

*Westside Community
Development District*

Agenda

June 5, 2019

AGENDA

Westside

Community Development District

135 W. Central Blvd., Suite 320, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

May 29, 2019

**Board of Supervisors
Westside Community
Development District**

Dear Board Members:

The Board of Supervisors of Westside Community Development District will meet **Wednesday, June 5, 2019 at 11:00 AM at the Offices of Hanson, Walter & Associates, 8 Broadway Avenue, Suite 104, Kissimmee, FL 34741.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individuals to Fulfill Seats #3 & #5
 - B. Administration of Oaths of Office to Newly Appointed Board Members
 - C. Election of Officers
 - D. Consideration of Resolution 2019-17 Electing Officers
4. Approval of Minutes of the April 15, 2019 Meeting
5. Consideration of Proposals for Master Lighting
6. Consideration of Resolution 2019-18 Approving the Proposed Fiscal Year 2020 Budget and Setting a Public Hearing
7. Consideration of Amendment to Engagement Letter with Latham, Shuker, Eden & Beaudine, LLP for Professional Legal Services
8. Consideration of Underwriting Agreement with MBS Capital Markets, LLC
9. Consideration of Resolution 2019-19 Ratifying Conveyance of Property
10. Ratification of Series 2019 Requisition #1
11. Consideration of Proposal from VGlobalTech for Website Compliance Services
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Discussion of Direct Bill Status
 - iv. Presentation of Number of Registered Voters – 527
 - v. Presentation of Arbitrage Rebate Calculation Reports
13. Supervisor's Requests
14. Other Business
15. Adjournment

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

The third order of business is the Organizational Matters. Section A is the appointment of individuals to fulfill Seats #3 & #5 and Section Bis the administration of the Oath of Office to the newly appointed Board Members. There is no back-up material. Section C is the election of officers and Section Dis the consideration of Resolution 2019-17 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 15, 2019 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of proposals for master lighting. Copies of the proposals are enclosed for your review.

The sixth order of business is the consideration of Resolution 2019-18 approving the proposed Fiscal Year 2020 budget and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution is enclosed for your review and the proposed budget will be provided under separate cover.

The seventh order of business is the consideration of amendment to the engagement letter with Latham, Shuker, Eden & Beaudine, LLP for professional engineering services. A copy of the amended engagement letter is enclosed for your review.

The eighth order of business is the consideration of underwriting agreement with MBS Capital Markets, LLC. A copy of the agreement is enclosed for your review.

The ninth order of business is the consideration of Resolution 2019-19 ratifying the conveyance of real property. A copy of the Resolution will be provided under separate cover.

The tenth order of business is the ratification of the Series 2019 requisition #1. A copy of the requisition is enclosed for your review.

The elevenths order of business is the consideration of proposal from VGlobalTech to provide ADA website compliance services. A copy of the proposal is enclosed for your review.

The twelfth order of business is the Staff Reports. Section C is the District Manager's Report. Section 1 includes the check register for approval and Section 2 is balance sheet and income statement that will be provided under separate cover. Section 3 is the discussion of the direct bill status. A copy of the summary is enclosed for your review. 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. Section 5 is the presentation of arbitrage rebate calculation reports for the Series 2005 & Series 2007 bonds. Both reports are 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,

A handwritten signature in blue ink, appearing to read 'G. Flint', with a stylized flourish at the end.

George S. Flint
District Manager

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

Enclosures

SECTION III

SECTION D

RESOLUTION 2019-17

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 **June 5, 2019** desires to elect the below recited persons to the offices specified.

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

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

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

PASSED AND ADOPTED THIS 5th DAY OF JUNE, 2019.

Chairman / Vice Chairman

Secretary / Assistant Secretary

MINUTES

MINUTES OF MEETING
WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Monday, April 15, 2019 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:

Keith Trace	Chairman
Tom Franklin	Vice Chairman
Scott Stewart	Assistant Secretary
Bennett Ruedas	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Mark Vincutonis	District Engineer
William Viasalyers	Field Manager
Ashton Bligh	Greenberg Traurig
Mike Watkins	Greenberg Traurig
Leah Popelka	Lerner Real Estate Advisors by phone
Justin Rowan	MBS Capital Markets

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint 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 Fontane Nyariri and Appointment of Individual to Fill the Vacancy with a Term Ending November 2020

Mr. Flint stated Fontane submitted her resignation. Is there a motion to accept it?

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Ms. Nyariri's resignation was accepted.

Mr. Flint asked is there a nomination to fill this seat?

On MOTION by Mr. Trace seconded by Mr. Franklin with all in favor Bennett Ruedas was appointed to fill the unexpired term of office of seat 1.

Ms. Carpenter stated you have been on other Boards and you know public records, Sunshine Law, ethics law and all things that apply to government officials. I believe you have already filed your financial disclosure form. If not it is better to refile if you don't know if you have for sure and make sure you do it by certified mail so you have proof that you filed it. We will send you our welcome package anyway.

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to Mr. Ruedas.

Mr. Flint stated the Form 1 Statement of Financial Interest has to be filed within 30 days of today with the Supervisor of Elections in the County in which you reside. Annually they will mail you an update around June 1st.

- B. Appointment of Individuals to Fill Seats 3 and 5**
- C. Administration of Oaths of Office to Newly Appointed Board Members**
- D. Consideration of Resolution 2019-05 Electing Officers**

On MOTION by Mr. Stewart seconded by Mr. Trace with all in favor Resolution 2019-05 naming Bennett Ruedas an Assistant Secretary was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 6, 2019 Meeting

On MOTION by Mr. Trace seconded by Mr. Stewart with all in favor the minutes of the March 6, 2019 meeting were approved, as presented.

FIFTH ORDER OF BUSINESS

Discussion of Bifurcation of the Series 2005 and 2007 Bonds

- A. Introduction and Presentation of Terms**

Mr. Flint stated we added a new section five and the information was emailed to you regarding the 2005 and 2007 bond bifurcations.

Ms. Carpenter stated the 2005 and 2007 bonds have been in default for quite some time. There were a number of foreclosures and because of the foreclosures and property sales we are now down to one parcel left to be sold and one parcel, the Boanerge parcel, that has slow payments, late payments failure to pay issues on. The bond Trustee is represented by Greenberg Traurig and we have Ashton and Mike here who will walk you through the documents. They worked with the bondholder to come up with a structuring of the bonds and the 2005 and 2007 bonds will be broken into a performing portion, which will be all the property in there except for those two parcels, the unsold one and the one that has the recurring payment problem. The assessments on those parcels will cover the amount of bonds and the bondholder will cancel the bonds, they will write off the amount of the bonds that was not covered by the foreclosures and the money that was acquired by foreclosures. We will now have the bonds in balance, we will have assessments on the property that matches the amount of the bonds outstanding so the default will be cleared up. This started a long time ago and there were lots of foreclosures and this is actually great news that the District survives, we have all new development going in and the bondholders stuck by and helped finance some of the improvements that were finished and worked through it. This is the paperwork that takes those two series breaks them into the two portions and you will see the one portion is not that large. This will be a resolution just like when we do a bond issue, a resolution that will delegate authority to the Chairman and others on the Board and staff to approve the documents in substantially final form and then after this we will pre-close on those documents, they will sign everything and have authority for them to approve the final form of documents and we hope to close this later this week.

Ms. Bligh stated we want to align both the performing and non-performing parcels and the way this bifurcation works is we are going to have a portion that will still be outstanding under the original master indenture and supplemental indenture with the idea that a portion of that property will be sold and assessments will come in and be able to pay off what is remaining outstanding under the original indentures. We are then going to have a portion of the original bonds that will be canceled and we are going to have pretty much two new bonds. There is going to be a 2005-1, a 2005-2, a 2007-1 and a 2007-2, the -1 bonds will be in line with the performing parcels where assessments are being paid current and the -2 bonds are going to be

aligned with the non-performing parcels that are not currently being paid. The resolution goes back through the history of the District and events of default were declared in 2009 and it has been going along very slowly and the idea with this is that we can finally kind of realign the District and hopefully, on a going forward basis have performing parcels and bonds that are being paid. As part of this bifurcation we have three exhibits; Exhibit A is the term sheet and it walks you through the structure of the bifurcation itself, Exhibit B-1 is the Amended and Restated Second Supplemental Indenture and that supplemental indenture is aligned with the 05 bonds and Exhibit B-2 is the Amended and Restated Third Supplemental Indenture, which correlates with the 07 bonds. Within each of those supplements, the trust estate, which will be the funds and accounts and assessments that will support repayment of the bonds is explained. Those funds and accounts are established and then at that point the Trustee will oversee the payment as assessments are brought into the trust estate, the Trustee will then be in charge of disbursing the funds to pay interest and principal on the bonds.

It goes through and requests that you consider the adoption of both the indentures and there will be an information memorandum that is not signed by the District, but it will explain the bifurcation as well as the development status of the District. We ask that the District adopt this resolution 2019-16 for the bifurcation.

Mr. Stewart stated acceptance of this bifurcation is this layout and it separates who is paying and who is not.

Ms. Bligh stated yes.

Ms. Carpenter stated the Trustee agreed to pay the costs out of that and that was one of the conditions the District had back in November when this first started. The information memo they talk about is just like an update to the original offering document, that way the District will have if the bonds are sold and somebody buys the new bonds they understand this was the original in default, this explains the status and this also will help in the future if there was ever a refinance or future bonds, we have that out there in the marketplace and that gets posted on EMMA, which is the securities website. People can see that we have finally cleared this up. This is also something we can forward to the state when we file our annual audit; we always had a default and we get a letter from the governor's office asking us to explain so this is the last year we have to do this and we can explain it all.

B. Presentation of Assessment Allocation Report

Mr. Flint stated we prepared an allocation report that ties to the numbers that the Trustee's consultant, Lerner, prepared and the exhibit to it is the original methodology report and we have attached an updated assessment roll, which amortizes and ties out to the new 2005-1s, 2005-2s and 2007-1s and 2007-2s showing that based on the assessment roll we will be able to amortize the new bond issues.

Ms. Carpenter stated it doesn't change assessments on the parcels but it helps write off the assessments with the canceled bonds so the parcels that are out there will no longer have those default numbers out there.

Mr. Flint stated the only two non-performing parcels are the Bahama Bay Phase 2 and the Commercial Parcel K piece that is on the corner of Goodman and Westside.

Mr. Franklin stated the next thing we need to do is pass Resolution 2019-16.

C. Resolution 2019-16 Approving the Series 2005 and Series 2007 Bifurcation

Mr. Franklin moved to approve Resolution 2019-16 and Mr. Stewart seconded the motion.

Mr. Trace asked are there any tax issues the District would have with the write off and cancellation of debt?

Ms. Carpenter stated that is why we have Trustee's Counsel who also acts as Bond Counsel. We did submit a copy of this to Mike Williams, who was the Bond Counsel on the current deal so that he would be aware of it and he has not voiced any issues. This is a fairly common way of handling the default and it is good when we have the Trustee and the bondholder coming to us asking for the cancellation.

Mr. Trace asked are there any issues with Tract K because there is new ownership and it has been platted? I know there was a push to get this done before the transfer.

Mr. Flint stated the Pulte piece, the commercial piece of Tract K was pulled out of the non-performing and it is in the performing sector now. The only part of Tract K that is not in performing is the commercial piece on the corner and is still held by Westside CDD Holdings.

Mr. Franklin asked they have actually pulled it up to performing level with the sales transaction?

Mr. Flint responded yes. One of our concerns in the original structure was that there was going to be unallocated debt sitting out there and the way it is now is you have \$500,000 in the 05 and \$500,000 in the 07. What is the trigger for that going away?

Ms. Bligh stated the expectation is later this year there will be funds coming in from the specific parcels that those assessments are levied on. As those funds come in the \$500,000 will be reduced with the idea being hopefully, by year end or next year for the original 05 and 07 to no longer be outstanding.

Ms. Carpenter asked which parcels are those due from?

Ms. Popelka stated the parcel in question is Parcel K there is a commercial component that has yet to be sold. Upon sale of that parcel we will be able to utilize whatever cash is received and a partial redemption of bonds, the balance would then be written off at that time.

Ms. Carpenter stated that makes sense because the SPE owns the property, they will get whatever money from the sale of that property then apply it towards bond payments. That is why they are holding out this million so whatever they get for it they can apply towards bonds and not cancel them.

Mr. Flint asked is there something in the indenture that describes that trigger? I just don't want the million hanging out there.

Ms. Bligh stated no, we have it and it is in the indenture, we described that the \$500,000 is being held with the expectation of funds coming in later in the year. The original trust estate will stay outstanding until those funds are applied to the outstanding bonds then the subsequent write off.

Ms. Carpenter asked is the property under contract now?

Ms. Popelka stated it is under contract.

Ms. Flint stated as far as the reserves for the 05 and 07 they are fully funded and the performing was 50% mads and the non-performing was 100%.

On voice vote with all in favor the motion passed.
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D. Preclosing for Bifurcation Immediately Following Meeting

Mr. Flint stated we will sign documents after the meeting.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2019-13
Finalizing the Series 2019 Assessments**

Mr. Flint stated this is a resolution finalizing the terms of the series 2019 bonds, the Board recently issued for the Solara Phase 2 project.

Ms. Carpenter stated the bonds were sold and the closing took place and this is the final assessment resolution equalizing the assessments to match the bond amount after the sale. We generally do it the day of closing or the first meeting after the sale to not hold it up because when we do the initial assessment report, we are estimating what the bond amount will be and this brings it together.

Mr. Flint stated the first exhibit is the Engineer's Report and the second exhibit is the Supplemental Assessment Methodology and this version of the Supplemental Assessment Methodology reflects the final terms that have actually been closed and you will see on page 11, which is Table 3 the average coupon rate was 4.72%, 30 year amortization, 7 months capitalized interest to carry us through November 1st, the Debt Service is 50% of the maximum annual debt and Underwriter's discount was 2%. It generated construction proceeds of \$2.8 million, the par amount of the bonds was \$3,230,000.

Ms. Carpenter stated for clarity this was the 2019 project for Solara Developer 2 assessment area.

On MOTION by Mr. Trace seconded by Mr. Franklin with all in favor Resolution 2019-13 was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Underwriter Agreement
with MBS Capital Markets, LLC**

Mr. Flint stated next is an Investment Banker's agreement with MBS Capital Markets. MBS just did the Solara bond issue; the principals of MBS were the original Underwriters for the Westside CDD. This particular agreement is dealing with a potential bond issue for Parcel K, the residential piece that is currently owned and being developed by Pulte. The Board had approved a resolution authorizing staff to proceed to work contingent upon the finance team funding agreement being signed by Pulte and we submitted that agreement to Pulte. I spoke with their representatives last week they indicated they were going to get me an executed version and I haven't received that yet.

You could get the Underwriter engaged in the event we do get that funding agreement back we can start moving forward.

On MOTION by Mr. Trace seconded by Mr. Ruedas with all in favor the agreement with MBS Capital Markets, LLC was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2019-14 Approving the Solara Phase 2 Plat

Mr. Flint stated Resolution 2019-14 approves the Solara Phase 2 plat.

Ms. Carpenter stated this is the submission of the plat by Mattamy, Solara Phase 2. We reviewed it and it is similar to their prior plats where the CDD has property in the area and the resolution is approving the dedications on the plat and authorizing execution by the District.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2019-14 was approved.

Mr. Franklin stated I know that Osceola County has decided these resolutions have to come with every plat that has anything to do with CDDs. Is there anything we can do to give the Chair authorization to sign these and get it ratified because of time lags.

Mr. Flint stated it would depend on what Osceola County would accept. The Board could adopt a resolution authorizing the Chair or Vice Chair to sign.

Mr. Trace stated I would be fine with that if it wasn't like in this case it is actually replatting part of the District property, which I would want to make sure staff was okay with.

Ms. Carpenter stated I can present a resolution at the next meeting. In this case we don't have property that is starting from scratch most of it we have all seen what is planned.

Mr. Franklin stated I will ask the question of the folks who handle the platting and make sure they don't have any heartburn with it, because the staff doesn't, it goes to the legal department.

Ms. Carpenter stated they have a lot of new people.

Mr. Flint stated the question is would the County accept a blanket resolution.

Mr. Ruedas stated part of it is that the plats that you are asking to have this resolution for, may not be in final form. They are looking for that resolution and then they give final approval to move it forward.

Ms. Carpenter stated perhaps we would make it in the form of a delegation type resolution that the Board authorizes the Chair and Vice Chair to sign in substantially final form and as soon as you know you have a plat we can get the resolution signed.

NINTH ORDER OF BUSINESS

Consideration of Proposals from Down to Earth Landscape & Irrigation for Westside Boulevard Sod Replacement

Mr. Flint stated there are some proposals from Down to Earth. As you may recall Down to Earth maintains the landscaping south of Goodman down to Monaco and Yellowstone maintains the balance of the project and the reason is because when Pulte originally developed the Windsor at Westside project they did the landscaping install in that area and then there was a point in time where Windsor at Westside and Westside CDD swapped maintenance responsibilities basically and the contract with Down to Earth is actually with the Westside CDD because it is Westside CDD right of way. Basically, what they have provided, there are two medians south of Goodman on Westside Boulevard, the first section runs from Goodman to the curb cut going into Parcel K and the second section is basically from Windsor at Westside starts down to Monaco Boulevard. When Pulte did the landscaping install, they put Bahia in the median. It is irrigated but for one reason or another that turf has failed and it is no longer under warranty. Pulte actually brought this forward with a request that the CDD consider replacing the turf and they have indicated they would pay half the cost to do that. There are two sections of median, one says Westside Boulevard first median Bahia proposal that is the southern median that starts at Monaco Boulevard and goes up to the end of the Windsor at Westside project, they provided a proposal for replacing the existing Bahia with Bahia which is \$13,000 and a proposal to replace the Bahia with St. Augustine and that is \$25,570.78. Included with that is the fact that if they put St. Augustine in they are going to have to enhance the irrigation system because right now those medians have a crown in the middle and they only have heads on each side at the curb and it is not reaching the center of the top because of that crown. If they were to do St. Augustine they would have to put heads down the top of the middle. You have that for median 1 and then what they call, median 2 is the northern median that goes to Goodman. Bahia is \$7,150 and St. Augustine is \$13,910.74 and they also provided a proposal for what they call the parkway strip, which is from back of curb to back of sidewalk on the east side of Westside from Monaco to the end of the Windsor at Westside project. My recommendation would be just to consider

what they call the first median and they would like to see St. Augustine installed, it would make that median consistent with the median south of that, that Mattamy through the District has installed you have St. Augustine south of that and north of it. The cost of that is \$25,570 of which the District would be obligated to pay half of that. We do have funds in our capital reserve budget that could fund this if the Board chose to do it.

Mr. Steward asked did we pay half of what failed already?

Mr. Flint stated no they paid the initial installation; the District didn't pay for any of it.

Mr. Trace stated because of the soils St. Augustine might work better, I think it probably failed because it is too dry.

Mr. Franklin asked you are recommending to do just a couple pieces of this or the whole package?

Mr. Flint stated there are two options for each median, one is Bahia and one is St. Augustine and I think the Board should just consider what they call median 1, which is the southern median and St. Augustine so that would be the \$25,570. The parkway strip because we are talking about putting street lights in, in that section and open cutting the install of that I don't think we would want to do the parkway right now because they may be coming back and trenching.

Mr. Ruedas asked and the second median?

Mr. Flint stated I think the second median is in a little bit better shape so if the Board is inclined to approve the second median I don't know that it is as high a priority as the first median.

Mr. Trace asked do we want to fertilize while they are out there and try to get it to come back better?

Mr. Flint stated it is Bahia also, which you can't really fertilize. They do have irrigation there but for some reason it is just not doing well. The second median with St. Augustine would be \$13,910 of which we would pay half I'm assuming if Pulte wanted to do that section.

Mr. Ruedas asked has Pulte indicated on the second median that they are interested in doing that as a higher priority now?

Mr. Flint stated they are the ones that provided these proposals through their HOA management company. I'm assuming that they are interested in doing it, I don't know that it is as high a priority as median 1. I'm thinking if we were to not do something that would be what

would drop off the table but I'm sure they would be interested in doing both. That second median runs in front of the commercial piece but it is the entrance to their Parcel K project.

Mr. Ruedas asked do we have a commitment from Pulte to pay half?

Mr. Flint stated I have a verbal commitment.

Mr. Trace stated we can make that part of the motion.

Mr. Ruedas asked why don't we wait on the second median and wait to see if the sod takes on the first median?

Mr. Flint stated that sounds reasonable if the Board wants to do that then a motion to approve the first median turf replacement with St. Augustine with the understanding that Pulte or the Windsor at Westside CDD would pay 50% of the cost.

On MOTION by Mr. Stewart seconded by Mr. Ruedas with all in favor the proposal from Down to Earth for sod replacement with St. Augustine sod for the first median in the amount of \$25,570 was approved contingent upon Pulte or Windsor at Westside CDD paying half.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Carpenter stated Boanerge, which was the lender on the Bahama Bay 2 parcel and was sold to Green Gate has again not paid and this is an annual thing, they don't pay we send a demand letter and then we send another demand letter. I contacted Trustee's Counsel and they authorized us to draft a complaint, which we have a draft and we would like to send that to them with the letter saying if you don't pay we are going to file and also say in the future we are sending one demand letter and filing we are not going to keep waiting. I think the Board approved the last couple of years authorizing us to file a complaint of foreclosure but I would like the Board to approve it at this point since they are again delinquent.

Mr. Trace asked what is the cost to file?

Ms. Carpenter stated it is about \$1,500. We would ask Trustee's Counsel to fund the foreclosure itself. So far we have not had to actually file once we send the complaint or second demand letter they paid the money. This time they didn't respond to the first letter. Hopefully, they will pay once they realize we are serious. There are two payments due this year neither of which have been made and another payment will be due May 1st.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor staff was authorized to send the demand letter along with the complaint to Boanerge.

B. Engineer

Mr. Vincutonis stated I circulated a draft of requisition no. 1 summary letter to Andrew. As we get closer to that we will finalize that and bring it before the Board.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from February 27, 2019 through April 5, 2019 in the amount of \$122,663.48.

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

ii. Balance Sheet and Income Statement

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

iii. Discussion of Direct Bill Status

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

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Other Business

There being none,

On MOTION by Mr. Trace seconded by Mr. Franklin with all in favor the meeting adjourned at 11:44 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



DE Contact: KARINE KERSAINT

Address: 8407 BOGGY CREEK RD ORLANDO FL 32824

Phone: 407-850-2766

Lighting Proposal

WR 31485205

March 12, 2019

Project Details
Customer: WESTSIDE CDD
Account: 09047-36125
Site: 000 WESTSIDE BLVD *LITE KISSIMMEE FL 34746
Contact: ALAN SCHEERER
Phone: 407-841-5524

Scope of Request
COST ESTIMATE ONLY THIS DOES NOT INCLUDE SITE RESTORATION COST IF DUKE IS TO DO SITE RESTORATION COST MAY VARY WHEN PROJECT IS FINALIZED.
INSTALLATION OF LIGHTS AND POLES BY DUKE ENERGY WHERE DUKE ENERGY INSTALLATION IS BY MACHINE TRENCH CABLE IN CONDUIT 1 BORE ACROSS ROAD

		Per Unit				Sub-Total
Quantity Required	Product Description Fixtures and Poles	Rental	Maint.	Fuel & Energy	Unit Total	
30	108W LED Roadway Black Q197	\$9.12	\$1.39	\$2.57	\$13.08	\$392.40
30	32' MAITLAND(OCT) PLCC32F (Notify OL)	\$16.29	\$0.00	\$0.00	\$16.29	\$488.70
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
Rental, Maintenance, F&E Totals:		\$762.30	\$41.70	\$77.10		
Monthly rates are subject to tariff rate changes		Estimated Monthly Rental:				\$881.10
		† Deposit:				\$1,762.00
		Choose	<input type="checkbox"/> ⇄ CIAC			\$63,678.71
		One	<input type="checkbox"/> * MLDF			\$1,012.49
Estimates valid for 30 days and subject to change.						

Estimated Monthly Rental excludes any applicable taxes, franchise fees or customer charge.

† **Deposit** - The required deposit (applied separately to your lighting bill) will equal approximately two months of the monthly rental bill, but no less than \$25.00 and subject to change upon review of the account's existing deposit.

♦ **CIAC** - The invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this proposal and payment is due before the work can be released to scheduling of construction.

OR

* **MLDF** - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.59% of the Underground or Overhead Service feed and pole installation.

Choose ONE Construction Charge Option by Checking a Box Above

In order for us to proceed with the above proposed lighting design we will need an authorized signature on this proposal and any other required documents enclosed. Do not remit any payment with this form and do not fax.

Return these signed documents to the mailing address above or email the color scanned PDF if instructed.

The CIAC charge is subject to change after 30 days or in the event you request or cause any changes to this proposal.

Duke Energy will call for locate of all public facilities. Any customer owned utilities would need to be located and marked at your expense.

If any or all of these lighting facilities will eventually be submitted to a governmental agency for inclusion into a taxing district, MSTU or MSBU special assessment program, please verify that these facilities meet the requirements within that jurisdiction. Should the agency not accept these facilities into their program, the entity who signs the Lighting Service Contract will remain responsible for payment.

Thank you for your lighting request. We look forward to working with you on this project.

Authorized Signature _____

Date _____

(Please sign and date to approve this proposal and return via email or the mailing address above)



DE Contact: KARINE KERSAINT

Address: 8407 BOGGY CREEK RD ORLANDO FL 32824

Phone: 407-850-2766

Lighting Proposal

WR 31485205

March 12, 2019

Project Details
Customer: WESTSIDE CDD
Account: 09047-36125
Site: 000 WESTSIDE BLVD *LITE KISSIMMEE FL 34746
Contact: ALAN SCHEERER
Phone: 407-841-5524

Scope of Request
COST ESTIMATE ONLY THIS DOES NOT INCLUDE SITE RESTORATION COST IF DUKE IS TO DO SITE RESTORATION COST MAY VARY WHEN PROJECT IS FINALIZED.
INSTALLATION OF LIGHTS AND POLES BY DUKE ENERGY WHERE CUSTOMER INSTALLED CONDUIT OF DUKE ENRGY REQUIREMENTS CABLE IN CONDUIT 1 BORE ACROSS ROAD

Quantity Required	Product Description Fixtures and Poles	Per Unit				Sub-Total
		Rental	Maint.	Fuel & Energy	Unit Total	
30	108W LED Roadway Black Q197	\$9.12	\$1.39	\$2.57	\$13.08	\$392.40
30	32' MAITLAND(OCT) PLCC32F (Notify OL)	\$16.29	\$0.00	\$0.00	\$16.29	\$488.70
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
					\$0.00	\$0.00
Rental, Maintenance, F&E Totals:		\$762.30	\$41.70	\$77.10		
Monthly rates are subject to tariff rate changes		Estimated Monthly Rental [†]				\$881.10
		† Deposit [†]				\$1,762.00
		Choose	<input type="checkbox"/> ⇨ CIAC			\$37,619.68
		One	<input type="checkbox"/> * MLDF			\$598.15

Estimated Monthly Rental excludes any applicable taxes, franchise fees or customer charge.

† **Deposit** - The required deposit (applied separately to your lighting bill) will equal approximately two months of the monthly rental bill, but no less than \$25.00 and subject to change upon review of the account's existing deposit.

⇨ **CIAC** - The invoice for the Contribution in Aid of Construction will be mailed to you separately upon approval of this proposal and payment is due before the work can be released to scheduling of construction.

OR

* **MLDF** - This Monthly Lighting Distribution Fee will be billed to you separately each month is 1.59% of the Underground or Overhead Service feed and pole installation.

Choose ONE Construction Charge Option by Checking a Box Above

In order for us to proceed with the above proposed lighting design we will need an authorized signature on this proposal and any other required documents enclosed. Do not remit any payment with this form and do not fax.

Return these signed documents to the mailing address above or email the color scanned PDF if instructed.

The CIAC charge is subject to change after 30 days or in the event you request or cause any changes to this proposal.

Duke Energy will call for locate of all public facilities. Any customer owned utilities would need to be located and marked at your expense.

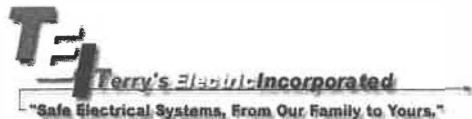
If any or all of these lighting facilities will eventually be submitted to a governmental agency for inclusion into a taxing district, MSTU or MSBU special assessment program, please verify that these facilities meet the requirements within that jurisdiction. Should the agency not accept these facilities into their program, the entity who signs the Lighting Service Contract will remain responsible for payment.

Thank you for your lighting request. We look forward to working with you on this project.

Authorized Signature _____

Date _____

(Please sign and date to approve this proposal and return via email or the mailing address above)



600 N. Thacker Ave. Suite A
KISSIMMEE, FL 34741
(407) 572-2100/(407)932-1135fax EC0001018

TO: GMS

ELECTRICAL PROPOSAL

PROPOSAL #	DATE
SP19229	5/10/2019
Attn: William	
Phone: 407-451-4047	
Email: wviasalyers@gmscfl.com	
Ref: Westside Blvd Street Lighting	

We hereby submit specifications and estimates for:

In the event of a dispute regarding this proposal venue is established in Osceola County Florida.

Terry's Electric, Inc. proposes to provide labor, material, equipment, and supervision as follows:

- Provide 2" conduit bore with #2 aluminum triplex wire on the east and west medians of westside Blvd. between N Goodman RD and Moriaco Blvd. Call for utility locates.
- Duke Energy to provide road crossing bore only per sheet 1 of 2 of work order plans #28061041.
- Provide J-boxes as needed at each pole location and conduit from junction to pole.
- Any drawings needed for permitting purposes to be provided by the customer with any required engineering stamps and seals.
- Duke Energy to provide and set poles with fixtures wired to the hand hole of the pole. Terry's to wire from hand hole to inground junction. Duke Energy to fuse poles at hand holes if necessary.
- Duke Energy to pull right of way permit.
- Duke Energy to stake out where poles are to be located prior to bore being done.

Notes:

- 1) Not responsible for pipe, wire, or any similar utilities underground that are subject to damages.
- 2) Not responsible for landscape or sod repair.
- 3) Based on doing work Monday thru Friday during normal business hours.
- 4) Monthly billing based on percentage of work completed or stored material.
- 5) The proposal is to be signed and returned before work begins.
- 6) To be paid in full upon completion.

"Warranty: We guarantee for (1) year against defects in material and workmanship. Failure due to misuse, vandalism, fire, damage, and/or natural causes are not covered by this warranty."

We Propose hereby to furnish material and labor-- complete in accordance with the above specifications, for the sum of:

One Hundred Fifteen Thousand One Hundred Sixty dollars \$ **\$115,160.00**

Payment to be made as follows:

Invoiced upon completion of work. Payment due ten (10) days upon receipt of invoice. Finance charge of 1 1/2 % per month (18% per annum)

will be charged on all invoices not paid within 30 days.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Owner or agent agrees to liability for costs of collection, including attorney's fees.

This proposal is based on material pricing for the date listed above, uncertainties in commodity markets may require pricing adjustments at the time of installation/construction.

Acceptance of Proposal -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Authorized
Signature _____

William Westside
Terry's Electric, Inc

Terry's reserves the right to withdraw this proposal at any time for any reason.

Customer responsible for restocking fees imposed by the supplier on any special order material if customer cancels contract.

Signature _____

(customer)

Print _____

SECTION VI

RESOLUTION 2019-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Westside Community Development District ("**District**") prior to June 15, 2019, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 7, 2019

HOUR: 11:00 a.m.

LOCATION: Offices of Hanson, Walter & Associates
8 Broadway Avenue, Suite 104
Kissimmee, FL 34741

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF JUNE, 2019.

ATTEST:

**WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

*This item will be provided under
separate cover*

SECTION VII

LATHAM, SHUKER, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
MICHAEL G. CANDIOTTI
JAN A. CARPENTER
DANIEL H. COULTOFF
ANDREW C. D'ADESKY
MARIAE L. DORRIS
JENNIFER S. EDEN
DOROTHY F. GREEN
JOSHUA D. GROSSHANS
KATHRYN A. HUYNH

111 NORTH MAGNOLIA AVENUE, SUITE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801
WWW.LSEBLAW.COM

BRUCE D. KNAPP
PETER G. LATHAM
JUSTIN M. LUNA
PATRICIA R. MCCONNELL
LORI T. MILVAIN
R. SCOTT SHUKER
JONATHAN A. STIMLER
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

EMAIL:

JCARPENTER@LSEBLAW.COM

May 6, 2019

Westside Community Development District
Board of Supervisors
c/o George Flint, District Manager
Governmental Management Services - Central Florida, LLC
135 W. Central Blvd., Suite 320
Orlando, Florida 32801

Dear Supervisors:

This letter is written to amend and update the first paragraph of Section 2 of our firm's engagement letter, for our services as District Counsel. Please note that we have not increased our legal rates since 2014. The rates set forth below are lower than our standard 2019 billing rates. We do not anticipate this change will affect the amount budgeted for legal fees for the District for the upcoming fiscal year.

2. LEGAL FEES

The Firm will receive compensation for work done in connection with the general counsel services provided at the following rates (beginning October 1, 2019):

For Services Rendered:

\$295.00 per hour for Attorney/Shareholders (a \$20.00/hr. increase)
\$205.00 per hour for Attorney/Non-Shareholders (a \$20.00/hr. increase)
\$ 95.00 per hour for Paralegals/Legal Assistants (no increase)

Our fees will be based upon the ethical rules governing our practice. The amount of each fee will be the fair value of the services provided, taking into account the time spent, the nature of the services performed, the expertise required, the size and scope of the matter, the results obtained, the emergency nature of any request for services by the District, and other relevant considerations. The District has retained the Firm to provide general legal representation in connection with the ongoing matters of the District. The District has not retained the Firm to provide legal representation or advice in any other areas of law unrelated to that representation (for example, we are not providing litigation, bankruptcy or bond counsel services at this time). Should the need for those services arise, we will

Westside Community Development District
May 6, 2019
Page 2

either refer the work, with your approval, to the attorneys in our Firm who handle that type of legal work and who will bill their services at their normal billing rates, or we will advise you to seek outside counsel to provide those specialized legal services. For services rendered by the Firm, fees invoiced to the District will be the Firm's internally established hourly rates for each of the Firm's attorneys and paralegals. These hourly rates may be adjusted from time to time as determined by the Firm, but no more than one time per year.

The terms and conditions of our prior engagement letter will remain in effect.

Very truly yours,

Latham, Shuker, Eden & Beaudine, LLP

By: 
Jan Albanese Carpenter, Esquire

ACKNOWLEDGED AND ACCEPTED BY:

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

By: _____

Print: _____

Title: _____

Date: _____

SECTION VIII



MBS CAPITAL MARKETS, LLC

UNDERWRITING AGREEMENT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

June 5, 2019

Board of Supervisors
Westside Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the “Underwriter”) offers to enter into this agreement (the “Agreement”) with the Westside Community Development District (the “District”) which, upon your acceptance of this offer, will be binding the District and the Underwriter. This agreement relates to the proposed issuance of the District’s Special Assessment Revenue Refunding Bonds (the “Bonds”) for the purpose of refunding the District’s outstanding Special Assessment Revenue Bonds, Series 2005 (the “Series 2005 Bonds”) and outstanding Special Assessment Revenue Bonds, Series 2007 (the “Series 2007 Bonds” and collectively with the Series 2005 Bonds, the “Prior Bonds”). The Underwriter intends to serve as the Underwriter, not as municipal advisor in connection with the issuance of the Bonds.

1. Scope of Services: The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

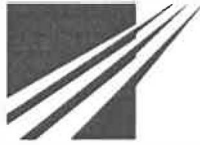
- o Advice regarding the structure, timing, terms, and other similar matters concerning the particular of municipal securities described above.
- o Preparation of rating strategies and presentations related to the issue being underwritten.
- o Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
- o Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- o Assistance in the preparation of the Preliminary Official Statement, if any, and the final Official Statement.
- o Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- o Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- o Preparation of post-sale reports for the issue, if any.

Member: FINRA/SIPC

4890 WEST KENNEDY BLVD. SUITE 940
TAMPA, FLORIDA 33609
PHONE: 813.281.2700

152 LINCOLN AVENUE
WINTER PARK, FLORIDA 32789
PHONE: 407.622.0130

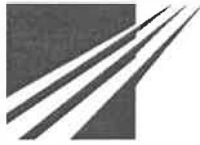
1005 BRADFORD WAY
KINGSTON, TENNESSEE 37763
PHONE: 865.717.0303



MBS CAPITAL MARKETS, LLC

Page | 2

- o Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.
- 2. **Fees:** No fees will be incurred with the execution of this Agreement. The underwriting fee for the sale or placement of the Bonds is 1.5% of the principal amount of the Bonds. The Underwriter will be responsible for its own out-of-pocket expenses with the exception of underwriter's or disclosure counsel which fee will be paid from the proceeds of the Bonds. The Underwriter will be responsible for any fees pertaining to obtaining an investment grade rating for the Bonds. Such rating fees will be paid from proceeds of the Bonds contingent upon the successful sale and delivery or placement of the Bonds.
- 3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.
- 4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel, if any, will deliver to the District a purchase or placement contract setting forth its rights and duties in connection with such purchase or placement as well as detailing the terms of the Bonds.
- 5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
- 6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement you are acknowledging receipt of the same.



MBS CAPITAL MARKETS, LLC

Page | 3

This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

By execution of this Agreement, you are acknowledging receipt of the MSRB Rule G-17 required disclosures attached hereto as Exhibit A.

Sincerely,
MBS Capital Markets, LLC

Brett Sealy
Managing Partner

Approved and Accepted By:

Title:

Date:



MBS CAPITAL MARKETS, LLC

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EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- (ii) The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;
- (iii) Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;
- (iv) The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- (v) The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

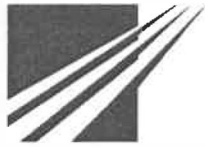
Disclosure Concerning the Underwriter's Compensation

Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the



MBS CAPITAL MARKETS, LLC

Page | 5

delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with any District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

SECTION IX

*This item will be provided under
separate cover*

SECTION X

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
REQUISITION FOR SERIES 2019 BONDS**

The undersigned, an Authorized Officer of Westside Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, as trustee (the "Trustee"), dated as of February 1, 2005 (the "Master Indenture"), as supplemented by the Fifth Supplemental Indenture from the District to the Trustee, dated as of April 1, 2019 (the Master Indenture as amended and supplemented is hereinafter referred to as the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 1

(B) Name of Payee: Mattamy Orlando, LLC

(C) Amount Payable: \$2,347,833.16

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Solara Phase 2 Assessment Area

(E) Fund or Account and subaccount, if any, from which disbursement to be made:

2019 Acquisition and Construction Account.


The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the 2019 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the 2019 Project and each represents a Cost which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or duplicate copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

**WESTSIDE COMMUNITY DEVELOPMENT
DISTRICT**

By: 

Authorized Officer

CONSULTING ENGINEER'S APPROVAL OF 2019 PROJECT COSTS

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the 2019 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the 2019 Project with respect to which such disbursement is being made; and, (ii) the report of the Consulting Engineer for the 2019 Project, as such report shall have been amended or modified on the date hereof. The undersigned further certifies that (a) the 2019 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore; (b) the 2019 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the 2019 Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (d) the plans and specifications for the 2019 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the 2019 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (f) for that portion of the 2019 Project being acquired, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the 2019 Project for which disbursement is made hereby.

[CONSULTING ENGINEER]

Mark Vintari, P.E.

Title: DISTRICT ENGINEER

MARK VINCUTONIS, P.E.

MAY 21, 2019



HANSON, WALTER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

May 1, 2019

Mr. George Flint, District Manager
Westside Community Development District
135 W. Central Blvd., Suite 320
Orlando, FL 32801

Re: Westside CDD Requisition #1 – Solara Phase 2 - Series 2019 Bonds
HWA 3930-9-08

Dear Mr. Flint:

The completed to date and paid Construction costs for Solara Phase 2 are shown in the below table. These costs represent construction items in which the Engineer's report identified as items being funded, in part, by bonds issued by the District with the Developer funding the balance.

Solara Phase 2 Construction Cost Summary			
Item / Category	Completed to Date	10% Retainage	This Requisition
Earthwork	\$50,175.10	\$5,017.51	\$45,157.59
Roadway	N/A	N/A	N/A
Roadway Drainage Improvements	\$849,105.44	\$84,910.54	\$764,194.90
Wastewater Collection System	\$793,362.71	\$79,336.27	\$714,026.44
Potable Water Distribution	\$544,413.79	\$54,441.38	\$489,972.41
Reclaim Water Distribution	\$18,579.70	\$1,857.97	\$16,721.73
Stormwater Management	\$231,475.16	\$23,147.52	\$208,327.64
Landscape, Hardscape & Signage	\$0	\$0	\$0
Underground Electric	\$0	\$0	\$0
Street Lights	N/A	N/A	N/A
Professional Services and Permitting Fees	\$109,432.45	N/A	\$109,432.45
Totals:	\$2,596,544.35	\$248,711.19	\$2,347,833.16

The Contractor's Pay Application No. 6 dated 4/25/2109 was used to determine the amounts and is on file with our office. The Contractor's name is The Briar Team. The above costs reflect a 10% retainage being held back on the Contractor's work that is completed to date. Costs listed in the Professional Services and Permitting Fees category include surveying, design and permitting costs that have been paid to Hanson, Walter & Associates, Inc. as well as the County SDP inspection fees. Copies of the contracts and invoices are on file with our office. that Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Mark Vincutonis, P.E.
District Engineer

8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com
Website: www.hansonwalter.com

SECTION XI

Westside CDD Website Compliance Proposal

(URL: <http://westsidecdd.com/>) – Website Type: Small

Website Accessibility for People with Disabilities as per

Nondiscrimination requirements of Title II of the American Disabilities Act (ADA)

Date	Version#	Comments	Author
August 13, 2018	1.0	Updated The Law, ADA and WCAG section details	VB Joshi, Kristen T
January 10 th , 2019	2.0	Updated conversion and support costs based on discussed scope	VB Joshi
February 25, 2019	2.2	Updated fee-simple pricing and human audit seal	VB Joshi
March 21, 2019	2.3	Added quarterly audit as per insurance requirement	VB Joshi
March 28, 2019	2.4	Updated Annual Maintenance price for ADA support only	VB Joshi
May 7, 2019	2.5	Updated for CDD specific info after conversing with CDD Manager	VB Joshi
May 20, 2019	2.6	Added Human Audit Details	VB Joshi



VGlobalTech's Compliance Seal & Human Audit Compliance Seal*

(* Quarterly Human Audit Contract required)



VGlobalTech the ADA, WCAG Compliance Experts, with over 100 ADA & WCAG compliant websites created (....and counting) to-date! We have also partnered with a non-profit agency to conduct Human Audit and Certification Seal

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Page 1 of 14

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1.0 The Law

Source: http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0189/Sections/0189.069.html

189.069 Special districts; required reporting of information; web-based public access.—

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.

7. A description of the boundaries or service area of, and the services provided by, the special district.

8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s.189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. The public facilities report, if applicable.

15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

(b) The department's website list of special districts in the state required under s. 189.061 shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection

2.0 ADA & WCAG Compliance – Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven day a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The **Americans with Disabilities Act (ADA)** and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

The World Wide Web Consortium (W3C) sets the main international standards for the World Wide Web and its accessibility. W3C created the Web Content Accessibility Guidelines (WCAG 2.0 and 2.1) which are similar to Section 508, but on an international level. WCAG 2.0 and 2.1 requires specific techniques for compliance and is more current than Section 508.

Many countries and international organizations require compliance with WCAG 2.0 and 2.1. The guidelines are categorized into three levels of compliance: A (must support), AA (should support), and AAA (may support). Representatives from the accessibility community around the world participate in the evolution of these guidelines.

Source: <https://www.w3.org/WAI/standards-guidelines/wcag/>

Visit <http://vglobaltech.com/website-compliance/> for more details, do a website compliance check on your website and to download a PDF proposal.

2.1 Common Problems and VGlobalTech Solutions for Website Accessibility

2.1.1 Problem: Images Without Text Equivalents

Solution: Add a Text Equivalent to Every Image

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

2.1.2 Problem: Documents Are Not Posted In an Accessible Format

Solution: Post Documents in a Text-Based Format

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

2.1.3 Problem: Specifying Colors and Font Sizes

Solution: Avoid Dictating Colors and Font Settings

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

2.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

2.1.5 Web Content Accessibility Guidelines (WCAG)

Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
 - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
 - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
 - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
 - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

If any of these are not true, users with disabilities will not be able to use the Web.

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

Upon full remediation the CDD Website shall receive VGlobalTech's and Human Audit Compliance Seals*

3.0 Pricing

Website Complexity: Medium Level Websites

**VGlobalTech team shall complete the following critical tasks for client website.
All costs below are per website / CDD:**

3.1 Existing Website Remediation / New Website Build:

	Task
1.	Remediate existing website / Build new website from start for ADA and WCAG compliance requirements – ALL webpages on the website. Create accessibility document, code review, html updates, plugins / security updates required for ADA and WCAG compliance
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc.). Braille Readers, Other assistance technology compatibility
3.	ADA Standards application (as per Section 1 above). ADA.gov, Web Content Accessibility Guidelines (WCAG)
4.	PDF Documents conversion (to Text, HTML etc.) as needed for ADA Compliance / Reader Compliance (up to 2 years of documents shall be converted)
5.	Create a webpage showing websites ADA Compliance efforts
6.	Create customized footer with VGlobalTech's ADA Compliance Seal (valid for 1 year only)
	Web Design Total: \$2275/- (one time)

3.2 ADA Compliance Monthly Maintenance and Upgrade

Maintenance contract starts after initial conversion is completed (Optional Maintenance – It is critical to maintain compliance as websites get updated):

The Annual Maintenance DOES NOT include the quarterly audits proposed in the previous section.

Maintenance contract is required to receive VGlobalTech's proprietary document conversion software (PDF to RTF) that allows you to easily convert documents or submit to VGlobalTech and get docs converted within less than 24 hrs.

	Task
1.	Assist with ADA Website Compliance tasks for current / new website on an ongoing basis – All new webpages and content that is put on the website – Customer must notify what updates are made (<i>content shall be uploaded by client, VGlobalTech shall provide feedback on the content ADA requirements – This is as per customers' request. Please contact VGlobalTech if a full maintenance, including content upload is required</i>)
2.	PDF Documents conversion (to Text, HTML etc) as needed (<i>new documents during the maintenance year only</i>) for ADA Compliance / Reader Compliance. VGlobalTech's proprietary batch conversion software is included as long as the contract is valid (big time saver that creates compliant documents that can be uploaded to the website). There is no limit on how many documents you can convert using VGlobalTech's software. If Auto conversion fails, VGlobalTech team shall perform manual OCR and conversion within 24 hrs.
	Monthly Maintenance: (starts after initial compliance engagement quoted above is complete): \$1350 /- (annually – can be broken into equal monthly charges) *support beyond 8 hrs / month shall be billed at \$55 / hr separately **Annual maintenance can be broken up into smaller monthly bills.

3.3 Quarterly Technical and Human Audit

This audit is as per the Florida Insurance Alliance guidelines. Please check with your insurance agency for specific requirements. **Read more here:** https://vglobaltech.com/wp-content/uploads/2019/03/FIA_ADA_Guidelines-2019-2020.pdf

VGlobalTech has partnered with a local agency for the visually impaired – LightHouse Works. LightHouse has developed a unique program for digital accessibility that is run by visually impaired personnel that are highly skilled in human auditing of websites and software as per the section 508 stipulations. Read more about our partnership here: <https://vglobaltech.com/website-compliance/>

Together we are now able to provide not one but two compliance seals for all our customers:

1. Digital Asset Technical Compliance Seal:



VGlobalTech in-house technical team shall remediate / test the website / software for ADA, WCAG compliance. VGlobalTech's technical design & development team is fully aware of the Americans with Disability Act (ADA), Web Content Accessibility Guidelines (WCAG), **Section 508** of the Rehabilitation Act of 1973 and overall the design principles of a professional, accessible, functional and responsive web design. The entire team has taken dedicated time and efforts to learn these design principles first hand. Our purpose is clear – **Universal, Creative Web design that works for everyone, everywhere and every time!**

2. Human Audit Seal:



LightHouse Works' visually impaired personnel shall actually test the website for compliance as per the section 508 and ADA requirements. The VGlobalTech technical team shall remediate any points discovered by LightHouse team and send the site for re-certification. Upon satisfactory completion LightHouse shall provide the Human Audit Seal that will be specific to the site and the VGlobalTech team shall put the seal on the site. This is an added layer of true Human Audit testing that provides full ADA compliance.

Cost for Technical and Human Audits:

\$1600 / Four Audits per Year

(paid as a onetime fee) (Seals renewed every quarter) (Audits are conducted by VGlobalTech and LightHouse Agency together)

This proposal includes following points, stipulations terms and conditions:

*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps **unless otherwise noted*

* email and phone communication

*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the SME's in the compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues.

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on www.VGlobalTech.com website. If client requests a refund within seven days of the date of signing their agreement they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

4.0 Proposal Acceptance:

The VGlobalTech proposed solution and terms have been accepted by the customer and the VGlobalTech can proceed with the project. All payments shall be made according to this agreement.

Select Proper Option Below, Sign and Date, Return to contact@vglobaltech.com:

☐ **Option1: Website only**

Section 3.1: One time (website conversion and compliance cost):

☐ **Option2: Website and Monthly Maintenance**

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.2 ADA Compliance Monthly Maintenance and Upgrade

☐ **Option3: Website and Quarterly Audits**

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.3 Quarterly Technical and Human Audit Testing

☐ **Option4: Website, Monthly Maintenance and Quarterly Audits**

Section 3.1: One time (website conversion and compliance cost)

+

Section 3.2 ADA Compliance Monthly Maintenance and Upgrade

+

Section 3.3 Quarterly Technical and Human Audit Testing

Signatures:

For Customer

Date

VB Joshi

For VGlobalTech

Date

5.0 References:

ADA Best Practices Tool Kit for State and Local Governments:

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

U.S. Department of Justice, Civil Rights Division, Disability Rights Section

<https://www.ada.gov/websites2.htm>

Web design Standards: <https://www.w3schools.com/>

Web Content Accessibility Guidelines (WCAG) <https://www.w3.org/TR/WCAG21/>

VGlobalTech Web Content Accessibility Implementation and Checkpoints:

<http://vglobaltech.com/website-compliance/>



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Call: 321-947-7777 | Email: contact@VGlobalTech.com

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SECTION XII

SECTION C

SECTION 1

Westside

Community Development District

Summary of Check Register

April 6, 2019 to May 28, 2019

Fund	Date	Check No.'s		Amount
General	04/15/19	1472	\$	-
	04/16/19	1473	\$	5,287.27
	05/01/19	1474-1479	\$	20,891.55
	05/13/19	1480	\$	5,759.70
	05/14/19	1481-1482	\$	12,885.00
	05/22/19	1483	\$	2,572.41
			\$	47,395.93
Payroll	<u>April 2019</u>			
	Scott D Stewart	50249	\$	184.70
	Thomas O Franklin	50250	\$	184.70
			\$	369.40
			\$	47,765.33

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 *** CHECK DATES 04/06/2019 - 05/28/2019 *** WESTSIDE CDD - GENERAL FUND
 BANK A WESTSIDE CDD

RUN 5/30/19

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/15/19	00001	4/01/19 320	201904 310-51300-34000	MANAGEMENT FEES-APR19	#	3,315.33	
		4/01/19 320	201904 310-51300-35100	INFO TECH-APR19	*	83.33	
		4/01/19 320	201904 310-51300-31300	DISSEMINATION-APR19	*	291.67	
		4/01/19 320	201904 310-51300-51000	OFFICE SUPPLIES	*	.30	
		4/01/19 320	201904 310-51300-42000	POSTAGE	*	12.76	
		4/01/19 320	201904 310-51300-42500	COPIES	*	21.90	
		4/01/19 320	201904 310-51300-41000	TELEPHONE	*	14.81	
		4/01/19 321	201904 320-53800-49000	FIELD MANAGEMENT-APR19	*	1,547.17	
		4/01/19 320	201904 310-51300-34000	MANAGEMENT FEES-APR19	V	3,315.33-	
		4/01/19 320	201904 310-51300-34000	MANAGEMENT FEES-APR19	V	3,315.33-	
		4/01/19 320	201904 310-51300-35100	INFO TECH-APR19	V	83.33-	
		4/01/19 320	201904 310-51300-35100	INFO TECH-APR19	V	83.33-	
		4/01/19 320	201904 310-51300-31300	DISSEMINATION-APR19	V	291.67-	
		4/01/19 320	201904 310-51300-31300	DISSEMINATION-APR19	V	291.67-	
		4/01/19 320	201904 310-51300-51000	OFFICE SUPPLIES	V	.30-	
		4/01/19 320	201904 310-51300-51000	OFFICE SUPPLIES	V	.30-	
		4/01/19 320	201904 310-51300-42000	POSTAGE	V	12.76-	
		4/01/19 320	201904 310-51300-42000	POSTAGE	V	12.76-	
		4/01/19 320	201904 310-51300-42500	COPIES	V	21.90-	
		4/01/19 320	201904 310-51300-42500	COPIES	V	21.90-	
		4/01/19 320	201904 310-51300-41000	TELEPHONE	V	14.81-	
		4/01/19 320	201904 310-51300-41000	TELEPHONE	V	14.81-	
		4/01/19 321	201904 320-53800-49000	FIELD MANAGEMENT-APR19	V	1,547.17-	

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*** CHECK DATES 04/06/2019 - 05/28/2019 ***

WESTSIDE CDD - GENERAL FUND
BANK A WESTSIDE CDD

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
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		FIELD MANAGEMENT-APR19					
		4/01/19 320	201904 310-51300-34000		P	3,315.33	
		MANAGEMENT FEES-APR19					
		4/01/19 320	201904 310-51300-35100		P	83.33	
		INFO TECH-APR19					
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		MANAGEMENT FEES-APR19					
		4/01/19 320	201904 310-51300-35100		*	83.33	
		INFO TECH-APR19					
		4/01/19 320	201904 310-51300-31300		*	291.67	
		DISSEMINATION-APR19					
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		OFFICE SUPPLIES					
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		POSTAGE					
		4/01/19 320	201904 310-51300-42500		*	21.90	
		COPIES					
		4/01/19 320	201904 310-51300-41000		*	14.81	
		TELEPHONE					
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		3/01/19 3966-03-	201903 310-51300-31200		*	450.00	
		ARBITRAGE-SERIES 2007					
			AMTEC				900.00 001474
5/01/19 00056		4/30/19 10730	201904 320-53800-46400		*	600.00	
		STORM WATER POND APR19					

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*** CHECK DATES 04/06/2019 - 05/28/2019 ***

WESTSIDE CDD - GENERAL FUND

BANK A WESTSIDE CDD

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
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		GOODMAN POND APR19					
		4/30/19 10730	201904 320-53800-46400		*	275.00	
		SOLARA PND S1,S2,S3 APR19					
				AQUATIC WEED MANAGEMENT, INC.			975.00 001475
5/01/19	00006	4/16/19 6-522-26	201904 310-51300-42000		*	82.45	
		DELIVERY 4/9/19					
		4/23/19 6-529-82	201904 310-51300-42000		*	51.96	
		DELIVERY 4/16/19					
				FEDEX			134.41 001476
5/01/19	00029	4/22/19 85237	201903 310-51300-31500		*	2,502.26	
		HOA EASEMENT/AUDIT/BOND					
				LATHAM,SHUKER,EDEN & BEAUDINE, LLP			2,502.26 001477
5/01/19	00015	3/25/19 5312671	201903 310-51300-32300		*	3,717.38	
		TRUSTEE FEES 2018 SERIES					
				US BANK			3,717.38 001478
5/01/19	00039	4/15/19 OS 15461	201904 320-53800-46200		*	12,662.50	
		MTHLY LANDSCAPE APR19					
				YELLOWSTONE LANDSCAPE			12,662.50 001479
5/13/19	00001	5/01/19 323	201905 310-51300-34000		*	3,315.33	
		MANAGEMENT FEES-MAY19					
		5/01/19 323	201905 310-51300-35100		*	83.33	
		INFO TECH-MAY19					
		5/01/19 323	201905 310-51300-31300		*	583.33	
		DISSEMINATION-MAY19					
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		POSTAGE					
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		COPIES					
		5/01/19 324	201905 320-53800-49000		*	1,547.17	
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5/14/19	00007	4/05/19 60701470	201904 310-51300-48000		*	222.50	
		NOT OF MTG 4/15/19					
				ORLANDO SENTINEL			222.50 001481
5/14/19	00039	5/01/19 OS 21746	201905 320-53800-46200		*	12,662.50	
		MTHLY LANDSCAPE MAY19					
				YELLOWSTONE LANDSCAPE			12,662.50 001482

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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/30/19

PAGE 4

*** CHECK DATES 04/06/2019 - 05/28/2019 ***

WESTSIDE CDD - GENERAL FUND
BANK A WESTSIDE CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/22/19	00029	5/15/19 85634	201904 310-51300-31500			2,572.41	
		FORECLOSURE/BOARNERGE		LATHAM,SHUKER,EDEN & BEAUDINE, LLP			2,572.41 001483
TOTAL FOR BANK A						47,395.93	
TOTAL FOR REGISTER						47,395.93	

WEST WESTSIDE

KCOSTA

SECTION 2

*This item will be provided under
separate cover*

SECTION 3

Westside CDD
FY 2019
Direct Bill Status

District	Landowner	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Westside	Westside CDD Holdings 18-25-27-3160-000A-0080 (Former Fairwinds)	\$119,658	\$0	\$119,658	Nov	\$59,829.19		\$0.00	\$59,829.19 Paid @ Closing - 12/11/18
		2005	\$0		Feb	\$29,914.60		\$0.00	\$29,914.60 Paid @ Closing - 12/11/18
		2007	\$0		May	\$29,914.60		\$0.00	\$29,914.60 Paid @ Closing - 12/11/18
					Total	\$119,658.38	\$0.00		\$119,658.38
	DR Horton 18-25-27-3160-000B-0040	\$84,012	\$0	\$84,012	Nov	\$42,006.16		\$0.00	\$42,006.16 Paid 11/1/19
		2005	\$415,856		Feb	\$21,003.08		\$0.00	\$21,003.08 Paid 1/29/19
		2007	\$135,432		May	\$21,003.08		\$0.00	\$21,003.08
					Total	\$84,012.31	\$0.00		\$84,012.31
	Golden Cay LLC 07-25-27-5461-0001-0000	\$18,341	\$73,271	\$91,612	Nov	\$9,170.36	\$36,635.56	\$45,805.92	\$45,805.92 Paid 11/8/18
		2005	\$52,640		Feb	\$4,585.18	\$18,317.78	\$22,902.96	\$22,902.96 Paid 3/11/19
		2007	\$20,631		May	\$4,585.18	\$18,317.78	\$22,902.96	\$22,902.96
					Total	\$18,340.72	\$73,271.12	\$91,611.84	\$91,611.84
	BR Grand at Westside 06-25-27-5474-0001-0030	\$48,514	\$0	\$48,514	Nov	\$24,257.08		\$0.00	\$24,257.08 Paid 10/29/18
		2005	\$0		Feb	\$12,128.54		\$0.00	\$12,128.54 Paid 3/12/19
		2007	\$0		May	\$12,128.54		\$0.00	\$12,128.54
					Total	\$48,514.15	\$0.00		\$48,514.15
	Land One Acquisition 1825273160000B0110	\$43,485	\$0	\$43,485	Nov	\$21,742.63			\$21,742.63 Paid 11/8/18
		2005	\$0		Feb	\$10,871.31			\$10,871.31 Paid 2/4/19
		2007	\$0		May	\$10,871.31			\$10,871.31
					Total	\$43,485.25			\$43,485.25
	Mattamy 18-25-27-1941-0001-FD10	\$18,971	\$0	\$18,971	Nov	\$9,485.74			\$9,485.74 Paid 10/17/18
		2005	\$0.00		Feb	\$4,742.87			\$4,742.87 Paid 2/4/19
		2007	\$0.00		May	\$4,742.87			\$4,742.87 Paid 4/18/19
					Total	\$18,971.47			\$18,971.47
	Land One Acquisition 19-25-27-3160-000B-0030	\$13,125	\$0	\$13,125	Nov	\$6,562.40			\$6,562.40 Paid 11/8/18
		2005	\$0.00		Feb	\$3,281.20			\$3,281.20 Paid 2/4/19
		2007	\$0.00		May	\$3,281.20			\$3,281.20
					Total	\$13,124.79			\$13,124.79
	Boanerge 07-25-27-5461-0001-0015		\$34,907		Nov	\$17,453.26	\$75,092.84	\$92,546.10	\$92,546.10
		O & M			Feb	\$8,726.63	\$37,546.42	\$46,273.05	\$46,273.05
		2005 Debt	\$110,920		May	\$8,726.63	\$37,546.42	\$46,273.05	\$46,273.05
		2007 Debt	\$39,266					\$185,092.20	\$185,092.20

SECTION 4



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 24, 2019

Ms. Stacie Vanderbilt
Recording Secretary
Westside Community Development District
135 W. Central Blvd.
Suite 320
Orlando, FL 32801

RE: Westside Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter of April 16, 2019 requesting confirmation of the number of registered voters within the Westside Community Development District as of April 15, 2019.

The number of registered voters within the Westside CDD is 527 as of April 15, 2019.

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

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

RECEIVED

APR 26 2019

BY: _____

SECTION 5

REBATE REPORT
\$17,525,000
Westside Community
Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds
Series 2005

Dated: December 1, 2005
Delivered: December 2, 2005

Rebate Report to the Computation Date
December 1, 2020
Reflecting Activity To
November 30, 2018



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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

March 1, 2019

Westside Community Development District
c/o Ms. Katie Costa
Governmental Management Services-CF, LLC
1412S Narcoossee Road
St. Cloud, FL 34771

Re: \$17,525,000 Westside Community Development District, (Osceola County, Florida),
Special Assessment Revenue Bonds, Series 2005

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Westside Community Development District (the "District")

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986 (the "Code"), as amended, and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled the next Report as of November 30, 2019. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the December 1, 2020 Computation Date
Reflecting Activity from December 2, 2005 through November 30, 2018

Fund Description	Taxable Investment Yield	Net Income	Rebatable Arbitrage
General Fund	4.191805%	\$153,765.81	\$(119,008.94)
Cost of Issuance Fund	4.024843%	662.36	(602.19)
Debt Service Interest Fund	4.555539%	101,423.05	(53,148.39)
Debt Service Reserve Fund	1.778874%	163,677.27	(614,940.11)
Totals		\$419,528.49	\$(787,699.63)

Summary	
Bond Yield	5.650445%
Taxable Investment Yield	2.903101%
Rebatable Arbitrage	\$(787,699.63)
Rebate Computation Credits	(28,988.26)
Net Rebatable Arbitrage	\$(816,687.89)

SUMMARY OF YIELD RESTRICTION COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the December 1, 2020 Computation Date
Reflecting Activity from December 1, 2008 through November 30, 2018

Fund Description	Taxable Investment Yield	Yield Reduction Liability
General Fund	1.151902%	\$(407.23)

Summary	
Bond Yield (+0.125%) *	5.775445%
Taxable Investment Yield	1.151902%
Yield Reduction Liability	\$(407.23)

* Pursuant to the Treasury Regulations Section 1.148-2(d)(2), for yield restriction purposes, the Bond Yield is adjusted upwardly by 0.125% for funds not held in a refunding escrow or allocable to replacement proceeds.

Based upon our computations, no rebate or yield reduction liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage and Yield Reduction Liability, investment activity is reflected from December 2, 2005, the date of the closing, to November 30, 2018, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of December 1, 2020.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For purposes of computing Rebatable Arbitrage and Yield Reduction Liability, interest earnings and yield, the value of investments, outstanding and subject to rebate at the end of the Computation Period, was as follows:

Fund / Account	Value	Accrued Interest	Totals
Debt Service Reserve			
-- Money Market	\$573,833.41	\$866.31	\$574,699.72
General			
-- Money Market	4.22	0.00	4.22
Totals	\$573,837.63	\$866.31	\$574,703.94

4. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
5. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
6. During the period between December 2, 2005 and November 30, 2018, the District made periodic payments into the Debt Service Sinking, Interest and Prepayment Funds that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Sinking, Interest and Prepayment Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

7. The Bonds were issued, in part, for the purpose of current refunding the District's outstanding Bond Anticipation Notes, Series 2005 (the "Notes") on December 2, 2005. There were no unspent proceeds of the Notes as of the redemption date; therefore, transferred proceeds calculations were not required.

DEFINITIONS

8. Computation Date

December 1, 2020.

9. Computation Period

The period beginning on December 2, 2005, the date of the closing, and ending on November 30, 2018.

10. Temporary Period

The period ending three years from the date of the closing during which time arbitrage profits and losses may be blended.

11. Yield Reduction Period

The period subsequent to the Temporary Period that proceeds are yield restricted to the yield on the Bonds, plus 0.125%.

12. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

13. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

14. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

15. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

16. Rebtable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

17. Yield Reduction Liability

The Rebatale Arbitrage accumulated after the Temporary Period, at the bond yield plus 0.125%.

18. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District, SunTrust Bank, Trustee, and US Bank, Successor Trustee, as follows:

Fund	Account Number
General	7909832
Cost of Issuance	7909833
Deferred Costs	7909834
Debt Service Sinking	7909835
Debt Service Interest	7909836
Debt Service Prepayment	7909837
Debt Service Reserve	7909838
Revenue	7909839

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatale Arbitrage and Yield Reduction Liability, as of November 30, 2018, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to December 1, 2020. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on December 1, 2020, is the Rebatale Arbitrage and Yield Reduction Liability.

\$17,525,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2005
Delivered: December 2, 2005

Sources of Funds

Par Amount	\$17,525,000.00
Underwriter's Discount	-350,500.00
Accrued Interest	<u>2,750.45</u>
Total	\$17,177,250.45

Uses of Funds

Redemption of Notes	\$ 4,162,777.78
General Fund	9,887,185.81
Cost of Issuance Fund	145,000.00
Debt Service Interest Fund	1,767,040.61
Debt Service Reserve Fund	<u>1,215,246.25</u>
Total	\$17,177,250.45

PROOF OF ARBITRAGE YIELD

\$17,525,000
 Westside Community Development District
 (Osceola County, Florida)
 Special Assessment Revenue Bonds, Series 2005

Date	Debt Service	Present Value to 12/02/2005 @ 5.6504446%
05/01/2006	412,567.71	403,161.83
11/01/2006	495,081.25	470,501.48
05/01/2007	495,081.25	457,574.00
11/01/2007	495,081.25	445,001.71
05/01/2008	725,081.25	633,829.17
11/01/2008	488,583.75	415,360.22
05/01/2009	733,583.75	606,507.16
11/01/2009	481,662.50	387,283.87
05/01/2010	736,662.50	576,043.76
11/01/2010	474,458.75	360,815.94
05/01/2011	744,458.75	550,589.90
11/01/2011	466,831.25	335,774.62
05/01/2012	751,831.25	525,906.65
11/01/2012	458,780.00	312,099.52
05/01/2013	763,780.00	505,309.26
11/01/2013	450,163.75	289,640.87
05/01/2014	770,163.75	481,917.54
11/01/2014	441,123.75	268,441.99
05/01/2015	781,123.75	462,285.41
11/01/2015	431,518.75	248,364.98
05/01/2016	791,518.75	443,049.49
11/01/2016	421,348.75	229,368.13
05/01/2017	801,348.75	424,241.63
11/01/2017	410,613.75	211,410.01
05/01/2018	815,613.75	408,391.73
11/01/2018	399,172.50	194,380.80
05/01/2019	824,172.50	390,311.37
11/01/2019	387,166.25	178,316.25
05/01/2020	837,166.25	374,977.74
11/01/2020	374,453.75	163,114.40
05/01/2021	849,453.75	359,860.51
11/01/2021	361,035.00	148,745.59
05/01/2022	866,035.00	347,000.89
11/01/2022	346,768.75	135,124.92
05/01/2023	881,768.75	334,156.98
11/01/2023	331,655.00	122,231.38
05/01/2024	896,655.00	321,382.25
11/01/2024	315,693.75	110,043.11
05/01/2025	915,693.75	310,418.40
11/01/2025	298,743.75	98,490.96
05/01/2026	933,743.75	299,381.94
11/01/2026	280,805.00	87,559.46
05/01/2027	950,805.00	288,330.13
11/01/2027	261,877.50	77,231.97
05/01/2028	971,877.50	278,747.38
11/01/2028	241,820.00	67,451.53
05/01/2029	991,820.00	269,049.88
11/01/2029	220,632.50	58,206.27
05/01/2030	1,015,632.50	260,577.68
11/01/2030	198,173.75	49,447.81

PROOF OF ARBITRAGE YIELD

\$17,525,000
 Westside Community Development District
 (Osceola County, Florida)
 Special Assessment Revenue Bonds, Series 2005

Date	Debt Service	Present Value to 12/02/2005 @ 5.6504446%
05/01/2031	1,038,173.75	251,925.05
11/01/2031	174,443.75	41,167.74
05/01/2032	1,064,443.75	244,300.70
11/01/2032	149,301.25	33,324.66
05/01/2033	1,089,301.25	236,456.19
11/01/2033	122,746.25	25,912.62
05/01/2034	1,117,746.25	229,480.93
11/01/2034	94,637.50	18,895.87
05/01/2035	1,149,637.50	223,236.39
11/01/2035	64,833.75	12,243.50
05/01/2036	1,179,833.75	216,683.36
11/01/2036	33,335.00	5,953.95
05/01/2037	1,213,335.00	210,759.01
	38,282,652.71	17,527,750.45

Proceeds Summary

Delivery date	12/02/2005
Par Value	17,525,000.00
Accrued interest	2,750.45
Target for yield calculation	17,527,750.45

BOND DEBT SERVICE

\$17,525,000
 Westside Community Development District
 (Osceola County, Florida)
 Special Assessment Revenue Bonds, Series 2005

Dated Date 12/01/2005
 Delivery Date 12/02/2005

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2006			412,567.71	412,567.71	412,567.71
11/01/2006			495,081.25	495,081.25	
05/01/2007			495,081.25	495,081.25	990,162.50
11/01/2007			495,081.25	495,081.25	
05/01/2008	230,000	5.650%	495,081.25	725,081.25	1,220,162.50
11/01/2008			488,583.75	488,583.75	
05/01/2009	245,000	5.650%	488,583.75	733,583.75	1,222,167.50
11/01/2009			481,662.50	481,662.50	
05/01/2010	255,000	5.650%	481,662.50	736,662.50	1,218,325.00
11/01/2010			474,458.75	474,458.75	
05/01/2011	270,000	5.650%	474,458.75	744,458.75	1,218,917.50
11/01/2011			466,831.25	466,831.25	
05/01/2012	285,000	5.650%	466,831.25	751,831.25	1,218,662.50
11/01/2012			458,780.00	458,780.00	
05/01/2013	305,000	5.650%	458,780.00	763,780.00	1,222,560.00
11/01/2013			450,163.75	450,163.75	
05/01/2014	320,000	5.650%	450,163.75	770,163.75	1,220,327.50
11/01/2014			441,123.75	441,123.75	
05/01/2015	340,000	5.650%	441,123.75	781,123.75	1,222,247.50
11/01/2015			431,518.75	431,518.75	
05/01/2016	360,000	5.650%	431,518.75	791,518.75	1,223,037.50
11/01/2016			421,348.75	421,348.75	
05/01/2017	380,000	5.650%	421,348.75	801,348.75	1,222,697.50
11/01/2017			410,613.75	410,613.75	
05/01/2018	405,000	5.650%	410,613.75	815,613.75	1,226,227.50
11/01/2018			399,172.50	399,172.50	
05/01/2019	425,000	5.650%	399,172.50	824,172.50	1,223,345.00
11/01/2019			387,166.25	387,166.25	
05/01/2020	450,000	5.650%	387,166.25	837,166.25	1,224,332.50
11/01/2020			374,453.75	374,453.75	
05/01/2021	475,000	5.650%	374,453.75	849,453.75	1,223,907.50
11/01/2021			361,035.00	361,035.00	
05/01/2022	505,000	5.650%	361,035.00	866,035.00	1,227,070.00
11/01/2022			346,768.75	346,768.75	
05/01/2023	535,000	5.650%	346,768.75	881,768.75	1,228,537.50
11/01/2023			331,655.00	331,655.00	
05/01/2024	565,000	5.650%	331,655.00	896,655.00	1,228,310.00
11/01/2024			315,693.75	315,693.75	
05/01/2025	600,000	5.650%	315,693.75	915,693.75	1,231,387.50
11/01/2025			298,743.75	298,743.75	
05/01/2026	635,000	5.650%	298,743.75	933,743.75	1,232,487.50
11/01/2026			280,805.00	280,805.00	
05/01/2027	670,000	5.650%	280,805.00	950,805.00	1,231,610.00
11/01/2027			261,877.50	261,877.50	
05/01/2028	710,000	5.650%	261,877.50	971,877.50	1,233,755.00
11/01/2028			241,820.00	241,820.00	
05/01/2029	750,000	5.650%	241,820.00	991,820.00	1,233,640.00

BOND DEBT SERVICE

\$17,525,000

Westside Community Development District

(Osceola County, Florida)

Special Assessment Revenue Bonds, Series 2005

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2029			220,632.50	220,632.50	
05/01/2030	795,000	5.650%	220,632.50	1,015,632.50	1,236,265.00
11/01/2030			198,173.75	198,173.75	
05/01/2031	840,000	5.650%	198,173.75	1,038,173.75	1,236,347.50
11/01/2031			174,443.75	174,443.75	
05/01/2032	890,000	5.650%	174,443.75	1,064,443.75	1,238,887.50
11/01/2032			149,301.25	149,301.25	
05/01/2033	940,000	5.650%	149,301.25	1,089,301.25	1,238,602.50
11/01/2033			122,746.25	122,746.25	
05/01/2034	995,000	5.650%	122,746.25	1,117,746.25	1,240,492.50
11/01/2034			94,637.50	94,637.50	
05/01/2035	1,055,000	5.650%	94,637.50	1,149,637.50	1,244,275.00
11/01/2035			64,833.75	64,833.75	
05/01/2036	1,115,000	5.650%	64,833.75	1,179,833.75	1,244,667.50
11/01/2036			33,335.00	33,335.00	
05/01/2037	1,180,000	5.650%	33,335.00	1,213,335.00	1,246,670.00
	17,525,000		20,757,652.71	38,282,652.71	38,282,652.71

\$17,525,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2005
General Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.650445%)
12/02/05	Beg Bal	-9,887,185.81	-22,803,168.08
12/02/05		789,472.62	1,820,788.77
12/05/05		50,366.34	116,107.75
12/05/05		556,138.29	1,282,046.06
12/06/05		14,600.66	33,653.18
12/07/05		21,394.83	49,305.48
12/20/05		62,133.27	142,901.48
12/20/05		269,926.03	620,807.98
12/20/05		270.00	620.98
01/23/06		53,245.82	121,837.16
01/23/06		195,218.52	446,699.30
02/27/06		714,887.67	1,627,221.12
03/01/06		70,444.42	160,245.74
03/15/06		123,650.00	280,668.01
03/27/06		174,580.97	395,538.77
03/27/06		616,893.70	1,397,663.07
04/21/06		443,633.75	1,001,390.45
04/21/06		1,231,626.71	2,780,084.31
05/31/06		239,818.46	538,071.37
05/31/06		2,604,480.69	5,843,572.25
06/29/06		293,574.50	655,731.76
06/29/06		901,331.31	2,013,225.14
08/29/06		600,000.00	1,327,779.37
11/21/06		10,929.08	23,880.65
02/12/07		4,228.22	9,123.79
02/12/07		-1,982.70	-4,278.33
11/02/07		-484.65	-1,004.54
12/04/07		-5.70	-11.76
12/10/07		-440.81	-908.32
01/03/08		-4.82	-9.90
02/04/08		-4.00	-8.17
03/04/08		-2.81	-5.72
03/14/08		-716.30	-1,454.66
04/02/08		-2.55	-5.16
04/14/08		-203.65	-411.66
05/02/08		-73.13	-147.41
11/04/08		-13.50	-26.46
11/05/08		-0.73	-1.43
12/02/08		-3.55	-6.93
12/03/08		-3.18	-6.20
01/05/09		-1.89	-3.67
01/15/09		-7.39	-14.32
02/04/09		-13.87	-26.81
02/10/09		-0.82	-1.58
03/04/09		-9.43	-18.14
03/17/09		-0.57	-1.09
04/03/09		-6.21	-11.89
04/13/09		-0.39	-0.75

\$17,525,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2005
General Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.650445%)
05/04/09		-3.93	-7.49
06/03/09		-4.59	-8.71
07/03/09		-2.43	-4.59
12/14/09		1,353.66	2,493.61
12/14/09		348.25	641.52
03/04/13		-0.18	-0.28
04/02/13		-0.29	-0.44
11/07/18		393.70	441.75
11/30/18	GF MMkt Bal	4.22	4.72
12/01/20	TOTALS:	153,765.81	-119,008.94

ISSUE DATE:	12/02/05	REBATABLE ARBITRAGE:	-119,008.94
COMP DATE:	12/01/20	NET INCOME:	153,765.81
BOND YIELD:	5.650445%	TAX INV YIELD:	4.191805%

\$17,525,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2005
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.650445%)
12/02/05	Beg Bal	-145,000.00	-334,418.65
12/02/05		25,643.75	59,143.09
12/05/05		13,000.00	29,968.44
12/05/05		5,000.00	11,526.32
12/05/05		5,000.00	11,526.32
12/05/05		6,757.57	15,577.99
12/05/05		30,000.00	69,157.95
01/11/06		4,282.53	9,817.51
02/09/06		12,500.00	28,531.77
02/17/06		1,495.81	3,410.02
03/09/06		40,000.00	90,878.70
02/12/07		1,982.70	4,278.33
12/01/20	TOTALS:	662.36	-602.19

ISSUE DATE:	12/02/05	REBATABLE ARBITRAGE:	-602.19
COMP DATE:	12/01/20	NET INCOME:	662.36
BOND YIELD:	5.650445%	TAX INV YIELD:	4.024843%

\$17,525,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2005
Debt Service Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.650445%)
12/02/05	Beg Bal	-1,767,040.61	-4,075,388.57
01/04/06		-1,210.69	-2,778.46
02/01/06		-0.94	-2.15
03/01/06		-0.84	-1.91
04/03/06		-0.93	-2.11
05/01/06		-0.90	-2.03
05/01/06		412,567.71	929,826.46
06/01/06		-0.93	-2.09
06/28/06		-10,400.00	-23,233.17
07/03/06		-10,177.54	-22,718.61
08/01/06		-505.67	-1,123.89
08/03/06		173.27	384.99
08/09/06		-1,585.91	-3,520.45
09/01/06		-0.89	-1.97
09/14/06		-1,958.37	-4,323.76
10/02/06		-12,755.38	-28,083.41
10/13/06		-1,817.48	-3,994.72
11/01/06		-95.75	-209.87
11/01/06		495,081.25	1,085,134.29
11/08/06		-4,716.42	-10,326.40
12/01/06		-0.90	-1.96
12/28/06		-10,400.00	-22,594.81
01/02/07		-198.56	-431.12
01/10/07		-3,569.12	-7,739.80
01/10/07		-3,448.57	-7,478.39
02/01/07		-1,200.40	-2,594.68
02/09/07		-4,087.27	-8,823.74
03/02/07		-0.92	-1.98
04/03/07		-1.02	-2.18
05/01/07		495,081.25	1,055,319.18
05/02/07		-0.98	-2.09
06/04/07		-0.99	-2.10
06/28/07		-20,519.72	-43,355.80
07/03/07		-3.33	-7.03
07/16/07		20,519.72	43,235.18
07/26/07		-20,519.72	-43,168.31
08/02/07		-0.52	-1.09
09/05/07		-1.00	-2.09
10/02/07		-0.95	-1.98
11/01/07		495,081.25	1,026,323.26
11/02/07		484.65	1,004.54
12/04/07		5.70	11.76
12/10/07		440.81	908.32
01/03/08		4.82	9.90
01/31/08		-25,982.55	-53,125.97
02/04/08		4.00	8.17
03/04/08		2.81	5.72
03/14/08		716.30	1,454.66

\$17,525,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2005
Debt Service Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.650445%)
04/02/08		2.55	5.16
04/14/08		203.65	411.66
05/01/08		83,185.95	167,709.64
05/02/08		73.13	147.41
<hr/>			
12/01/20	TOTALS:	101,423.05	-53,148.39
<hr/>			

ISSUE DATE:	12/02/05	REBATABLE ARBITRAGE:	-53,148.39
COMP DATE:	12/01/20	NET INCOME:	101,423.05
BOND YIELD:	5.650445%	TAX INV YIELD:	4.555539%

\$17,525,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2005
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.650445%)
12/02/05	Beg Bal	-1,215,246.25	-2,802,765.62
01/04/06		1,210.69	2,778.46
02/01/06		0.94	2.15
03/01/06		0.84	1.91
04/03/06		0.93	2.11
05/01/06		0.90	2.03
06/01/06		0.93	2.09
06/28/06		10,400.00	23,233.17
07/03/06		10,177.54	22,718.61
08/01/06		505.67	1,123.89
08/01/06		173.27	385.11
08/03/06		-173.27	-384.99
08/09/06		1,585.91	3,520.45
09/01/06		0.89	1.97
09/14/06		1,958.37	4,323.76
10/02/06		12,755.38	28,083.41
10/13/06		1,817.48	3,994.72
11/01/06		95.75	209.87
11/08/06		4,716.42	10,326.40
12/01/06		0.90	1.96
12/28/06		10,400.00	22,594.81
01/02/07		198.56	431.12
01/10/07		3,569.12	7,739.80
01/10/07		3,448.57	7,478.39
02/01/07		1,200.40	2,594.68
02/09/07		4,087.27	8,823.74
03/02/07		0.92	1.98
04/03/07		1.02	2.18
05/02/07		0.98	2.09
06/04/07		0.99	2.10
06/28/07		20,519.72	43,355.80
07/03/07		3.33	7.03
07/16/07		-20,519.72	-43,235.18
07/26/07		20,519.72	43,168.31
08/02/07		0.52	1.09
09/05/07		1.00	2.09
10/02/07		0.95	1.98
11/15/07		0.94	1.94
12/04/07		0.86	1.77
01/03/08		0.86	1.77
02/01/08		25,982.55	53,117.75
02/01/08		4,581.00	9,365.22
02/04/08		0.79	1.61
03/04/08		0.58	1.18
03/17/08		12,155.99	24,674.94
04/02/08		0.53	1.07
04/14/08		3,019.82	6,104.24
05/02/08		0.60	1.21

\$17,525,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2005
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.650445%)
05/23/08		2,536.16	5,095.72
06/03/08		0.75	1.50
06/10/08		2,349.28	4,707.83
07/02/08		0.67	1.34
07/07/08		2,184.69	4,359.75
08/04/08		2,215.51	4,402.81
08/04/08		0.68	1.35
09/03/08		0.68	1.35
10/02/08		0.68	1.34
10/21/08		4,303.07	8,450.04
10/22/08		33,354.14	65,488.21
10/22/08		-33,354.14	-65,488.21
11/04/08		54,680.13	107,160.88
11/04/08		0.73	1.43
11/06/08		-54,680.13	-107,127.71
11/07/08		16,702.75	32,718.47
11/19/08		1,509.46	2,951.35
12/02/08		3.18	6.21
12/18/08		991.62	1,930.16
01/05/09		1.89	3.67
01/16/09		583.94	1,131.71
02/03/09		13.87	26.81
02/10/09		307.33	593.42
03/03/09		9.43	18.14
03/19/09		196.11	376.38
04/02/09		6.21	11.89
04/14/09		124.82	238.64
05/01/09		416,050.53	793,331.69
05/04/09		3.93	7.49
05/06/09		-152,280.00	-290,145.27
05/11/09		0.11	0.21
06/02/09		4.59	8.71
07/02/09		2.43	4.59
07/09/09		62.63	118.17
07/14/09		-10.95	-20.65
08/04/09		42.09	79.11
09/04/09		11.02	20.62
10/09/09		7.51	13.97
11/02/09		296,297.77	549,376.69
11/06/09		6.58	12.19
12/04/09		5.38	9.93
12/23/09		7,731.67	14,222.86
12/23/09		21,314.58	39,209.42
12/24/09		10,718.39	19,714.05
01/07/10		5.24	9.62
02/05/10		4.95	9.05
03/03/10		4.91	8.93
03/18/10		30.00	54.47

\$17,525,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2005
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.650445%)
03/18/10		16,820.95	30,538.69
03/18/10		812.86	1,475.76
03/18/10		1,426.61	2,590.03
03/18/10		204.60	371.45
03/18/10		1,973.61	3,583.12
03/18/10		13,583.23	24,660.56
03/18/10		152.00	275.96
04/13/10		5.08	9.19
05/17/10		4.68	8.42
06/15/10		4.83	8.65
07/14/10		4.65	8.29
08/06/10		5.07	9.01
09/02/10		-51.37	-90.93
10/07/10		10.00	17.60
11/10/10		4.83	8.46
01/10/11		9.52	16.52
02/15/11		4.83	8.34
03/08/11		4.37	7.52
04/07/11		4.84	8.29
06/24/11		9.52	16.11
08/04/11		4.69	7.89
08/04/11		4.83	8.12
04/01/16		42,021.88	54,501.14
04/01/16		255,000.00	330,727.50
04/20/16		-42,021.88	-54,341.10
04/20/16		-255,000.00	-329,756.32
06/20/17		755.29	915.24
11/30/18	DSRF MMkt Bal	573,833.41	641,581.27
11/30/18	DSRF MMkt Acc	866.31	968.59
<hr/>			
12/01/20	TOTALS:	163,677.27	-614,940.11
<hr/>			

ISSUE DATE:	12/02/05	REBATABLE ARBITRAGE:	-614,940.11
COMP DATE:	12/01/20	NET INCOME:	163,677.27
BOND YIELD:	5.650445%	TAX INV YIELD:	1.778874%

\$17,525,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2005
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.650445%)
12/01/06		-1,000.00	-2,181.68
12/01/07		-1,400.00	-2,888.81
12/01/08		-1,430.00	-2,790.79
12/01/09		-1,490.00	-2,750.29
12/01/10		-1,500.00	-2,618.69
12/01/11		-1,520.00	-2,509.79
12/01/12		-1,550.00	-2,420.62
12/01/13		-1,590.00	-2,348.51
12/01/14		-1,620.00	-2,263.14
12/01/15		-1,650.00	-2,180.12
12/01/16		-1,650.00	-2,061.96
12/01/17		-1,670.00	-1,973.85
12/01/20	TOTALS:	-18,070.00	-28,988.26

ISSUE DATE: 12/02/05 REBATABLE ARBITRAGE: -28,988.26
COMP DATE: 12/01/20
BOND YIELD: 5.650445%

\$17,525,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2005
General Fund

YIELD RESTRICTION CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.775445%)
12/01/08	GF MMkt Accrual	-1.87	-3.70
12/01/08	GF MMkt Balance	-1,976.38	-3,913.77
12/02/08		-3.55	-7.03
12/03/08		-3.18	-6.30
01/05/09		-1.89	-3.72
01/15/09		-7.39	-14.53
02/04/09		-13.87	-27.19
02/10/09		-0.82	-1.61
03/04/09		-9.43	-18.40
03/17/09		-0.57	-1.11
04/03/09		-6.21	-12.06
04/13/09		-0.39	-0.76
05/04/09		-3.93	-7.60
06/03/09		-4.59	-8.83
07/03/09		-2.43	-4.65
12/14/09		348.25	650.12
12/14/09		1,353.66	2,527.06
03/04/13		-0.18	-0.28
04/02/13		-0.29	-0.45
11/07/18		393.70	442.86
11/30/18	GF MMkt Bal	4.22	4.73
<hr/>			
12/01/20	TOTALS:	62.86	-407.23
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ISSUE DATE:	12/02/05	YIELD REDUCTION AMT:	-407.23
COMP DATE:	12/01/20	NET INCOME:	62.86
BOND YIELD:	5.775445%	TAX INV YIELD:	1.151902%

REBATE REPORT
\$17,510,000
Westside Community
Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds
Series 2007

Dated: December 1, 2007
Delivered: December 3, 2007

Rebate Report to the Computation Date
December 2, 2022
Reflecting Activity To
November 30, 2018



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AMTEC

American Municipal Tax-Exempt Compliance

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March 1, 2019

Westside Community Development District
c/o Ms. Katie Costa
Governmental Management Services-CF, LLC
1412S Narcoossee Road
St. Cloud, FL 34771

Re: \$17,510,000 Westside Community Development District, (Osceola County, Florida), Special
Assessment Revenue Bonds, Series 2007

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Westside Community Development District (the "District")

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986 (the "Code"), as amended, and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled the next Report as of November 30, 2019. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the December 2, 2022 Computation Date
Reflecting Activity from December 3, 2007 through November 30, 2018

Fund Description	Taxable Investment Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	1.128249%	\$ 3,506.11	\$ (47,910.83)
Cost of Issuance Fund	3.637368%	454.28	(1,284.75)
Debt Service Interest Fund	2.607434%	19,297.67	(95,968.15)
Debt Service Reserve Fund	0.663224%	60,008.89	(1,238,872.86)
Totals		\$83,266.95	\$(1,384,036.59)

Summary	
Bond Yield	7.262670%
Taxable Investment Yield	0.828765%
Rebatable Arbitrage	\$(1,384,036.59)
Rebate Computation Credits	(31.198.90)
Net Rebatable Arbitrage	\$(1,415,235.49)

SUMMARY OF YIELD RESTRICTION COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the December 2, 2022 Computation Date
Reflecting Activity from December 2, 2010 through November 30, 2018

Fund Description	Taxable Investment Yield	Yield Reduction Liability
Acquisition & Construction Fund	0.033874%	\$(12,689.60)

Summary	
Bond Yield (+0.125%) *	7.387670%
Taxable Investment Yield	0.033874%
Yield Reduction Liability	\$(12,689.60)

* Pursuant to the Treasury Regulations Section 1.148-2(d)(2), for yield restriction purposes, the Bond Yield is adjusted upwardly by 0.125% for funds not held in a refunding escrow or allocable to replacement proceeds.

Based upon our computations, no rebate or yield reduction liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage and Yield Reduction Liability, investment activity is reflected from December 3, 2007, the date of the closing, to November 30, 2018, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of December 2, 2022.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For purposes of computing Rebatable Arbitrage and Yield Reduction Liability, interest earnings and yield, the value of investments, outstanding and subject to rebate at the end of the Computation Period, was as follows:

Debt Service Reserve Fund	Value	Accrued Interest	Totals
- Money Market	\$723,442.20	\$1,056.94	\$724,499.14
Totals	\$723,442.20	\$1,056.94	\$724,499.14

4. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
5. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
6. During the period between December 3, 2007 and November 30, 2018, the District made periodic payments into the Debt Service Interest, Sinking and Redemption Prepayment Funds that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Interest, Sinking and Redemption Prepayment Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

7. Computation Date

December 2, 2022.

8. Computation Period

The period beginning on December 3, 2007, the date of the closing, and ending on November 30, 2018.

9. Temporary Period

The period ending three years from the date of the closing during which time arbitrage profits and losses may be blended.

10. Yield Reduction Period

The period subsequent to the Temporary Period that proceeds are yield restricted to the yield on the Bonds, plus 0.125%.

11. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

12. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

13. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

14. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

15. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

16. Yield Reduction Liability

The Rebatable Arbitrage accumulated after the Temporary Period, at the bond yield plus 0.125%.

17. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund	Account Number
Revenue	119508000
Acquisition & Construction	119508001
Deferred Cost	119508002
Cost of Issuance	119508003
Debt Service Interest	119508004
Debt Service Sinking	119508005
Debt Service Redemption Prepayment	119508006
Debt Service Reserve	119508007

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage and Yield Reduction Liability, as of November 30, 2018, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to December 2, 2022. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on December 2, 2022, is the Rebatable Arbitrage and Yield Reduction Liability.

\$17,510,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2007
Delivered: December 3, 2007

Sources of Funds

Par Amount	\$17,510,000.00
Original Issue Discount	-109,437.50
Underwriter's Discount	-350,200.00
Accrued Interest	7,004.00
Total	\$17,057,366.50

Uses of Funds

Acquisition & Construction Fund	\$14,405,435.78
Cost of Issuance Fund	150,000.00
Debt Service Interest Fund	1,074,310.72
Debt Service Reserve Fund	1,427,620.00
Total	\$17,057,366.50

PROOF OF ARBITRAGE YIELD

\$17,510,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2007

Date	Debt Service	Present Value to 12/03/2007 @ 7.2626703%
05/01/2008	525,300.00	510,117.57
11/01/2008	630,360.00	590,691.11
05/01/2009	800,360.00	723,712.49
11/01/2009	624,240.00	544,679.70
05/01/2010	809,240.00	681,358.76
11/01/2010	617,580.00	501,765.31
05/01/2011	812,580.00	637,063.09
11/01/2011	610,560.00	461,905.97
05/01/2012	820,560.00	599,024.34
11/01/2012	603,000.00	424,776.37
05/01/2013	828,000.00	562,836.53
11/01/2013	594,900.00	390,215.77
05/01/2014	839,900.00	531,615.14
11/01/2014	586,080.00	357,960.88
05/01/2015	851,080.00	501,600.49
11/01/2015	576,540.00	327,888.30
05/01/2016	856,540.00	470,059.71
11/01/2016	566,460.00	299,973.95
05/01/2017	871,460.00	445,318.41
11/01/2017	555,480.00	273,905.36
05/01/2018	880,480.00	418,948.37
11/01/2018	543,780.00	249,673.90
05/01/2019	893,780.00	395,994.77
11/01/2019	531,180.00	227,095.98
05/01/2020	906,180.00	373,844.59
11/01/2020	517,680.00	206,085.26
05/01/2021	922,680.00	354,442.31
11/01/2021	503,100.00	186,490.91
05/01/2022	938,100.00	335,553.21
11/01/2022	487,440.00	168,245.06
05/01/2023	952,440.00	317,225.21
11/01/2023	470,700.00	151,280.58
05/01/2024	970,700.00	301,046.04
11/01/2024	452,700.00	135,477.53
05/01/2025	992,700.00	286,670.97
11/01/2025	433,260.00	120,732.22
05/01/2026	1,013,260.00	272,461.04
11/01/2026	412,380.00	107,001.54
05/01/2027	1,032,380.00	258,488.31
11/01/2027	390,060.00	94,241.38
05/01/2028	1,060,060.00	247,143.72
11/01/2028	365,940.00	82,326.17
05/01/2029	1,085,940.00	235,745.16
11/01/2029	340,020.00	71,227.93
05/01/2030	1,115,020.00	225,391.44
11/01/2030	312,120.00	60,881.49
05/01/2031	1,142,120.00	214,973.19
11/01/2031	282,240.00	51,262.53
05/01/2032	1,177,240.00	206,326.68
11/01/2032	250,020.00	42,283.80

PROOF OF ARBITRAGE YIELD

\$17,510,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2007

Date	Debt Service	Present Value to 12/03/2007 @ 7.2626703%
05/01/2033	1,210,020.00	197,469.83
11/01/2033	215,460.00	33,929.99
05/01/2034	1,245,460.00	189,258.68
11/01/2034	178,380.00	26,156.59
05/01/2035	1,288,380.00	182,300.47
11/01/2035	138,420.00	18,899.55
05/01/2036	1,328,420.00	175,023.77
11/01/2036	95,580.00	12,151.71
05/01/2037	1,375,580.00	168,758.36
11/01/2037	49,500.00	5,859.95
05/01/2038	1,424,500.00	162,727.04
	43,905,620.00	17,407,566.50

Proceeds Summary

Delivery date	12/03/2007
Par Value	17,510,000.00
Accrued interest	7,004.00
Premium (Discount)	-109,437.50
Target for yield calculation	17,407,566.50

BOND DEBT SERVICE

\$17,510,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2007

Dated Date 12/01/2007
Delivery Date 12/03/2007

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2008			525,300	525,300	525,300
11/01/2008			630,360	630,360	
05/01/2009	170,000	7.200%	630,360	800,360	1,430,720
11/01/2009			624,240	624,240	
05/01/2010	185,000	7.200%	624,240	809,240	1,433,480
11/01/2010			617,580	617,580	
05/01/2011	195,000	7.200%	617,580	812,580	1,430,160
11/01/2011			610,560	610,560	
05/01/2012	210,000	7.200%	610,560	820,560	1,431,120
11/01/2012			603,000	603,000	
05/01/2013	225,000	7.200%	603,000	828,000	1,431,000
11/01/2013			594,900	594,900	
05/01/2014	245,000	7.200%	594,900	839,900	1,434,800
11/01/2014			586,080	586,080	
05/01/2015	265,000	7.200%	586,080	851,080	1,437,160
11/01/2015			576,540	576,540	
05/01/2016	280,000	7.200%	576,540	856,540	1,433,080
11/01/2016			566,460	566,460	
05/01/2017	305,000	7.200%	566,460	871,460	1,437,920
11/01/2017			555,480	555,480	
05/01/2018	325,000	7.200%	555,480	880,480	1,435,960
11/01/2018			543,780	543,780	
05/01/2019	350,000	7.200%	543,780	893,780	1,437,560
11/01/2019			531,180	531,180	
05/01/2020	375,000	7.200%	531,180	906,180	1,437,360
11/01/2020			517,680	517,680	
05/01/2021	405,000	7.200%	517,680	922,680	1,440,360
11/01/2021			503,100	503,100	
05/01/2022	435,000	7.200%	503,100	938,100	1,441,200
11/01/2022			487,440	487,440	
05/01/2023	465,000	7.200%	487,440	952,440	1,439,880
11/01/2023			470,700	470,700	
05/01/2024	500,000	7.200%	470,700	970,700	1,441,400
11/01/2024			452,700	452,700	
05/01/2025	540,000	7.200%	452,700	992,700	1,445,400
11/01/2025			433,260	433,260	
05/01/2026	580,000	7.200%	433,260	1,013,260	1,446,520
11/01/2026			412,380	412,380	
05/01/2027	620,000	7.200%	412,380	1,032,380	1,444,760
11/01/2027			390,060	390,060	
05/01/2028	670,000	7.200%	390,060	1,060,060	1,450,120
11/01/2028			365,940	365,940	
05/01/2029	720,000	7.200%	365,940	1,085,940	1,451,880
11/01/2029			340,020	340,020	
05/01/2030	775,000	7.200%	340,020	1,115,020	1,455,040
11/01/2030			312,120	312,120	

BOND DEBT SERVICE

\$17,510,000
 Westside Community Development District
 (Osceola County, Florida)
 Special Assessment Revenue Bonds, Series 2007

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2031	830,000	7.200%	312,120	1,142,120	1,454,240
11/01/2031			282,240	282,240	
05/01/2032	895,000	7.200%	282,240	1,177,240	1,459,480
11/01/2032			250,020	250,020	
05/01/2033	960,000	7.200%	250,020	1,210,020	1,460,040
11/01/2033			215,460	215,460	
05/01/2034	1,030,000	7.200%	215,460	1,245,460	1,460,920
11/01/2034			178,380	178,380	
05/01/2035	1,110,000	7.200%	178,380	1,288,380	1,466,760
11/01/2035			138,420	138,420	
05/01/2036	1,190,000	7.200%	138,420	1,328,420	1,466,840
11/01/2036			95,580	95,580	
05/01/2037	1,280,000	7.200%	95,580	1,375,580	1,471,160
11/01/2037			49,500	49,500	
05/01/2038	1,375,000	7.200%	49,500	1,424,500	1,474,000
	17,510,000		26,395,620	43,905,620	43,905,620

\$17,510,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2007
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (7.262670%)
12/03/07	Beg Bal	-14,405,435.78	-41,992,636.61
12/03/07		5,959,883.83	17,373,388.75
12/03/07		6,150,395.39	17,928,740.41
12/03/07		11,868.70	34,597.91
12/03/07		2,039,172.51	5,944,299.88
12/26/07		-44.00	-127.68
02/29/08		1,623.44	4,652.45
02/29/08		25,596.42	73,354.15
02/29/08		3,246.86	9,304.84
02/29/08		138,324.36	396,409.55
06/30/08		-6,084.86	-17,024.82
07/02/08		-8.99	-25.14
11/25/09		1,660.00	4,202.22
11/25/09		1,345.00	3,404.81
11/25/09		772.50	1,955.55
11/25/09		250.00	632.86
11/25/09		250.00	632.86
11/25/09		250.00	632.86
11/25/09		500.00	1,265.73
11/25/09		668.75	1,692.91
11/25/09		2,795.87	7,077.63
11/25/09		560.50	1,418.88
11/25/09		925.00	2,341.60
11/25/09		813.75	2,059.97
11/25/09		125.00	316.43
11/25/09		218.75	553.76
11/25/09		721.40	1,826.19
11/25/09		3,395.39	8,595.29
12/14/09		384.25	969.06
12/14/09		1,353.66	3,413.86
12/23/09		7,731.67	19,464.11
12/23/09		21,314.57	53,658.40
12/24/09		10,718.39	26,977.68
06/07/10		140.00	341.17
06/07/10		285.00	694.53
11/04/13		-172,211.55	-329,087.73
11/05/13		200,000.00	382,114.35
02/08/18		0.33	0.47

12/02/22	TOTALS:	3,506.11	-47,910.83

ISSUE DATE:	12/03/07	REBATABLE ARBITRAGE:	-47,910.83
COMP DATE:	12/02/22	NET INCOME:	3,506.11
BOND YIELD:	7.262670%	TAX INV YIELD:	1.128249%

\$17,510,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2007
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (7.262670%)
12/03/07	Beg Bal	-150,000.00	-437,258.24
12/03/07		36,500.00	106,399.50
12/03/07		30,000.00	87,451.65
12/21/07		17,500.00	50,831.82
12/26/07		4,877.50	14,153.52
01/03/08		4,735.12	13,721.32
01/08/08		1,000.00	2,894.91
01/09/08		1,500.00	4,341.50
01/09/08		100.00	289.43
01/17/08		5,000.00	14,448.74
01/28/08		40,000.00	115,338.25
02/13/08		3,500.00	10,062.14
02/26/08		-343.20	-984.13
06/30/08		6,084.86	17,024.82
<hr/>			
12/02/22	TOTALS:	454.28	-1,284.75
<hr/>			

ISSUE DATE:	12/03/07	REBATABLE ARBITRAGE:	-1,284.75
COMP DATE:	12/02/22	NET INCOME:	454.28
BOND YIELD:	7.262670%	TAX INV YIELD:	3.637368%

\$17,510,000
 Westside Community Development District
 (Osceola County, Florida)
 Special Assessment Revenue Bonds, Series 2007
 Debt Service Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (7.262670%)
12/03/07	Beg Bal	-1,074,310.72	-3,131,674.76
01/03/08		-4,650.00	-13,474.66
02/04/08		-4,572.29	-13,168.33
03/04/08		-3,429.45	-9,818.37
04/02/08		-3,167.28	-9,017.62
05/01/08		525,300.00	1,487,020.73
05/02/08		-2,539.07	-7,186.18
06/03/08		-2,366.68	-6,657.25
07/02/08		-2,185.90	-6,113.50
08/04/08		-2,239.01	-6,222.46
09/03/08		-2,214.42	-6,118.85
10/02/08		-2,165.58	-5,949.61
11/03/08		597,838.07	1,632,412.73
12/02/22	TOTALS:	19,297.67	-95,968.15

ISSUE DATE:	12/03/07	REBATABLE ARBITRAGE:	-95,968.15
COMP DATE:	12/02/22	NET INCOME:	19,297.67
BOND YIELD:	7.262670%	TAX INV YIELD:	2.607434%

\$17,510,000
Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2007
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (7.262670%)
12/03/07	Beg Bal	-1,427,620.00	-4,161,590.72
01/03/08		4,650.00	13,474.66
02/04/08		4,572.29	13,168.33
03/04/08		3,429.45	9,818.37
04/02/08		3,167.28	9,017.62
05/02/08		2,539.07	7,186.18
06/03/08		2,366.68	6,657.25
07/02/08		2,185.90	6,113.50
08/04/08		2,239.01	6,222.46
09/03/08		2,214.42	6,118.85
10/02/08		2,165.58	5,949.61
11/04/08		1,739.76	4,749.52
12/02/08		1,425.73	3,870.69
01/05/09		1,026.29	2,768.09
02/03/09		608.91	1,633.25
03/03/09		347.38	926.24
04/02/09		228.81	606.59
05/01/09		458,745.23	1,209,202.39
05/04/09		144.76	381.34
05/06/09		-3,192.54	-8,406.85
05/06/09		-50,714.46	-133,545.40
06/02/09		43.68	114.43
07/02/09		16.01	41.69
07/14/09		-204.45	-531.17
11/02/09		233,036.66	592,617.57
03/18/10		30.00	74.26
03/18/10		16,820.95	41,638.63
03/18/10		812.86	2,012.16
03/18/10		1,426.61	3,531.43
03/18/10		204.60	506.47
03/18/10		1,973.61	4,885.48
03/18/10		13,583.23	33,623.97
03/18/10		152.00	376.26
05/25/10		306.25	748.09
05/25/10		290.00	708.40
05/25/10		680.00	1,661.07
05/25/10		1,438.75	3,514.51
05/25/10		19,964.48	48,768.32
09/30/14		17,230.56	30,866.88
10/01/14		290.51	520.32
10/24/14		6,309.91	11,249.96
10/27/14		5,000.00	8,909.22
10/28/14		921.85	1,642.27
10/28/14		609.60	1,086.00
10/28/14		91.50	163.01
10/28/14		542.67	966.76
10/28/14		213.24	379.89
10/28/14		1,455.12	2,592.28

\$17,510,000
 Westside Community Development District
 (Osceola County, Florida)
 Special Assessment Revenue Bonds, Series 2007
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (7.262670%)
11/30/18	DSRF MMkt Bal	723,442.20	962,730.45
11/30/18	DSRF MMkt Acc	1,056.94	1,406.54

12/02/22	TOTALS:	60,008.89	-1,238,872.86

ISSUE DATE: 12/03/07		REBATABLE ARBITRAGE:	-1,238,872.86
COMP DATE: 12/02/22		NET INCOME:	60,008.89
BOND YIELD: 7.262670%		TAX INV YIELD:	0.663224%

\$17,510,000
 Westside Community Development District
 (Osceola County, Florida)
 Special Assessment Revenue Bonds, Series 2007
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (7.262670%)
12/02/08		-1,430.00	-3,882.28
12/02/09		-1,490.00	-3,766.65
12/02/10		-1,500.00	-3,530.84
12/02/11		-1,520.00	-3,331.56
12/02/12		-1,550.00	-3,163.40
12/02/13		-1,590.00	-3,021.60
12/02/14		-1,620.00	-2,866.64
12/02/15		-1,650.00	-2,718.69
12/02/16		-1,650.00	-2,531.49
12/02/17		-1,670.00	-2,385.76
12/02/22	TOTALS:	-15,670.00	-31,198.90

ISSUE DATE: 12/03/07 REBATABLE ARBITRAGE: -31,198.90
 COMP DATE: 12/02/22
 BOND YIELD: 7.262670%

\$17,510,000
 Westside Community Development District
 (Osceola County, Florida)
 Special Assessment Revenue Bonds, Series 2007
 Acquisition & Construction Fund

YIELD RESTRICTION CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (7.387670%)
12/02/10	Beg Bal	-27,761.10	-66,299.03
11/04/13		-172,211.55	-332,709.81
11/05/13		200,000.00	386,318.77
02/08/18		0.33	0.47
12/02/22	TOTALS:	27.68	-12,689.60

ISSUE DATE:	12/03/07	YIELD REDUCTION AMT:	-12,689.60
COMP DATE:	12/02/22	NET INCOME:	27.68
BOND YIELD:	7.387670%	TAX INV YIELD:	0.033874%