolbert. A copy of the resignation letter is enclosed for your review. Section B is the appointment of individuals to fulfill Seats #2, #3 & #5 and Section C is the administration of Oaths of Office to the newly appointed Supervisor(s). There is no back-up material. Section D is the election of officers and Section E is the consideration of Resolution 2021-06 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 April 6, 2021 meeting. The minutes are enclosed for your review.

The fifth order of business opens the public hearing to adopt the Fiscal Year 2022 budget. Section A is the consideration of Resolution 2021-07 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations. A copy of the Resolution and approved budget is enclosed for your review Section B is the consideration of Resolution 2021-08 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 review

The sixth order of business is the review and acceptance of the Fiscal Year 2020 audit report. A copy of the report is enclosed for your review.

The seventh order of business is the approval of the Fiscal Year 2022 meeting schedule. A sample meeting notice is enclosed for your review

The eighth order of business is the Staff Reports. Section A is the Attorney's Report. Sub-Section 1 includes the Notice of Dropping Party for your review. Section C is the District Manager's Report. Sub-Section 1 includes the check register 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 will be provided under separate cover. Sub-Section 4 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Osceola County Supervisor of Elections 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 D

RESOLUTION 2021-06

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 April 6, 2021 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 3rd 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 Tuesday, April 6, 2021 at 11:00 a.m. at the offices of Hanson Walter & Associates, 8 Broadway Avenue, Suite 104, Kissimmee, Florida.

Present and constituting a quorum were:

Tom Franklin	Chairman
Scott Stewart	Vice Chairman
Connie Luong	Assistant Secretary
Robert Bagwell	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Mark Vincutonis	District 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. Acceptance of Resignation of Brooks Tolbert

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Brooks Tolbert's resignation was accepted.
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B. Appointment of Individuals to Fill Seats 1, 2, 3 & 5

Mr. Showe stated we have four seats that could be filled. We provided you with Mr. Bagwell's agenda by email and he is here and can be appointed to any of the seats. It would be our recommendation to appoint him to seat no.1 with a term ending November 2024.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Robert Bagwell was appointed to fill the unexpired term of office of seat no. 1.

C. Administration of Oath of Office for Newly Appointed Supervisors

Mr. Showe being a Ntary Public of the State of Florida administered the Oath of Office to Mr. Bagwell.

Mr. Showe stated the first document behind the Oath of Office form is the Form 1 Statement of Financial Interests and you are now a public official and will need to fill out this form and provide it to the Supervisor of Elections of Osceola County within 30 days of today. We recommend you get a stamped copy or some verification when you drop it off. Next is the Final Statement of Financial Interests that needs to be provided to the Supervisor of Elections within 60 days of leaving the Board. As a Board member, you are eligible to receive up to \$200 per meeting. Do you accept that compensation?

Mr. Bagwell responded yes.

Mr. Showe stated you will need to fill out the W-4 and I-9 forms and return them to my office. Behind that is the guide to the Sunshine Amendment and code of ethics for public employees. As a government official and a member of the Board you are subject to the Sunshine amendment, which means you can't speak to other Board members about things that may come before the Board for a vote outside of a publicly noticed meeting of the Board. That applies to all forms of communications including email, texts, and phone calls. When you receive emails from our office if it has other Board members on it, it will say, please do not reply to all. That way you don't inadvertently start a conversation with other Board members. You are not required to keep any records of any of these meetings, that is our job as District Manager; we keep the official records. If you do keep any records and this applies to emails too, we recommend that you keep it in a separate file so that if there is a public records request, your personal files are not intermingled with District files. A lot of people have set up a special CDD email address so all of your CDD emails will go to the same place. Some people also set up a folder in their email and all CDD emails go into that folder. If you have any questions, you can always contact my office. If something happens onsite that you think the other Board members should know, you can contact me and we can distribute to the other Board members.

D. Election of Officers Resolution 2021-04

Mr. Showe stated we can add Mr. Bagwell as an Assistant Secretary and Ariel Lovera who used to serve as Treasurer is no longer with GMS and we will appoint another Treasurer. I will read into the record the officers as follows: Tom Franklin Chairman, Scott Stewart Vice Chair, Jason Showe Treasurer, Katie Costa Assistant Treasurer, George Flint Secretary, Ms. Luong, Mr. Showe and Mr. Bagwell Assistant Secretaries.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor Resolution 2021-04 was approved reflecting the above referenced officers.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 25, 2020 Meeting

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the minutes of the August 25, 2020 meeting were approved as presented.

Ms. Trucco joined the meeting at this time.

FIFTH ORDER OF BUSINESS

Ratification of Resolution 2021-01 Amending the Fiscal Year 2020 Budget

Mr. Showe stated Resolution 2021-01 was signed by Mr. Stewart in November, which was the deadline to have the resolution amending your prior year budget approved. The resolution recognized additional carry forward funds that was put in the General Fund and transferred to your Capital Reserve Fund.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor Resolution 2021-01 was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-02 Approving the Conveyance of Real Property

Mr. Showe stated several years ago when the SPE took over properties there was a piece that should have been deeded to the CDD and now that the bonds have been refinanced that SPE no longer exists. It is conservation land that should be in the name of the District, so Counsel drafted the resolution to convey that property from the SPE to the CDD.

Ms. Trucco stated the District is already the permittee on the South Florida Water Management District permit. Our role is not changing at all, we just want something to memorialize that title is in our name to own and maintain. This was contemplated by the original development plans that we would be the subsequent owner of that parcel. We have a Special Warranty Deed, which will transfer the real property from the SPE to the District and an Owner’s Affidavit as well verifying that there are no encumbrances on the actual parcel that would hinder our ability to own and maintain it.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2021-02 was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Agreement with Berger Toombs Elam Gaines & Frank to Provide Auditing Services for Fiscal Year 2020

Mr. Showe stated next is ratification of the agreement with Berget Toombs to provide auditing services for Fiscal Year 2020. We signed the agreement so they could begin work on the audit and it is in line with the agreement the Board previously approved.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the engagement letter with Berger Toombs to perform the Fiscal Year 2020 audit was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Showe stated this is ratification of the data agreement with the Osceola County property appraiser for assessment services, so that we can put our assessments on the tax roll. We enter into this agreement every year.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the data sharing and usage agreement with the Osceola County Property Appraiser was ratified.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Sod Replacement

Mr. Viasalyers stated the first proposal from Yellowstone is \$2,859.75 and second is for \$1,324.88 and following are the locations of the areas impacted that we would like to get

removed and replaced. Some of it is failing turf and some areas have been run over by large vehicles and things like that and we would like to get those areas touched up and enhanced.

I have another one for the center median between Monaco and Goodman from Exclusive Landscaping for \$16,510 to remove declining material, add sod, shorten the beds, and enhance that area.

Mr. Showe stated there is \$30,000 in the budget for landscape replacement.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the proposals from Yellowstone for sod replacement in the amounts of \$2,859.75 and \$1,324.88 and the proposal from Exclusive Landscaping in the amount of \$16,510 were approved.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2021-03 Ratifying Enrollment in E-Verify System and Execution of Memorandum of Understanding

Mr. Showe stated Resolution 2021-03 ratifies enrollment in the E-Verify System and executing the Memorandum of Understanding.

Ms. Trucco stated the Florida Legislature passed a law at the end of last year that requires all public employers to verify the immigration work authorization of any new employees that they hire. As part of that we had to enroll in the E-Verify System, which has been done and we are seeking ratification of that enrollment. This resolution also delegates authority to the chair, vice chair and District staff in the future to take any actions that they need to ensure compliance with this new law. In any agreements that we draft we have some compliance language as well to protect the District so that the contractor is on the hook and understands that they are responsible for enrolling in the E-Verify System.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2021-03 was ratified.

ELEVENTH ORDER OF BUSINESS

Ratification of Termination of Lerner Reporting Services, Inc. as Dissemination Agent

Mr. Showe stated Lerner Reporting Services previously provided dissemination reports for the Series 2005 and 2007 Bonds at a cost of about \$6,000 per year. Because those bonds were refinanced and there is only one property left within those series of bonds we felt that GMS

could take over the reporting on that one property at no additional cost to the District. We are providing dissemination services for the other bond issues.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor termination of Lerner Reporting Services, Inc. as dissemination agent was ratified.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2021-05
Approving the Proposed Fiscal Year 2022
Budget and Setting a Public Hearing**

Mr. Showe stated this resolution approves the proposed budget, sets the public hearing for August 3, 2021 and authorizes staff to transmit the approved budget to Osceola County as well as post it on the District website in accordance with Florida Statutes.

The proposed budget is not a lot different from what you have normally seen. Your assessments will remain the same and there is no assessment increase. As of this year you have paid the last of the Jr. Davis payments per the settlement agreement. Based on site review and William’s recommendation the oak trees down the median and sides of the road are in need of maintenance. We have allocated about \$25,000 to trim about one-third of the oak trees to start a regular maintenance program. Depending on the cost we may try to do more towards the end of the year.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2021-05 approving the proposed Fiscal Year 2022 budget and setting the public hearing for August 3, 2021 was approved.

THIRTEENTH 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

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

ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Discussion of Direct Bill Status

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

iv. Presentation of Arbitrage Rebate Calculation Reports

Mr. Showe stated this is a required test that we have to do every year. There is a statutory limit on how much interest we can earn on bond funds and based on the current interest rates that would be impossible, but we are required to have the calculation done each year. We are presenting this report to the Board for documentation.

FOURTEENTH ORDER OF BUSINESS Supervisor’s Requests

There being none, the next item followed.

FIFTEENTH 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 11:36 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

RESOLUTION 2021-07

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, 2021, AND ENDING SEPTEMBER 30, 2022.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2021, 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 3, 2021, 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 2021 and/or revised projections for Fiscal Year 2022.

- 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, 2022,” as adopted by the Board of Supervisors on August 3, 2021.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Westside Community Development District, for the fiscal year beginning October 1, 2021, and ending September 30, 2022, 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 2005-2	\$ _____
DEBT SERVICE FUND(S) – SERIES 2007-2	\$ _____
DEBT SERVICE FUND(S) – SERIES 2018	\$ _____
DEBT SERVICE FUND(S) – SERIES 2019	\$ _____
DEBT SERVICE FUND(S) – SERIES 2019 REFUNDING	\$ _____
DEBT SERVICE FUND(S) – SERIES 2019 PARCEL K	\$ _____
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 3rd day of August, 2021.

ATTEST:

**WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

Westside
Community Development District

Proposed Budget
FY2022

GMS

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Westside
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY2022
Revenues					
Maintenance Assessments	\$ 566,228	\$ 562,355	\$ 9,170	\$ 571,526	\$ 566,228
Interest Income	\$ 5,000	\$ 687	\$ 150	\$ 837	\$ 1,000
Carry Forward Balance	\$ 377,986	\$ 750,731	\$ -	\$ 750,731	\$ 268,334
Total Revenues	\$ 949,214	\$ 1,313,773	\$ 9,320	\$ 1,323,093	\$ 835,561
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 600	\$ 3,000	\$ 3,600	\$ 12,000
FICA Expense	\$ 918	\$ 46	\$ 230	\$ 275	\$ 918
Engineering Fees	\$ 10,500	\$ 1,069	\$ 2,625	\$ 3,694	\$ 10,500
Legal Services	\$ 40,000	\$ 6,746	\$ 5,200	\$ 11,946	\$ 40,000
Arbitrage Fees	\$ 3,250	\$ 1,350	\$ 1,900	\$ 3,250	\$ 3,250
Management Fees	\$ 42,207	\$ 31,655	\$ 10,552	\$ 42,207	\$ 43,473
Information Technology	\$ 1,320	\$ 750	\$ 330	\$ 1,080	\$ 1,650
Website Maintenance	\$ 880	\$ -	\$ 220	\$ 220	\$ 1,100
Dissemination Fees	\$ 20,000	\$ 11,700	\$ 3,500	\$ 15,200	\$ 14,000
Trustee Fees	\$ 20,142	\$ 13,940	\$ 6,202	\$ 20,142	\$ 20,142
Assessment Roll Services	\$ 12,500	\$ 12,500	\$ -	\$ 12,500	\$ 12,500
Auditing Services	\$ 3,875	\$ -	\$ 3,875	\$ 3,875	\$ 3,925
Telephone	\$ 100	\$ -	\$ 25	\$ 25	\$ 100
Postage	\$ 2,250	\$ 255	\$ 563	\$ 818	\$ 2,250
Insurance - General Liability	\$ 8,750	\$ 8,325	\$ -	\$ 8,325	\$ 9,200
Printing and Binding	\$ 1,500	\$ 142	\$ 375	\$ 517	\$ 1,500
Legal Advertising	\$ 1,800	\$ -	\$ 1,800	\$ 1,800	\$ 1,800
Other Current Charges	\$ 1,250	\$ 1,431	\$ 313	\$ 1,743	\$ 1,600
Office Supplies	\$ 400	\$ 3	\$ 100	\$ 103	\$ 400
Property Appraiser's Fee	\$ 700	\$ 658	\$ -	\$ 658	\$ 700
Property Taxes	\$ 10	\$ 181	\$ -	\$ 181	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Settlement Agreement Payment	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -
Total Administrative	\$ 209,527	\$ 116,525	\$ 40,808	\$ 157,333	\$ 181,383

Westside
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY2022
<i>Operations & Maintenance</i>					
Landscape Maintenance	\$ 212,490	\$ 153,518	\$ 51,173	\$ 204,690	\$ 212,490
Oak Tree Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Irrigation Repairs	\$ 15,000	\$ 2,908	\$ 3,750	\$ 6,658	\$ 15,000
Plant Replacement	\$ 30,000	\$ 15,063	\$ 7,500	\$ 22,563	\$ 30,000
Electric	\$ 1,500	\$ 143	\$ 60	\$ 203	\$ 1,500
Streetlighting	\$ 73,000	\$ 38,776	\$ 12,900	\$ 51,676	\$ 73,000
Irrigation Water	\$ 58,000	\$ 33,712	\$ 12,600	\$ 46,312	\$ 58,000
Property Insurance	\$ 5,000	\$ 1,045	\$ -	\$ 1,045	\$ 5,000
Field Management	\$ 19,697	\$ 14,773	\$ 4,924	\$ 19,697	\$ 20,288
Lake & Wetland Maintenance	\$ 30,000	\$ 10,600	\$ 5,800	\$ 16,400	\$ 18,900
Sidewalk Repairs & Maintenance	\$ 4,000	\$ -	\$ 1,000	\$ 1,000	\$ 4,000
Contingency	\$ 26,000	\$ -	\$ 6,500	\$ 6,500	\$ 26,000
Stormwater/Lake Repair	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
<i>Total Operations & Maintenance</i>	\$ 489,687	\$ 270,538	\$ 109,957	\$ 380,495	\$ 504,178
Total Expenditures	\$ 699,214	\$ 387,063	\$ 150,765	\$ 537,827	\$ 685,561
<i>Other Sources/(Uses)</i>					
Transfer Out - Capital Reserve	\$ (250,000)	\$ -	\$ (250,000)	\$ (250,000)	\$ (150,000)
<i>Subtotal Other Sources/(Uses)</i>	\$ (250,000)	\$ -	\$ (250,000)	\$ (250,000)	\$ (150,000)
Excess Revenues/(Expenditures)	\$ -	\$ 926,710	\$ (391,444)	\$ 535,266	\$ -

	FY2019	FY2020	FY2021	FY2022
Net Assessments	\$681,730	\$589,434	\$566,228	\$566,228
Add: Discounts & Collections	\$43,515	\$37,623	\$36,142	\$36,142
Gross Assessments	\$725,245	\$627,057	\$602,370	\$602,370
Units	4609	\$3,985	3828.11	3828.11
Per Unit Gross Assessment	\$157	\$157	\$157	\$157
Net Assessments	\$681,730	\$589,434	\$566,228	\$566,228
Total Developable Units	4609	\$3,985	3828.11	3828.11
Per Unit Net Assessments	\$148	\$148	\$148	\$148

Westside
Community Development District
General Fund Budget

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

General Fund Budget

Arbitrage Fees

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 information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

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

Dissemination Fees

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. 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 Fees

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.

**Westside
Community Development District
General Fund Budget**

Assessment Roll Services

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

Auditing Services

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

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.

Other Current Charges

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
General Fund Budget**

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.

Operations & 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

Oak Tree Maintenance

The District will incur costs for the maintenance of the oak trees.

**Westside
Community Development District
General Fund Budget**

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 Contingency	\$50	\$600 \$900
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 Contingency - Streetlight	\$4,400	\$52,800 \$20,200
Total			\$73,000

**Westside
Community Development District
General Fund Budget**

Irrigation Water

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

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
2118575-1129340	0 Westside Blvd Reclaim	\$4,300	\$51,600
2118575-1124768	2400 Blk Even Westside Blvd Contingency	\$20	\$240 \$6/160
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		\$6,000
Total		\$18,900

Sidewalk Repairs & Maintenance

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

Westside
Community Development District
General Fund Budget

Contingency

Any other miscellaneous charges incurred by the District.

Stormwater/Lake Repair

Represents contingency for potential repairs to stormwater system.

Other Sources/(Uses)

Transfer Out - Capital Reserve

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

Westside
Community Development District
Proposed Budget
Series 2005-2 Debt Service Fund

	Adopted Budget FY2021	Proposed Budget FY2022
Revenues		
Assessments - Series 2005-2	\$ 180,010	\$ 110,963
Total Revenues	\$ 180,010	\$ 110,963
Expenditures		
Debt Service Obligation	\$ 110,964	\$ 110,963
Total Expenditures	\$ 110,964	\$ 110,963
Excess Revenues/(Expenditures)	\$ 69,046	\$ -

Westside
Community Development District
Proposed Budget
Series 2007-2 Debt Service Fund

	Adopted Budget FY2021	Proposed Budget FY2022
Revenues		
Assessments - Series 2007-2	\$ 63,724	\$ 39,800
Total Revenues	\$ 63,724	\$ 39,800
Expenditures		
Debt Service Obligation	\$ 39,800	\$ 39,800
Total Expenditures	\$ 39,800	\$ 39,800
Excess Revenues/(Expenditures)	\$ 23,924	\$ -

Westside
Community Development District
Proposed Budget
Series 2018 - Solara Phase 1 Debt Service Fund

	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY2022
Revenues					
Assessments	\$ 230,130	\$ 232,296	\$ -	\$ 232,296	\$ 230,130
Interest	\$ -	\$ 9	\$ -	\$ 9	\$ -
Carryforward Surplus (1)	\$ 100,415	\$ 102,035	\$ -	\$ 102,035	\$ 106,540
Total Revenues	\$ 330,545	\$ 334,340	\$ -	\$ 334,340	\$ 336,670
Expenditures					
Interest - 11/1	\$ 86,400	\$ 86,400	\$ -	\$ 86,400	\$ 85,025
Interest - 5/1	\$ 86,400	\$ 86,400	\$ -	\$ 86,400	\$ 85,025
Principal - 5/1	\$ 55,000	\$ 55,000	\$ -	\$ 55,000	\$ 60,000
Total Expenditures	\$ 227,800	\$ 227,800	\$ -	\$ 227,800	\$ 230,050
Excess Revenues/(Expenditures)	\$ 102,745	\$ 106,540	\$ -	\$ 106,540	\$ 106,620

Interest - 11/1/2022 \$ 83,525

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

Westside
Community Development District
Series 2018 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/21	\$ 3,330,000.00	\$ -	\$ 85,025.00	\$ 226,425.00
05/01/22	\$ 3,330,000.00	\$ 60,000.00	\$ 85,025.00	\$ -
11/01/22	\$ 3,270,000.00	\$ -	\$ 83,525.00	\$ 228,550.00
05/01/23	\$ 3,270,000.00	\$ 60,000.00	\$ 83,525.00	\$ -
11/01/23	\$ 3,210,000.00	\$ -	\$ 82,025.00	\$ 225,550.00
05/01/24	\$ 3,210,000.00	\$ 65,000.00	\$ 82,025.00	\$ -
11/01/24	\$ 3,145,000.00	\$ -	\$ 80,400.00	\$ 227,425.00
05/01/25	\$ 3,145,000.00	\$ 70,000.00	\$ 80,400.00	\$ -
11/01/25	\$ 3,075,000.00	\$ -	\$ 78,650.00	\$ 229,050.00
05/01/26	\$ 3,075,000.00	\$ 70,000.00	\$ 78,650.00	\$ -
11/01/26	\$ 3,005,000.00	\$ -	\$ 76,900.00	\$ 225,550.00
05/01/27	\$ 3,005,000.00	\$ 75,000.00	\$ 76,900.00	\$ -
11/01/27	\$ 2,930,000.00	\$ -	\$ 75,025.00	\$ 226,925.00
05/01/28	\$ 2,930,000.00	\$ 80,000.00	\$ 75,025.00	\$ -
11/01/28	\$ 2,850,000.00	\$ -	\$ 73,025.00	\$ 228,050.00
05/01/29	\$ 2,850,000.00	\$ 85,000.00	\$ 73,025.00	\$ -
11/01/29	\$ 2,765,000.00	\$ -	\$ 70,900.00	\$ 228,925.00
05/01/30	\$ 2,765,000.00	\$ 90,000.00	\$ 70,900.00	\$ -
11/01/30	\$ 2,675,000.00	\$ -	\$ 68,650.00	\$ 229,550.00
05/01/31	\$ 2,675,000.00	\$ 95,000.00	\$ 68,650.00	\$ -
11/01/31	\$ 2,580,000.00	\$ -	\$ 66,275.00	\$ 229,925.00
05/01/32	\$ 2,580,000.00	\$ 100,000.00	\$ 66,275.00	\$ -
11/01/32	\$ 2,480,000.00	\$ -	\$ 63,775.00	\$ 230,050.00
05/01/33	\$ 2,480,000.00	\$ 105,000.00	\$ 63,775.00	\$ -
11/01/33	\$ 2,375,000.00	\$ -	\$ 61,150.00	\$ 229,925.00
05/01/34	\$ 2,375,000.00	\$ 110,000.00	\$ 61,150.00	\$ -
11/01/34	\$ 2,265,000.00	\$ -	\$ 58,400.00	\$ 229,550.00
05/01/35	\$ 2,265,000.00	\$ 115,000.00	\$ 58,400.00	\$ -
11/01/35	\$ 2,150,000.00	\$ -	\$ 55,525.00	\$ 228,925.00
05/01/36	\$ 2,150,000.00	\$ 120,000.00	\$ 55,525.00	\$ -
11/01/36	\$ 2,030,000.00	\$ -	\$ 52,525.00	\$ 228,050.00
05/01/37	\$ 2,030,000.00	\$ 125,000.00	\$ 52,525.00	\$ -
11/01/37	\$ 1,905,000.00	\$ -	\$ 49,400.00	\$ 226,925.00
05/01/38	\$ 1,905,000.00	\$ 130,000.00	\$ 49,400.00	\$ -
11/01/38	\$ 1,775,000.00	\$ -	\$ 46,150.00	\$ 225,550.00
05/01/39	\$ 1,775,000.00	\$ 140,000.00	\$ 46,150.00	\$ -
11/01/39	\$ 1,635,000.00	\$ -	\$ 42,510.00	\$ 228,660.00
05/01/40	\$ 1,635,000.00	\$ 145,000.00	\$ 42,510.00	\$ -
11/01/40	\$ 1,490,000.00	\$ -	\$ 38,740.00	\$ 226,250.00
05/01/41	\$ 1,490,000.00	\$ 155,000.00	\$ 38,740.00	\$ -
11/01/41	\$ 1,335,000.00	\$ -	\$ 34,710.00	\$ 228,450.00
05/01/42	\$ 1,335,000.00	\$ 165,000.00	\$ 34,710.00	\$ -
11/01/42	\$ 1,170,000.00	\$ -	\$ 30,420.00	\$ 230,130.00
05/01/43	\$ 1,170,000.00	\$ 170,000.00	\$ 30,420.00	\$ -
11/01/43	\$ 1,000,000.00	\$ -	\$ 26,000.00	\$ 226,420.00

Westside
Community Development District
Series 2018 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
05/01/44	\$ 1,000,000.00	\$ 180,000.00	\$ 26,000.00	\$ -
11/01/44	\$ 820,000.00	\$ -	\$ 21,320.00	\$ 227,320.00
05/01/45	\$ 820,000.00	\$ 190,000.00	\$ 21,320.00	\$ -
11/01/45	\$ 630,000.00	\$ -	\$ 16,380.00	\$ 227,700.00
05/01/46	\$ 630,000.00	\$ 200,000.00	\$ 16,380.00	\$ -
11/01/46	\$ 430,000.00	\$ -	\$ 11,180.00	\$ 227,560.00
05/01/47	\$ 430,000.00	\$ 210,000.00	\$ 11,180.00	\$ -
11/01/47	\$ 220,000.00	\$ -	\$ 5,720.00	\$ 226,900.00
05/01/48	\$ 220,000.00	\$ 220,000.00	\$ 5,720.00	\$ 225,720.00
		\$ 3,330,000.00	\$ 2,908,610.00	\$ 6,380,010.00

Westside
Community Development District
Special Assessment Revenue Bonds - Series 2018

Allocation Methodology
For Solara Phase 1 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	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
Proposed Budget
Series 2019 - Solara Phase 2 Debt Service Fund

	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY2022
Revenues					
Assessments	\$ 203,846	\$ 205,741	\$ -	\$ 205,741	\$ 203,846
Interest	\$ -	\$ 8	\$ -	\$ 8	\$ -
Carryforward Surplus (1)	\$ 75,610	\$ 75,601	\$ -	\$ 75,601	\$ 80,902
Total Revenues	\$ 279,456	\$ 281,350	\$ -	\$ 281,350	\$ 284,748
Expenditures					
Interest - 11/1	\$ 72,724	\$ 72,724	\$ -	\$ 72,724	\$ 71,727
Interest - 5/1	\$ 72,724	\$ 72,724	\$ -	\$ 72,724	\$ 71,727
Principal - 5/1	\$ 55,000	\$ 55,000	\$ -	\$ 55,000	\$ 60,000
Total Expenditures	\$ 200,448	\$ 200,448	\$ -	\$ 200,448	\$ 203,454
Excess Revenues/(Expenditures)	\$ 79,008	\$ 80,902	\$ -	\$ 80,902	\$ 81,294

Interest - 11/1/2022 \$70,639

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

Westside
Community Development District
Series 2019 (Solara Ph2) Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/21	\$ 3,120,000.00	\$ -	\$ 71,726.88	\$ 200,014.25
05/01/22	\$ 3,120,000.00	\$ 60,000.00	\$ 71,726.88	\$ -
11/01/22	\$ 3,060,000.00	\$ -	\$ 70,639.38	\$ 202,366.25
05/01/23	\$ 3,060,000.00	\$ 60,000.00	\$ 70,639.38	\$ -
11/01/23	\$ 3,000,000.00	\$ -	\$ 69,551.88	\$ 200,191.25
05/01/24	\$ 3,000,000.00	\$ 65,000.00	\$ 69,551.88	\$ -
11/01/24	\$ 2,935,000.00	\$ -	\$ 68,373.75	\$ 202,925.63
05/01/25	\$ 2,935,000.00	\$ 65,000.00	\$ 68,373.75	\$ -
11/01/25	\$ 2,870,000.00	\$ -	\$ 67,106.25	\$ 200,480.00
05/01/26	\$ 2,870,000.00	\$ 70,000.00	\$ 67,106.25	\$ -
11/01/26	\$ 2,800,000.00	\$ -	\$ 65,741.25	\$ 202,847.50
05/01/27	\$ 2,800,000.00	\$ 70,000.00	\$ 65,741.25	\$ -
11/01/27	\$ 2,730,000.00	\$ -	\$ 64,376.25	\$ 200,117.50
05/01/28	\$ 2,730,000.00	\$ 75,000.00	\$ 64,376.25	\$ -
11/01/28	\$ 2,655,000.00	\$ -	\$ 62,913.75	\$ 202,290.00
05/01/29	\$ 2,655,000.00	\$ 75,000.00	\$ 62,913.75	\$ -
11/01/29	\$ 2,580,000.00	\$ -	\$ 61,451.25	\$ 199,365.00
05/01/30	\$ 2,580,000.00	\$ 80,000.00	\$ 61,451.25	\$ -
11/01/30	\$ 2,500,000.00	\$ -	\$ 59,601.25	\$ 201,052.50
05/01/31	\$ 2,500,000.00	\$ 85,000.00	\$ 59,601.25	\$ -
11/01/31	\$ 2,415,000.00	\$ -	\$ 57,635.63	\$ 202,236.88
05/01/32	\$ 2,415,000.00	\$ 90,000.00	\$ 57,635.63	\$ -
11/01/32	\$ 2,325,000.00	\$ -	\$ 55,554.38	\$ 203,190.00
05/01/33	\$ 2,325,000.00	\$ 90,000.00	\$ 55,554.38	\$ -
11/01/33	\$ 2,235,000.00	\$ -	\$ 53,473.13	\$ 199,027.50
05/01/34	\$ 2,235,000.00	\$ 95,000.00	\$ 53,473.13	\$ -
11/01/34	\$ 2,140,000.00	\$ -	\$ 51,276.25	\$ 199,749.38
05/01/35	\$ 2,140,000.00	\$ 100,000.00	\$ 51,276.25	\$ -
11/01/35	\$ 2,040,000.00	\$ -	\$ 48,963.75	\$ 200,240.00
05/01/36	\$ 2,040,000.00	\$ 105,000.00	\$ 48,963.75	\$ -
11/01/36	\$ 1,935,000.00	\$ -	\$ 46,535.63	\$ 200,499.38
05/01/37	\$ 1,935,000.00	\$ 110,000.00	\$ 46,535.63	\$ -
11/01/37	\$ 1,825,000.00	\$ -	\$ 43,991.88	\$ 200,527.50
05/01/38	\$ 1,825,000.00	\$ 115,000.00	\$ 43,991.88	\$ -
11/01/38	\$ 1,710,000.00	\$ -	\$ 41,332.50	\$ 200,324.38
05/01/39	\$ 1,710,000.00	\$ 120,000.00	\$ 41,332.50	\$ -
11/01/39	\$ 1,590,000.00	\$ -	\$ 38,557.50	\$ 199,890.00
05/01/40	\$ 1,590,000.00	\$ 125,000.00	\$ 38,557.50	\$ -
11/01/40	\$ 1,465,000.00	\$ -	\$ 35,526.25	\$ 199,083.75
05/01/41	\$ 1,465,000.00	\$ 135,000.00	\$ 35,526.25	\$ -
11/01/41	\$ 1,330,000.00	\$ -	\$ 32,252.50	\$ 202,778.75
05/01/42	\$ 1,330,000.00	\$ 140,000.00	\$ 32,252.50	\$ -
11/01/42	\$ 1,190,000.00	\$ -	\$ 28,857.50	\$ 201,110.00
05/01/43	\$ 1,190,000.00	\$ 145,000.00	\$ 28,857.50	\$ -
11/01/43	\$ 1,045,000.00	\$ -	\$ 25,341.25	\$ 199,198.75

Westside
Community Development District
Series 2019 (Solara Ph2) Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/44	\$ 1,045,000.00	\$ 155,000.00	\$ 25,341.25	\$ -
11/01/44	\$ 890,000.00	\$ -	\$ 21,582.50	\$ 201,923.75
05/01/45	\$ 890,000.00	\$ 160,000.00	\$ 21,582.50	\$ -
11/01/45	\$ 730,000.00	\$ -	\$ 17,702.50	\$ 199,285.00
05/01/46	\$ 730,000.00	\$ 170,000.00	\$ 17,702.50	\$ -
11/01/46	\$ 560,000.00	\$ -	\$ 13,580.00	\$ 201,282.50
05/01/47	\$ 560,000.00	\$ 180,000.00	\$ 13,580.00	\$ -
11/01/47	\$ 380,000.00	\$ -	\$ 9,215.00	\$ 202,795.00
05/01/48	\$ 380,000.00	\$ 185,000.00	\$ 9,215.00	\$ -
11/01/48	\$ 195,000.00	\$ -	\$ 4,728.75	\$ 198,943.75
05/01/49	\$ 195,000.00	\$ 195,000.00	\$ 4,728.75	\$ 199,728.75
		\$ 3,120,000.00	\$ 2,575,177.50	\$ 5,823,464.88

Westside
Community Development District
Special Assessment Revenue Bonds - Series 2019

Allocation Methodology
For Solara Phase 2 Assessment Area

PRODUCT	No. of Units	Allocation of Par		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit		Gross Annual Debt Assessment Per Unit (1)
		Debt Per Product Type	Debt Per Unit			Debt Assessment Per Unit	Debt Assessment Per Unit (1)	
Townhomes	86	\$ 895,487	\$ 12,495	\$ 56,507	\$ 657	\$ 699		
Single Family 40'	122	\$ 1,397,376	\$ 11,454	\$ 88,189	\$ 723	\$ 769		
Single Family 50'	75	\$ 937,137	\$ 10,413	\$ 59,150	\$ 789	\$ 839		
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
Proposed Budget
Series 2019 - Refunding Bonds Debt Service Fund

	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY2022
Revenues					
Assessments	\$ 1,007,205	\$ 967,816	\$ 47,957	\$ 1,015,772	\$ 1,007,205
Interest	\$ -	\$ 21	\$ 10	\$ 31	\$ -
Carryforward Surplus (1)	\$ 499,671	\$ 488,438	\$ -	\$ 488,438	\$ 491,427
Total Revenues	\$ 1,506,877	\$ 1,456,274	\$ 47,967	\$ 1,504,241	\$ 1,498,633
Expenditures					
Interest - 11/1	\$ 246,407	\$ 246,407	\$ -	\$ 246,407	\$ 237,307
Interest - 5/1	\$ 246,407	\$ 246,407	\$ -	\$ 246,407	\$ 237,307
Principal - 5/1	\$ 520,000	\$ 520,000	\$ -	\$ 520,000	\$ 540,000
Total Expenditures	\$ 1,012,814	\$ 1,012,814	\$ -	\$ 1,012,814	\$ 1,014,614
Excess Revenues/(Expenditures)	\$ 494,063	\$ 443,460	\$ 47,967	\$ 491,427	\$ 484,019
				Interest - 11/1/2022	\$227,857

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

Westside
Community Development District
Series 2019 (Refunding) Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/21	\$ 12,075,000.00	\$ -	\$ 237,306.88	\$ 1,008,662.50
05/01/22	\$ 12,075,000.00	\$ 540,000.00	\$ 237,306.88	\$ -
11/01/22	\$ 11,535,000.00	\$ -	\$ 227,856.88	\$ 1,005,163.75
05/01/23	\$ 11,535,000.00	\$ 560,000.00	\$ 227,856.88	\$ -
11/01/23	\$ 10,975,000.00	\$ -	\$ 218,056.88	\$ 1,005,913.75
05/01/24	\$ 10,975,000.00	\$ 575,000.00	\$ 218,056.88	\$ -
11/01/24	\$ 10,400,000.00	\$ -	\$ 207,994.38	\$ 1,001,051.25
05/01/25	\$ 10,400,000.00	\$ 595,000.00	\$ 207,994.38	\$ -
11/01/25	\$ 9,805,000.00	\$ -	\$ 196,838.13	\$ 999,832.50
05/01/26	\$ 9,805,000.00	\$ 625,000.00	\$ 196,838.13	\$ -
11/01/26	\$ 9,180,000.00	\$ -	\$ 185,119.38	\$ 1,006,957.50
05/01/27	\$ 9,180,000.00	\$ 645,000.00	\$ 185,119.38	\$ -
11/01/27	\$ 8,535,000.00	\$ -	\$ 173,025.63	\$ 1,003,145.00
05/01/28	\$ 8,535,000.00	\$ 670,000.00	\$ 173,025.63	\$ -
11/01/28	\$ 7,865,000.00	\$ -	\$ 160,463.13	\$ 1,003,488.75
05/01/29	\$ 7,865,000.00	\$ 695,000.00	\$ 160,463.13	\$ -
11/01/29	\$ 7,170,000.00	\$ -	\$ 147,431.88	\$ 1,002,895.00
05/01/30	\$ 7,170,000.00	\$ 725,000.00	\$ 147,431.88	\$ -
11/01/30	\$ 6,445,000.00	\$ -	\$ 132,527.50	\$ 1,004,959.38
05/01/31	\$ 6,445,000.00	\$ 755,000.00	\$ 132,527.50	\$ -
11/01/31	\$ 5,690,000.00	\$ -	\$ 117,006.25	\$ 1,004,533.75
05/01/32	\$ 5,690,000.00	\$ 785,000.00	\$ 117,006.25	\$ -
11/01/32	\$ 4,905,000.00	\$ -	\$ 100,868.13	\$ 1,002,874.38
05/01/33	\$ 4,905,000.00	\$ 820,000.00	\$ 100,868.13	\$ -
11/01/33	\$ 4,085,000.00	\$ -	\$ 84,010.63	\$ 1,004,878.75
05/01/34	\$ 4,085,000.00	\$ 850,000.00	\$ 84,010.63	\$ -
11/01/34	\$ 3,235,000.00	\$ -	\$ 66,536.25	\$ 1,000,546.88
05/01/35	\$ 3,235,000.00	\$ 885,000.00	\$ 66,536.25	\$ -
11/01/35	\$ 2,350,000.00	\$ -	\$ 48,342.50	\$ 999,878.75
05/01/36	\$ 2,350,000.00	\$ 925,000.00	\$ 48,342.50	\$ -
11/01/36	\$ 1,425,000.00	\$ -	\$ 29,326.25	\$ 1,002,668.75
05/01/37	\$ 1,425,000.00	\$ 960,000.00	\$ 29,326.25	\$ -
11/01/37	\$ 465,000.00	\$ -	\$ 9,590.63	\$ 998,916.88
05/01/38	\$ 465,000.00	\$ 465,000.00	\$ 9,590.63	\$ 474,590.63
		\$ 12,075,000.00	\$ 4,684,602.50	\$ 17,530,958.13

Westside
Community Development District
Special Assessment Revenue Refunding Bonds - Series 2019

<u>PRODUCT</u>	<u>No. of Units</u>	<u>Allocation Methodology</u>		<u>Par Debt Per Unit</u>	<u>Par Debt Per Unit</u>	<u>Combined</u>	<u>Net Annual Debt Assessment Per Unit</u>	<u>Gross Annual Debt Assessment Per Unit (1)</u>
		<u>2005-1</u>	<u>2007-1</u>					
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	\$	\$	\$	\$	\$	\$	\$

Westside
Community Development District
Proposed Budget
Series 2019 - Parcel K Debt Service Fund

	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY2022
Revenues					
Assessments	\$ 78,845	\$ 79,619	\$ -	\$ 79,619	\$ 78,845
Interest	\$ -	\$ 5	\$ -	\$ 5	\$ -
Carryforward Surplus (1)	\$ 37,045	\$ 37,036	\$ -	\$ 37,036	\$ 42,720
Total Revenues	\$ 115,890	\$ 116,660	\$ -	\$ 116,660	\$ 121,565
Expenditures					
Interest - 11/1	\$ 36,970	\$ 36,970	\$ -	\$ 36,970	\$ 36,970
Interest - 5/1	\$ 36,970	\$ 36,970	\$ -	\$ 36,970	\$ 36,970
Total Expenditures	\$ 73,940	\$ 73,940	\$ -	\$ 73,940	\$ 73,940
Excess Revenues/(Expenditures)	\$ 41,950	\$ 42,720	\$ -	\$ 42,720	\$ 47,625

Interest - 11/1/2022 \$36,970

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

Westside
Community Development District
Series 2019 (Windsor Parcel K) Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/21	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/22	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/22	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/23	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/23	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/24	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/24	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/25	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/25	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/26	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/26	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/27	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/27	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/28	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/28	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/29	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/29	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/30	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/30	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/31	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/31	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/32	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/32	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/33	\$ 1,860,000.00	\$ 5,000.00	\$ 36,970.00	\$ -
11/01/33	\$ 1,855,000.00	\$ -	\$ 36,875.00	\$ 78,845.00
05/01/34	\$ 1,855,000.00	\$ 5,000.00	\$ 36,875.00	\$ -
11/01/34	\$ 1,850,000.00	\$ -	\$ 36,780.00	\$ 78,655.00
05/01/35	\$ 1,850,000.00	\$ 5,000.00	\$ 36,780.00	\$ -
11/01/35	\$ 1,845,000.00	\$ -	\$ 36,685.00	\$ 78,465.00
05/01/36	\$ 1,845,000.00	\$ 5,000.00	\$ 36,685.00	\$ -
11/01/36	\$ 1,840,000.00	\$ -	\$ 36,590.00	\$ 78,275.00
05/01/37	\$ 1,840,000.00	\$ 5,000.00	\$ 36,590.00	\$ -
11/01/37	\$ 1,835,000.00	\$ -	\$ 36,495.00	\$ 78,085.00
05/01/38	\$ 1,835,000.00	\$ 90,000.00	\$ 36,495.00	\$ -
11/01/38	\$ 1,745,000.00	\$ -	\$ 34,785.00	\$ 161,280.00
05/01/39	\$ 1,745,000.00	\$ 115,000.00	\$ 34,785.00	\$ -
11/01/39	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 182,385.00
05/01/40	\$ 1,630,000.00	\$ 120,000.00	\$ 32,600.00	\$ -
11/01/40	\$ 1,510,000.00	\$ -	\$ 30,200.00	\$ 182,800.00
05/01/41	\$ 1,510,000.00	\$ 125,000.00	\$ 30,200.00	\$ -
11/01/41	\$ 1,385,000.00	\$ -	\$ 27,700.00	\$ 182,900.00
05/01/42	\$ 1,385,000.00	\$ 130,000.00	\$ 27,700.00	\$ -
11/01/42	\$ 1,255,000.00	\$ -	\$ 25,100.00	\$ 182,800.00
05/01/43	\$ 1,255,000.00	\$ 135,000.00	\$ 25,100.00	\$ -
11/01/43	\$ 1,120,000.00	\$ -	\$ 22,400.00	\$ 182,500.00

Westside
Community Development District
Series 2019 (Windsor Parcel K) Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/44	\$ 1,120,000.00	\$ 140,000.00	\$ 22,400.00	\$ -
11/01/44	\$ 980,000.00	\$ -	\$ 19,600.00	\$ 182,000.00
05/01/45	\$ 980,000.00	\$ 145,000.00	\$ 19,600.00	\$ -
11/01/45	\$ 835,000.00	\$ -	\$ 16,700.00	\$ 181,300.00
05/01/46	\$ 835,000.00	\$ 155,000.00	\$ 16,700.00	\$ -
11/01/46	\$ 680,000.00	\$ -	\$ 13,600.00	\$ 185,300.00
05/01/47	\$ 680,000.00	\$ 160,000.00	\$ 13,600.00	\$ -
11/01/47	\$ 520,000.00	\$ -	\$ 10,400.00	\$ 184,000.00
05/01/48	\$ 520,000.00	\$ 165,000.00	\$ 10,400.00	\$ -
11/01/48	\$ 355,000.00	\$ -	\$ 7,100.00	\$ 182,500.00
05/01/49	\$ 355,000.00	\$ 175,000.00	\$ 7,100.00	\$ -
11/01/49	\$ 180,000.00	\$ -	\$ 3,600.00	\$ 185,700.00
05/01/50	\$ 180,000.00	\$ 180,000.00	\$ 3,600.00	\$ 183,600.00
		\$ 1,860,000.00	\$ 1,741,700.00	\$ 3,638,670.00

Westside
Community Development District
Special Assessment Revenue Bonds - Series 2019

Allocation Methodology
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	\$	78,845			

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

**Westside
Community Development District
Proposed Budget
Capital Reserve Fund**

	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Projected 9/30/21	Proposed Budget FY2022
Revenues					
Interest	\$ -	\$ 414	\$ 105	\$ 519	\$ -
Carry Forward Surplus	\$ 810,225	\$ 810,216	\$ -	\$ 810,216	\$ 810,227
Total Revenues	\$ 810,225	\$ 810,630	\$ 105	\$ 810,735	\$ 810,227
Expenditures					
Miscellaneous Expense	\$ -	\$ 343	\$ 165	\$ 508	\$ 1,500
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ 343	\$ 165	\$ 508	\$ 1,500
Other Sources					
Transfer In (Out)	\$ 250,000	\$ -	\$ -	\$ -	\$ 150,000
Total Other Sources/(Uses)	\$ 250,000	\$ -	\$ -	\$ -	\$ 150,000
Excess Revenues/(Expenditures)	\$ 1,060,225	\$ 810,287	\$ (60)	\$ 810,227	\$ 958,727

SECTION B

RESOLUTION 2021-08

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 2021-2022 (“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 2021-2022; 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, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. 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 2022 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 apprised 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 3rd day of **August, 2021.**

ATTEST:

**WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

SECTION VI

Westside Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2020

Westside Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2020

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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, 2020, 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

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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, 2020, 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, 2020, 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, 2020, 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 inquires 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 28, 2021 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*

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

June 28, 2021

**Westside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

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, 2020**

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, 2020.

- ◆ The District's total assets exceeded total liabilities by \$21,954,683, (net position). Unrestricted net position for Governmental Activities was \$1,367,550. Net investment in capital assets was \$20,101,317. Restricted net position was \$485,816.
- ◆ Governmental activities revenues totaled \$6,019,694 while governmental activities expenses totaled \$3,143,297.

**Westside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

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	
	2020	2019
Current assets	\$ 1,611,921	\$ 1,476,025
Restricted assets	2,290,335	2,191,473
Capital assets	<u>42,398,845</u>	<u>39,209,879</u>
Total Assets	<u>46,301,101</u>	<u>42,877,377</u>
Deferred amount on refunding	<u>436,957</u>	<u>461,808</u>
Current liabilities	1,461,700	1,274,172
Non-current liabilities	<u>23,321,675</u>	<u>22,986,727</u>
Total Liabilities	<u>24,783,375</u>	<u>24,260,899</u>
Net investment in capital assets	20,101,317	17,373,738
Net position - restricted	485,816	485,217
Net position - unrestricted	<u>1,367,550</u>	<u>1,219,331</u>
Total Net Position	<u>\$ 21,954,683</u>	<u>\$ 19,078,286</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 capital project and the capital contribution in the current year.

The increase in current liabilities is mainly related to the increase in matured interest payable and matured bonds payable in the current year.

**Westside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

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	
	2020	2019
Program Revenues		
Charges for services	\$ 2,456,591	\$ 2,412,269
Grants and contributions	3,546,149	3,059,713
General Revenues		
Investment earnings	16,954	79,822
Gain on cancellation of debt	-	12,282,199
Total Revenues	6,019,694	17,834,003
Expenses		
General government	126,541	179,236
Physical environment	1,525,251	1,484,106
Interest and other changes	1,491,505	1,433,180
Total Expenses	3,143,297	3,096,522
Change in Net Position	2,876,397	14,737,481
Net Position - Beginning of Year	19,078,286	4,340,805
Net Position - End of Year	\$ 21,954,683	\$ 19,078,286

The increase in grants and contributions is mostly attributable to a increase in developer capital 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.

A gain was realized in the prior 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, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of 2020 and 2019.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2020</u>	<u>2019</u>
Construction in progress	\$ 4,193,764	\$ 2,602,063
Land improvements	11,741,451	11,741,451
Improvements other than buildings	726,955	726,955
Infrastructure	38,985,916	36,180,705
Accumulated depreciation	<u>(13,249,241)</u>	<u>(12,041,295)</u>
Total Capital Assets (Net)	<u>\$ 42,398,845</u>	<u>\$ 39,209,879</u>

During the year, \$4,396,912 was added to construction in progress, \$2,805,211 was transferred 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, plant replacements, streetlighting, water and sewer and repair and maintenance expenditures than expected.

The September 30, 2020 budget was amended for capital reserves.

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 a prior year, the Series 2005-1 Bonds were retired with the issuance of the Series 2019 Refunding Bonds. The balance outstanding at September 30, 2020 for the Series 2005 and Series 2005-2 Bonds was \$500,000 and \$1,545,000, respectively.

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 a prior year, the Series 2007-1 Bonds were retired with the issuance of the Series 2019 Refunding Bonds. The balance outstanding at September 30, 2020 for the Series 2007 and Series 2007-2 Bonds was \$500,000 and \$505,000, respectively.

**Westside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

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, 2020 was \$3,385,000.

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, 2020 was \$12,595,000.

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, 2020 was \$3,175,000.

In December 2019, the District issued \$1,860,000 Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K). The bonds were issued to finance a portion of the construction of the 2019 Project. The balance outstanding at September 30, 2020 was \$1,860,000.

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, 2020 was \$25,000.

Economic Factors and Next Year's Budget

Westside Community Development District made a final payment for a portion of the outstanding principal on the Series 2005 and Series 2007 Bonds, in November 2020, resulting in the cancellation of any remaining outstanding bonds for each series. The District cannot determine the affect the bond cancellation will have on operations for the year ended September 30, 2021.

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, 2020

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 743,921
Investments	829,663
Due from other governments	11,717
Due from developer	22,903
Prepaid expenses	3,717
Total Current Assets	1,611,921
Non-Current Assets	
Restricted:	
Investments	2,264,095
Cash	26,240
Capital Assets Not Being Depreciated:	
Construction in progress	4,193,764
Land and improvements	11,741,451
Capital Assets Being Depreciated:	
Improvements other than buildings	726,955
Infrastructure	38,985,916
Less: accumulated depreciation	(13,249,241)
Total Non-Current Assets	44,689,180
Total Assets	46,301,101
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	436,957
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	19,481
Matured bonds payable	90,000
Matured interest payable	185,176
Accrued interest payable	447,043
Bonds payable - current	695,000
Notes payable - current	25,000
Total Current Liabilities	1,461,700
Non-Current Liabilities	
Bonds payable	23,321,675
Total Liabilities	24,783,375
 NET POSITION	
Net investment in capital assets	20,101,317
Restricted for debt service	485,816
Unrestricted	1,367,550
Total Net Position	\$ 21,954,683

See accompanying notes to financial statements.

Westside Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenues		Capital Grants and Contributions	Net (Expenses) Revenues and Changes in Net Position
		Charges for Services	Operating Grants and Contributions		Governmental Activities
Primary government					
Governmental Activities					
General government	\$ (126,541)	\$ 174,864	\$ -	\$ -	\$ 48,323
Physical environment	(1,525,251)	438,476	-	2,721,021	1,634,246
Interest and other charges	(1,491,505)	1,843,251	825,128	-	1,176,874
Total Governmental Activities	<u>\$ (3,143,297)</u>	<u>\$ 2,456,591</u>	<u>\$ 825,128</u>	<u>\$ 2,721,021</u>	<u>2,859,443</u>
General revenues:					
Investment earnings					<u>16,954</u>
Change in Net Position					2,876,397
Net Position - October 1, 2019					19,078,286
Net Position - September 30, 2020					<u>\$ 21,954,683</u>

See accompanying notes to financial statements.

Westside Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2020

ASSETS	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	Debt Service 2019K Bonds	Capital Projects 2007	Capital Projects 2018	Capital Projects 2019		Capital Projects 2019K
Cash	\$ 743,921	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 743,921
Investments, at fair value	829,663	-	-	-	-	-	-	-	-	-	-	829,663
Due from other governments	3,127	-	-	1,628	-	6,962	-	-	-	-	-	11,717
Due from developer	4,585	-	-	-	-	18,318	-	-	-	-	-	22,903
Prepaid expenses	3,717	-	-	-	-	-	-	-	-	-	-	3,717
Restricted assets:												
Investments, at fair value	-	556,473	187,246	215,471	177,196	984,955	129,886	-	2	1	12,865	2,264,095
Cash	-	-	-	-	-	-	-	26,240	-	-	-	26,240
Total Assets	\$1,585,013	\$ 556,473	\$ 187,246	\$ 217,099	\$ 177,196	\$ 1,010,235	\$ 129,886	\$ 26,240	\$ 2	\$ 1	\$ 12,865	\$ 3,902,256
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES												
LIABILITIES												
Accounts payable and accrued expenses	\$ 19,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,481
Contracts/retainage payable	-	-	-	-	-	-	-	-	-	-	-	-
Matured bonds payable	-	75,000	15,000	-	-	-	-	-	-	-	-	90,000
Matured interest payable	-	105,796	79,380	-	-	-	-	-	-	-	-	185,176
Total Liabilities	19,481	180,796	94,380	-	-	-	-	-	-	-	-	294,657
Deferred Inflows of Resources												
Unavailable revenues	4,585	-	-	-	-	18,318	-	-	-	-	-	22,903
FUND BALANCES												
Nonspendable - prepaid expenses	3,717	-	-	-	-	-	-	-	-	-	-	3,717
Restricted:												
Debt service	-	375,677	92,866	217,099	177,196	991,917	129,886	-	-	-	-	1,984,641
Capital projects	-	-	-	-	-	-	-	26,240	2	1	12,865	39,108
Assigned - capital reserves	406,601	-	-	-	-	-	-	-	-	-	-	406,601
Unassigned	1,150,629	-	-	-	-	-	-	-	-	-	-	1,150,629
Total Fund Balances	1,560,947	375,677	92,866	217,099	177,196	991,917	129,886	26,240	2	1	12,865	3,584,696
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$1,585,013	\$ 556,473	\$ 187,246	\$ 217,099	\$ 177,196	\$ 1,010,235	\$ 129,886	\$ 26,240	\$ 2	\$ 1	\$ 12,865	\$ 3,902,256

See accompanying notes to financial statements.

Westside Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2020

Total Governmental Fund Balances	\$ 3,584,696
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 (\$4,193,764)) used in governmental activities are not current financial resources, and therefore are not reported at the fund level.	15,935,215
Capital assets being depreciated, improvements other than buildings (\$726,955) and infrastructure (\$36,985,916) net of accumulated depreciation (\$13,249,241)) used in governmental activities are not current financial resources, and therefore are not reported at the fund level.	26,463,630
Bond discount costs (\$52,838), net of accumulated amortization (\$4,513)) used in governmental activities are not current financial uses, and therefore are not reported at the fund level.	48,325
Long-term liabilities, including bonds payable (\$24,065,000) and notes payable (\$25,000) are not due and payable in the current period, and therefore are not reported at the fund level.	(24,090,000)
Deferred outflow of resources (deferred amount on refunding) are not current financial resources and therefore, are not reported at the fund level.	436,957
Unavailable revenues are recognized as deferred inflows at the fund level, but this amount is recognized as revenues at the government-wide level.	22,903
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(447,043)</u>
Net Position of Governmental Activities	<u><u>\$ 21,954,683</u></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, 2020

	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	Debt Service 2019K	Capital Projects 2005	Capital Projects 2007	Capital Projects 2018	Capital Projects 2019	Capital Projects 2019K	
Revenues													
Special assessments	\$ 608,755	\$ 110,920	\$ 39,266	\$ 234,980	\$ 203,925	\$ 1,235,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,433,688
Landholder contributions	-	635,252	189,876	-	-	-	-	-	-	-	-	-	825,128
Developer contributions	-	-	-	-	-	-	-	-	-	-	-	2,721,021	2,721,021
Investment earnings	10,107	3,678	1,327	158	190	458	66	-	10	-	376	584	16,954
Total Revenues	618,862	749,850	230,469	235,138	204,115	1,236,300	66	-	10	-	376	2,721,605	5,996,791
Expenditures													
Current													
General government	126,241	-	-	-	-	-	-	-	300	-	-	-	126,541
Physical environment	317,305	-	-	-	-	-	-	-	-	-	-	-	317,305
Capital outlay	-	-	-	-	-	-	-	-	-	-	203,148	4,193,764	4,396,912
Debt service													
Principal	50,000	700,000	200,000	55,000	55,000	500,000	-	-	-	-	-	-	1,560,000
Interest	-	155,092	86,760	175,550	158,499	299,101	29,781	-	-	-	-	-	904,783
Other debt service	-	27,570	17,395	-	-	84,875	-	-	-	-	-	215,375	345,215
Total Expenditures	493,546	882,662	304,155	230,550	213,499	883,976	29,781	-	300	-	203,148	4,409,139	7,650,756
Excess/(deficiency) of revenues over/(under) expenditures	125,316	(132,812)	(73,686)	4,588	(9,384)	352,324	(29,715)	-	(290)	-	(202,772)	(1,687,534)	(1,653,965)
Other financing sources (uses)													
Issuance of long-term debt	-	-	-	-	-	-	159,601	-	-	-	-	1,700,399	1,860,000
Transfers in	-	6	6	-	-	231	-	-	-	-	-	-	243
Transfers out	-	(103)	(128)	-	-	-	-	(6)	(6)	-	-	-	(243)
Total Other financing Sources/(Uses)	-	(97)	(122)	-	-	231	159,601	(6)	(6)	-	-	1,700,399	1,860,000
Net change in fund balances	125,316	(132,909)	(73,808)	4,588	(9,384)	352,555	129,886	(6)	(296)	-	(202,772)	12,865	206,035
Fund Balances - October 1, 2019	1,435,631	508,586	166,674	212,511	186,580	639,362	-	6	26,536	2	202,773	-	3,378,661
Fund Balances - September 30, 2020	<u>\$1,560,947</u>	<u>\$ 375,677</u>	<u>\$ 92,866</u>	<u>\$ 217,099</u>	<u>\$ 177,196</u>	<u>\$ 991,917</u>	<u>\$ 129,886</u>	<u>\$ -</u>	<u>\$ 26,240</u>	<u>\$ 2</u>	<u>\$ 1</u>	<u>\$ 12,865</u>	<u>\$ 3,584,696</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, 2020

Net Change in Fund Balances - Total Governmental Funds \$ 206,035

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 (\$4,396,912).	3,188,966
Loan proceeds provide current financial resources at the fund level, However, at the government-wide level the loan proceeds increase long-term liabilities.	(1,860,000)
Repayments of bond principal are expenditures in the governmental funds and reduce long-term liabilities in the Statement of Net Position.	1,560,000
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.	(24,851)
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.	(1,198)
Unavailable revenues are recognized as deferred inflows at the fund level, but this amount is recognized as revenues at the government-wide level.	22,903
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.	<u>(215,458)</u>

Change in Net Position of Governmental Activities \$ 2,876,397

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, 2020

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 589,433	\$ 589,433	\$ 608,755	\$ 19,322
Investment earnings	10,000	10,000	10,107	107
Total Revenues	<u>599,433</u>	<u>599,433</u>	<u>618,862</u>	<u>19,429</u>
Expenditures				
Current				
General government	221,673	221,673	126,241	95,432
Physical environment	446,633	446,633	317,305	129,328
Debt Service				
Principal	-	-	50,000	(50,000)
Total Expenditures	<u>668,306</u>	<u>668,306</u>	<u>493,546</u>	<u>174,760</u>
Net change in fund balances	<u>(68,873)</u>	<u>(68,873)</u>	<u>125,316</u>	<u>194,189</u>
Fund Balances - October 1, 2019	<u>494,676</u>	<u>840,545</u>	<u>1,435,631</u>	<u>595,086</u>
Fund Balances - September 30, 2020	<u><u>\$ 425,803</u></u>	<u><u>\$ 771,672</u></u>	<u><u>\$ 1,560,947</u></u>	<u><u>\$ 789,275</u></u>

See accompanying notes to financial statements.

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

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 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. The SPE was dissolved as of December 31, 2019.

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. 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 special assessments, 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, 2020

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, 2020

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, 2019 Refunding Bonds and 2019K – 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, 2019 and 2019K – 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, 2020

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, 2020

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, 2020**

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, \$3,584,696, differs from “net position” of governmental activities, \$21,954,683, 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	\$ 4,193,764
Land and improvements	11,741,451
Improvements other than buildings	726,955
Infrastructure	38,985,916
Accumulated depreciation	<u>(13,249,241)</u>
Total	<u>\$ 42,398,845</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>\$ 436,957</u>
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Deferred inflows of resources

Deferred inflows of resources in the Statement of Net Position differ from the amount reported in the governmental funds due to unavailable revenues. Governmental fund financial statements report revenues which are not available as deferred inflows of resources. However, unavailable revenues in governmental funds are susceptible to full accrual in the government-wide financial statements.

Deferred inflows of resources	<u>\$ 22,903</u>
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Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

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)

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, 2020 were:

Bonds payable	\$ (24,065,000)
Notes payable	(25,000)
Bond discounts, net	48,325
Total	<u>\$ (24,041,675)</u>

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>\$ (447,043)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$206,035, differs from the “change in net position” for governmental activities, \$2,876,397, 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	4,396,912
Total	<u>\$ 3,188,966</u>

**Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

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

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	\$	50,000
Bond principal payments		1,510,000
Amortization of bond discounts		<u>(1,198)</u>
Total		<u>\$ 1,558,802</u>

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	\$	<u>(1,860,000)</u>
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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	\$	<u>(215,458)</u>
Net change in deferred amount on refunding		<u>\$ (24,851)</u>

Deferred inflows of resources

Deferred inflows of resources reported at the fund level are recognized as revenues in the Statement of Activities.

Net change in deferred inflows of resources	\$	<u>22,903</u>
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**Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

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, 2020, the District's bank balance and the carrying value were \$770,161. 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, 2020, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Managed Money Markets	N/A	\$ 2,264,095
State Board of Administration Florida Prime	48 days*	829,663
Total		<u>\$ 3,093,758</u>

*Maturities are a weighted average maturity.

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.

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE C – CASH AND INVESTMENTS (CONTINUED)

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, 2020, 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, 2020 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, 2020

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2020 was as follows:

	Balance October 1, 2019	Additions	Deletions	Balance September 30, 2020
<u>Governmental Activities:</u>				
Capital Assets, Not Being Depreciated:				
Land and improvements	\$ 11,741,451	\$ -	\$ -	\$ 11,741,451
Construction in progress	2,602,063	4,396,912	(2,805,211)	4,193,764
Total Capital Assets, Not Being Depreciated	<u>14,343,514</u>	<u>4,396,912</u>	<u>(2,805,211)</u>	<u>15,935,215</u>
Capital Assets, Being Depreciated:				
Infrastructure	36,180,705	2,805,211	-	38,985,916
Improvements other than buildings	726,955	-	-	726,955
Total Capital Assets, Being Depreciated	<u>36,907,660</u>	<u>2,805,211</u>	<u>-</u>	<u>39,712,871</u>
Less Accumulated Depreciation For:				
Infrastructure	(11,347,039)	(1,206,024)	-	(12,553,063)
Improvements other than buildings	(694,256)	(1,922)	-	(696,178)
Total Accumulated Depreciation	<u>(12,041,295)</u>	<u>(1,207,946)</u>	<u>-</u>	<u>(13,249,241)</u>
Total Capital Assets Depreciated, Net	<u>24,866,365</u>	<u>1,597,265</u>	<u>-</u>	<u>26,463,630</u>
Governmental Activities Capital Assets	<u>\$ 39,209,879</u>	<u>\$ 5,994,177</u>	<u>\$ (2,805,211)</u>	<u>\$ 42,398,845</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, 2020:

Bonds/notes payable at October 1, 2019	\$ 23,790,000
Additions to bonds payable	1,860,000
Principal payments	<u>(1,560,000)</u>
Bonds/notes payable at September 30, 2020	<u>\$ 24,090,000</u>

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

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 Bonds, \$28,250 in interest, Series 2005-2 Bonds, \$63,421 in interest and \$75,000 in principal, Series 2007 Bonds, \$36,000 in interest, and Series 2007-2 Bonds, \$25,380 in interest and \$15,000 in principal, were not paid by the District. These amounts are reflected in the balance of matured interest payable and matured bonds payable in the accompanying financial statements.

District debt is comprised of the following at September 30, 2020:

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.	1,545,000
\$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.	505,000

**Westside Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2020**

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. 3,385,000

\$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. 12,595,000

\$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. 3,175,000

\$1,860,000 Series 2019 (Windsor Parcel K) Special Assessment Revenue Bonds due in annual principal installments beginning in May 2033 through May 2050. Interest from 3.80% to 4.00% due May 1 and November 1 starting in May 2020. 1,860,000

Less bond discount, net (48,325)

Net Bonds Outstanding \$ 24,016,675

Note Payable

\$365,000 note payable to contractor per agreement for work performed for the District, payable over seven years with no interest. \$ 25,000

**Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of long term debt as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 720,000	\$ 1,072,905	\$ 1,792,905
2022	730,000	1,046,133	1,776,133
2023	750,000	1,017,945	1,767,945
2024	785,000	989,063	1,774,063
2025	815,000	958,580	1,773,580
2026-2030	4,660,000	4,259,455	8,919,455
2031-2035	5,825,000	3,152,721	8,977,721
2036-2040	5,340,000	1,670,030	7,010,030
2041-2045	2,270,000	839,501	3,109,501
2046-2050	2,195,000	259,813	2,454,813
Totals	<u>\$ 24,090,000</u>	<u>\$ 15,266,147</u>	<u>\$ 39,356,147</u>

Summary of Significant Bonds Resolution Terms and Covenants

Special Assessment Revenue Bonds

The Series 2005, 2005-2, 2007, 2007-2, 2018, 2019, 2019 Refunding and 2019K 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.

Westside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE E – LONG-TERM DEBT (CONTINUED)

Special Assessment Revenue Bonds (Continued)

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, 2019 Refunding and 2019 (Windsor Parcel K) Reserve accounts are funded from the proceeds of the Series 2019, Series 2019 Refunding Bonds and Series 2019 (Windsor Parcel K) 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
Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K)	\$ 92,850	\$ 92,850

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. There were no claims or settled claims from these risks that have exceeded commercial insurance coverage over the past three years.

NOTE G – SUBSEQUENT EVENTS

Subsequent to year end, in November 2020, the District made a final payment for a portion of the outstanding principal on the Series 2005 and Series 2007 Bonds resulting in the cancellation of each.



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INDEPENDENT AUDITORS' 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, 2020, and the related notes to the financial statements, and have issued our report thereon dated June 28, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Westside Community Development District's internal control over financial reporting (internal control) as a basis for designing 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.

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 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 28, 2021.

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 28, 2021



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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, 2020, and have issued our report thereon dated June 28, 2021.

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 28, 2021, 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 a prior 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. Subsequent to year end the balance outstanding, after a payment was made, on the unexchanged Series 2005 and 2007 Bonds was forgiven.

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.b. 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*

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

June 28, 2021



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' 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, 2020. 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, 2020.

*Berger Toombs Elam
Gaines & Frank*

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

June 28, 2021

SECTION VII

SECTION A

IN THE CIRCUIT COURT OF THE NINTH
JUDICIAL CIRCUIT IN AND FOR
OSCEOLA COUNTY, FLORIDA

BAC FLORIDA BANK

CASE NO.: 2021-CA-0153 MF

Plaintiff,

vs.

JEFF MITCHELL GREANEY; UNKNOWN
SPOUSE OF JEFF MITCHELL GREANEY;
CARIBE COVE CONDOMINIUM
ASSOCIATION, INC.; WESTSIDE MASTER
HOMEOWNERS ASSOCIATION, INC.;
WESTSIDE COMMUNITY DEVELOPMENT
DISTRICT; UNKNOWN TENANT I;
UNKNOWN TENANT II,

Defendants.

NOTICE OF DROPPING PARTY

COMES NOW the Plaintiff BAC FLORIDA BANK, ("Plaintiff"), by and through its undersigned attorneys, gives notice of dropping Defendant, WESTSIDE COMMUNITY DEVELOPMENT DISTRICT, as a party in this action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of February, 2021 a true and correct copy of the foregoing was e-filed through Florida Courts e-filing Portal System which will furnish a copy via e-mail to:

K. Joy Mattingly, Esquire
Becker & Poliakoff, PA
cofoservicemail@beckerlawyers.com
Attorneys for CARIBE COVE
CONDOMINIUM ASSOCIATION, INC.

And by U.S. Mail or Email to:

Marc L. Levine, Esquire
mlevine@lathamluna.com
Attorneys for WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT

JEFF MITCHELL GREANEY
3050 Pirates Retreat Court, Unit 2305
Kissimmee, FL 34747

UNKNOWN SPOUSE OF JEFF MITCHELL GREANEY
3050 Pirates Retreat Court, Unit 2305
Kissimmee, FL 34747

WESTSIDE MASTER HOMEOWNERS ASSOCIATION, INC.
c/o Registered Agent, Theresa D Sutherland
107 N LINE DR
APOPKA, FL 32703

UNKNOWN TENANT I
3050 Pirates Retreat Court, Unit 2305
Kissimmee, FL 34747

UNKNOWN TENANT II
3050 Pirates Retreat Court, Unit 2305
Kissimmee, FL 34747

/s/ August J. Stanton, III

August J. Stanton, III
Florida Bar No. 0976113
GASDICK STANTON EARLY, P.A.
1601 W. Colonial Drive
Orlando, Florida 32804
Ph. (407) 423-5203; Fax (407) 425-4105
E-mail: pleadings@gse-law.com
Attorneys for Plaintiff

SECTION C

SECTION 1

Westside Community Development District

Summary of Check Register

March 31, 2021 to July 28, 2021

Fund	Date	Check No.'s	Amount
General	03/31/21	1702-1703	\$ 390,884.92
	04/19/21	1704-1709	\$ 48,616.65
	04/23/21	1710	\$ 141,779.83
	05/06/21	1711-1712	\$ 528.88
	05/21/21	1713-1715	\$ 14,890.50
	06/03/21	1716	\$ 742.10
	06/04/21	1717	\$ 3,717.38
	06/17/21	1718-1721	\$ 41,386.02
	06/30/21	1722-1724	\$ 8,894.27
	07/19/21	1725-1727	\$ 7,581.27
	07/28/21	1728	\$ 142,873.81
			<hr style="width: 100%; border: 0.5px solid black;"/>
		\$ 801,895.63	
		<hr style="width: 100%; border: 0.5px solid black;"/>	
		\$ 801,895.63	

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
3/31/21	00016	3/31/21	03312021	202103	300-20700-10000			ASSESSMENT TRNSFR-SER18	*	26,821.20	
3/31/21		3/31/21	03312021	202103	300-20700-10000			ASSESSMENT TRNSFR-SER19	*	25,197.41	
3/31/21		3/31/21	03312021	202103	300-20700-10000			ASSESSMENT TRNSFR-SER19R	*	93,524.55	
3/31/21		3/31/21	03312021	202103	300-20700-10000			ASSESSMENT TRNSFR-SER19K	*	9,751.00	
3/31/21		3/31/21	03312021	202103	300-20700-10000			DRCT ASSESS TRSRFR-SER19R	*	113,928.41	
3/31/21		3/31/21	03312021	202103	300-20700-10000			DRCT ASSESS TRSRFR-SER05-2	*	83,222.25	
3/31/21		3/31/21	03312021	202103	300-20700-10000			DRCT ASSESS TRSRFR-SER07-2	*	29,850.00	
								WESTSIDE CDD C/O USBANK			382,294.82 001702
3/31/21	00016	3/31/21	03312021	202103	300-20700-10000			ASSESSMENT TRNSFR-SER18	*	1,628.36	
3/31/21		3/31/21	03312021	202103	300-20700-10000			ASSESSMENT TRNSFR-SER19R	*	6,961.74	
								WESTSIDE CDD C/O USBANK			8,590.10 001703
4/19/21	00056	3/31/21	12751	202103	320-53800-46400			LAKE MAINTENANCE MARCH 21	*	1,275.00	
								AQUATIC WEED MANAGEMENT, INC.			1,275.00 001704
4/19/21	00070	1/22/21	10249	202101	320-53800-46200			WESTSIDE BLVD MULCH	*	1,822.50	
3/01/21		3/01/21	10660	202103	320-53800-46200			LANDSCAPE MAINT MARCH 21	*	820.00	
4/01/21		4/01/21	11003	202104	320-53800-46200			LANDSCAPE MAINT APRIL 21	*	820.00	
								EXCLUSIVE LANDSCAPING			3,462.50 001705
4/19/21	00001	4/01/21	385	202104	310-51300-34000			MANAGEMENT FEES APRIL 21	*	3,517.25	
4/01/21		4/01/21	385	202104	310-51300-35100			INFO TECHNOLOGY APRIL 21	*	83.33	
4/01/21		4/01/21	385	202104	310-51300-31300			DISSEM AGENT SVC APRIL 21	*	1,166.67	
4/01/21		4/01/21	386	202104	320-53800-49000			FIELD MANAGEMENT APRIL 21	*	1,641.42	
								GOVERNMENTAL MANAGEMENT SERVICES			6,408.67 001706
4/19/21	00029	3/25/21	97519	202102	310-51300-31500			GENERAL COUNSEL FEB 21	*	1,278.00	
								LATHAM,IUNA,EDEN & BEAUDINE, LLP			1,278.00 001707
								WEST WESTSIDE			KCOSTA

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
4/19/21	00015	6012771	202101	310	51300	32300		US BANK	*	2,788.11	001708
		TRUSTEE FEES S19-FY21									
1/25/21		6012771	202101	300	15500	10000		US BANK	*	929.37	
		TRUSTEE FEES S19-FY22									
3/15/21	00039	OS 20255	202103	320	53800	46200		LANDSCAPE MAINT MARCH 21	*	16,237.50	
4/01/21		OS 20660	202104	320	53800	46200		LANDSCAPE MAINT APRIL 21	*	16,237.50	
								YELLOWSTONE LANDSCAPE			
4/23/21	00016	04232021	202104	300	20700	10000		WESTSIDE CDD C/O USBANK	*	24,612.33	001709
		ASSESSMENT TXFER S2018									
4/23/21		04232021	202104	300	20700	10000		ASSESSMENT TXFER S2019	*	28,760.57	
4/23/21		04232021	202104	300	20700	10000		ASSESSMENT TXFER S2019R	*	79,971.13	
4/23/21		04232021	202104	300	20700	10000		ASSESSMENT TXFER S2019K	*	8,435.80	
								WESTSIDE CDD C/O USBANK			
5/06/21	00029	4/26/21 97808	202103	310	51300	31500		GENERAL COUNSEL - MAR 21	*	29.50	
5/06/21	00039	4/19/21 OS 21279	202104	320	53800	46300		LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	499.38	001711
		IRRIGATION REPAIRS									
5/21/21	00056	4/28/21 12859	202104	320	53800	46400		YELLOWSTONE LANDSCAPE	*	100.00	001712
		TRACT RR AND P4 HERBICIDE									
4/28/21		12859	202104	320	53800	46400		GOODMAN HERBICIDE	*	100.00	
4/28/21		12859	202104	320	53800	46400		SOLARA PDS S1, S2, S3	*	275.00	
4/28/21		12859	202104	320	53800	46400		WESTSIDE STORM WATER	*	600.00	
4/28/21		12860	202104	320	53800	46400		LAKE MAINTENANCE APR 2021	*	1,500.00	
								AQUATIC WEED MANAGEMENT, INC.			
5/21/21	00001	5/01/21 387	202105	310	51300	34000		MANAGEMENT FEES-MAY 2021	*	3,517.25	
5/01/21		387	202105	310	51300	35100		INFORMATION TECH-MAY 2021	*	83.33	

WEST WESTSIDE KCOSTA

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
5/01/21	00039	387	05	310	51300	31300		DISSEM AGENT SVC-MAY 2021	*	1,166.67	
5/01/21		387	05	310	51300	51000		OFFICE SUPPLIES	*	.30	
5/01/21		387	05	310	51300	42000		POSTAGE	*	36.47	
5/01/21		387	05	310	51300	42500		COPIES	*	86.70	
5/01/21		388	05	320	53800	49000		FIELD MANAGEMENT - MAY 21	*	1,641.42	
GOVERNMENTAL MANAGEMENT SERVICES											
4/21/21	00039	21323	04	320	53800	46200		RMV 18 DEAD PINE TREES	*	4,383.68	
4/21/21		21323	04	320	53800	46200		PLANT INSTALLATION	*	349.68	
5/03/21		21633	05	320	53800	46200		PLANT INSTALLATION-MAY 21	*	1,050.00	
YELLOWSTONE LANDSCAPE											
5/24/21	00029	98093	04	310	51300	31500		GENERAL COUNSEL-APR 2021	*	742.10	
LATHAM, LUNA, EDEN & BEAUDINE, LLP											
3/25/21	00015	6075391	03	310	51300	32300		TRUSTEE FEES 2018 SERIES	*	3,717.38	
US BANK											
5/28/21	00056	12954	05	320	53800	46400		GOODMAN HERBICIDE	*	100.00	
5/28/21		12954	05	320	53800	46400		TRACT RR AND P4 HERBICIDE	*	100.00	
5/28/21		12954	05	320	53800	46400		SOLARA PONDS S1, S2, S3	*	275.00	
5/28/21		12954	05	320	53800	46400		WESTSIDE STORM WATER	*	600.00	
5/28/21		12954	05	320	53800	46400		TRASH COLLECTION 5/13/21	*	300.00	
AQUATIC WEED MANAGEMENT, INC.											
6/01/21	00070	11690	05	320	53800	46200		LANDSCAPE MAINT - JUN 21	*	820.00	
EXCLUSIVE LANDSCAPING											
6/01/21	00001	389	06	310	51300	34000		MANAGEMENT FEES - JUN 21	*	3,517.25	
WEST WESTSIDE KCOSTA											
										6,532.14	001714
										5,783.36	001715
										742.10	001716
										3,717.38	001717
										1,375.00	001718
										820.00	001719

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
6/01/21	389	202106	310	51300	35100			INFORMATION TECH - JUN 21	*	83.33	
6/01/21	389	202106	310	51300	31300			DISSEMINATION SVCS-JUN 21	*	1,166.67	
6/01/21	389	202106	310	51300	51000			OFFICE SUPPLIES	*	.30	
6/01/21	389	202106	310	51300	42000			POSTAGE	*	5.10	
6/01/21	390	202106	320	53800	49000			FIELD MANAGEMENT - JUN 21	*	1,641.42	
GOVERNMENTAL MANAGEMENT SERVICES											
6/17/21	00039	5/01/21	OS	21992	202105	320	53800	LANDSCAPE MAINT - MAY 21	*	16,237.50	6,414.07
5/10/21	OS	22053	202105	320	53800	46200		PLANT INSTALLATION	*	301.95	
6/01/21	OS	22556	202106	320	53800	46200		LANDSCAPE MAINT - JUN 21	*	16,237.50	
YELLOWSTONE LANDSCAPE											
6/30/21	00070	5/01/21	11346	202105	320	53800	46200	LANDSCAPE MAINT - MAY 21	*	820.00	
EXCLUSIVE LANDSCAPING											
6/30/21	00029	6/21/21	98361	202105	310	51300	31500	GENERAL COUNSEL - MAY 21	*	1,270.14	820.00
LATHAM, LUNA, EDEN & BEAUDINE, LLP											
6/30/21	00039	6/07/21	OS	23108	202106	320	53800	PLANT INSTALLATION-JUN 21	*	4,194.38	1,270.14
6/07/21	OS	23108	202106	320	53800	46000		SOD INSTALLATION - JUN 21	*	2,609.75	
YELLOWSTONE LANDSCAPE											
7/19/21	00070	7/01/21	12032	202107	320	53800	46200	LANDSCAPE MAINT - JUL 21	*	820.00	6,804.13
EXCLUSIVE LANDSCAPING											
7/19/21	00001	7/01/21	391	202107	310	51300	34000	MANAGEMENT FEES - JUL 21	*	3,517.25	820.00
7/01/21	391	202107	310	51300	35100			INFORMATION TECH - JUL 21	*	83.33	
7/01/21	391	202107	310	51300	31300			DISSEMINATION SVCS-JUL 21	*	1,166.67	
7/01/21	391	202107	310	51300	51000			OFFICE SUPPLIES	*	.09	

WEST WESTSIDE KCOSTA

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
7/01/21	00039	391	07	2107	310-51300-42000				*	1.53	
		POSTAGE									
7/01/21		392	07	2107	320-53800-49000				*	1,641.42	
		FIELD MANAGEMENT - JUL 21									
GOVERNMENTAL MANAGEMENT SERVICES											
7/19/21	00039	OS 23720	07	2107	320-53800-46000				*	350.98	6,410.29
		PLANT INSTALLATION									
YELLOWSTONE LANDSCAPE											
7/28/21	00016	07282021	07	2821	202107	300-20700-10000			*	12,461.45	
		FY21 DEBT ASSESS-SER18									
7/28/21		07282021	07	2821	202107	300-20700-10000			*	10,766.96	
		FY21 DEBT ASSESS-SER19									
7/28/21		07282021	07	2821	202107	300-20700-10000			*	44,284.93	
		FY21 DEBT ASSESS-SER19R									
7/28/21		07282021	07	2821	202107	300-20700-10000			*	4,271.12	
		FY21 DEBT ASSESS-SER19K									
7/28/21		07282021	07	2821	202107	300-20700-10000			*	33,398.60	
		FY21 DIRECT ASSESS-SER19R									
7/28/21		07282021	07	2821	202107	300-20700-10000			*	27,740.75	
		FY21 DIRECT ASSESS-S 05-2									
7/28/21		07282021	07	2821	202107	300-20700-10000			*	9,950.00	
		FY21 DIRECT ASSESS-S 07-2									
WESTSIDE CDD C/O USBANK											
										142,873.81	001728

TOTAL FOR BANK A 801,895.63
 TOTAL FOR REGISTER 801,895.63

WEST WESTSIDE KCOSTA

SECTION 2

Westside
Community Development District

Unaudited Financial Reporting
June 30, 2021

GMS

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Westside
Community Development District
Combined Balance Sheet
June 30, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserves Fund	Totals Governmental Funds
Assets:					
Cash	\$ 543,474	\$ -	\$ 25,651	\$ 504,782	\$ 1,073,907
State Board Administration	\$ 525,180	\$ -	\$ -	\$ 305,505	\$ 830,686
Series 2005					
Reserve 2005	\$ -	\$ 0	\$ -	\$ -	\$ 0
Revenue 2005	\$ -	\$ 1	\$ -	\$ -	\$ 1
Prepayment 2005	\$ -	\$ 3	\$ -	\$ -	\$ 3
Interest Fund 2005-2	\$ -	\$ 100,342	\$ -	\$ -	\$ 100,342
Reserve Fund 2005-2	\$ -	\$ 106,054	\$ -	\$ -	\$ 106,054
Revenue Fund 2005-2	\$ -	\$ 4,152	\$ -	\$ -	\$ 4,152
Series 2007					
Deferred Cost 2007	\$ -	\$ 0	\$ -	\$ -	\$ 0
Reserve 2007	\$ -	\$ 0	\$ -	\$ -	\$ 0
Revenue 2007	\$ -	\$ 0	\$ -	\$ -	\$ 0
Prepayment 2007	\$ -	\$ 1	\$ -	\$ -	\$ 1
Reserve Fund 2007-2	\$ -	\$ 36,260	\$ -	\$ -	\$ 36,260
Revenue Fund 2007-2	\$ -	\$ 33,906	\$ -	\$ -	\$ 33,906
Prepayment Fund 2007-2	\$ -	\$ 2,929	\$ -	\$ -	\$ 2,929
Series 2018					
Construction Fund	\$ -	\$ -	\$ 2	\$ -	\$ 2
Reserve Fund	\$ -	\$ 115,065	\$ -	\$ -	\$ 115,065
Revenue Fund	\$ -	\$ 94,078	\$ -	\$ -	\$ 94,078
Series 2019					
Construction Fund	\$ -	\$ -	\$ 1	\$ -	\$ 1
Reserve Fund	\$ -	\$ 101,595	\$ -	\$ -	\$ 101,595
Revenue Fund	\$ -	\$ 70,135	\$ -	\$ -	\$ 70,135
Series 2019 Refunding					
Cost Of Issuance	\$ -	\$ 6,951	\$ -	\$ -	\$ 6,951
Reserve Fund	\$ -	\$ 503,479	\$ -	\$ -	\$ 503,479
Revenue Fund	\$ -	\$ 358,847	\$ -	\$ -	\$ 358,847
Series 2019 Parcel K					
Construction Fund	\$ -	\$ -	\$ 9,366	\$ -	\$ 9,366
Reserve Fund	\$ -	\$ 92,850	\$ -	\$ -	\$ 92,850
Revenue Fund	\$ -	\$ 38,448	\$ -	\$ -	\$ 38,448
Prepaid Expenses	\$ 929	\$ -	\$ -	\$ -	\$ 929
Due from General	\$ -	\$ 142,874	\$ -	\$ -	\$ 142,874
Total Assets	\$ 1,069,584	\$ 1,807,969	\$ 35,019	\$ 810,287	\$ 3,722,859
Liabilities:					
Due To Debt Service	\$ 142,874	\$ -	\$ -	\$ -	\$ 142,874
Total Liabilities	\$ 142,874	\$ -	\$ -	\$ -	\$ 142,874
Fund Balances:					
Restricted For Debt Service 2005	\$ -	\$ 238,292	\$ -	\$ -	\$ 238,292
Restricted For Debt Service 2007	\$ -	\$ 83,045	\$ -	\$ -	\$ 83,045
Restricted For Debt Service 2018	\$ -	\$ 221,605	\$ -	\$ -	\$ 221,605
Restricted For Debt Service 2019	\$ -	\$ 182,497	\$ -	\$ -	\$ 182,497
Restricted For Debt Service 2019 Refunding	\$ -	\$ 946,960	\$ -	\$ -	\$ 946,960
Restricted For Debt Service 2019 Parcel K	\$ -	\$ 135,570	\$ -	\$ -	\$ 135,570
Restricted For Capital Projects 2007	\$ -	\$ -	\$ 25,651	\$ -	\$ 25,651
Restricted For Capital Projects 2018	\$ -	\$ -	\$ 2	\$ -	\$ 2
Restricted For Capital Projects 2019	\$ -	\$ -	\$ 1	\$ -	\$ 1
Restricted For Capital Projects 2019 Parcel K	\$ -	\$ -	\$ 9,366	\$ -	\$ 9,366
Assigned	\$ 377,986	\$ -	\$ -	\$ -	\$ 377,986
Unassigned	\$ 548,724	\$ -	\$ -	\$ 810,287	\$ 1,359,011
Total Fund Balances	\$ 926,710	\$ 1,807,969	\$ 35,019	\$ 810,287	\$ 3,579,986
Total Liabilities & Fund Balance	\$ 1,069,584	\$ 1,807,969	\$ 35,019	\$ 810,287	\$ 3,722,859

Westside
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
Revenues				
Maintenance Assessments - Tax Roll	\$ 472,158	\$ 472,158	\$ 477,455	\$ 5,297
Maintenance Assessments - Direct Bill	\$ 94,070	\$ 94,070	\$ 84,900	\$ (9,170)
Interest	\$ 5,000	\$ 3,750	\$ 687	\$ (3,064)
Total Revenues	\$ 571,228	\$ 569,978	\$ 563,041	\$ (6,937)
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 600	\$ 8,400
FICA Expense	\$ 918	\$ 689	\$ 46	\$ 643
Engineering Fees	\$ 10,500	\$ 7,875	\$ 1,069	\$ 6,806
Legal Services	\$ 40,000	\$ 30,000	\$ 6,746	\$ 23,254
Arbitrage	\$ 3,250	\$ 1,350	\$ 1,350	\$ -
Management Fees	\$ 42,207	\$ 31,655	\$ 31,655	\$ -
Information Technology	\$ 2,200	\$ 1,650	\$ 750	\$ 900
Dissemination	\$ 20,000	\$ 15,000	\$ 11,700	\$ 3,300
Trustee Fee	\$ 20,142	\$ 13,940	\$ 13,940	\$ -
Assessment Roll Services	\$ 12,500	\$ 12,500	\$ 12,500	\$ -
Auditing Services	\$ 3,875	\$ -	\$ -	\$ -
Telephone	\$ 100	\$ 75	\$ -	\$ 75
Postage	\$ 2,250	\$ 1,688	\$ 255	\$ 1,432
Insurance - General Liability	\$ 8,750	\$ 8,750	\$ 8,325	\$ 425
Printing and Binding	\$ 1,500	\$ 1,125	\$ 142	\$ 983
Legal Advertising	\$ 1,800	\$ 1,350	\$ -	\$ 1,350
Miscellaneous Services	\$ 1,250	\$ 938	\$ 1,431	\$ (493)
Office Supplies	\$ 400	\$ 300	\$ 3	\$ 297
Property Appraiser's Fee	\$ 700	\$ 700	\$ 658	\$ 42
Property Taxes	\$ 10	\$ 10	\$ 181	\$ (171)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Settlement Agreement Payment	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
Total General & Administrative:	\$ 209,527	\$ 163,769	\$ 116,525	\$ 47,244
<i>Maintenance</i>				
Landscape Maintenance	\$ 212,490	\$ 159,368	\$ 153,518	\$ 5,850
Irrigation Repairs	\$ 15,000	\$ 11,250	\$ 2,908	\$ 8,342
Plant Replacement	\$ 30,000	\$ 22,500	\$ 15,063	\$ 7,437
Electric	\$ 1,500	\$ 1,125	\$ 143	\$ 982
Streetlighting	\$ 73,000	\$ 54,750	\$ 38,776	\$ 15,974
Irrigation Water	\$ 58,000	\$ 43,500	\$ 33,712	\$ 9,788
Property Insurance	\$ 5,000	\$ 5,000	\$ 1,045	\$ 3,955
Field Management	\$ 19,697	\$ 14,773	\$ 14,773	\$ (0)
Lake & Wetland Maintenance	\$ 30,000	\$ 22,500	\$ 10,600	\$ 11,900
Sidewalk Repairs & Maintenance	\$ 4,000	\$ 3,000	\$ -	\$ 3,000
Misc. Contingency	\$ 26,000	\$ 19,500	\$ -	\$ 19,500
Stormwater/Lake Repair	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Total Maintenance	\$ 489,687	\$ 368,515	\$ 270,538	\$ 97,977
Total Expenditures	\$ 699,214	\$ 532,284	\$ 387,063	\$ 145,222
Other Financing Sources/(Uses)				
Transfer In/Out	\$ (250,000)	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ (250,000)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (377,986)	\$ -	\$ 175,979	\$ -
Fund Balance - Beginning	\$ 377,986	\$ -	\$ 750,731	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 926,710	\$ -

Westside
Community Development District
Debt Service Fund - Series 2005-1 and Series 2005-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
Revenues				
Assessments Series 2005-2 - Direct Bill	\$ 180,010	\$ 180,010	\$ 110,963	\$ (69,047)
Interest	\$ -	\$ -	\$ 12	\$ 12
Total Revenues	\$ 180,010	\$ 180,010	\$ 110,975	\$ (69,035)
Expenditures:				
Series 2005/2005-1				
Debt Service Obligation	\$ -	\$ -	\$ 294,322	\$ (294,322)
Other Debt Service Cost	\$ -	\$ -	\$ 29,180	\$ (29,180)
Series 2005-2				
Debt Service Obligation	\$ 110,964	\$ 110,964	\$ 91,530	\$ 19,434
Total Expenditures	\$ 110,964	\$ 110,964	\$ 415,032	\$ (304,068)
Excess Revenues (Expenditures)	\$ 69,046		\$ (304,056)	
Fund Balance - Beginning	\$ 107,688		\$ 542,348	
Fund Balance - Ending	\$ 176,735		\$ 238,292	

Westside
Community Development District
Debt Service Fund - Series 2007-1 and Series 2007-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
Revenues				
Assessments Series 2007-2 - Direct Bill	\$ 63,724	\$ 63,724	\$ 39,800	\$ (23,924)
Interest	\$ -	\$ -	\$ 4	\$ 4
Total Revenues	\$ 63,724	\$ 63,724	\$ 39,804	\$ (23,920)
Expenditures:				
Series 2007/2007-1				
Interest - 11/1	\$ -	\$ -	\$ 54,500	\$ (54,500)
Special Call - 11/1	\$ -	\$ -	\$ 34,064	\$ (34,064)
Series 2007-2				
Interest - 11/1	\$ 39,800	\$ 39,800	\$ 37,440	\$ 2,360
Total Expenditures	\$ 39,800	\$ 39,800	\$ 126,004	\$ (86,204)
Excess Revenues (Expenditures)	\$ 23,924		\$ (86,201)	
Fund Balance - Beginning	\$ 41,321		\$ 169,246	
Fund Balance - Ending	\$ 65,245		\$ 83,045	

Westside
Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
Revenues				
Assessments - Tax Roll	\$ 230,130	\$ 230,130	\$ 232,296	\$ 2,166
Interest	\$ -	\$ -	\$ 9	\$ 9
Total Revenues	\$ 230,130	\$ 230,130	\$ 232,305	\$ 2,175
Expenditures:				
Interest - 11/1	\$ 86,400	\$ 86,400	\$ 86,400	\$ -
Interest - 5/1	\$ 86,400	\$ 86,400	\$ 86,400	\$ -
Principal - 5/1	\$ 55,000	\$ 55,000	\$ 55,000	\$ -
Total Expenditures	\$ 227,800	\$ 227,800	\$ 227,800	\$ -
Excess Revenues (Expenditures)	\$ 2,330		\$ 4,505	
Fund Balance - Beginning	\$ 100,415		\$ 217,100	
Fund Balance - Ending	\$ 102,745		\$ 221,605	

Westside
Community Development District
Debt Service Fund - Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
Revenues				
Assessments - Tax Roll	\$ 203,846	\$ 203,846	\$ 205,741	\$ 1,895
Interest	\$ -	\$ -	\$ 8	\$ 8
Total Revenues	\$ 203,846	\$ 203,846	\$ 205,749	\$ 1,903
Expenditures:				
Interest - 11/1	\$ 72,724	\$ 72,724	\$ 72,724	\$ -
Interest - 5/1	\$ 72,724	\$ 72,724	\$ 72,724	\$ -
Principal - 5/1	\$ 55,000	\$ 55,000	\$ 55,000	\$ -
Total Expenditures	\$ 200,448	\$ 200,448	\$ 200,448	\$ -
Excess Revenues (Expenditures)	\$ 3,399		\$ 5,301	
Fund Balance - Beginning	\$ 75,610		\$ 177,196	
Fund Balance - Ending	\$ 79,008		\$ 182,497	

Westside
Community Development District
Debt Service Fund - Series 2019 Refunding Bonds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
Revenues				
Assessments - Tax Roll	\$ 811,922	\$ 811,922	\$ 820,489	\$ 8,567
Assessments - Direct Bill	\$ 195,284	\$ 195,284	\$ 147,327	\$ (47,957)
Interest	\$ -	\$ -	\$ 42	\$ 42
Total Revenues	\$ 1,007,205	\$ 1,007,205	\$ 967,857	\$ (39,348)
Expenditures:				
Interest - 11/1	\$ 246,407	\$ 246,407	\$ 246,407	\$ -
Interest - 5/1	\$ 246,407	\$ 246,407	\$ 246,407	\$ -
Principal - 5/1	\$ 520,000	\$ 520,000	\$ 520,000	\$ -
Total Expenditures	\$ 1,012,814	\$ 1,012,814	\$ 1,012,814	\$ -
Excess Revenues (Expenditures)	\$ (5,608)		\$ (44,957)	
Fund Balance - Beginning	\$ 499,671		\$ 991,917	
Fund Balance - Ending	\$ 494,063		\$ 946,960	

Westside
Community Development District
Debt Service Fund - Series 2019 Parcel K
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
Revenues				
Assessments - Tax Roll	\$ 78,845	\$ 78,845	\$ 79,619	\$ 774
Interest	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ 78,845	\$ 78,845	\$ 79,624	\$ 779
Expenditures:				
Interest - 11/1	\$ 36,970	\$ 36,970	\$ 36,970	\$ -
Interest - 5/1	\$ 36,970	\$ 36,970	\$ 36,970	\$ -
Total Expenditures	\$ 73,940	\$ 73,940	\$ 73,940	\$ -
Excess Revenues (Expenditures)	\$ 4,905		\$ 5,684	
Fund Balance - Beginning	\$ 37,045		\$ 129,886	
Fund Balance - Ending	\$ 41,950		\$ 135,570	

Westside

Community Development District

Capital Projects Series 2005, 2007, 2018 & 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	Series 2007	Series 2018	Series 2019	Actual 2019 Parcel K	Total
Revenues					
Interest	\$ 2	\$ -	\$ -	\$ 0	\$ 2
Total Revenues	\$ 2	\$ -	\$ -	\$ 0	\$ 2
Expenditures:					
Miscellaneous Expense	\$ 591	\$ -	\$ -	\$ -	\$ 591
Capital Outlay	\$ -	\$ -	\$ -	\$ 3,500	\$ 3,500
Total Expenditures	\$ 591	\$ -	\$ -	\$ 3,500	\$ 4,091
Excess Revenues (Expenditures)	\$ (589)	\$ -	\$ -	\$ (3,500)	\$ (4,089)
Fund Balance - Beginning	\$ 26,240	\$ 2	\$ 1	\$ 12,865	\$ 39,108
Fund Balance - Ending	\$ 25,651	\$ 2	\$ 1	\$ 9,366	\$ 35,019

Westside
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2021

	Adopted Budget	Prorated Budget Thru 06/30/21	Actual Thru 06/30/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 414	\$ 414
Total Revenues	\$ -	\$ -	\$ 414	\$ 414
Expenditures:				
Miscellaneous Expense	\$ -	\$ -	\$ 343	\$ (343)
Total Expenditures	\$ -	\$ -	\$ 343	\$ (343)
Other Financing Sources / (Uses)				
Transfer In/Out	\$ 250,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 250,000	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 250,000		\$ 71	
Fund Balance - Beginning	\$ 810,225		\$ 810,216	
Fund Balance - Ending	\$ 1,060,225		\$ 810,287	

Westside
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Maintenance Assessments - Tax Roll	\$ -	\$ 40,040	\$ 327,499	\$ 9,462	\$ 14,604	\$ 9,597	\$ 50,570	\$ 5,925	\$ 19,679	\$ -	\$ -	\$ -	\$ 477,455
Maintenance Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 26,180	\$ 39,788	\$ 10,206	\$ 2,109	\$ 6,617	\$ -	\$ -	\$ -	\$ 84,900
Interest	\$ 133	\$ 98	\$ 86	\$ 82	\$ 65	\$ 66	\$ 57	\$ 54	\$ 46	\$ -	\$ -	\$ -	\$ 687
Total Revenues	\$ 133	\$ 40,139	\$ 327,585	\$ 9,544	\$ 40,928	\$ 49,450	\$ 60,833	\$ 8,088	\$ 26,342	\$ -	\$ -	\$ -	\$ 563,041
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46
Engineering Fees	\$ 1,069	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,069
Legal Services	\$ 1,300	\$ 525	\$ 285	\$ 1,317	\$ 1,278	\$ 30	\$ 742	\$ 1,270	\$ -	\$ -	\$ -	\$ -	\$ 6,746
Athlete	\$ -	\$ -	\$ 450	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Management Fees	\$ 3,517	\$ 3,517	\$ 3,517	\$ 3,517	\$ 3,517	\$ 3,517	\$ 3,517	\$ 3,517	\$ 3,517	\$ 3,517	\$ 3,517	\$ 3,517	\$ 31,655
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 750
Dissemination	\$ 2,367	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 11,700
Trustee Fee	\$ 7,435	\$ -	\$ -	\$ 2,788	\$ -	\$ 3,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,940
Assessment Roll Services	\$ 12,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Auditing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 140	\$ 32	\$ 4	\$ 23	\$ -	\$ 15	\$ -	\$ 36	\$ 5	\$ -	\$ -	\$ -	\$ 255
Insurance - General Liability	\$ 8,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,325
Printing and Binding	\$ 34	\$ 0	\$ -	\$ -	\$ -	\$ 21	\$ -	\$ 87	\$ -	\$ -	\$ -	\$ -	\$ 142
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Services	\$ 49	\$ 49	\$ 438	\$ 173	\$ 166	\$ 203	\$ 173	\$ 76	\$ 104	\$ -	\$ -	\$ -	\$ 1,431
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 1	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 3
Property Appraiser's Fee	\$ -	\$ -	\$ -	\$ -	\$ 658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 658
Property Taxes	\$ -	\$ 181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 181
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Settlement Agreement Payment	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Total General & Administrative	\$ 36,993	\$ 30,554	\$ 5,945	\$ 9,968	\$ 6,869	\$ 8,755	\$ 6,328	\$ 6,237	\$ 4,876	\$ -	\$ -	\$ -	\$ 116,525
Maintenance													
Landscape Maintenance	\$ 17,058	\$ 17,058	\$ 17,058	\$ 17,058	\$ 17,058	\$ 17,058	\$ 17,058	\$ 17,058	\$ 17,058	\$ 17,058	\$ 17,058	\$ 17,058	\$ 153,518
Irrigation Repairs	\$ 274	\$ -	\$ 2,135	\$ -	\$ -	\$ 499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,908
Plant Replacement	\$ -	\$ 351	\$ -	\$ 1,823	\$ -	\$ -	\$ 4,733	\$ 1,352	\$ 6,804	\$ -	\$ -	\$ -	\$ 15,063
Electric	\$ 15	\$ 15	\$ 15	\$ 16	\$ 16	\$ 16	\$ 17	\$ 16	\$ 16	\$ -	\$ -	\$ -	\$ 143
Streetslighting	\$ 4,364	\$ 4,364	\$ 4,364	\$ 4,364	\$ 4,296	\$ 4,298	\$ 4,261	\$ 4,233	\$ 4,233	\$ -	\$ -	\$ -	\$ 38,776
Irrigation Water	\$ 3,901	\$ 3,685	\$ 3,926	\$ 3,212	\$ 4,379	\$ 3,464	\$ 2,402	\$ 4,565	\$ 4,178	\$ -	\$ -	\$ -	\$ 33,712
Property Insurance	\$ 1,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,045
Field Management	\$ 1,641	\$ 1,641	\$ 1,641	\$ 1,641	\$ 1,641	\$ 1,641	\$ 1,641	\$ 1,641	\$ 1,641	\$ -	\$ -	\$ -	\$ 14,773
Lake & Wetland Maintenance	\$ 1,075	\$ 1,075	\$ 1,075	\$ 1,075	\$ 1,075	\$ 1,275	\$ 2,575	\$ 1,375	\$ -	\$ -	\$ -	\$ -	\$ 10,600
Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Misc Combtenary	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Somewater/Lake Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Maintenance	\$ 29,099	\$ 24,463	\$ 30,214	\$ 29,188	\$ 28,466	\$ 27,751	\$ 33,186	\$ 30,240	\$ 33,930	\$ -	\$ -	\$ -	\$ 270,538
Total Expenditures	\$ 66,092	\$ 59,016	\$ 36,159	\$ 39,156	\$ 35,335	\$ 36,506	\$ 39,515	\$ 36,477	\$ 38,806	\$ -	\$ -	\$ -	\$ 387,063
Other Financing Sources/(Uses)													
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (65,959)	\$ (18,878)	\$ 291,426	\$ (29,613)	\$ 5,594	\$ 12,044	\$ 21,318	\$ (28,389)	\$ (12,464)	\$ -	\$ -	\$ -	\$ 175,979

Westside

Community Development District

LONG TERM DEBT REPORT

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	\$106,054
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

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

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)
LESS: PRINCIPAL PAYMENT 5/1/21	(\$55,000)
CURRENT BONDS OUTSTANDING	\$3,330,000

Westside

Community Development District

LONG TERM DEBT REPORT

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)
LESS: PRINCIPAL PAYMENT 5/1/21	(\$55,000)
CURRENT BONDS OUTSTANDING	\$3,120,000

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)
LESS: PRINCIPAL PAYMENT 5/1/21	(\$520,000)
CURRENT BONDS OUTSTANDING	\$12,075,000

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 2021

ON ROLL ASSESSMENTS

Gross Assessments \$ 502,750.56 \$ 244,688.00 \$ 216,717.00 \$ 864,258.87 \$ 83,866.00 \$ 1,912,280.43
 Net Assessments \$ 472,585.53 \$ 230,006.72 \$ 203,713.98 \$ 812,403.34 \$ 78,834.04 \$ 1,797,543.60

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2018 Debt Service	2019 Debt Service	2019 Reg'd Debt Service	2019 Parcel Debt Service	Total
11/6/20	ACH	\$8,979.12	(\$170.92)	(\$433.04)	\$0.00	\$8,375.16	\$2,201.88	\$1,071.65	\$9,491.15	\$3,785.17	\$6,705.98	\$8,375.16
11/20/20	ACH	\$152,980.45	(\$2,997.23)	(\$611,895)	\$0.00	\$37,898.59	\$37,898.59	\$19,435.99	\$16,310.90	\$55,064.95	\$6,312.02	\$143,924.25
12/10/20	ACH	\$1,223,485.29	(\$23,440.97)	(\$89,997.23)	\$0.00	\$1,151,057.09	\$302,620.12	\$149,126.81	\$130,448.25	\$520,222.50	\$0,981.38	\$1,151,057.09
12/22/20	ACH	\$99,949.50	(\$1,951.19)	(\$3,384.10)	\$0.00	\$94,628.21	\$24,878.35	\$12,108.26	\$10,724.13	\$42,767.40	\$4,130.07	\$94,628.21
01/08/21	ACH	\$3,048.52	(\$59.16)	(\$91.48)	\$0.00	\$2,897.88	\$7,618.8	\$370.80	\$328.41	\$1,309.70	\$127.09	\$2,897.88
01/08/21	ACH	\$34,811.77	(\$675.32)	(\$1,044.34)	\$0.00	\$33,092.11	\$8,700.12	\$4,294.34	\$3,750.30	\$14,956.04	\$1,491.31	\$33,092.11
02/08/21	ACH	\$1,245.51	(\$24.80)	(\$5.57)	\$0.00	\$1,215.14	\$319.48	\$155.48	\$137.71	\$54.91	\$53.29	\$1,215.14
02/08/21	ACH	\$56,983.24	(\$1,115.02)	(\$1,232.28)	\$0.00	\$54,635.94	\$14,364.14	\$6,911.84	\$6,191.84	\$24,692.82	\$2,396.14	\$54,635.94
03/08/21	ACH	\$36,973.64	(\$739.44)	(\$3,650.2)	\$0.00	\$35,669.18	\$9,430.23	\$4,589.68	\$4,065.02	\$16,211.15	\$1,573.10	\$35,669.18
03/08/21	ACH	\$0.00	\$0.00	\$0.00	\$166.39	\$166.39	\$166.39	\$0.00	\$0.00	\$0.00	\$0.00	\$166.39
04/12/21	ACH	\$4,120.63	(\$82.43)	(\$0.00)	\$0.00	\$4,038.20	\$1,061.67	\$51.671	\$1,875.07	\$45.765	\$1,771.0	\$4,038.20
05/11/21	ACH	\$192,199.93	(\$3,843.07)	(\$45,526)	\$0.00	\$188,311.60	\$49,508.30	\$24,095.62	\$21,341.18	\$85,107.80	\$8,258.70	\$188,311.60
05/12/21	ACH	\$22,269.89	(\$456.23)	(\$5,612.0)	\$0.00	\$32,354.86	\$5,877.23	\$2,860.44	\$2,533.46	\$10,103.33	\$882.22	\$32,354.86
06/08/21	ACH	\$185.62	(\$3.71)	(\$0.00)	\$0.00	\$181.91	\$47.83	\$32.28	\$20.62	\$6.72	\$7.98	\$181.93
06/08/21	ACH	\$14.75	(\$0.31)	(\$0.31)	\$0.00	\$14.86	\$3.91	\$1.90	\$1.68	\$0.65	\$0.65	\$14.86
06/08/21	ACH	\$13,141.33	(\$270.70)	(\$3,829.42)	\$0.00	\$13,264.87	\$3,487.42	\$1,697.32	\$1,503.30	\$5,995.08	\$881.75	\$13,264.87
06/25/21	ACH	\$60,998.62	(\$1,256.57)	(\$1,879.94)	\$0.00	\$61,577.99	\$16,187.67	\$7,897.51	\$6,977.90	\$27,827.58	\$2,700.53	\$61,577.99
TOTAL		\$ 1,911,381.77	(\$7,057.07)	(\$8,991.45)	\$166.39	\$ 1,815,599.64	\$ 477,455.24	\$ 232,957.99	\$ 205,741.40	\$ 820,488.61	\$ 79,618.63	\$ 1,815,599.67

Net Percent Collected \$ 101%
 Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Date	Received	Check Number	Net Amount	Operations & Maintenance	2018	2019
3/15/21	11/1/20	24703	\$87,208.65	\$20,411.44	\$66,797.21	
3/15/21	2/1/21	24703	\$43,604.32	\$10,205.72	\$33,398.60	
4/30/20	5/1/21	25588	\$43,604.32	\$10,205.72	\$33,398.60	
			\$174,417.29	\$40,822.88	\$133,594.41	

Date	Received	Check Number	Net Amount	Operations & Maintenance	2018	2019
2/24/21	11/1/20	Wire	\$92,834.76	\$17,453.26	\$55,481.50	\$19,900.00
2/8/21	2/1/21	Wire	\$46,417.38	\$8,726.63	\$27,740.75	\$9,950.00
5/28/21	5/1/21	Wire	\$185,669.52	\$34,906.52	\$110,963.00	\$39,800.00

Date	Received	Check Number	Net Amount	Operations & Maintenance	2018	2019
3/15/21	11/1/20	1217	\$40,015.05	\$22,902.96	\$9,170.36	\$13,732.60
2/1/21	2/1/21		\$2,007.52	\$0.00	\$0.00	\$0.00
5/1/21	5/1/21		\$80,030.09	\$22,902.96	\$9,170.36	\$13,732.60

SECTION 3

Westside CDD
FY 2021
Direct Bill Status

District	Landowner	Total O & M	Total Debt	Total Due	Nov	O & M	Debt	Total	Paid
Westside	Golden Cay LLC 07-25-27-5461-0001-00D0	\$18,341	\$61,689	\$80,030		\$9,170.36		\$30,844.69	\$40,015.05
		2005	\$52,640			\$4,585.18		\$15,422.35	\$20,007.53
		2007	\$20,631			\$4,585.18		\$15,422.35	\$20,007.53
					Total	\$18,340.72	\$61,689.38	\$80,030.10	
Westside	Mattamy 18-25-27-4841-0001-FD10	\$40,823	\$133,594	\$174,417		\$20,411.44		\$66,797.21	\$87,208.65
		2019	\$176,275.47			\$10,205.72		\$33,398.61	\$43,604.33
		2019	\$203,924.53			\$10,205.72		\$33,398.61	\$43,604.33
					Total	\$40,822.88	\$133,594.42	\$174,417.30	
Westside	Roanerge 07-25-27-5461-0001-0015				Nov	\$17,453.26		\$75,381.50	\$92,834.76
		O & M	\$34,907	\$185,670	Feb	\$6,726.63		\$37,690.75	\$46,417.38
		2005 Debt	\$110,963		May	\$8,726.63		\$37,690.75	\$46,417.38
					Total	\$39,800	\$185,669.52	\$215,942.81	

SECTION 4



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 27, 2021

Ms. Stacie Vanderbilt
Recording Secretary
Westside Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Westside Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter of April 15, 2021 requesting confirmation of the number of registered voters within the Westside Community Development District as of April 15, 2021.

The number of registered voters within the Westside CDD is 1,193 as of April 15, 2021.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections



Vote
Osceola

SECTION 5

**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 2022** 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, unless otherwise indicated below:

October 5, 2021
November 2, 2021
December 7, 2021
January 4, 2022
February 1, 2022
March 1, 2022
April 5, 2022
May 3, 2022
June 7, 2022
July 5, 2022
August 2, 2022
September 6, 2022

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