

Westside
Community Development District

Adopted Budget
FY2023



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Westside
Community Development District
Adopted Budget
General Fund

	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Adopted Budget FY2023
Revenues					
Maintenance Assessments	\$ 566,228	\$ 535,630	\$ 30,597	\$ 566,228	\$ 566,228
Interest Income	\$ 1,000	\$ 918	\$ 400	\$ 1,318	\$ 1,000
Carry Forward Balance	\$ 268,334	\$ 576,026	\$ -	\$ 576,026	\$ 261,645
Total Revenues	\$ 835,561	\$ 1,112,574	\$ 30,997	\$ 1,143,572	\$ 828,872

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 1,200	\$ 4,000	\$ 5,200	\$ 12,000
FICA Expense	\$ 918	\$ 92	\$ 306	\$ 398	\$ 918
Engineering Fees	\$ 10,500	\$ 1,149	\$ 3,500	\$ 4,649	\$ 10,500
Legal Services	\$ 40,000	\$ 6,020	\$ 13,333	\$ 19,353	\$ 40,000
Arbitrage Fees	\$ 3,250	\$ 1,350	\$ 1,900	\$ 3,250	\$ 3,250
Management Fees	\$ 43,473	\$ 28,982	\$ 14,491	\$ 43,473	\$ 45,647
Information Technology	\$ 1,650	\$ 1,100	\$ 550	\$ 1,650	\$ 1,800
Website Maintenance	\$ 1,100	\$ 733	\$ 367	\$ 1,100	\$ 1,200
Dissemination Fees	\$ 14,000	\$ 9,333	\$ 4,667	\$ 14,000	\$ 14,000
Trustee Fees	\$ 20,142	\$ 13,321	\$ 6,821	\$ 20,142	\$ 20,142
Assessment Roll Services	\$ 12,500	\$ 12,500	\$ -	\$ 12,500	\$ 12,500
Auditing Services	\$ 3,925	\$ -	\$ 3,925	\$ 3,925	\$ 4,100
Telephone	\$ 100	\$ -	\$ 33	\$ 33	\$ 100
Postage	\$ 2,250	\$ 324	\$ 750	\$ 1,074	\$ 2,250
Insurance - General Liability	\$ 9,200	\$ 8,616	\$ -	\$ 8,616	\$ 9,693
Printing and Binding	\$ 1,500	\$ 154	\$ 500	\$ 654	\$ 1,500
Legal Advertising	\$ 1,800	\$ -	\$ 1,800	\$ 1,800	\$ 1,800
Other Current Charges	\$ 1,600	\$ 768	\$ 533	\$ 1,301	\$ 1,600
Office Supplies	\$ 400	\$ 12	\$ 133	\$ 145	\$ 400
Property Appraiser's Fee	\$ 700	\$ 1,089	\$ -	\$ 1,089	\$ 1,100
Property Taxes	\$ 200	\$ 192	\$ -	\$ 192	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 181,383	\$ 87,108	\$ 57,610	\$ 144,718	\$ 184,875

Westside
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Adopted Budget
General Fund

	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Adopted Budget FY2023
<i>Operations & Maintenance</i>					
Landscape Maintenance	\$ 212,490	\$ 141,260	\$ 70,630	\$ 211,890	\$ 223,115
Oak Tree Maintenance	\$ 25,000	\$ -	\$ 8,333	\$ 8,333	\$ 25,000
Irrigation Repairs	\$ 15,000	\$ 4,249	\$ 5,000	\$ 9,249	\$ 15,000
Plant Replacement	\$ 30,000	\$ 21,969	\$ 8,031	\$ 30,000	\$ 30,000
Electric	\$ 1,500	\$ 171	\$ 124	\$ 295	\$ 1,650
Streetlighting	\$ 73,000	\$ 35,690	\$ 17,200	\$ 52,890	\$ 80,300
Irrigation Water	\$ 58,000	\$ 19,955	\$ 10,000	\$ 29,955	\$ 63,800
Property Insurance	\$ 5,000	\$ 1,081	\$ -	\$ 1,081	\$ 5,000
Field Management	\$ 20,288	\$ 13,525	\$ 6,763	\$ 20,288	\$ 20,288
Lake & Wetland Maintenance	\$ 18,900	\$ 13,525	\$ 8,200	\$ 21,725	\$ 19,845
Sidewalk Repairs & Maintenance	\$ 4,000	\$ -	\$ 1,333	\$ 1,333	\$ 4,000
Contingency	\$ 26,000	\$ 6,273	\$ 8,667	\$ 14,940	\$ 26,000
Stormwater/Lake Repair	\$ 15,000	\$ 600	\$ 5,000	\$ 5,600	\$ 15,000
Total Operations & Maintenance	\$ 504,178	\$ 258,299	\$ 149,281	\$ 407,580	\$ 528,998
Total Expenditures	\$ 685,561	\$ 345,407	\$ 206,891	\$ 552,298	\$ 713,872
<i>Other Sources/(Uses)</i>					
Transfer Out - Capital Reserve	\$ (150,000)	\$ -	\$ (150,000)	\$ (150,000)	\$ (115,000)
Subtotal Other Sources/(Uses)	\$ (150,000)	\$ -	\$ (150,000)	\$ (150,000)	\$ (115,000)
Excess Revenues/(Expenditures)	\$ -	\$ 767,167	\$ (325,894)	\$ 441,273	\$ -

	FY2020	FY2021	FY2022	FY2023
Net Assessments	\$589,434	\$566,228	\$566,228	\$566,228
Add: Discounts & Collections	\$37,623	\$36,142	\$36,142	\$36,142
Gross Assessments	\$627,057	\$602,370	\$602,370	\$602,370
Units	3985	3828.11	3828.11	3828.11
Per Unit Gross Assessment	\$157	\$157	\$157	\$157
Net Assessments	\$589,434	\$566,228	\$566,228	\$566,228
Total Developable Units	\$3,985	3828.11	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 Truist 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.

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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. Governmental Management Services - Central Florida, LLC provides these systems.

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. Governmental Management Services - Central Florida, LLC provides these services.

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. Governmental Management Services - Central Florida, LLC provides these services.

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.

Telephone

Telephone and fax machine expenses. Governmental Management Services – Central Florida, LLC provides these services.

Postage

Represents postage cost used for District mailings including agenda packages, vendor checks and other correspondence. Governmental Management Services – Central Florida, LLC provides these services.

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. Governmental Management Services – Central Florida, LLC provides these services.

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.

**Westside
Community Development District
General Fund Budget**

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects. Governmental Management Services – Central Florida, LLC provides these services.

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
Contingency		<u>\$10,625</u>
Total		\$223,115

Westside Community Development District General Fund Budget

Oak Tree Maintenance

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

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 \$1,050
Total			\$1,650

Streetlighting

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 \$27,500
Total			\$80,300

**Westside
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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	\$20	\$240
2118575-920460	0 Westside Blvd Reclaim D	\$20	\$240
	Contingency		\$11,720
Total			\$63,800

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 & 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
Contingency		\$945
Total		\$19,845

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Community Development District
General Fund Budget

Sidewalk Repairs & Maintenance

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

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
Adopted Budget
Series 2005-2 Debt Service Fund

	Adopted Budget FY2022	Adopted Budget FY2023
Revenues		
Assessments - Series 2005-2	\$ 110,963	\$ 110,963
Total Revenues	\$ 110,963	\$ 110,963
Expenditures		
Debt Service Obligation	\$ 110,963	\$ 110,963
Total Expenditures	\$ 110,963	\$ 110,963
Excess Revenues/(Expenditures)	\$ -	\$ -

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

	Adopted Budget FY2022	Adopted Budget FY2023
Revenues		
Assessments - Series 2007-2	\$ 39,800	\$ 39,800
Total Revenues	\$ 39,800	\$ 39,800
Expenditures		
Debt Service Obligation	\$ 39,800	\$ 39,800
Total Expenditures	\$ 39,800	\$ 39,800
Excess Revenues/(Expenditures)	\$ -	\$ -

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

	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Adopted Budget FY2023
Revenues					
Assessments	\$ 230,130	\$ 223,273	\$ 6,857	\$ 230,130	\$ 230,130
Interest	\$ -	\$ 9	\$ -	\$ 9	\$ -
Carryforward Surplus (1)	\$ 106,540	\$ 108,237	\$ -	\$ 108,237	\$ 108,325
Total Revenues	\$ 336,670	\$ 331,518	\$ 6,857	\$ 338,375	\$ 338,455
Expenditures					
Interest - 11/1	\$ 85,025	\$ 85,025	\$ -	\$ 85,025	\$ 83,525
Interest - 5/1	\$ 85,025	\$ 85,025	\$ -	\$ 85,025	\$ 83,525
Principal - 5/1	\$ 60,000	\$ 60,000	\$ -	\$ 60,000	\$ 60,000
Total Expenditures	\$ 230,050	\$ 230,050	\$ -	\$ 230,050	\$ 227,050
Excess Revenues/(Expenditures)	\$ 106,620	\$ 101,468	\$ 6,857	\$ 108,325	\$ 111,405

Interest - 11/1/2023 \$ 82,025

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

Westside
Community Development District
Series 2018 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
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	Prinicpal	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
		\$ 3,270,000.00	\$ 2,738,560.00	\$ 6,153,585.00

Westside
Community Development District
Special Assessment Revenue Bonds - Series 2018

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

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill
* Unit mix is subject to change based on market and other factors

Westside
Community Development District
Adopted Budget
Series 2019 - Solara Phase 2 Debt Service Fund

	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Adopted Budget FY2023
Revenues					
Assessments	\$ 203,846	\$ 197,864	\$ 5,983	\$ 203,846	\$ 203,846
Interest	\$ -	\$ 7	\$ -	\$ 7	\$ -
Carryforward Surplus (1)	\$ 80,902	\$ 82,405	\$ -	\$ 82,405	\$ 82,804
Total Revenues	\$ 284,748	\$ 280,276	\$ 5,983	\$ 286,258	\$ 286,650
Expenditures					
Interest - 11/1	\$ 71,727	\$ 71,727	\$ -	\$ 71,727	\$ 70,639
Interest - 5/1	\$ 71,727	\$ 71,727	\$ -	\$ 71,727	\$ 70,639
Principal - 5/1	\$ 60,000	\$ 60,000	\$ -	\$ 60,000	\$ 60,000
Total Expenditures	\$ 203,454	\$ 203,454	\$ -	\$ 203,454	\$ 201,279
Excess Revenues/(Expenditures)	\$ 81,294	\$ 76,822	\$ 5,983	\$ 82,804	\$ 85,371

Interest - 11/1/2023 \$69,552

(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
11/01/22	\$ 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	Prinicipal	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
		\$ 3,060,000.00	\$ 2,431,723.75	\$ 5,623,450.63

Westside
Community Development District
Special Assessment Revenue Bonds - Series 2019

Allocation Methodology							
For Solara Phase 2 Assessment Area							
<u>PRODUCT</u>	<u>No. of Units</u>	Allocation of Par Debt Per Product Type		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhomes	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
Adopted Budget
Series 2019 - Refunding Bonds Debt Service Fund

	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Adopted Budget FY2023
Revenues					
Assessments	\$ 1,007,205	\$ 984,356	\$ 22,850	\$ 1,007,205	\$ 1,007,205
Interest	\$ -	\$ 40	\$ -	\$ 40	\$ -
Carryforward Surplus (1)	\$ 491,427	\$ 497,434	\$ -	\$ 497,434	\$ 490,066
Total Revenues	\$ 1,498,633	\$ 1,481,830	\$ 22,850	\$ 1,504,680	\$ 1,497,271
Expenditures					
Interest - 11/1	\$ 237,307	\$ 237,307	\$ -	\$ 237,307	\$ 227,857
Interest - 5/1	\$ 237,307	\$ 237,307	\$ -	\$ 237,307	\$ 227,857
Principal - 5/1	\$ 540,000	\$ 540,000	\$ -	\$ 540,000	\$ 560,000
Total Expenditures	\$ 1,014,614	\$ 1,014,614	\$ -	\$ 1,014,614	\$ 1,015,714
Excess Revenues/(Expenditures)	\$ 484,019	\$ 467,216	\$ 22,850	\$ 490,066	\$ 481,558

Interest - 11/1/2023 \$218,057

(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
11/01/22	\$ 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
		\$ 11,535,000.00	\$ 4,209,988.75	\$ 16,522,295.63

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

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

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

	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Adopted Budget FY2023
Revenues					
Assessments	\$ 78,845	\$ 76,570	\$ 2,275	\$ 78,845	\$ 78,845
Interest	\$ -	\$ 5	\$ -	\$ 5	\$ -
Carryforward Surplus (1)	\$ 42,720	\$ 43,302	\$ -	\$ 43,302	\$ 48,212
Total Revenues	\$ 121,565	\$ 119,877	\$ 2,275	\$ 122,152	\$ 127,057
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)	\$ 47,625	\$ 45,937	\$ 2,275	\$ 48,212	\$ 53,117

Interest - 11/1/2023 \$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
11/01/22	\$ 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	\$ 1,667,760.00	\$ 3,564,730.00

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
Adopted Budget
Capital Reserve Fund

	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Total Projected 9/30/22	Adopted Budget FY2023
Revenues					
Interest	\$ -	\$ 1,781	\$ 800	\$ 2,581	\$ -
Carry Forward Surplus	\$ 810,227	\$ 1,060,358	\$ -	\$ 1,060,358	\$ 1,212,507
Total Revenues	\$ 810,227	\$ 1,062,139	\$ 800	\$ 1,062,939	\$ 1,212,507
Expenditures					
Miscellaneous Expense	\$ 1,500	\$ 280	\$ 152	\$ 432	\$ 1,500
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,500	\$ 280	\$ 152	\$ 432	\$ 1,500
Other Sources					
Transfer In (Out)	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 115,000
Total Other Sources/(Uses)	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 115,000
Excess Revenues/(Expenditures)	\$ 958,727	\$ 1,061,859	\$ 150,648	\$ 1,212,507	\$ 1,326,007