

*Westside Community  
Development District*

*Agenda*

*October 2, 2019*

# AGENDA

# *Westside*

## *Community Development District*

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

September 25, 2019

**Board of Supervisors  
Westside Community  
Development District**

Dear Board Members:

The Board of Supervisors of Westside Community Development District will meet **Wednesday, October 2, 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. Acceptance of Resignation of Steven Rivera and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2020
  - B. Appointment of Individuals to Fulfill Seats #3 & #5
  - C. Administration of Oaths of Office to Newly Appointed Board Members
  - D. Election of Officers
  - E. Consideration of Resolution 2020-01 Electing Officers
4. Approval of Minutes of the September 11, 2019 Meeting
5. Consideration of Resolution 2020-02 Finalizing the Special Assessments and Securing the Series 2019 Bonds – Series 2005 & 2007 Refunding
6. Public Hearing
  - A. Consideration of Engineer's Report
  - B. Consideration of Master Assessment Methodology for Parcel K
  - C. Public Comment and Testimony
  - D. Consideration of Resolution 2020-03 Levying Assessments
7. Consideration of Resolution 2020-04 Bond Delegation Resolution – Parcel K
8. Consideration of Agreement with Berger, Toombs, Elam, Gaines and Frank to Provide Auditing Services for the Fiscal Year 2019
9. Consideration of Resolution 2020-05 Ratifying the Conveyance of Property
10. 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
11. Supervisor's Requests
12. Other Business
13. Adjournment

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

The third order of business is the Organizational Matters. Section A is the acceptance of resignation of Steven Rivera and appointment of an individual to fulfill the Board vacancy with a term ending November 2020. A copy of the letter is enclosed for your review. Section B is the appointment of individuals to fulfill Seats #3 & #5 and Section C is the administration of the Oath of Office to the newly appointed Board Members. There is no back-up material. Section D is the election of officers and Section E is the consideration of Resolution 2020-01 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 September 11, 2019 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolution 2020-02 finalizing the special assessments and securing the Series 2019 bonds related to the Series 2005 & 2007 refunding. A copy of the Resolution will be provided under separate cover.

The sixth order of business opens the public hearing. Section A is the consideration of the Engineer's Report and Section B is the consideration of the Master Assessment Methodology for Parcel K. Copies of both reports are enclosed for you review. Section C is the public comment and testimony and Section D is the consideration of Resolution 2020-03 levying assessments. A copy of the Resolution will be provided under separate cover.

The seventh order of business is the consideration of Resolution 2020-04 bond delegation resolution for Parcel K. A copy of the Resolution is enclosed for your review.

The eighth order of business is the consideration of agreement with Berger, Toombs, Elam, Gaines and Frank to provide auditing services for the Fiscal Year 2019. A copy of the agreement is enclosed for your review.

The ninth order of business is the consideration of Resolution 2020-05 ratifying the conveyance of property. A copy of the Resolution will be provided under separate cover.

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



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

Sincerely,



George S. Flint  
District Manager

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

Enclosures

## SECTION III

# SECTION A

**From:** George Flint [gflint@gmscfl.com](mailto:gflint@gmscfl.com)  
**Subject:** Fwd: Westside CDD - Resignation  
**Date:** September 23, 2019 at 5:07 PM  
**To:** Stacie Vanderbilt [svanderbilt@gmscfl.com](mailto:svanderbilt@gmscfl.com)



Begin forwarded message:

**From:** Steven Rivera <[Steven.Rivera@mattamycorp.com](mailto:Steven.Rivera@mattamycorp.com)>  
**Subject:** Westside CDD - Resignation  
**Date:** September 23, 2019 at 4:23:56 PM EDT  
**To:** George Flint <[gflint@gmscfl.com](mailto:gflint@gmscfl.com)>

Please accept this email as my resignation from the Board of Supervisors of the Westside CDD effective 9/23/2019.

Thank you,

Steven Rivera

George S. Flint  
Vice-President  
Governmental Management Services -  
Central Florida, LLC  
135 West Central BLVD, Suite 320  
Orlando, Florida 32801  
Tel: (407) 841-5524  
Cell: (407) 242-0501  
Fax: (407) 839-1526  
email: [gflint@gmscfl.com](mailto:gflint@gmscfl.com)

# SECTION E

## RESOLUTION 2020-01

### 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 **October 2, 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 2<sup>nd</sup> DAY OF OCTOBER, 2019.

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

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

# MINUTES

MINUTES OF MEETING  
WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Wednesday, September 11, 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:

Bennett Ruedas	Chairman
Scott Stewart	Assistant Secretary
Steven Rivera	Assistant Secretary

Also present were:

Jason Showe	District Manager
Andrew d'Adesky	District Counsel
Mark Vincutonis	District Engineer
William Viasalyers	Field Manager
Justin Rowan	MBS Capital Markets
Mike Williams	Bond Counsel by phone

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

- A. Appointment of Individuals to Fill Seats 3 & 5**
- B. Administration of Oaths of Office to Newly Appointed Board members**
- C. Consideration of Resolution 2019-28 Electing Officers**

This item continued.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the August 13, 2019 Meeting**



Mr. Stewart moved to approve the minutes and Mr. Rivera seconded the motion.

Mr. Ruedas stated I have asked this before, but I would like to get the minutes much sooner than we do so that items can be followed up by staff or Board members and by the time we get the minutes we are looking at the next meeting.

Mr. Showe stated we will make every effort to get them out as quick as we can. In other districts we have sent them out in “word” so if you want to make changes you can redline them and send them back.

On voice vote with all in favor the motion passed.

Mr. Williams joined the meeting by telephone at this time.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2019-27 Bond Delegation Resolution, Series 2005 and Series 2007 Refunding**

Mr. Showe stated the next item is consideration of Resolution 2019-27 the bond delegation resolution.

Mr. Williams stated we have a refunding bond issue closing at the end of this month to refund the 2005-1 and 2007-1 Bonds. The resolution before you, 2019-27 approves the form of sixth supplemental trust indenture, which is the contract between the District and the bondholders to which the trustee is a party. The blanks in that document will be filled in once the bonds are priced by MBS. It approves the form of the bond purchase contract, which is the document between the District and MBS that the chairman or vice chairman will be asked to execute once the bonds are priced and the parameters that MBS must meet are set forth in section 5 on page 3 of the resolution. It approves the form of the preliminary limited offering memorandum that MBS will use to market the bonds. It approves the form of the continuing disclosure agreement, which requires the District to provide ongoing disclosure to the municipal marketplace, their annual financial statements and other information. It approves the escrow deposit agreement. We can't retire the 2005-1 and 2007-1 bonds until November 1 so we will be closing roughly 30 days before that date so we have an escrow deposit agreement, which U.S. Bank will hold the funds to pay off those bonds on November 1 for that approximate 30-day

period. It authorizes the folks in the room and our law firm to take all action necessary to close the bond issue.

Mr. d'Adesky stated for the record I think there was a mix up in the agenda package. The one that was most recently circulated I think they switched the delegation resolution for Windsor and the delegation resolution for this. Substantially the form is the same, however, to be clear what we are approving right now is the refunding bonds not the Windsor Parcel K Bonds.

Mr. Williams stated if folks need me to send Resolution 2019-27 I can. I will send it to you right now.

Mr. d'Adesky stated I will have Justin go through the terms. Can you go over the amounts?

Mr. Williams stated the parameters in section 5, which again the Chairman or Vice Chairman are authorized to sign the bond purchase contract once Justin's firm has priced the bonds provide that the principal amount of the 2019 refunding bonds does not exceed the principal amount of the refunded bonds, the interest rate of the 2019 bonds will not exceed the maximum rate allowed by Florida Law, the underwriter's discount will not exceed 1 ½% of the principal amount of the 2019 bonds. The 2019 bonds shall be subject to optional redemption no later than May 1, 2029 at a redemption price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date and the final maturity date of the 2019 bonds shall be no later than May 1, 2038, which is the current bond maturity of the 2007-1 bonds.

Mr. Rowan stated with the approval of this resolution that gives us the authority to go out and start marketing the bonds. We anticipate a week to market the bonds to potential investors and next Thursday is our targeted pricing date and that is when we would have the interest rates and principal amount of the new refunding bonds. We would circulate numbers at that time and then after that is complete we allow another week or so to get staff to complete all the closing documents to incorporate the final pricing and terms.

Mr. Stewart stated it seems backwards to me that you are approving something and we are waiting to hear what the numbers are.

Mr. Rowan stated what you are approving is not to exceed parameters. This gives us the flexibility to go out into the market and price the bonds as long as they are under a specific par amount, as long as they don't exceed the existing maturity, as long as they don't exceed a certain interest rate.

Mr. Stewart stated I understand that but do we have any clue as to what they are?

Mr. Rowan stated I think I provided our best case estimate for pricing terms at the last meeting or the meeting before. I can try to pull that up.

Mr. Williams stated the only changes in the version I just emailed is the resolution number has been filled in and the effective date.

Mr. Showe stated the mix-up was that the version in the agenda package was correct but the one sent last night by email was the Parcel K one.

Mr. Rowan stated the existing interest rates on the 2005-1 bonds is 5.65% and on the 2007-1 bonds is 7.2% and we are currently hoping to price at 3.74% and 4%.

Mr. Williams asked have we a proposed preclosing date?

Mr. Rowan stated we are setting a closing date of the 30<sup>th</sup>, which is that Monday. Do we want to continue this meeting to do a bringdown resolution in two weeks right before the preclosing?

Mr. d'Adesky stated we can do that at the meeting immediately following, which is set for October 2<sup>nd</sup>. I think we will be fine.

Mr. Rowan asked can we continue to the 26<sup>th</sup>? We don't have to, but I always like to continue in case something comes up and we can always cancel it.

Mr. d'Adesky stated that is fine.

It was the consensus of the Board to continue the meeting to September 25, 2019 at 11:00 a.m. and it can be canceled if there is no need to meet; pre-close at the GMS office downtown and will just need the chairman to sign documents.

On MOTION by Mr. Stewart seconded by Mr. Ruedas with all in favor Resolution 2019-27 was approved.

## **SIXTH ORDER OF BUSINESS**

### **Ratification of Series 2018 Requisition no. 2 and Series 2019 Requisitions 2 & 3**

Mr. Ruedas asked what was the 2018 bonds for and what do we have left?

Mr. Showe stated that is the Solara project and the balance should be on the financials.

Mr. Ruedas stated for the 2019 requisitions that was mostly for soft costs.

Mr. d'Adesky stated yes. You have \$2,634 in your 2018 construction fund, \$456.828 in the 2019 construction fund. The requisition pretty much draws it down. Mark, would you be able to certify that project as complete relatively soon?

Mr. Vincutonis stated yes.

Mr. d'Adesky stated after we have drawn the construction fund down to zero and we received all the improvements, everything has been conveyed to the District we have to certify it as complete; it is an official process. That is good because it gets them off the hook for their obligations and certifies that we have received everything. That will probably come up at the next meeting or two.

Mr. Ruedas asked complete in terms of what infrastructure.

Mr. d'Adesky stated the infrastructure associated with that project or issuance that is going to Westside CDD. If we have received all the stormwater ponds and landscaping tracts then we are complete.

Mr. Ruedas stated I believe property has been conveyed, we need to ensure that permits have been conveyed as well. Ongoing O&M related to the maintenance of the wetland and stuff like that needs to come over to the Westside CDD.

Mr. d'Adesky stated if it is just permits that is fine if we have received the infrastructure and the infrastructure itself is complete and the fund is drawn down, we can certify it complete. The permits I'm fine if we are holding up on that.

Mr. Ruedas stated related to the 2019 requisition, Mark can you get with Robbie because I believe requisitions 2 and 3 for the 2019 are related to soft costs, there are still hard costs that need to be captured.

Mr. Showe stated there is \$456,000 for 2019.

Mr. Stewart asked what is the amount payable for?

Mr. Showe stated it is the coordination of the construction accounting that we have to do to keep the fund in compliance. Typically, we charge \$3,500 a year for that as part of our agreement but because those funds aren't available in the 2018, we have just taken what is left.

Mr. Stewart stated you have a lot more money to spend you probably have infrastructure.

Mr. Ruedas stated yes, infrastructure is nearly all the way in, in terms of the civil side of things. What is not yet in are walls, landscaping and all that, which may be what is remaining here. Mattamy won't get the certificate of completion until those hardscape and landscape

elements are completed, but we are running up against our own deadlines for their closings. While we don't have a certificate of completion I believe there may still be some money to be had there.

Mr. Stewart stated 2019 requisitions 2 and 3 are coming out of this \$456,000.

Mr. Showe stated yes.

On MOTION by Mr. Stewart seconded by Mr. Ruedas with all in favor requisition no. 2 from the series 2018 bonds and requisitions 2 and 3 from the series 2019 bonds were ratified.
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## **SEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. d'Adesky stated the project I will work on certifying that complete and we will bring that back to the next meeting or the meeting after. We have two issues going on now; we discussed the refunding for the Parcel K tract, we are looking at the public hearing in October and going through delegation resolution at that meeting. They will probably have a draw pretty quickly. I'm still waiting on some documents from them. They need to update their engineer's report and hopefully, they will do that.

Bennet, one of the duties of the chairman is that you have to sign off on all our offering documents. I sent on to you this morning for funding, which you have to review. I have reviewed it for legal sufficiency but you are the delegated person so you have to sign off. Even an email saying I'm signed off is good enough.

Mr. Rowan stated we have a certificate for him to sign too.

Mr. d'Adesky stated as part of our due diligence we have him sign off on it before we give our official sign-off. The sections we are looking at are the ones labeled, the District, and relating to the District, not the whole thing.

Mr. Showe stated typically by the time it gets to you it has been reviewed by a hundred eyes.

#### **B. Engineer**

There being none, the next item followed.

#### **C. Manager**

**i. Approval of Check Register**

Mr. Showe presented the check register from July 31, 2019 through August 27, 2019 in the amount of \$21,680.53.

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

**ii. Balance Sheet and Income Statement**

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

**iii. Discussion of Direct Bill Status**

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

**EIGHTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Ruedas stated a quick report related to Westside Boulevard reuse pressure issues. Mattamy has been meeting with the new executive director at Toho as recently as the end of last month. They are still working on trying to resolve issues, they have to go through their own Board and their Board meets tonight to move forward with a consultant on studying their system. They need to assess the situation before they can figure out the solution. We believe there is a capital program that is two to three years out, however, the need for pressure is immediate.

We had talked in several meetings about Westside Boulevard lighting with Duke Energy. Do we have a status of what is going on with that?

Mr. Viasalyers stated the last I remember we were trying to sign off on Pulte doing a cost share agreement. I will follow-up with George about that.

Mr. Ruedas stated Mattamy is working with Duke trying to get the east side of Westside Boulevard in front of the Solara property lit; the west side is already lit. The nuance there is that the west side was put in a year or so ago, HPS, not LED. They are coming with a proposal for LED, which is correct but what do you do with the west side of Westside Boulevard at this point? Do you know what type of lighting is on the balance of Westside Boulevard?

Mr. Viasalyers stated it is all HPS.

Mr. Ruedas stated then we may continue to push for HPS for Mattamy in front of Phase 2. I just wanted to re-understand what our conversation was with Duke about the gap lighting we were trying to get done with them whether it was HPS or LED.

Mr. Viasalyers stated it is all HPS. LED would not match the rest of the Boulevard.

Mr. Ruedas stated I thought we had a discussion about cost sharing the landscaping with somebody in medians.

Mr. Viasalyers stated that was the median between North Goodman and Monaco and Sandmine. The issue is the pressure; we are afraid to do any replacement without adequate water and have all that turf burn up. Once we go into the cooler season we can revisit that and get it done.

Mr. Ruedas stated Mattamy is working with Yellowstone out there and we are having pressure leaks done continuously throughout to see what is going on, on our end and what we can see as pressure drops so we can talk a little more analytically.

Mr. Viasalyers asked is a jockey pump an option they brought up?

Mr. Ruedas stated at this point all options are on the table. Solara has an agreement with Toho that Solara would have reuse. Where is it? Mattamy is reluctant to change out or replace dead landscaping because the reuse solution isn't there yet. It sounds like that landscaping issue is open pending resolution of the pressure issue. Are there any other open tasks that are out there like that, that we are trying to cost share or do anything with?

Mr. Viasalyers stated just that one.

Mr. Ruedas stated as mentioned earlier I would like to get the minutes sooner.

Mr. Showe stated we will figure out something.

## **NINTH ORDER OF BUSINESS**

## **Other Business**

There being none,

On MOTION by Mr. Stewart seconded by Mr. Ruedas with all in favor the meeting was continued to September 25, 2019 at 11:00 a.m. at the offices of Hanson, Walter & Associates.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION V



*This item will be provided under  
separate cover*

## SECTION VI

# SECTION A

# **WINDSOR PARCEL K COMMUNITY DEVELOPMENT DISTRICT**

## **MASTER ENGINEER'S REPORT INFRASTRUCTURE IMPROVEMENTS**

PREPARED FOR

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

PREPARED BY



June 2019

## WESTSIDE CDD ENGINEER'S REPORT TABLE OF CONTENTS

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### Appendix

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III.	Exhibit 3 – PD Concept Plan
IV.	Exhibit 4 – Development Permit Status
V.	Exhibit 5 – Stormwater Management Exhibit
VI.	Exhibit 6 – Water Distribution Exhibit
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VIII.	Exhibit 8 – Reclaim Distribution Exhibit
IX.	Exhibit 9 – Master Project Cost Summary

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Broc L. Althafer, P.E.      Date  
 Florida Engineer License No. 72321  
 Osceola Engineering, Inc. No. 26265

## WINDSOR PARCEL K CDD MASTER ENGINEER'S REPORT

### I. Introduction

**a. Location and General Description.** Windsor Parcel K is a residential land development project (the "Development") located in western Osceola County, Florida. The Development contains approximately 45.19 acres and is wholly contained within the limits of the Westside Community Development District (the "District"). The Development is located south and west of Goodman Road, and east of Westside Boulevard, all within Section 6, Township 26 South, Range 31 East. The location of the Development is graphically shown on **Exhibit 1-Location Map** and the Development Boundaries are shown by phase on **Exhibit 2- District Legal Description**, both located within the **Appendix** of this report.

In accordance with the Osceola County Comprehensive Plan, the Development is located within an area assigned future land use of Tourist Commercial (TC) and Commercial Tourism (CT) zoning.

**b. District Purpose and Scope.** The District has been established for the purpose of financing, acquiring or constructing, maintaining, and/or operating infrastructure necessary to support the development. The purpose of this report is to provide a description of the public infrastructure improvements to be financed, constructed, and/or acquired by the District. Pulte Home Corporation, the primary developer of the Development (the "Developer") has commenced construction in the Development, including improvements within the boundary of Phase 1, and construction will continue to be on-going. The Developer will construct the balance of the infrastructure needed for the Development that is not financed by the District.

The Westside Community Development District was established pursuant to Osceola County Ordinance No. 04-34 enacted by the Board of County Commissioners on August 30, 2004.

**c. Description of Land Use.** The lands within the Development encompass approximately 45.19 acres. The Development is planned as a 191 unit residential community consisting of detached single family units and attached townhome units to be developed in three (3) phases. The table below illustrates the current land use plan.

<u>Proposed Land Use</u>	<u>Approximate Area</u> (Acres)	<u>Units</u>
40' wide lots		77
50' wide lots		14
TH lots		100
Recreation Center	0.34	
Buffers, Parks, & Open Space	15.54	
Water Management Ponds	11.77	
<b>Total</b>	<b>45.19</b>	<b>191</b>

The Concept Plan included as **Exhibit 3** in the **Appendix** provides a pictorial illustration of the above proposed land uses.

## **II. Status of Permitting**

The current plan of development is expected to include 191 single family detached units on 40' and 50' wide lots, townhome lots, recreational uses, private roadways, storm water management areas, and open spaces.

The local government regulations governing the Development include: the Osceola County Comprehensive Plan; the Osceola County Land Development Code; and the Toho Water Authority.

State and Federal Agencies administering permit authority include: South Florida Water Management District; Florida Department of Environmental Protection and the United States Army Corps of Engineers. The Florida Department of State Division of Historical Resources also has public comment input required for the SFWMD permit.

The following permits are required for the Development:

1. South Florida Water Management District (SFWMD):
  - Environmental Resource General Construction Permit
  - General Water Use Permit for Construction Dewatering
2. Osceola County Growth Management Division
  - Preliminary Subdivision Plan Approval
  - Final Subdivision Plan Approval
  - Site Development Plan (Subdivision Construction Plan) Approval
3. Toho Water Authority
  - Construction Plan Approval of Utilities
4. State of Florida Department of Environmental Protection (FDEP)
  - Potable Water Supply Distribution System Permit
  - Domestic Wastewater/Transmission System Permit
  - National Pollutant Discharge Elimination System N.O.I.
5. Florida Department of State Division of Historical Resources:
  - Archeological Assessment Sufficiency Approval

As provided herein, this Development is proposed to be developed in three Phases. Phase 1 will consist of 40 Townhome units, roadway infrastructure, water, sewer and re-use utilities, one water management pond (existing), and open spaces on the southerly portion of the Development boundary. This area has received all necessary permits and is currently under construction.



Phase 2 will consist of 60 Townhome units, 28 single family detached units, roadway infrastructure, water, sewer and re-use utilities, and open spaces on the central portion of the Development boundary.

Phase 3 will consist of the remaining 63 single family detached units, roadway infrastructure, water, sewer and re-use utilities, and open spaces on the northern portion of the Development boundary.

Please see **Exhibit 4** in the **Appendix** for a detailed description of the permit status. It is our opinion the necessary permits for the construction of all phases of the Development have been obtained and there are no technical reasons existing at this time which would prohibit the implementation of the plans for the Development as presented herein. Furthermore, all permits not yet issued and which are necessary to affect the improvements described herein will be obtained during the ordinary course of constructing the Development.

### **III. Infrastructure Benefit**

The **project-wide public benefits** are provided by public infrastructure improvements that serve all residents in the District. These public infrastructure improvements include: master storm water management systems; potable water distribution systems; reclaimed water distribution systems; sanitary sewer collection systems designed to serve the entire District.

The proposed public infrastructure improvements identified in this Report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As the property is currently unused, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a residential subdivision. As noted, the District can construct, acquire, own, and/or operate all or a portion of the proposed public infrastructure discussed herein. As noted earlier, it's anticipated the Developer will construct the master project infrastructure (hereinafter defined) not financed or acquired by the District.

### **IV. Development Infrastructure Improvements**

This Report identifies the public infrastructure presently anticipated to be financed, designed, constructed and/or acquired by the District for the benefit of the developable lands within the Development. The Development infrastructure elements include: the cost of storm water management and drainage systems, potable water distribution systems, reuse water distribution systems, and sewer collection systems.

The proposed Master Project improvements to serve the Development's needs are listed in the following categories:

1. Storm Water Management System (Phases 1, 2 & 3)
2. Potable Water Distribution Systems (Phases 1, 2 & 3)
3. Reclaimed Water Distribution Systems (Phases 1, 2 & 3)
4. Sanitary Sewer Systems (Phases 1, 2 & 3)



Detailed descriptions of the above proposed Master Project improvements are provided in the following section. **Exhibit 9** in the **Appendix** shows an estimated cost for the proposed Master Project improvements.

## **V. Description of the Infrastructure and Construction Schedule**

1. **Storm Water Management Systems (Phases 1, 2 & 3).** The storm water management facilities consist of inlets, manholes, storm pipes and drainage swales, which direct storm water runoff to the existing onsite wet detention pond located within the development. The wet detention pond has been designed to manage the storm water runoff generated by the Development. The storm water management system will be owned, operated and maintained by the District.

See **Exhibit 5** in the **Appendix** for a graphical representation of the Storm Water Management Facilities.

2. **Potable Water Distribution Systems (Phases 1, 2 & 3)** Potable water for the Development will be provided by the Toho Water Authority. An existing 10 inch water main on Westside Boulevard, and an existing 12 inch water main located on the north side of Goodman Road will provide domestic and fire flow service to the Development.

When completed, the potable water distribution system will be dedicated by the District to the Toho Water Authority for ownership, operation and maintenance. See **Exhibit 6** in the **Appendix** for a graphical representation of the water distribution systems for Phases 1, 2 and 3, respectively.

3. **Sanitary Sewer Collection & Conveyance Systems (Phases 1, 2 & 3)** Sanitary sewer collection and treatment will be provided by the Toho Water Authority. An existing 18 inch sewer main located on the south side of the Development will provide wastewater service.

When completed, the sanitary sewer system, including both lift stations will be dedicated by the District to the Toho Water Authority for ownership, operation and maintenance. See **Exhibit 7** in the **Appendix** for a graphical representation of the sanitary sewer system.

4. **Reclaimed Water Distribution Systems (Phases 1, 2 & 3)** Reclaimed water for the Development will be provided by the Toho Water Authority. An existing 6 inch water main located on Westside Boulevard, and an existing 8 inch water main located on the south side of Goodman Road will provide reclaimed irrigation service to the Development.

When completed, the reclaimed water distribution system will be dedicated by the District to the Toho Water Authority for ownership, operation and maintenance. See **Exhibit 8** in the **Appendix** for a graphical representation of the water distribution systems for Phases 1, 2 and 3, respectively.

- i. Construction Schedule.** As of the date of this report, construction of Phase 1 of the Development is under way. It is estimated the infrastructure for Phase 1 will be completed in approximately 4 months. An estimated schedule follows:

<u>Facility</u>	<u>Construction Schedule</u>
Storm Water Management System (Phase 1)	04/2018 - 10/2019
Storm Water Management System (Phase 2)	06/2019 - 12/2019
Storm Water Management System (Phase 3)	08/2019 - 02/2020
Potable Water Distribution System (Phase 1)	04/2018 - 10/2019
Potable Water Distribution System (Phase 2)	06/2019 - 12/2019
Potable Water Distribution System (Phase 3)	08/2019 - 02/2020
Sanitary Sewer System (Phase 1)	04/2018 - 10/2019
Sanitary Sewer System (Phase 2)	06/2019 - 12/2019
Sanitary Sewer System (Phase 3)	08/2019 - 02/2020
Reclaimed Water Distribution System (Phase 1)	04/2018 - 10/2019
Reclaimed Water Distribution System (Phase 2)	06/2019 - 12/2019
Reclaimed Water Distribution System (Phase 3)	08/2019 - 02/2020

## **VI. Ownership and Maintenance**

After the District has financed and acquired and/or constructed the proposed Master Project improvements, the ultimate ownership and maintenance responsibilities of the proposed infrastructure improvements are set forth below.

<u>Proposed Infrastructure Improvements</u>	<u>Ownership</u>	<u>Operation &amp; Maintenance</u>
Storm Water Management System	CDD <sup>(1)</sup>	CDD <sup>(1)</sup>
Potable Water Distribution System	TWA <sup>(2)</sup>	TWA <sup>(2)</sup>
Sanitary Sewer System	TWA <sup>(2)</sup>	TWA <sup>(2)</sup>
Reclaimed Water Distribution System	TWA <sup>(2)</sup>	TWA <sup>(2)</sup>

Notes:

- (1) Westside Community Development District
- (2) Toho Water Authority

## **VII. Real Property Interests**

Real property interests for the lands within the District needed for construction, operation and maintenance of the District funded facilities will be dedicated by the Developer to the District or other public entity at no cost.

## **VIII. Estimate of Capital Improvement Costs**

<b>Facility Description</b>	<b>Construction Cost</b>
Storm Water Management System (Phase 1)	\$ 197,921.30
Storm Water Management System (Phase 2)	\$ 249,538.50
Storm Water Management System (Phase 3)	\$ 83,033.95
Potable Water Distribution System (Phase 1)	\$ 113,510.00
Potable Water Distribution System (Phase 2)	\$ 120,145.00
Potable Water Distribution System (Phase 3)	\$ 82,962.00
Sanitary Sewer System (Phase 1)	\$ 128,080.60

Sanitary Sewer System (Phase 2)	\$ 121,377.00
Sanitary Sewer System (Phase 3)	\$ 62,472.30
Reclaimed Water Distribution System (Phase 1)	\$ 32,343.00
Reclaimed Water Distribution System (Phase 2)	\$ 74,990.00
Reclaimed Water Distribution System (Phase 3)	\$ 46,575.00
<b>Total (Phases 1, 2 &amp; 3)</b>	<b>\$1,312,948.65</b>
Total Phase 1 Improvements	\$ 471,854.90
Total Phase 2 Improvements	\$ 566,050.50
Total Phase 3 Improvements	\$ 275,043.25

Note: Please refer to **Exhibit 9** in Appendix for a detail of the estimated costs above.

## **IX. Conclusions and Summary Opinion**

The public infrastructure improvements as detailed herein are necessary for the functional development of the Development. The planning and design of the public infrastructure has been completed in accordance with current governmental regulatory requirements. The public infrastructure will provide the intended function so long as the construction is in substantial compliance with the design and permits. The District intends to fund the acquisition and/or construction of all or portion of the Development improvements included in this report through the issuance of special assessment bonds. The costs provided herein are exclusive of certain legal, administrative, financing, operations, and/or maintenance services necessary to finance, construct, acquire and/or operate the Development improvements. The Engineer recommends that the District should levy and collect an annual "Operating and Maintenance Assessment" to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District-owned improvements. It is my professional opinion that the costs provided herein for the District's proposed Development improvements are fair and reasonable to complete the construction of the proposed public infrastructure improvements described herein and that these Development improvements represent a system of improvements that will benefit and add value to all developed land in the District as more fully detailed in the assessment methodology report to be prepared by Governmental Management Services-Central Florida, LLC. Such added value shall be at least equal to the costs of such public infrastructure improvements. All such proposed Development costs are for accessible public improvements or community facilities as set forth in Chapter 190 of the Florida Statutes.

The estimate of Development construction costs is only an estimate and not a guaranteed maximum price. Where necessary, historical costs and information from other professionals or utility consultants and contractors have been used in the preparation of this report. Consultants and contractors who have contributed in providing the cost data included in this report are reputable entities within the area. It is therefore our opinion that the construction of the proposed public infrastructure improvements can be completed at the costs as stated. It is my view the cost to be paid by the District for the Development infrastructure will not exceed the actual cost. The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all



beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

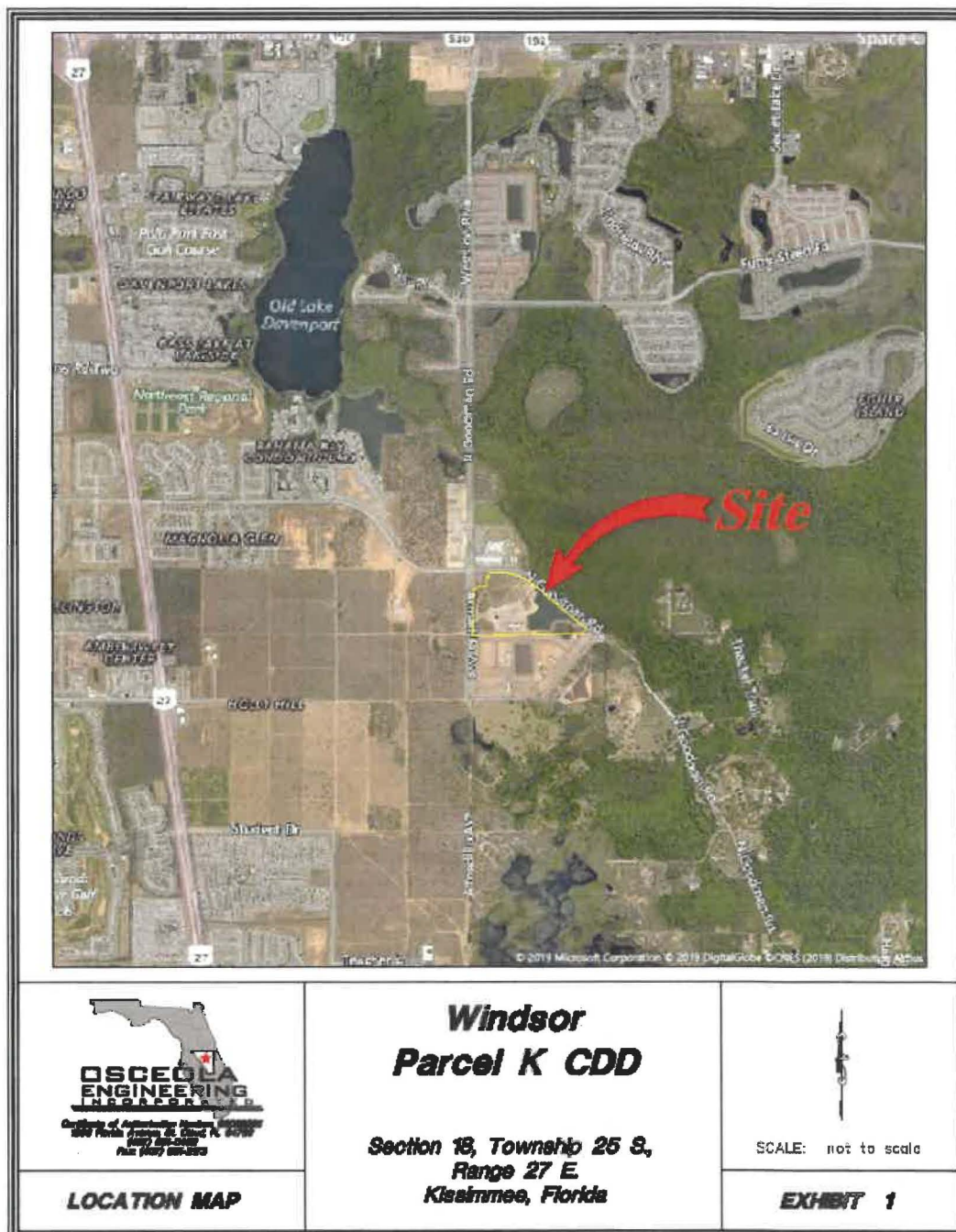
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## **APPENDIX**

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**EXHIBIT 1 - LOCATION MAP**



# EXHIBIT 2 – DISTRICT LEGAL DESCRIPTION

## LEGAL DESCRIPTION:

( AS PREPARED BY SURVEYOR )

A portion of Florida Fruit and Truck Land Company's Subdivision lying in Section 18, Township 26 South, Range 27 East, as recorded in Plat Book B, Page 58 of the Public Records of Osceola County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of Tract R-5, WINDSOR AT WESTSIDE – PHASE 1 as recorded in Plat Book 23, pages 112 through 118 of the Public Records of Osceola County, Florida; thence run N89°29'43"E, along the North line of said WINDSOR AT WESTSIDE – PHASE 1, a distance of 2,184.17 feet; thence run N40°23'19"E, a distance of 139.58 feet to a point on the Southerly Right of Way line of Goodman Road; thence along said Right of Way line the following three (3) courses: run N49°38'33"W, a distance of 1,400.13 feet to the Point of Curvature of a curve concave Southwesterly, having a Radius of 920.00 feet and a Central Angle of 40°55'26", thence run Westerly along the arc of said curve a distance of 657.12 feet (Chord Bearing = N70°06'16"W, Chord = 643.24 feet) to the Point of Tangency; thence run S89°26'01"W, a distance of 253.88 feet; thence, departing said Right of Way, run S00°00'00"W, a distance of 72.16 feet; thence run N80°00'00"W, a distance of 60.42 feet; thence run S00°00'00"E, a distance of 202.39 feet; thence run S89°53'33"W, a distance of 188.18 feet to a point on a Non Tangent curve, concave to the Northwest, having a Radius of 76.61 feet and a Central Angle of 32°48'15"; thence run Southwesterly along the arc of said curve a distance of 43.86 feet (Chord Bearing = S35°38'26"W, Chord = 43.27 feet) to a point; thence run S57°17'03"W, a distance of 54.84 feet to the Point of Curvature of a curve concave to the Southeast, having a Radius of 70.54 feet and a Central Angle of 23°41'36"; thence run Southwesterly along the arc of said curve a distance of 29.17 feet (Chord Bearing = S45°26'15"W, Chord = 28.96 feet) to a point on the East Right of Way of Westside Boulevard; thence run S00°05'05"W, along said East Right of Way, a distance of 887.77 feet to the POINT OF BEGINNING.

Containing 45.19 acres, more or less.



**OSCEOLA  
ENGINEERING  
INCORPORATED**

Certification of Authorization Number: 00010205  
10000 Florida Avenue, St. Cloud, FL 34139  
(407) 898-0450  
Fax: (407) 898-0175

## Windsor Parcel K Community Development District

District  
Description  
EXHIBIT 2





### **EXHIBIT 3 - PD CONCEPT PLAN**

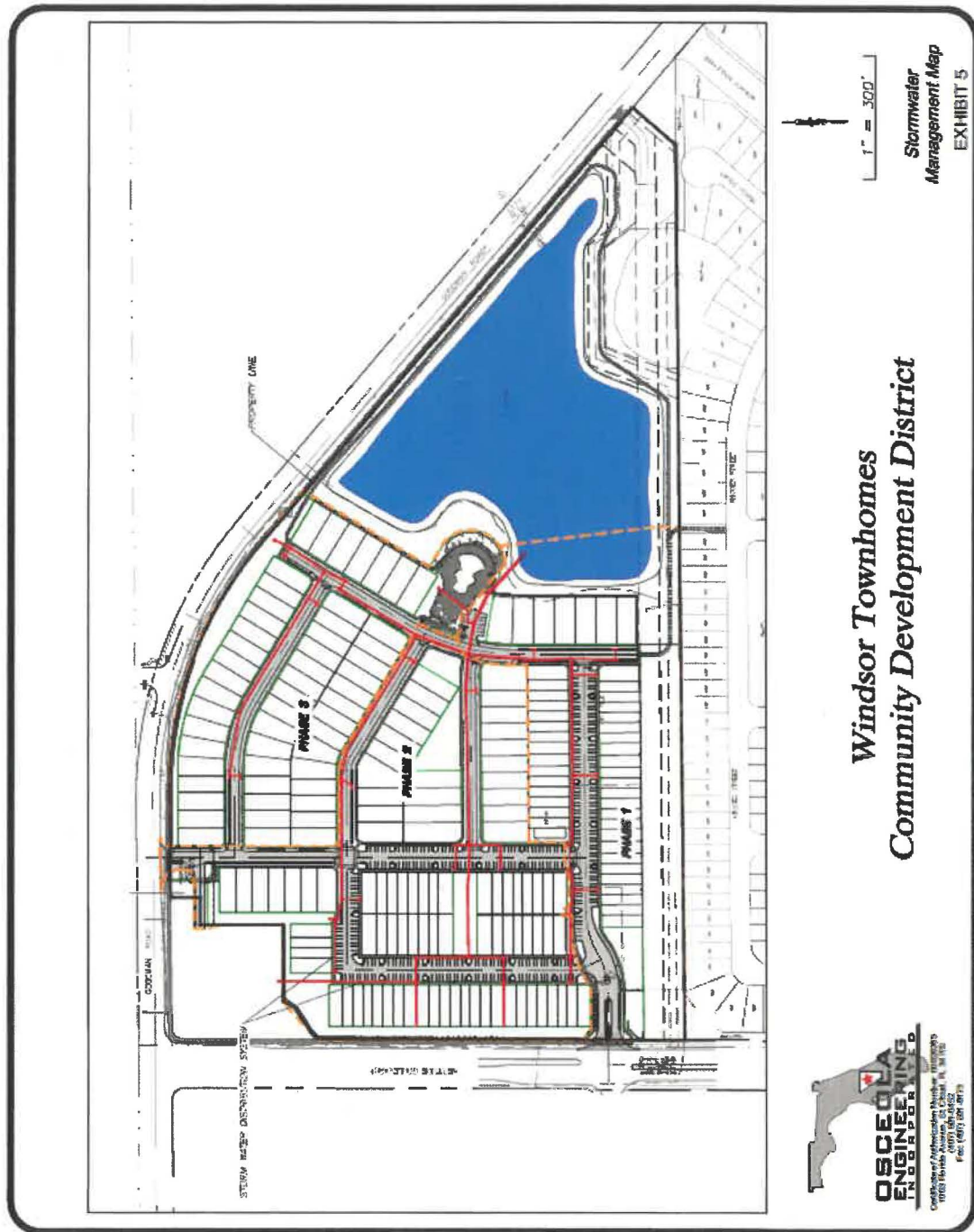






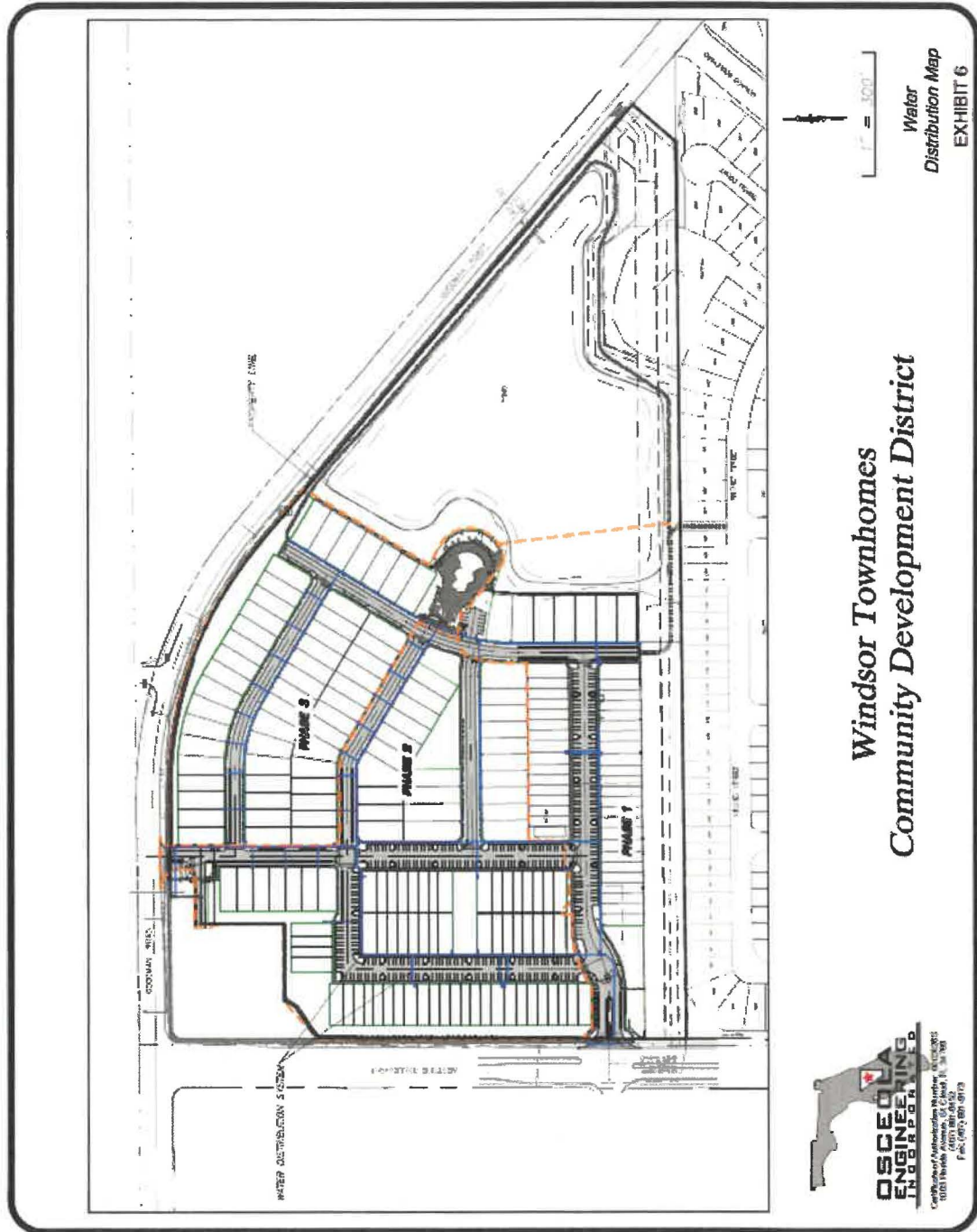
## **EXHIBIT 4 – DEVELOPMENT PERMIT STATUS**

**EXHIBIT 5 – STORMWATER MANAGEMENT EXHIBIT**

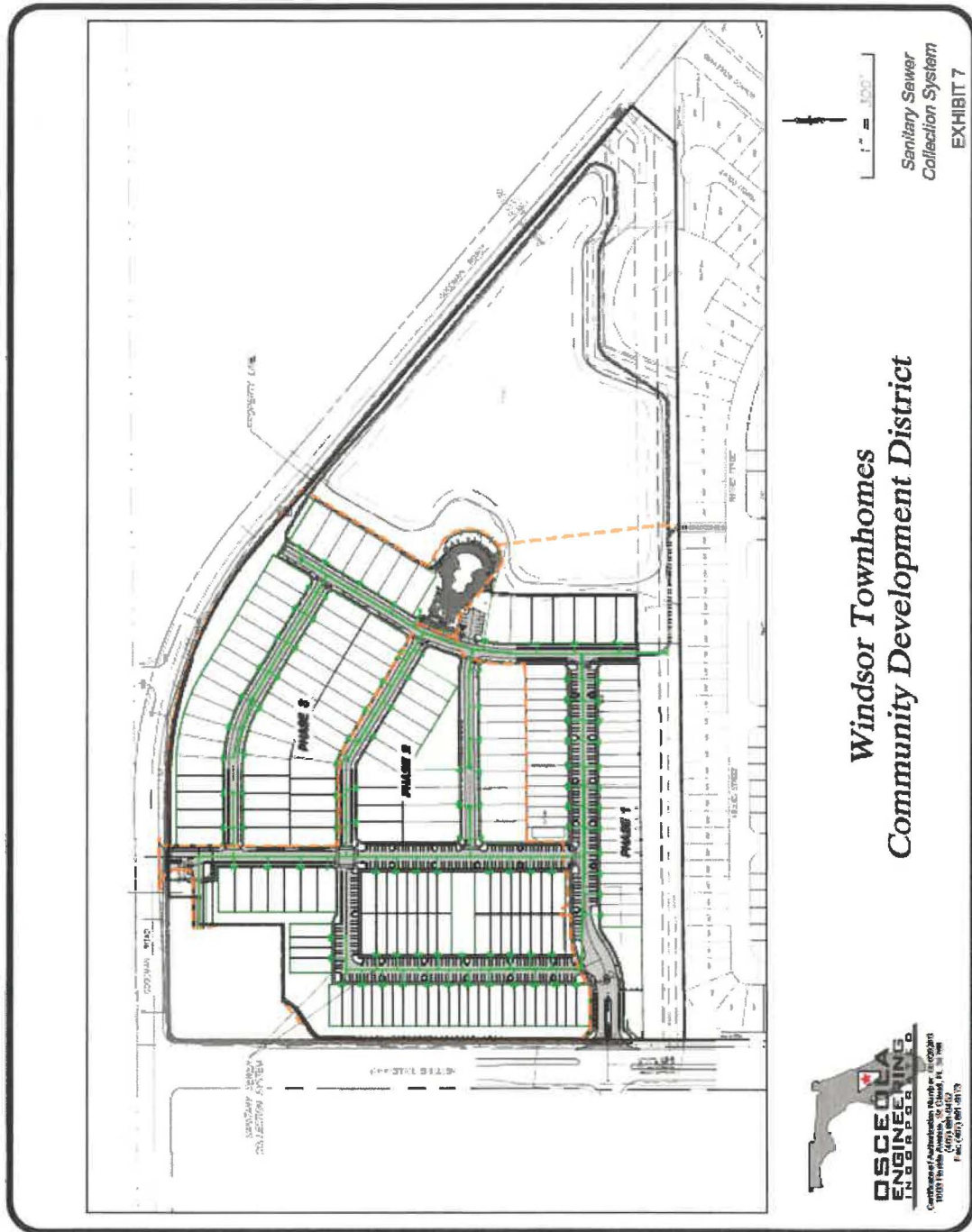




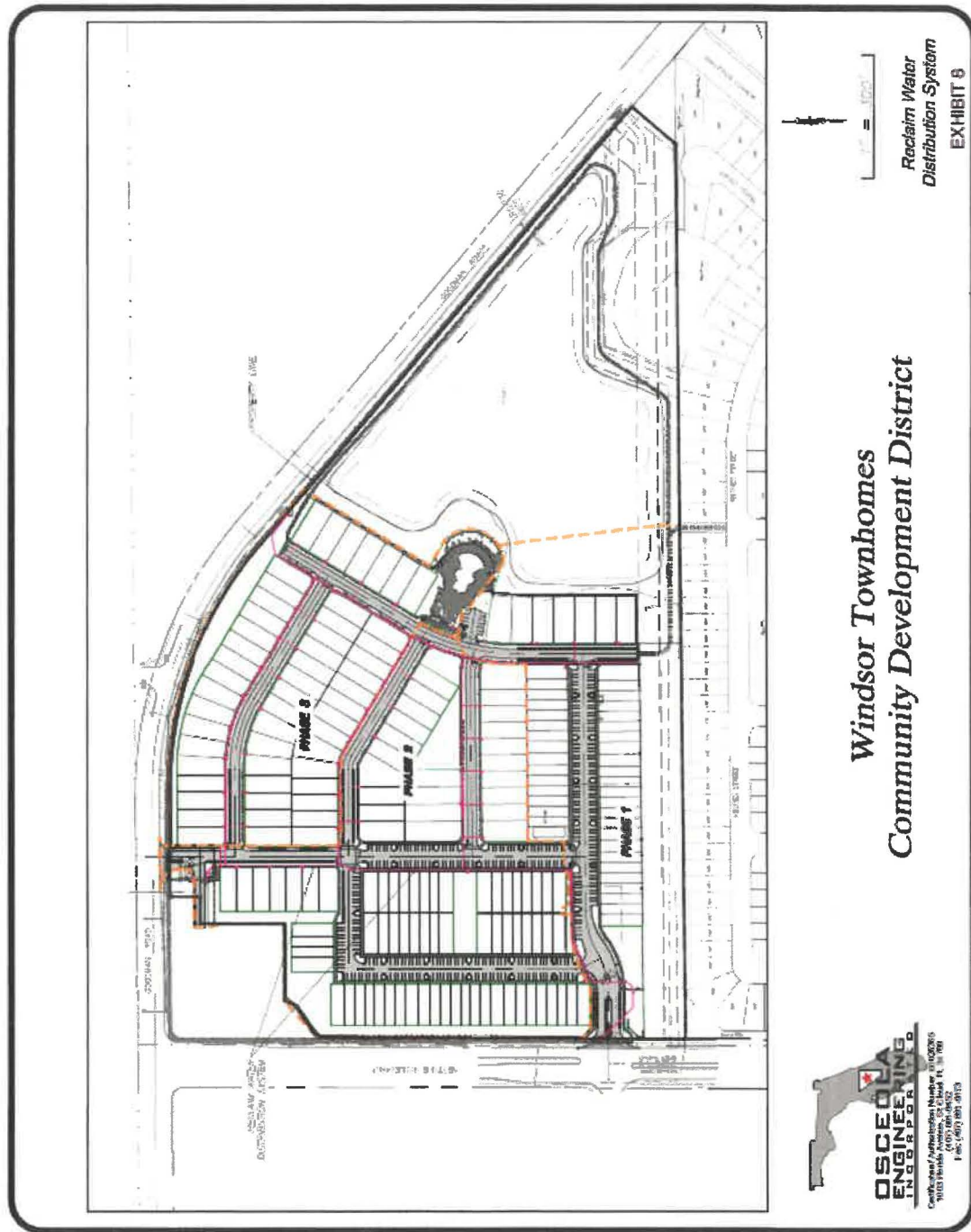
**EXHIBIT 6 – WATER DISTRIBUTION EXHIBIT**



**EXHIBIT 7 – SANITARY SEWER EXHIBIT**



**EXHIBIT 8 – RECLAIM DISTRIBUTION EXHIBIT**



## **EXHIBIT 9 – MASTER PROJECT COST SUMMARY**

## SECTION B



**MASTER  
ASSESSMENT METHODOLOGY FOR WINDSOR PARCEL K  
  
FOR  
  
WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: August 13, 2019**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
135 W. Central Blvd, Suite 320  
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Westside Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Westside Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The Westside Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended. The District anticipates the issuance at this time of not to exceed \$1,940,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District benefitting property owners and more specifically described as Windsor Parcel K in the Engineer’s Report dated June 2019, prepared by Osceola Engineering Incorporated, as may be amended and supplemented from time to time (the “Engineer’s Report”).

### **1.1 Purpose**

This Master Assessment Methodology (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits received from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes as amended, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, as amended. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 1,148.9 acres in Osceola County, Florida. The development program for the District’s Windsor Parcel K currently envisions approximately 191 residential units and comprises approximately 45.19 acres. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements including stormwater management facilities, potable water, sanitary sewer, and reclaimed water. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the expected public infrastructure improvements to be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for and constructed.

- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$1,312,949. MBS as the District's underwriter (the "Underwriter") projects that financing costs required to fund the Capital Improvement Plan, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$1,940,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District anticipates issuing approximately \$1,940,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$1,940,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$1,312,949. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Capital Improvement Plan and related costs was determined by the Underwriter to total approximately \$1,940,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the developer is required. The process is outlined in Section 3.0.

Until all the land within the District has been platted and sold, the assessments on the portion of the land that has not been platted and sold are not fixed and determinable. The reasons for this are (1) until the lands are platted, the number of developable acres within each tract against which the assessments are levied is not determined; (2) the lands are subject to re-plat, which may result in changes in development density and product type; and (3) until the lands are sold it is unclear of the timing of the absorptions. Only after the property has been platted and sold will the developable acreage be determined, the final plat be certain, the developable density known, the product types be confirmed, and the timing of the sales solidified.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of stormwater management facilities, potable water, sanitary sewer, and reclaimed water, and professional fees along with related incidental costs. There are three product types within the planned development. The townhouse home has been set as the base unit and has been assigned one equivalent

residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the Capital Investment Plan exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include stormwater management facilities, potable water, sanitary sewer, and reclaimed water. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will



update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

**TABLE 1**  
**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (WINDSOR PARCEL K)**  
**DEVELOPMENT PROGRAM**  
**MASTER ASSESSMENT METHODOLOGY**

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Single Family 40'	77	1.10	85
Single Family 50'	14	1.20	17
Townhome	100	1.00	100
<b>Total Units</b>	<b>191</b>		<b>202</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Townhome = 1 ERU

**TABLE 2**  
**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (WINDSOR PARCEL K)**  
**CAPITAL IMPROVEMENT PLAN COST ESTIMATES**  
**MASTER ASSESSMENT METHODOLOGY**

Capital Improvement Plan ("CIP") (1)	Phase 1	Phase 2	Phase 3	Cost Estimate
Stormwater Management	\$197,921	\$249,539	\$83,034	\$530,494
Potable Water	\$113,510	\$120,145	\$82,962	\$316,617
Sanitary Sewer	\$128,081	\$121,377	\$62,472	\$311,930
Reclaimed Water	\$32,343	\$74,990	\$46,575	\$153,908
	\$471,855	\$566,051	\$275,043	\$1,312,949

(1) A detailed description of these improvements is provided in the Engineer's Report dated June 2019.

TABLE 3  
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (WINDSOR PARCEL K)  
BOND SIZING  
MASTER ASSESSMENT METHODOLOGY

Description	Total
Construction Funds	\$ 1,331,050
Debt Service Reserve	\$ 242,550
Capitalized Interest	\$ 116,400
Underwriters Discount	\$ 50,000
Cost of Issuance	\$ 200,000
Contingency	\$ -
<b>Par Amount*</b>	<b>\$ 1,940,000</b>

Bond Assumptions:

Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	16 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4  
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (WINDSOR PARCEL K)  
ALLOCATION OF IMPROVEMENT COSTS  
MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family 40'	77	1.10	85	42.03%	\$ 559,503	\$7,266
Single Family 50'	14	1.20	17	8.34%	\$ 110,976	\$7,927
Townhome	100	1.00	100	49.63%	\$ 660,571	\$6,606
Totals	191		202	100.00%	\$ 1,331,050	

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5  
 WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (WINDSOR PARCEL K)  
 ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
 MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family 40'	77	\$ 559,503	\$ 815,474	\$10,591
Single Family 50'	14	\$ 110,976	\$ 161,747	\$11,553
Townhome	100	\$ 660,571	\$ 962,779	\$9,628
Totals	191	\$ 1,331,050	\$ 1,940,000	

TABLE 6  
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (WINDSOR PARCEL K)  
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units	Allocation of Par Debt Per Product Type		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family 40'	77	\$	815,474	\$10,591	\$ 101,955	\$ 1,324	\$ 1,409
Single Family 50'	14	\$	161,747	\$11,553	\$ 20,223	\$ 1,444	\$ 1,537
Townhome	100	\$	962,779	\$9,628	\$ 120,372	\$ 1,204	\$ 1,294
Totals	191	\$	1,940,000		\$ 242,550		

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

TABLE 7  
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (WINDSOR PARCEL K)  
PRELIMINARY ASSESSMENT ROLL  
MASTER ASSESSMENT METHODOLOGY

Owner	Property ID #'s	Unit Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual Debt
				Assessment Allocation	Assessment Allocation (1)
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0250	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0260	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0270	50	\$11,553	\$ 1,444	\$ 1,537
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0280	50	\$11,553	\$ 1,444	\$ 1,537
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0290	50	\$11,553	\$ 1,444	\$ 1,537
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0300	50	\$11,553	\$ 1,444	\$ 1,537
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0310	50	\$11,553	\$ 1,444	\$ 1,537
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0710	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0720	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0730	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0740	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0750	50	\$11,553	\$ 1,444	\$ 1,537
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0760	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0770	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0780	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0790	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0800	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0810	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0820	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0830	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0840	50	\$11,553	\$ 1,444	\$ 1,537
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0850	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0860	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0870	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0880	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0890	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0900	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0910	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0920	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0930	TH	\$9,628	\$ 1,204	\$ 1,294



Owner	Property ID #'s	Unit Type	Total Par Debt		Net Annual Debt	Gross Annual Debt
			Allocated	Assessment	Allocation	Assessment Allocation (1)
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0940	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0950	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0960	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0970	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0980	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0990	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1000	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1010	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1020	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1030	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1040	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1050	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1060	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1070	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1080	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1090	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1100	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1110	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1120	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1130	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1140	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1150	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1160	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1170	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1180	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1190	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1200	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1210	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1220	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1230	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1240	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1250	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1260	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1270	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1280	TH	\$9,628	\$	1,204	\$ 1,294

Owner	Property ID #'s	Unit Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual Debt
				Assessment Allocation	Assessment Allocation (1)
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1290	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1300	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1310	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1320	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1330	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1340	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1350	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1360	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1370	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1380	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1390	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1400	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1410	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1420	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1430	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1440	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1450	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1460	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1470	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1480	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1490	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1500	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1510	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1520	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1530	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1540	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1550	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1560	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1570	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1580	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1590	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1600	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1610	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1620	TH	\$9,628	\$ 1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1630	TH	\$9,628	\$ 1,204	\$ 1,294

Owner	Property ID #'s	Unit Type	Total Par Debt		Net Annual Debt	Gross Annual Debt
			Allocated	Assessment	Assessment	Assessment
				Allocation	Allocation (1)	
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1640	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1650	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1660	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1670	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1680	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1690	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1700	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1710	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1720	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1730	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1740	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1750	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1760	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1770	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1780	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1790	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1800	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1810	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1820	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1830	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1840	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1850	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1860	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1870	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1880	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1890	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1900	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1910	TH	\$9,628	\$	1,204	\$ 1,294
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0010	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0020	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0030	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0040	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0050	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0060	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0070	40	\$10,591	\$	1,324	\$ 1,409

Owner	Property ID #'s	Unit Type	Total Par Debt		Net Annual Debt	Gross Annual Debt
			Allocated	Assessment	Allocation	Assessment Allocation (1)
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0080	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0090	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0100	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0110	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0120	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0130	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0140	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0150	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0160	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0170	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0180	50	\$11,553	\$	1,444	\$ 1,537
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0190	50	\$11,553	\$	1,444	\$ 1,537
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0200	50	\$11,553	\$	1,444	\$ 1,537
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0210	50	\$11,553	\$	1,444	\$ 1,537
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0220	50	\$11,553	\$	1,444	\$ 1,537
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0230	50	\$11,553	\$	1,444	\$ 1,537
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0240	50	\$11,553	\$	1,444	\$ 1,537
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0320	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0330	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0340	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0350	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0360	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0370	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0380	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0390	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0400	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0410	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0420	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0430	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0440	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0450	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0460	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0470	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0480	40	\$10,591	\$	1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0490	40	\$10,591	\$	1,324	\$ 1,409

Owner	Property ID #'s	Unit Type	Total Par Debt Allocated	Net Annual Debt	Gross Annual Debt
				Assessment Allocation	Assessment Allocation (1)
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0500	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0510	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0520	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0530	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0540	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0550	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0560	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0570	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0580	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0590	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0600	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0610	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0620	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0630	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0640	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0650	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0660	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0670	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0680	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0690	40	\$10,591	\$ 1,324	\$ 1,409
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0700	40	\$10,591	\$ 1,324	\$ 1,409
Totals			\$1,940,000	\$242,550	\$259,409

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

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$242,550

## SECTION D

*This item will be provided under  
separate cover*

## SECTION VII



## **RESOLUTION 2020-04**

**A RESOLUTION OF WESTSIDE COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTING ITS RESOLUTION NO. 2005-13, AS PREVIOUSLY SUPPLEMENTED BY AUTHORIZING THE ISSUANCE OF ITS WESTSIDE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019 (WINDSOR PARCEL K) IN A PRINCIPAL AMOUNT NOT EXCEEDING \$1.94 MILLION; FOR THE PRINCIPAL PURPOSE OF ACQUIRING AND CONSTRUCTING ASSESSABLE IMPROVEMENTS; DELEGATING TO THE CHAIRPERSON OR VICE CHAIRPERSON OF THE BOARD OF SUPERVISORS OF THE DISTRICT, SUBJECT TO COMPLIANCE WITH THE APPLICABLE PROVISIONS HEREOF, THE AUTHORITY TO AWARD THE SALE OF SUCH 2019 BONDS TO MBS CAPITAL MARKETS, LLC BY EXECUTING AND DELIVERING TO SUCH UNDERWRITER A BOND PURCHASE AGREEMENT AND APPROVING THE FORM THEREOF; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF THE SEVENTH SUPPLEMENTAL TRUST INDENTURE; APPOINTING U.S. BANK NATIONAL ASSOCIATION AS THE TRUSTEE, BOND REGISTRAR AND PAYING AGENT FOR SUCH 2019 BONDS; MAKING CERTAIN FINDINGS; APPROVING FORM OF SAID 2019 BONDS; APPROVING THE FORM OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND AUTHORIZING THE USE BY THE UNDERWRITER OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND THE LIMITED OFFERING MEMORANDUM AND THE EXECUTION OF THE LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF THE CONTINUING DISCLOSURE AGREEMENT AND AUTHORIZING THE EXECUTION THEREOF; AUTHORIZING CERTAIN OFFICIALS OF WESTSIDE COMMUNITY DEVELOPMENT DISTRICT AND OTHERS TO TAKE ALL ACTIONS REQUIRED IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SAID 2019 BONDS; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO SAID 2019 BONDS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS,** Westside Community Development District (the "District") is authorized by Florida Statutes, Chapter 190 (the "Act") and Ordinance No. 04-34 and Ordinance No. 07-19 of Osceola County, Florida, (collectively, the "Ordinance"), to issue its Bonds (as defined in the Master Indenture as defined below) for the purpose of acquiring and constructing assessable improvements all as provided in the Act and the Ordinance; and

**WHEREAS,** the District is authorized by the Act to make payments of principal, interest, and premium, if any, with respect to its bonds by levying and collecting special assessments on property located within the District and specially benefited by the assessable improvements to be financed with certain proceeds of the 2019 Bonds (as defined below); and

**WHEREAS**, the Bonds were validated by final judgments rendered by the Circuit Court in and for Osceola County, Florida on March 30, 2005 and September 4, 2007; and

**WHEREAS**, the District now desires to supplement the First Resolution, to authorize the issuance of and award the sale of its Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K) (the "2019 Bonds") in a principal amount not exceeding \$1.94 million, to approve the Supplemental Indenture (hereinafter defined) and to provide for various other matters relating to the issuance of the 2019 Bonds; and

**WHEREAS**, the Board of Supervisors of the District (the "Board") has received from MBS Capital Markets, LLC (the "Underwriter") a proposal in the form of a Bond Purchase Agreement (the "Contract") for the purchase of the 2019 Bonds and the Board has determined that acceptance of such proposal and the sale of the 2019 Bonds to the Underwriter is in the best interest of the District for the reasons hereafter indicated;

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

**SECTION 1. Definitions.** All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture (hereinafter defined).

**SECTION 2. Authorization.** There is hereby authorized to be issued the 2019 Bonds in a principal amount not exceeding \$1.94 Million. The 2019 Bonds shall be issued under and secured by that Master Trust Indenture dated as of February 1, 2005 (the "Master Indenture") as supplemented by that Seventh Supplemental Trust Indenture (the "Supplemental Indenture") both by and between the District and U.S. Bank National Association, as trustee (the "Trustee") (the Master Indenture and the Supplemental Indenture are referred to collectively as the "Indenture"). The proceeds of the 2019 Bonds shall be used for the purposes set forth in the Supplemental Indenture and the Limited Offering Memorandum (hereinafter defined).

**SECTION 3. Approval of Supplemental Indenture.** The Supplemental Indenture is hereby approved in substantially the form set forth as part of **Exhibit A** hereto and the Chairperson or the Vice Chairperson of the Board are hereby authorized and directed to execute and deliver such Supplemental Indenture on behalf of and in the name of the District and the Secretary or any Assistant Secretary of the Board is hereby authorized to attest such execution, with such additions and deletions therein as may be made and approved by the Chairperson or the Vice Chairperson executing the same, such execution to be conclusive evidence of such approval. The Trustee is hereby appointed to serve as Trustee, Bond Registrar and Paying Agent under such Supplemental Indenture.

**SECTION 4. Negotiated Sale.** The Board hereby determines that a negotiated sale of the 2019 Bonds to the Underwriter is in the best interest of the District because of prevailing market conditions, because delays caused by soliciting competitive bids could adversely affect the District's ability to issue and deliver the 2019 Bonds at presently favorable interest rates, and

because the nature of the security for the 2019 Bonds and the sources of payment of debt service on the 2019 Bonds require the participation of an underwriter in structuring the bond issue.

**SECTION 5. Contract Approved.** The Board hereby approves the Contract submitted by the Underwriter in substantially the form attached as **Exhibit B** hereto. The Chairperson or Vice Chairperson of the Board is hereby authorized to execute the Contract and to deliver the Contract to the Underwriter with such changes, amendments, modifications, omissions and additions as may be approved by the executing Chairperson or Vice Chairperson; provided that (i) the principal amount of the 2019 Bonds shall not exceed \$1,940,000; (ii) the interest rate on none of the 2019 Bonds will exceed the maximum allowable interest rate under applicable Florida law without regard to any waiver of such limit; (iii) the Underwriter's discount shall not exceed the greater of two percent (2.0%) of the principal amount of the 2019 Bonds or \$50,000; (iv) the 2019 Bonds shall be subject to optional redemption no later than May 1, 2031 at a Redemption Price not in excess of 100% of the principal amount to be redeemed plus accrued interest to the redemption date and (v) the final maturity date of the 2019 Bonds shall be no later than May 1, 2050.

**SECTION 6. Preliminary Limited Offering Memorandum and Limited Offering Memorandum.** The District hereby approves the Preliminary Limited Offering Memorandum in substantially the form attached hereto as **Exhibit C** (the "Preliminary Limited Offering Memorandum") and authorizes its distribution and use by the Underwriter in connection with the offering for the sale of the 2019 Bonds. If between the date hereof and the mailing of the Preliminary Limited Offering Memorandum it is necessary to make insertions, modifications and changes to the Preliminary Limited Offering Memorandum, the Chairperson or Vice Chairperson is hereby authorized to approve such insertions, changes and modifications, and, the Chairperson or Vice Chairperson is hereby authorized to deem the Preliminary Limited Offering Memorandum "final" within the meaning of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") under the Securities Exchange Act of 1934, in the form as mailed and in furtherance thereof to execute a certificate evidencing same. The preparation of a final Limited Offering Memorandum is hereby approved and the Chairperson or Vice Chairperson is hereby authorized to execute such final Limited Offering Memorandum to be dated the date of the award of the 2019 Bonds and, upon such award, to deliver the same to the Underwriter for use by it in connection with the sale and distribution of the 2019 Bonds. The Limited Offering Memorandum shall be substantially in the form of the final Preliminary Limited Offering Memorandum, with such changes as shall be approved by the Chairperson or Vice Chairperson as necessary to conform to the details of the 2019 Bonds and such other insertions, modifications and changes as may be approved by the Chairperson or Vice Chairperson. The execution and delivery of the Limited Offering Memorandum by the Chairperson or Vice Chairperson shall constitute evidence of the approval thereof. The District hereby authorizes the use of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the information contained therein in connection with the offering and sale of the 2019 Bonds.

**SECTION 7. Form of 2019 Bonds.** The 2019 Bonds shall be in substantially the form as set forth in the exhibit to the Supplemental Indenture, with such additions, deletions and other changes thereto as the officials of the Board executing the 2019 Bonds shall approve, such approval to be conclusively evidenced by the execution of the 2019 Bonds (by manual or

facsimile signature) by such officials. The Board hereby authorizes and approves the use of a facsimile of the District seal on the 2019 Bonds.

**SECTION 8. Continuing Disclosure Agreement.** The form and content of Continuing Disclosure Agreement (the "Disclosure Document") relating to the 2019 Bonds attached hereto as **Exhibit D** is hereby approved. The Chairperson or Vice Chairperson and the Secretary or any Assistant Secretary are hereby authorized to execute on behalf of the District the Disclosure Document in substantially the form attached hereto, with such additions, deletions, and other changes as may be necessitated by applicable law, this Resolution and the Contract as such officers may approve (such approval to be conclusively evidenced by their execution of the Disclosure Document).

**SECTION 9. Open Meetings.** It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the 2019 Bonds, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirement of Florida Statutes, Section 286.011.

**SECTION 10. Other Actions.** The Chairperson, the Vice Chairperson, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), Akerman LLP, as Bond Counsel, Latham, Luna, Eden & Beaudine, LLP the District's General Counsel, and any other consultant or experts retained by the District, are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the 2019 Bonds and the consummation of all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions referred to in or contemplated by the Supplemental Indenture, the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum, this Resolution, the Disclosure Document and the Contract.

**SECTION 11. Approval of Prior Actions.** All actions taken to date by the members of the Board and the officers, agents, and employees of the District in furtherance of the issuance of the Bonds are hereby approved, confirmed and ratified.

**SECTION 12. Inconsistent Resolutions and Motions.** All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

**SECTION 13. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**SECTION 14. Effective Date.** This Resolution shall become effective immediately upon its adoption.

ADOPTED this 2<sup>nd</sup> day of October, 2019.

**WESTSIDE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Chairperson

[SEAL]  
Attest:

By: \_\_\_\_\_  
Secretary

## SECTION VIII



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

September 20, 2019

George Flint, District Manager  
Governmental Management Services, LLC  
135 W. Central Blvd., Suite 320  
Orlando, FL 32801

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Westside Community Development District, which comprise governmental activities, a discretely presented component unit and each major fund for the General Fund as of and for the year ended September 30, 2019 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2019.

Our audit will be conducted with the objective of our expressing an opinion on the financial statements.

## **The Responsibilities of the Auditor**

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with generally accepted auditing standards. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements.

Fort Pierce / Stuart





Westside Community Development District  
September 20, 2019  
Page 2

In making our risk assessments, we consider internal control relevant to Westside Community Development District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit.

The funds that you have told us are maintained by Westside Community Development District and that are to be included as part of our audit are listed below:

1. General Fund
2. Debt Service Fund 2005
3. Debt Service Fund 2007
4. Capital Projects Fund 2005
5. Capital Projects Fund 2007

The component unit whose financial statements you have told us are to be included as part of Westside Community Development District's basic financial statements is listed here:

1. Westside SPE, LLC

The component unit whose financial statements you have told us will be omitted from the basic financial statements is:

1. Westside CDD Holdings, LLC



Westside Community Development District  
September 20, 2019  
Page 3

### **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not evaluate subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
4. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
  - b. Additional information that we may request from management for the purpose of the audit; and
  - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this letter; and;
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Westside Community Development District  
September 20, 2019  
Page 4

Management is responsible for identifying and ensuring that Westside Community Development District complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the entity involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements. Management is also responsible for informing us of its knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, analysts, regulators, or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Westside Community Development District agrees that it will not associate us with any public or private securities offering without first obtaining our consent. Therefore, Westside Community Development District agrees to contact us before it includes our reports or otherwise makes reference to us, in any public or private securities offering.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Westside Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Westside Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Westside Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

#### **Westside Community Development District's Records and Assistance**

If circumstances arise relating to the condition of the Westside Community Development District's records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including declining to express an opinion, issuing a report, or withdrawing from the engagement.

During the course of our engagement, we may accumulate records containing data that should be reflected in the Westside Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

Westside Community Development District  
September 20, 2019  
Page 5

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Katie Costa. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

### **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2019 will not exceed \$3,825 unless the scope of the engagement is changed, the assistance which Westside Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by Westside Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Westside Community Development District, Westside Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.

Westside Community Development District  
September 20, 2019  
Page 6

### **Information Security – Miscellaneous Terms**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Westside Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Westside Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Westside Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

### **Reporting**

We will issue a written report upon completion of our audit of Westside Community Development District's financial statements. Our report will be addressed to the Board of Westside Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In addition to our report on Westside Community Development District's financial statements, we will also issue the following types of reports:

- Reports on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any internal control findings and/or noncompliance which could have a material effect on the financial statements;
- Management letter required by the Auditor General, State of Florida; and
- Attestation reports required by the Auditor General, State of Florida.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Westside Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

Westside Community Development District  
September 20, 2019  
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam  
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

---

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Judson B. Baggett  
MBA, CPA, CVA, Partner  
Marci Reutimann  
CPA, Partner

6815 Dairy Road  
Zephyrhills, FL 33542  
(813) 788-2155  
(813) 782-8606

## System Review Report

To the Directors

November 2, 2016

Berger, Toombs, Elam, Gaines & Frank, CPAs PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL (the firm), in effect for the year ended May 31, 2016. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As a part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary).

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards* and *audits of employee benefit plans*.

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL in effect for the year ended May 31, 2016 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs PL, has received a peer review rating of *pass*.

  
Baggett, Reutimann & Associates, CPAs, PA

(BERGER\_REPORT16)



**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,  
ELAM, GAINES AND FRANK AND WESTSIDE COMMUNITY  
DEVELOPMENT DISTRICT  
(DATED SEPTEMBER 20, 2019)**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.



**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GMS-CF, LLC  
135 W. Central Blvd., Suite 320  
Orlando, FL 32801  
TELEPHONE: 407-841-5524  
EMAIL: GFLINT@GMSNF.COM**

**Auditor: J.W. Gaines**

**District: Westside CDD**

**By:**  \_\_\_\_\_

**By:** \_\_\_\_\_

**Title: Director**

**Title:** \_\_\_\_\_

**Date: September 20, 2019**

**Date:** \_\_\_\_\_

## SECTION IX

*This item will be provided under  
separate cover*

# SECTION X

# SECTION C

# SECTION 1

# Westside

## Community Development District

### Summary of Check Register

August 28, 2019 to September 24, 2019

Fund	Date	Check No.'s	Amount
General	08/30/19	1513-1515	\$ 1,648.12
	09/06/19	1516	\$ 975.00
	09/11/19	1517-1519	\$ 5,939.12
	09/13/19	1520-1521	\$ 8,977.06
			<hr/> \$ 17,539.30
Payroll	<u>September 2019</u>		
	Scott D Stewart	50256	\$ 184.70
			<hr/> \$ 184.70
			<hr/> \$ 17,724.00

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/30/19	00006	8/20/19 6-713-10	201908 310-51300-42000	DELIVERY 8/8/19	*	46.86	
			FEDEX				46.86 001513
8/30/19	00029	8/20/19 87277	201907 310-51300-31500	RESOLUTION FY20/MEETING	*	1,026.26	
			LATHAM, SHUKER, EDEN & BEAUDINE, LLP				1,026.26 001514
8/30/19	00007	7/30/19 00836682	201907 310-51300-48000	NOT OF PUB HEAR 8/13/19	*	575.00	
			ORLANDO SENTINEL				575.00 001515
9/06/19	00056	8/30/19 11060	201908 320-53800-46400	STORM WATER POND AUG19	*	600.00	
		8/30/19 11060	201908 320-53800-46400	GOODMAN POND AUG19	*	100.00	
		8/30/19 11060	201908 320-53800-46400	SOLARA PND S1,S2,S3 AUG19	*	275.00	
			AQUATIC WEED MANAGEMENT, INC.				975.00 001516
9/11/19	00006	9/03/19 6-725-98	201908 310-51300-42000	DELIVERY 8/28/19	*	66.15	
			FEDEX				66.15 001517
9/11/19	00001	9/01/19 333	201909 310-51300-34000	MANAGEMENT FEES SEP19	*	3,315.33	
		9/01/19 333	201909 310-51300-35100	INFO TECH SEP19	*	83.33	
		9/01/19 333	201909 310-51300-31300	DISSEMINATION SEP19	*	583.33	
		9/01/19 333	201909 310-51300-51000	OFFICE SUPPLIES	*	10.12	
		9/01/19 333	201909 310-51300-42000	POSTAGE	*	22.99	
		9/01/19 333	201909 310-51300-42500	COPIES	*	144.45	
		9/01/19 334	201909 320-53800-49000	FIELD MANAGEMENT SEP19	*	1,547.17	
			GOVERNMENTAL MANAGEMENT SERVICES				5,706.72 001518
9/11/19	00022	8/31/19 5270004	201908 310-51300-31100	PREP/ATTEND MTG/POND/CORR	*	166.25	
			HANSON, WALTER & ASSOCIATES, INC.				166.25 001519
9/13/19	00025	9/10/19 9466	201909 300-15500-10000	FY20 PROPERTY INSURANCE	*	949.00	

WEST WESTSIDE KCOSTA



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/10/19 9466	201909 300-15500-10000		*	7,929.00	
		FY20 GEN.LIAB/PUBLIC OFFI					
			EGIS INSURANCE ADVISORS, LLC				8,878.00 001520
9/13/19	00006	9/10/19 6-732-64	201908 310-51300-42000		*	99.06	
		DELIVERY-8/28/19					
			FEDEX				99.06 001521
				TOTAL FOR BANK A		17,539.30	
				TOTAL FOR REGISTER		17,539.30	

WEST WESTSIDE

KOSTA

## SECTION 2

# Westside

Community Development District

Unaudited Financial Reporting  
August 31, 2019

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**WESTSIDE CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
**August 31, 2019**

	GENERAL	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL RESERVE	TOTALS
<b>ASSETS</b>					
CASH	\$ 632,071	\$ -	\$ 26,554	\$ 5,049	\$ 663,674
INVESTMENTS					
STATE BOARD ADMINISTRATION	517,404	-	-	300,982	818,386
SERIES 2005					
DEFERRED COST 2005	-	12,376	-	-	12,376
INTEREST FUND 2005	-	-	-	-	-
RESERVE FUND 2005	-	102,027	-	-	102,027
REVENUE FUND 2005	-	872	-	-	872
RESERVE FUND 2005-1	-	304,436	-	-	304,436
REVENUE FUND 2005-1	-	411,538	-	-	411,538
COST OF ISSUANCE 2005-1/2	-	-	6	-	6
RESERVE FUND 2005-2	-	100,342	-	-	100,342
REVENUE FUND 2005-2	-	66,338	-	-	66,338
SERIES 2007					
DEFERRED COST 2007	-	3,768	-	-	3,768
RESERVE FUND 2007	-	37,756	-	-	37,756
REVENUE FUND 2007	-	778	-	-	778
RESERVE FUND 2007-1	-	316,660	-	-	316,660
REVENUE FUND 2007-1	-	570,502	-	-	570,502
COST OF ISSUANCE 2007-1/2	-	-	6	-	6
RESERVE FUND 2007-2	-	36,260	-	-	36,260
REVENUE FUND 2007-2	-	27,439	-	-	27,439
SERIES 2018					
CONSTRUCTION FUND	-	-	1	-	1
RESERVE FUND	-	115,065	-	-	115,065
REVENUE FUND	-	95,778	-	-	95,778
SERIES 2019					
CONSTRUCTION FUND	-	-	451,572	-	451,572
COST OF ISSUANCE	-	-	-	-	-
INTEREST FUND	-	84,779	-	-	84,779
RESERVE FUND	-	101,595	-	-	101,595
REVENUE FUND	-	174	-	-	174
<b>TOTAL ASSETS</b>	<b>\$ 1,149,475</b>	<b>\$ 2,388,483</b>	<b>\$ 478,140</b>	<b>\$ 306,030</b>	<b>\$ 4,322,128</b>
<b>LIABILITIES &amp; FUND BALANCES</b>					
<b>LIABILITIES</b>					
ACCOUNTS PAYABLE	\$ 5,750	\$ -	\$ -	\$ -	\$ 5,750
<b>TOTAL LIABILITIES</b>	<b>5,750</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>5,750</b>
<b>FUND BALANCES</b>					
RESTRICTED FOR DEBT SERVICE 2005	\$ -	\$ 997,930	\$ -	\$ -	\$ 997,930
RESTRICTED FOR DEBT SERVICE 2007	-	\$993,162	-	-	993,162
RESTRICTED FOR DEBT SERVICE 2018	-	\$210,843	-	-	210,843
RESTRICTED FOR DEBT SERVICE 2019	-	\$186,548	-	-	186,548
RESTRICTED FOR CAPITAL PROJECTS 2005	-	-	\$6	-	6
RESTRICTED FOR CAPITAL PROJECTS 2007	-	-	\$26,560	-	26,560
RESTRICTED FOR CAPITAL PROJECTS 2018	-	-	\$1	-	1
RESTRICTED FOR CAPITAL PROJECTS 2019	-	-	\$451,572	-	451,572
UNASSIGNED	1,143,724	-	-	\$306,030	1,449,755
<b>TOTAL FUND BALANCES</b>	<b>1,143,724</b>	<b>2,388,483</b>	<b>478,140</b>	<b>306,030</b>	<b>4,316,378</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,149,475</b>	<b>\$ 2,388,483</b>	<b>\$ 478,140</b>	<b>\$ 306,030</b>	<b>\$ 4,322,128</b>

**WESTSIDE CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending August 31, 2019

	Adopted Budget	Prorated Budget Thru 08/31/19	Actual Thru 08/31/19	Variance
<b>REVENUES:</b>				
Maintenance Assessments-On Roll	\$300,716	\$300,716	\$305,928	\$5,211
Maintenance Assessments-Off Roll	\$381,014	\$381,014	\$377,111	(\$3,903)
Maintenance Assessments-West Lucaya	\$0	\$0	\$4,160	\$4,160
Interest Income	\$5,000	\$4,583	\$12,193	\$7,610
<b>TOTAL REVENUES</b>	<b>\$686,730</b>	<b>\$686,313</b>	<b>\$699,393</b>	<b>\$13,079</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE</b>				
Supervisor Fees	\$12,000	\$11,000	\$3,200	\$7,800
FICA Expense	\$918	\$842	\$245	\$597
Engineering Fees	\$10,500	\$9,625	\$1,799	\$7,826
Legal Services	\$40,000	\$36,667	\$16,146	\$20,521
Arbitrage	\$1,350	\$900	\$900	\$0
Management Fees	\$39,784	\$36,468	\$36,469	(\$0)
Information Technology	\$1,000	\$917	\$917	\$0
Dissemination	\$9,500	\$8,708	\$10,375	(\$1,667)
Trustee	\$6,000	\$3,000	\$3,717	(\$717)
Assessment Roll Services	\$5,000	\$5,000	\$5,000	\$0
Auditing Services	\$3,975	\$3,975	\$3,825	\$150
Telephone	\$100	\$92	\$36	\$56
Postage and Freight	\$2,250	\$2,063	\$1,375	\$688
Insurance - General Liability	\$8,600	\$8,600	\$7,736	\$864
Printing and Binding	\$1,500	\$1,375	\$788	\$588
Legal Advertising	\$1,800	\$1,650	\$1,651	(\$1)
Miscellaneous Services	\$1,250	\$1,146	\$688	\$458
Office Supplies	\$400	\$367	\$61	\$305
Property Appraiser's Fee	\$600	\$600	\$555	\$45
Property Taxes	\$10	\$10	\$4	\$6
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Settlement Agreement Payments	\$50,000	\$50,000	\$53,750	(\$3,750)
<b>TOTAL ADMINISTRATIVE</b>	<b>\$196,712</b>	<b>\$183,178</b>	<b>\$149,411</b>	<b>\$33,768</b>
<b>OPERATIONS AND MAINTENANCE</b>				
Landscape Maintenance	\$163,170	\$149,572	\$139,288	\$10,285
Irrigation Repairs	\$15,000	\$13,750	\$2,578	\$11,172
Plant Replacement	\$30,000	\$27,500	\$0	\$27,500
Electric	\$1,500	\$1,375	\$282	\$1,093
Streetlighting	\$73,000	\$66,917	\$48,289	\$18,628
Irrigation Water	\$58,000	\$53,167	\$32,450	\$20,716
Property Insurance	\$1,100	\$1,100	\$923	\$177
Field Management	\$18,566	\$17,018	\$17,019	(\$0)
Lake & Wetland Maintenance	\$22,800	\$20,900	\$10,725	\$10,175
Misc. Contingency	\$30,000	\$27,500	\$5,558	\$21,942
Stormwater/Lake Repair	\$15,000	\$13,750	\$0	\$13,750
Transfer Out	\$61,884	\$0	\$0	\$0
<b>TOTAL OPERATION AND MAINTENANCE</b>	<b>\$490,018</b>	<b>\$392,549</b>	<b>\$257,110</b>	<b>\$135,438</b>
<b>TOTAL EXPENDITURES</b>	<b>\$686,730</b>		<b>\$406,521</b>	
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0</b>		<b>\$292,872</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$0</b>		<b>\$850,853</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$0</b>		<b>\$1,143,724</b>	

**WESTSIDE CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE SERIES 2005**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending August 31, 2019

	Adopted Budget	Prorated Budget Thru 08/31/19	Actual Thru 08/31/19	Variance
<b>REVENUE</b>				
Assessments-On Roll	\$276,643	\$276,643	\$281,436	\$4,794
Assessments-Off Roll	\$163,560	\$163,560	\$258,265	\$94,705
Assessments-Accelerated	\$774,584	\$0	\$0	\$0
Land Sale Proceeds	\$0	\$0	\$2,325,382	\$2,325,382
Other Debt Service Funds	\$8,559	\$7,846	\$0	(\$7,846)
Interest	\$0	\$0	\$26,270	\$26,270
<b>TOTAL REVENUE</b>	<b>\$1,223,345</b>	<b>\$448,048</b>	<b>\$2,891,353</b>	<b>\$2,443,305</b>
<b>EXPENDITURES</b>				
<u><b>Series 2005/2005-1</b></u>				
Interest - 10/1	\$0	\$0	\$89,898	(\$89,898)
Interest - 11/1	\$399,173	\$399,173	\$423,891	(\$24,719)
Interest - 4/1	\$0	\$0	\$44,423	(\$44,423)
Special Call - 4/1	\$0	\$0	\$975,000	(\$975,000)
Interest - 5/1	\$399,173	\$399,173	\$18,832	\$380,341
Principal - 5/1	\$425,000	\$425,000	\$160,000	\$265,000
<u><b>Series 2005-2</b></u>				
Interest - 11/1	\$0	\$0	\$0	\$0
Interest - 5/1	\$0	\$0	\$0	\$0
Principal - 5/1	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,223,345</b>	<b>\$1,223,345</b>	<b>\$1,712,044</b>	<b>(\$488,699)</b>
<b>OTHER FINANCING SOURCES</b>				
Other Debt Service Cost	\$0	\$0	(\$54,975)	(\$54,975)
Transfer In (Out)	\$0	\$0	(\$73,352)	(\$73,352)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$128,327)</b>	<b>(\$128,327)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0</b>		<b>\$1,050,982</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$0</b>		<b>(\$53,053)</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$0</b>		<b>\$997,930</b>	

**WESTSIDE CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE SERIES 2007**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending August 31, 2019

	Adopted Budget	Prorated Budget Thru 08/31/19	Actual Thru 08/31/19	Variance
<b>REVENUE</b>				
Assessments - On Roll	\$346,860	\$346,860	\$349,046	\$2,186
Assessments - Off Roll	\$59,897	\$59,897	\$267,316	\$207,420
Assessments - Accelerated	\$1,020,603	\$0	\$0	\$0
Other Debt Service Funds	\$10,200	\$0	\$0	\$0
Bondholder Contributions	\$0	\$0	\$0	\$0
Land Sale Proceeds	\$0	\$0	\$734,331	\$734,331
Interest	\$0	\$0	\$30,049	\$30,049
<b>TOTAL REVENUE</b>	<b>\$1,437,560</b>	<b>\$406,757</b>	<b>\$1,380,743</b>	<b>\$973,986</b>
<b>EXPENDITURES</b>				
<u><b>Series 2007/2007-1</b></u>				
Interest - 10/1	\$0	\$0	\$11,080	(\$11,080)
Interest - 11/1	\$543,780	\$543,780	\$561,060	(\$17,280)
Interest - 4/1	\$0	\$0	\$47,430	(\$47,430)
Principal - 4/1	\$0	\$0	\$1,035,000	(\$1,035,000)
Interest - 5/1	\$543,780	\$543,780	\$19,045	\$524,735
Principal - 5/1	\$350,000	\$350,000	\$100,000	\$250,000
<u><b>Series 2007-2</b></u>				
Interest - 11/1	\$0	\$0	\$0	\$0
Interest - 5/1	\$0	\$0	\$0	\$0
Principal - 5/1	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$1,437,560</b>	<b>\$1,437,560</b>	<b>\$1,773,615</b>	<b>(\$336,055)</b>
<b>OTHER FINANCING SOURCES</b>				
Other Debt Service Cost	\$0	\$0	(\$49,975)	(\$49,975)
Transfer (Out)/In	\$0	\$0	(\$73,750)	(\$73,750)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$123,724)</b>	<b>(\$123,724)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0</b>		<b>(\$516,597)</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$0</b>		<b>\$1,509,759</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$0</b>		<b>\$993,162</b>	



**WESTSIDE CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE SERIES 2018**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending August 31, 2019

	Adopted Budget	Prorated Budget Thru 08/31/19	Actual Thru 08/31/19	Variance
<b>REVENUE</b>				
Assessments-On Roll	\$230,130	\$230,130	\$233,993	\$3,863
Interest	\$0	\$0	\$530	\$530
<b>TOTAL REVENUE</b>	<b>\$230,130</b>	<b>\$230,130</b>	<b>\$234,523</b>	<b>\$4,393</b>
<b>EXPENDITURES</b>				
Interest - 11/1	\$89,025	\$89,025	\$89,025	\$0
Interest - 5/1	\$89,025	\$89,025	\$89,025	\$0
Principal - 5/1	\$50,000	\$50,000	\$50,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$228,050</b>	<b>\$228,050</b>	<b>\$228,050</b>	<b>\$0</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$2,080</b>		<b>\$6,473</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$89,025</b>		<b>\$204,370</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$91,105</b>		<b>\$210,843</b>	

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

	Adopted Budget	Prorated Budget Thru 08/31/19	Actual Thru 08/31/19	Variance
<b>REVENUE</b>				
Bond Proceeds	\$0	\$0	\$186,374	\$186,374
Interest	\$0	\$0	\$174	\$174
<b>TOTAL REVENUE</b>	<b>\$0</b>	<b>\$0</b>	<b>\$186,548</b>	<b>\$186,548</b>
<b>EXPENDITURES</b>				
Interest - 11/1	\$0	\$0	\$0	\$0
Interest - 5/1	\$0	\$0	\$0	\$0
Principal - 5/1	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0</b>		<b>\$186,548</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$89,025</b>		<b>\$0</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$89,025</b>		<b>\$186,548</b>	

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

	Series 2005	Series 2007	Series 2018	Series 2019	Total
<b>REVENUE</b>					
Interest	\$7	\$16	\$7	\$1,338	\$1,368
<b>TOTAL REVENUE</b>	<b>\$7</b>	<b>\$16</b>	<b>\$7</b>	<b>\$1,338</b>	<b>\$1,368</b>
<b>EXPENDITURES</b>					
Bank Fees	\$0	\$275	\$0	\$0	\$275
Capital Outlay	\$0	\$0	\$2,633	\$2,353,186	\$2,355,819
Capital Outlay - COI	\$73,750	\$73,750	\$0	\$240,207	\$387,707
<b>TOTAL EXPENDITURES</b>	<b>\$73,750</b>	<b>\$74,025</b>	<b>\$2,633</b>	<b>\$2,593,392</b>	<b>\$2,743,801</b>
<b>OTHER FINANCING SOURCES</b>					
Bonds Proceeds	\$0	\$0	\$0	\$3,043,626	\$3,043,626
Transfer In (Out)	\$73,352	\$73,750	\$0	\$0	\$147,102
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$73,352</b>	<b>\$73,750</b>	<b>\$0</b>	<b>\$3,043,626</b>	<b>\$3,190,728</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(\$391)</b>	<b>(\$259)</b>	<b>(\$2,626)</b>	<b>\$451,572</b>	<b>\$448,296</b>
<b>FUND BALANCE, BEGINNING</b>	<b>\$397</b>	<b>\$26,820</b>	<b>\$2,627</b>	<b>\$0</b>	<b>\$29,844</b>
<b>FUND BALANCE, ENDING</b>	<b>\$6</b>	<b>\$26,560</b>	<b>\$1</b>	<b>\$451,572</b>	<b>\$478,140</b>

**WESTSIDE CDD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL RESERVE FUND**  
**STATEMENT OF REVENUES & EXPENDITURES**  
For The Period Ending August 31, 2019

	Proposed Budget	Prorated Budget Thru 08/31/19	Actual Thru 08/31/19	Variance
<b>REVENUE</b>				
Transfer In	\$61,883	\$0	\$0	\$0
Interest	\$0	\$0	\$6,936	\$6,936
<b>TOTAL REVENUE</b>	<b>\$61,883</b>	<b>\$0</b>	<b>\$6,936</b>	<b>\$6,936</b>
<b>EXPENDITURES</b>				
Miscellaneous Expense	\$0	\$0	\$0	\$0
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$61,883</b>		<b>\$6,936</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$141,158</b>		<b>\$299,094</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$203,040</b>		<b>\$306,030</b>	

**WESTSIDE CDD  
COMMUNITY DEVELOPMENT DISTRICT**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
<b>REVENUE</b>													
Maintenance Assessments-On Roll	\$0	\$31,723	\$167,157	\$9,145	\$19,205	\$10,529	\$18,232	\$20,322	\$29,463	\$152	\$0	\$0	\$305,928
Maintenance Assessments- Off Roll	\$34,103	\$79,482	\$119,658	\$21,003	\$0	\$35,609	\$4,743	\$56,925	\$4,585	\$0	\$21,003	\$0	\$377,111
Maintenance Assessments- West Lucaya	\$0	\$0	\$0	\$0	\$0	\$157	\$157	\$1,627	\$887	\$1,183	\$148	\$0	\$4,160
Interest Income	\$1,030	\$1,029	\$1,140	\$1,197	\$1,061	\$1,175	\$1,123	\$1,151	\$1,109	\$1,125	\$1,053	\$0	\$12,193
Developer Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Misc Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REVENUE</b>	<b>\$35,133</b>	<b>\$112,233</b>	<b>\$287,955</b>	<b>\$31,345</b>	<b>\$20,266</b>	<b>\$47,471</b>	<b>\$24,255</b>	<b>\$80,026</b>	<b>\$36,045</b>	<b>\$2,460</b>	<b>\$22,204</b>	<b>\$0</b>	<b>\$699,393</b>
<b>EXPENDITURES</b>													
<b>ADMINISTRATIVE</b>													
Supervisor Fees	\$200	\$400	\$400	\$0	\$400	\$400	\$400	\$0	\$200	\$400	\$400	\$0	\$3,200
Fica Expense	\$15	\$31	\$31	\$0	\$31	\$31	\$31	\$0	\$15	\$31	\$31	\$0	\$245
Engineering Fees	\$95	\$95	\$95	\$95	\$190	\$190	\$119	\$0	\$541	\$214	\$166	\$0	\$1,799
Legal Fees	\$948	\$1,622	\$1,719	\$843	\$1,568	\$2,502	\$2,572	\$1,065	\$1,436	\$1,026	\$844	\$0	\$16,146
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$900
Management Fees	\$3,315	\$3,315	\$3,315	\$3,315	\$3,315	\$3,315	\$3,315	\$3,315	\$3,315	\$3,315	\$3,315	\$0	\$36,469
Information Technology	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$917
Dissemination	\$6,292	\$292	\$292	\$292	\$292	\$292	\$292	\$583	\$583	\$583	\$583	\$0	\$10,375
Trustee	\$0	\$0	\$0	\$0	\$0	\$3,717	\$0	\$0	\$0	\$0	\$0	\$0	\$3,717
Assessment Roll Services	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Auditing Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,825	\$0	\$0	\$0	\$3,825
Telephone	\$0	\$8	\$0	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$13	\$0	\$36
Postage and Freight	\$334	\$127	\$2	\$113	\$99	\$5	\$147	\$195	\$83	\$3	\$265	\$0	\$1,375
Insurance - General Liability	\$7,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,736
Printing and Binding	\$13	\$29	\$59	\$156	\$182	\$40	\$22	\$129	\$44	\$60	\$54	\$0	\$788
Legal Advertising	\$643	\$0	\$211	\$0	\$0	\$0	\$223	\$0	\$0	\$575	\$0	\$0	\$1,651
Miscellaneous Services	\$56	\$45	\$43	\$44	\$202	\$43	\$48	\$45	\$63	\$49	\$52	\$0	\$688
Office Supplies	\$8	\$8	\$10	\$10	\$0	\$10	\$0	\$4	\$10	\$0	\$0	\$0	\$61
Property Appraiser's Fee	\$0	\$0	\$0	\$555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$555
Property Taxes	\$0	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Settlement Agreement Payments	\$0	\$53,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,750
<b>TOTAL ADMINISTRATIVE</b>	<b>\$24,912</b>	<b>\$59,808</b>	<b>\$6,261</b>	<b>\$5,506</b>	<b>\$6,363</b>	<b>\$11,528</b>	<b>\$7,267</b>	<b>\$5,420</b>	<b>\$10,199</b>	<b>\$6,340</b>	<b>\$5,806</b>	<b>\$0</b>	<b>\$149,411</b>
<b>OPERATIONS AND MAINTENANCE</b>													
Landscape Maintenance	\$12,663	\$12,663	\$12,663	\$12,663	\$12,663	\$12,663	\$12,663	\$12,663	\$12,663	\$12,663	\$12,663	\$0	\$139,288
Irrigation Repairs	\$0	\$0	\$0	\$0	\$1,034	\$761	\$0	\$0	\$783	\$0	\$0	\$0	\$2,578
Plant Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$41	\$26	\$20	\$27	\$18	\$29	\$26	\$24	\$20	\$25	\$24	\$0	\$282
Streetlighting	\$4,383	\$4,383	\$4,383	\$4,404	\$4,392	\$4,392	\$4,390	\$4,390	\$4,390	\$4,390	\$4,390	\$0	\$48,289
Irrigation Water	\$2,413	\$1,144	\$3,132	\$2,953	\$38	\$90	\$7,788	\$6,375	\$2,556	\$3,248	\$2,711	\$0	\$32,450
Property Insurance	\$923	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$923
Field Management	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$1,547	\$0	\$17,019
Lake & Wetland Maintenance	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$0	\$10,725
Misc. Contingency	\$0	\$3,600	\$11	\$14	\$1,930	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$5,558
Stormwater/Lake Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL OPERATIONS AND MAINTENANCE</b>	<b>\$22,945</b>	<b>\$24,338</b>	<b>\$22,732</b>	<b>\$22,583</b>	<b>\$22,596</b>	<b>\$20,460</b>	<b>\$27,389</b>	<b>\$25,974</b>	<b>\$22,934</b>	<b>\$22,848</b>	<b>\$22,310</b>	<b>\$0</b>	<b>\$257,110</b>
<b>TOTAL EXPENDITURES</b>	<b>\$47,857</b>	<b>\$84,146</b>	<b>\$28,992</b>	<b>\$28,089</b>	<b>\$28,960</b>	<b>\$31,988</b>	<b>\$34,656</b>	<b>\$31,394</b>	<b>\$33,133</b>	<b>\$29,188</b>	<b>\$28,117</b>	<b>\$0</b>	<b>\$406,521</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(\$12,724)</b>	<b>\$28,087</b>	<b>\$258,963</b>	<b>\$3,256</b>	<b>(\$8,693)</b>	<b>\$15,483</b>	<b>(\$10,401)</b>	<b>\$48,632</b>	<b>\$2,912</b>	<b>(\$26,728)</b>	<b>(\$5,913)</b>	<b>\$0</b>	<b>\$292,872</b>

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

<b>SERIES 2005, SPECIAL ASSESSMENT REVENUE BONDS</b>		
INTEREST RATE:	5.65%	
MATURITY DATE:	5/1/2037	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$805,094	
RESERVE FUND BALANCE	\$102,027	
BONDS OUTSTANDING - 9/30/13		\$17,050,000
LESS: PRINCIPAL PAYMENT 5/1/14		\$0
LESS: PRINCIPAL PAYMENT 5/1/15		\$0
LESS: PRINCIPAL PAYMENT 4/1/16		(\$255,000)
LESS: PRINCIPAL PAYMENT 9/21/18 (PREPAYMENT)		(\$1,790,000)
LESS: PRINCIPAL PAYMENT 4/4/19		(\$1,850,000)
LESS: PRINCIPAL REDUCTION BIFURCATION 4/18/19		(\$3,425,000)
LESS: SERIES 2005-1		(\$6,945,000)
LESS: SERIES 2005-2		(\$2,285,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$500,000</b>

<b>SERIES 2005-1, SPECIAL ASSESSMENT REVENUE BONDS</b>		
INTEREST RATE:	5.65%	
MATURITY DATE:	5/1/1937	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$304,436	
RESERVE FUND BALANCE	\$304,436	
BONDS OUTSTANDING - 4/18/19		\$6,945,000
LESS: PRINCIPAL PAYMENT 5/1/19		(\$120,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$6,825,000</b>

<b>SERIES 2005-2, SPECIAL ASSESSMENT REVENUE BONDS</b>		
INTEREST RATE:	5.65%	
MATURITY DATE:	5/1/2037	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$100,342	
RESERVE FUND BALANCE	\$100,342	
BONDS OUTSTANDING - 4/18/19		\$2,285,000
LESS: PRINCIPAL PAYMENT 5/1/19		(\$40,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$2,245,000</b>

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

SERIES 2007, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	7.20%	
MATURITY DATE:	5/1/2038	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$700,100	
RESERVE FUND BALANCE	\$37,756	
BONDS OUTSTANDING - 9/30/13		\$17,340,000
LESS: PRINCIPAL PAYMENT 5/1/14		\$0
LESS: PRINCIPAL PAYMENT 11/1/14 (PREPAYMENT)		(\$550,000)
LESS: PRINCIPAL PAYMENT 5/1/15		\$0
LESS: PRINCIPAL PAYMENT 4/1/16		(\$615,000)
LESS: PRINCIPAL PAYMENT 11/1/16 (PREPAYMENT)		(\$40,000)
LESS: PRINCIPAL PAYMENT 9/21/18 (PREPAYMENT)		(\$550,000)
LESS: PRINCIPAL PAYMENT 4/4/19		(\$1,550,000)
LESS: PRINCIPAL REDUCTION BIFURCATION 4/18/19		(\$6,210,000)
LESS: SERIES 2005-1		(\$6,610,000)
LESS: SERIES 2005-2		(\$715,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$500,000</b>

SERIES 2007-1, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	7.20%	
MATURITY DATE:	5/1/2038	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$316,660	
RESERVE FUND BALANCE	\$316,660	
BONDS OUTSTANDING - 4/18/19		\$6,610,000
LESS: PRINCIPAL PAYMENT 5/1/19		(\$90,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$6,520,000</b>

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

SERIES 2007-2, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	7.20%	
MATURITY DATE:	5/1/2038	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$36,260	
RESERVE FUND BALANCE	\$36,260	
BONDS OUTSTANDING - 4/18/19		\$715,000
LESS: PRINCIPAL PAYMENT 5/1/19		(\$10,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$705,000</b>

SERIES 2018, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	5% - 5.2%	
MATURITY DATE:	11/1/2048	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$115,065	
RESERVE FUND BALANCE	\$115,065	
BONDS OUTSTANDING - 2/27/18		\$3,490,000
LESS: PRINCIPAL PAYMENT 5/1/19		(\$50,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$3,490,000</b>

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	3.625% - 4.85%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$101,595	
RESERVE FUND BALANCE	\$101,595	
BONDS OUTSTANDING - 4/4/19		\$3,230,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$3,230,000</b>



**WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT RECEIPTS - FY2019**

**TAX COLLECTOR**

							Gross Assessments	\$	1,223,741	\$	319,753	\$	294,300	\$	365,000	\$	244,688			
							Net Assessments	\$	1,150,316	\$	300,567	\$	276,642	\$	343,100	\$	230,007			
											2005		2007		2018					
Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund 26.13%	Debt Svc Fund 24.05%	Debt Svc Fund 29.83%	Debt Svc Fund 20.00%	Total 100%									
11/9/18	ACH	\$ 6,983.11	\$ 348.78	\$ 139.65	-	\$ 6,494.68	\$ 1,697.00	\$ 1,561.92	\$ 1,937.14	\$ 1,298.62	\$ 6,494.68									
11/26/18	ACH	\$ 122,142.92	\$ 4,787.76	\$ 2,442.91	-	\$ 114,912.25	\$ 30,025.55	\$ 27,635.50	\$ 34,274.40	\$ 22,976.81	\$ 114,912.25									
12/10/18	ACH	\$ 640,469.26	\$ 25,616.23	\$ 12,297.06	-	\$ 602,555.97	\$ 157,442.52	\$ 144,909.99	\$ 179,721.87	\$ 120,481.60	\$ 602,555.97									
12/12/18	ACH	\$ 303.71	\$ 4.55	\$ 5.99	-	\$ 293.17	\$ 76.60	\$ 70.51	\$ 87.44	\$ 58.62	\$ 293.17									
12/21/18	ACH	\$ 38,956.80	\$ 1,318.00	\$ 752.78	-	\$ 36,886.02	\$ 9,637.99	\$ 8,870.80	\$ 11,001.84	\$ 7,375.39	\$ 36,886.02									
1/11/19	ACH	\$ -	\$ -	\$ -	188.31	\$ 188.31	\$ 49.20	\$ 45.29	\$ 56.17	\$ 37.65	\$ 188.31									
1/11/19	ACH	\$ 2,177.48	\$ 60.02	\$ 42.34	-	\$ 2,075.12	\$ 542.21	\$ 499.05	\$ 618.94	\$ 414.92	\$ 2,075.12									
1/11/19	ACH	\$ 34,437.05	\$ 1,033.09	\$ 668.08	-	\$ 32,735.88	\$ 8,553.59	\$ 7,872.72	\$ 9,763.99	\$ 6,545.57	\$ 32,735.88									
2/13/19	ACH	\$ 433.27	\$ 12.74	\$ 8.67	-	\$ 411.86	\$ 107.62	\$ 99.05	\$ 122.84	\$ 82.35	\$ 411.86									
2/13/19	ACH	\$ 76,209.20	\$ 1,595.95	\$ 1,524.18	-	\$ 73,089.07	\$ 19,097.52	\$ 17,577.35	\$ 21,799.97	\$ 14,614.22	\$ 73,089.07									
3/11/19	ACH	\$ 41,568.90	\$ 449.78	\$ 822.38	-	\$ 40,296.74	\$ 10,529.18	\$ 9,691.05	\$ 12,019.14	\$ 8,057.37	\$ 40,296.74									
4/9/19	ACH	\$ 68,933.75	\$ 48.27	\$ 1,378.68	-	\$ 67,506.80	\$ 17,638.93	\$ 16,234.86	\$ 20,134.97	\$ 13,498.04	\$ 67,506.80									
4/9/19	ACH	\$ 2,230.80	\$ -	\$ 44.63	-	\$ 2,186.17	\$ 571.23	\$ 525.76	\$ 652.06	\$ 437.13	\$ 2,186.17									
4/12/19	ACH	\$ -	\$ -	\$ -	84.18	\$ 84.18	\$ 22.00	\$ 20.24	\$ 25.11	\$ 16.83	\$ 84.18									
5/15/19	ACH	\$ 78,308.26	\$ -	\$ 1,566.17	-	\$ 76,742.09	\$ 20,052.03	\$ 18,455.87	\$ 22,889.54	\$ 15,344.65	\$ 76,742.09									
5/15/19	ACH	\$ 1,054.97	\$ -	\$ 21.09	-	\$ 1,033.88	\$ 270.14	\$ 248.64	\$ 308.37	\$ 206.73	\$ 1,033.88									
6/14/19	ACH	\$ 14,616.67	\$ -	\$ 292.33	-	\$ 14,324.34	\$ 3,742.82	\$ 3,444.89	\$ 4,272.46	\$ 2,864.16	\$ 14,324.34									
6/14/19	ACH	\$ 312.96	\$ -	\$ 6.26	-	\$ 306.70	\$ 80.14	\$ 73.76	\$ 91.48	\$ 61.32	\$ 306.70									
6/18/19	ACH	\$ 100,129.65	\$ -	\$ 2,002.60	-	\$ 98,127.05	\$ 25,639.73	\$ 23,598.79	\$ 29,267.95	\$ 19,620.59	\$ 98,127.05									
7/15/19	ACH	\$ -	\$ -	\$ -	151.63	\$ 151.63	\$ 151.63	\$ -	\$ -	\$ -	\$ 151.63									
Totals		\$ 1,229,268.76	\$ 35,275.17	\$ 24,015.80	\$ 424.12	\$ 1,170,401.91	\$ 305,927.62	\$ 281,436.02	\$ 349,045.69	\$ 233,992.58	\$ 1,170,401.91									

**DIRECT ASSESSMENTS**

BOANERGE LLC			\$	185,092.20	\$	34,906.52	\$	110,920.00	\$	39,265.68
DATE RECEIVED	DATE DUE	Check Num	NET AMOUNT ASSESSED	NET AMOUNT RECEIVED	GENERAL FUND	SERIES 2005 - 2	SERIES 2007 - 2			
5/24/19	11/1/18	Wire	\$ 92,546.10	\$ 92,546.10	\$ 17,453.26	\$ 55,460.00	\$ 19,632.84			
5/24/19	2/1/19	Wire	\$ 46,273.05	\$ 46,273.05	\$ 8,726.63	\$ 27,730.00	\$ 9,816.42			
5/24/19	5/1/19	Wire	\$ 46,273.05	\$ 46,273.05	\$ 8,726.63	\$ 27,730.00	\$ 9,816.42			
5/24/19	5/31/19	Wire	\$ 7,866.42	\$ 7,866.42	\$ 7,866.42	\$ -	\$ -			
			\$ 192,958.62	\$ 192,958.62	\$ 42,772.94	\$ 110,920.00	\$ 39,265.68			
BR GRAND AT WESTSIDE DST			\$	48,514.15	\$	48,514.15	\$ -	\$ -		
DATE RECEIVED	DATE DUE	Check Num	NET AMOUNT ASSESSED	NET AMOUNT RECEIVED	GENERAL FUND	SERIES 2005	SERIES 2007			
10/29/18	11/1/18	947	\$ 24,257.08	\$ 24,257.08	\$ 24,257.08	\$ -	\$ -			
3/11/19	2/1/19	1218	\$ 12,128.54	\$ 12,128.53	\$ 12,128.53	\$ -	\$ -			
	5/1/19		\$ 12,128.54	\$ -	\$ -	\$ -	\$ -			
			\$ 48,514.16	\$ 36,385.61	\$ 36,385.61	\$ -	\$ -			
DR HORTON			\$	84,012.31	\$	84,012.31	\$ -	\$ -		
DATE RECEIVED	DATE DUE	Check Num	NET AMOUNT ASSESSED	NET AMOUNT RECEIVED	GENERAL FUND	SERIES 2005	SERIES 2007			
11/1/18	11/1/18	827916	\$ 42,006.16	\$ 42,006.16	\$ 42,006.16	\$ -	\$ -			
1/28/19	2/1/19	868895	\$ 21,003.08	\$ 21,003.08	\$ 21,003.08	\$ -	\$ -			
8/15/19	5/1/19	958719	\$ 21,003.08	\$ 21,003.08	\$ 21,003.08	\$ -	\$ -			
			\$ 84,012.32	\$ 84,012.32	\$ 84,012.32	\$ -	\$ -			
GOLDEN CAY LLC			\$	91,611.84	\$	18,340.72	\$ 52,640.00	\$ 20,631.12		
DATE RECEIVED	DATE DUE	Check Num	NET AMOUNT ASSESSED	NET AMOUNT RECEIVED	GENERAL FUND	SERIES 2005 - 1	SERIES 2007 - 1			
11/8/18	11/1/18	1091	\$ 45,805.92	\$ 45,805.92	\$ 9,170.36	\$ 26,320.00	\$ 10,315.56			
3/15/19	2/1/19	1118	\$ 22,902.96	\$ 22,902.96	\$ 4,585.18	\$ 13,160.00	\$ 5,157.78			
6/7/19	5/1/19	1153	\$ 22,902.96	\$ 22,902.96	\$ 4,585.18	\$ 13,160.00	\$ 5,157.78			
Total			\$ 91,611.84	\$ 91,611.84	\$ 18,340.72	\$ 52,640.00	\$ 20,631.12			
LAND ACQUISITION ONE LLC			\$	43,485.25	\$	43,485.25	\$ -	\$ -		
DATE RECEIVED	DATE DUE	Check Num	NET AMOUNT ASSESSED	NET AMOUNT RECEIVED	GENERAL FUND	SERIES 2005	SERIES 2007			
11/8/18	11/1/18	8892	\$ 21,742.62	\$ 21,742.62	\$ 21,742.62	\$ -	\$ -			
3/6/19	2/1/19	10633	\$ 10,871.31	\$ 10,871.31	\$ 10,871.31	\$ -	\$ -			
5/20/19	5/1/19	12834	\$ 10,871.31	\$ 10,871.31	\$ 10,871.31	\$ -	\$ -			
Total			\$ 43,485.24	\$ 43,485.24	\$ 43,485.24	\$ -	\$ -			

**WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT RECEIPTS - FY2019**

<b>WESTSIDE CDD HOLDINGS, INC.</b>			<b>\$ 119,658.38</b>		<b>\$ 119,658.38</b>	<b>\$ -</b>	<b>\$ -</b>
DATE RECEIVED	DATE DUE	Check Num	NET AMOUNT ASSESSED	NET AMOUNT RECEIVED	GENERAL FUND	SERIES 2005	SERIES 2007
12/11/18	11/1/18	9918205434	\$ 59,829.19	\$ 59,829.10	\$ 59,829.10	\$ -	\$ -
12/11/18	2/1/19	9918205434	\$ 29,914.60	\$ 29,914.60	\$ 29,914.60	\$ -	\$ -
12/11/18	5/1/19	9918205434	\$ 29,914.60	\$ 29,914.30	\$ 29,914.30	\$ -	\$ -
<b>Total</b>			<b>\$ 119,658.39</b>	<b>\$ 119,658.00</b>	<b>\$ 119,658.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>MATTAMY ORLANDO LLC</b>			<b>\$ 18,971.47</b>		<b>\$ 18,971.47</b>	<b>\$ -</b>	<b>\$ -</b>
DATE RECEIVED	DATE DUE	Check Num	NET AMOUNT ASSESSED	NET AMOUNT RECEIVED	GENERAL FUND	SERIES 2005	SERIES 2007
10/19/18	11/1/18	8481	\$ 9,485.73	\$ 9,845.73	\$ 9,845.73	\$ -	\$ -
3/6/19	2/1/19	10633	\$ 4,742.87	\$ 4,742.87	\$ 4,742.87	\$ -	\$ -
4/25/19	5/1/19	12187	\$ 4,742.87	\$ 4,742.87	\$ 4,742.87	\$ -	\$ -
<b>Total</b>			<b>\$ 18,971.47</b>	<b>\$ 19,331.47</b>	<b>\$ 19,331.47</b>	<b>\$ -</b>	<b>\$ -</b>
<b>LAND ACQUISITION ONE LLC</b>			<b>\$ 13,124.79</b>		<b>\$ 13,124.79</b>	<b>\$ -</b>	<b>\$ -</b>
DATE RECEIVED	DATE DUE	Check Num	NET AMOUNT ASSESSED	NET AMOUNT RECEIVED	GENERAL FUND	SERIES 2005	SERIES 2007
11/8/18	11/1/18	8892	\$ 6,562.39	\$ 6,562.39	\$ 6,562.39	\$ -	\$ -
3/6/19	2/1/19	10633	\$ 3,281.20	\$ 3,281.20	\$ 3,281.20	\$ -	\$ -
5/20/19	5/1/19	12834	\$ 3,281.20	\$ 3,281.20	\$ 3,281.20	\$ -	\$ -
<b>Total</b>			<b>\$ 13,124.79</b>	<b>\$ 13,124.79</b>	<b>\$ 13,124.79</b>	<b>\$ -</b>	<b>\$ -</b>
<b>PULTE HOME CORP</b>			<b>\$ 126,483.58</b>			<b>\$ 94,705.00</b>	<b>\$ 31,778.58</b>
DATE RECEIVED	DATE DUE	Check Num	NET AMOUNT ASSESSED	NET AMOUNT RECEIVED	GENERAL FUND	SERIES 2005-1	SERIES 2007-1
5/3/19	5/1/19	91277166	\$ 126,483.58	\$ 126,483.58	\$ -	\$ 94,705.00	\$ 31,778.58
<b>Total</b>			<b>\$ 126,483.58</b>	<b>\$ 126,483.58</b>	<b>\$ -</b>	<b>\$ 94,705.00</b>	<b>\$ 31,778.58</b>
<b>MATTAMY ORLANDO, LLC</b>			<b>\$ 175,641.00</b>			<b>\$ -</b>	<b>\$ 175,641.00</b>
DATE RECEIVED	DATE DUE	Check Num	NET AMOUNT ASSESSED	NET AMOUNT RECEIVED	GENERAL FUND	SERIES 2005	SERIES 2007-1
5/6/19	5/1/19	12558	\$ 175,641.00	\$ 175,641.00	\$ -	\$ -	\$ 175,641.00
<b>Total</b>			<b>\$ 175,641.00</b>	<b>\$ 175,641.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 175,641.00</b>

SUMMARY	TOTAL	GENERAL FUND	SERIES 2005	SERIES 2007	SERIES 2018
TAX ROLL ASSESSED AMOUNT	\$ 920,309.36	\$ 300,567.36	\$ 276,642.00	\$ 343,100.00	\$ 230,006.72
DIRECT BILLED AMOUNT	\$ 906,594.97	\$ 381,013.59	\$ 258,265.00	\$ 267,316.38	\$ -
<b>TOTAL</b>	<b>\$ 1,826,904.33</b>	<b>\$ 681,580.95</b>	<b>\$ 534,907.00</b>	<b>\$ 610,416.38</b>	<b>\$ 230,006.72</b>
TAX ROLL ASSESSMENTS COLLECTED	\$ 1,170,401.91	\$ 305,927.62	\$ 281,436.02	\$ 349,045.69	\$ 233,992.58
BOANERGE LLC	\$ 192,958.62	\$ 42,772.94	\$ 110,920.00	\$ 39,265.68	\$ -
BR GRAND AT WESTSIDE DST	\$ 36,385.61	\$ 36,385.61	\$ -	\$ -	\$ -
DR HORTON	\$ 84,012.32	\$ 84,012.32	\$ -	\$ -	\$ -
GOLDEN CAY LLC	\$ 91,611.84	\$ 18,340.72	\$ 52,640.00	\$ 20,631.12	\$ -
LAND ACQUISITION ONE LLC	\$ 43,485.24	\$ 43,485.24	\$ -	\$ -	\$ -
WESTSIDE CDD HOLDINGS, INC.	\$ 119,658.00	\$ 119,658.00	\$ -	\$ -	\$ -
MATTAMY ORLANDO LLC	\$ 19,331.47	\$ 19,331.47	\$ -	\$ -	\$ -
LAND ACQUISITION ONE LLC	\$ 13,124.79	\$ 13,124.79	\$ -	\$ -	\$ -
PULTE HOME CORP	\$ 126,483.58	\$ -	\$ 94,705.00	\$ 31,778.58	\$ -
MATTAMY ORLANDO LLC	\$ 175,641.00	\$ -	\$ -	\$ 175,641.00	\$ -
DIRECT BILL ASSESSMENTS COLLECTED	\$ 902,692.47	\$ 377,111.09	\$ 258,265.00	\$ 267,316.38	\$ -
<b>TOTAL ASSESSMENTS COLLECTED</b>	<b>\$ 2,073,094.38</b>	<b>\$ 683,038.71</b>	<b>\$ 539,701.02</b>	<b>\$ 616,362.07</b>	<b>\$ 233,992.58</b>
<b>VARIANCE</b>	<b>\$ (246,190.05)</b>	<b>\$ (1,457.76)</b>	<b>\$ (4,794.02)</b>	<b>\$ (5,945.69)</b>	<b>\$ (3,985.86)</b>

**WESTSIDE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Revenue Bonds, Series 2018**

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2018				
2/27/18	1	Mattamy Orlando LLC	Reimburse Developer for construction related costs	\$ 2,973,656.67
<b>TOTAL</b>				<b>\$ 2,973,656.67</b>
Fiscal Year 2018				
6/4/18		Transfer from COI		\$ 2,625.42
7/1/18		Interest		\$ 0.49
8/1/18		Interest		\$ 0.67
9/1/18		Interest		\$ 0.67
<b>TOTAL</b>				<b>\$ 2,627.25</b>
Project (Construction) Fund at 2/27/18				\$ 2,973,656.67
Interest Earned thru 09/30/18				\$ 2,627.25
Requisitions Paid thru 09/30/18				\$ (2,973,656.67)
Remaining Project (Construction) Fund				<b>\$ 2,627.25</b>
Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
8/29/19	2	Governmental Management Services	Invoice 331 - Construction Management	\$ 2,633.16
<b>TOTAL</b>				<b>\$ 2,633.16</b>
Fiscal Year 2019				
10/1/18		Interest		\$ 0.65
11/1/18		Interest		\$ 0.67
12/1/18		Interest		\$ 0.65
1/1/19		Interest		\$ 0.67
2/1/19		Interest		\$ 0.67
3/1/19		Interest		\$ 0.61
4/1/19		Interest		\$ 0.67
5/1/19		Interest		\$ 0.65
6/1/19		Interest		\$ 0.67
7/1/19		Interest		\$ 0.65
8/1/19		Interest		\$ 0.56
<b>TOTAL</b>				<b>\$ 7.12</b>
Project (Construction) Fund at 9/30/18				\$ 2,627.25
Interest Earned thru 08/31/19				\$ 7.12
Requisitions Paid thru 08/31/19				\$ (2,633.16)
Remaining Project (Construction) Fund				<b>\$ 1.21</b>

**WESTSIDE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Revenue Bonds, Series 2019**

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2019</b>				
5/21/19	1	Mattamy Orlando, LLC	Solara Phase 2 - Reimburse Developer for construction related costs	\$ 2,347,833.16
8/29/19	2	Hanson Walter & Associates, Inc.	Project Construction Engineering Services	\$ 1,852.50
8/29/19	3	Governmental Management Services	Invoice 332 - Construction Management	\$ 3,500.00
<b>TOTAL</b>				<b>\$ 2,353,185.66</b>
<b>Fiscal Year 2019</b>				
5/1/19		Interest		\$ 620.79
6/1/19		Interest		\$ 500.65
7/1/19		Interest		\$ 111.12
7/11/19		Transfer from Cost of Issuance		\$ 6,020.75
8/1/19		Interest		\$ 96.58
<b>TOTAL</b>				<b>\$ 7,349.89</b>
Project (Construction) Fund at 4/4/19				\$ 2,797,407.92
Interest Earned thru 08/31/19				\$ 7,349.89
Requisitions Paid thru 08/31/19				\$ (2,353,185.66)
Remaining Project (Construction) Fund				<b>\$ 451,572.15</b>

## 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	\$119,658	\$0	\$119,658	Nov	\$59,829.19		\$0.00	\$59,829.19 Paid @ Closing - 12/11/18
	18-25-27-3160-000A-0080				Feb	\$29,914.60		\$0.00	\$29,914.60 Paid @ Closing - 12/11/18
	(Former Fairwinds)	2005	\$0		May	\$29,914.60		\$0.00	\$29,914.60 Paid @ Closing - 12/11/18
		2007	\$0		Total	\$119,658.38	\$0.00		\$119,658.38
	DR Horton	\$84,012	\$0	\$84,012	Nov	\$42,006.16		\$0.00	\$42,006.16 Paid 11/1/19
	18-25-27-3160-000B-0040	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 Paid 8/15/19
					Total	\$84,012.31	\$0.00		\$84,012.31
	Golden Cay LLC	\$18,341	\$73,271	\$91,612	Nov	\$9,170.36	\$36,635.56	\$45,805.92	\$45,805.92 Paid 11/8/18
	07-25-27-5461-0001-00D0	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 Paid 6/3/19
					Total	\$18,340.72	\$73,271.12	\$91,611.84	\$91,611.84
	BR Grand at Westside	\$48,514	\$0	\$48,514	Nov	\$24,257.08		\$0.00	\$24,257.08 Paid 10/29/18
	06-25-27-5474-0001-0030	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 Paid 9/6/19
					Total	\$48,514.15	\$0.00		\$48,514.15
	Land One Acquisition	\$43,485	\$0	\$43,485	Nov	\$21,742.63		\$21,742.63	\$21,742.63 Paid 11/8/18
	182527316000080110				Feb	\$10,871.31		\$10,871.31	\$10,871.31 Paid 2/4/19
		2005	\$0		May	\$10,871.31		\$10,871.31	\$10,871.31 Paid 5/20/19
		2007	\$0		Total	\$43,485.25		\$43,485.25	
	Mattamy	\$18,971	\$0	\$18,971	Nov	\$9,485.74		\$9,485.74	\$9,485.74 Paid 10/17/18
	18-25-27-4941-0001-FD10	2005	\$0.00		Feb	\$4,742.87		\$4,742.87	\$4,742.87 Paid 2/4/19
		2007	\$0.00		May	\$4,742.87		\$4,742.87	\$4,742.87 Paid 4/18/19
					Total	\$18,971.47		\$18,971.47	
	Land One Acquisition	\$13,125	\$0	\$13,125	Nov	\$6,562.40		\$6,562.40	\$6,562.40 Paid 11/8/18
	19-25-27-3160-000B-0030	2005	\$0.00		Feb	\$3,281.20		\$3,281.20	\$3,281.20 Paid 2/4/19
		2007	\$0.00		May	\$3,281.20		\$3,281.20	\$3,281.20 Paid 5/20/19
					Total	\$13,124.79		\$13,124.79	
	Boanerge				Nov	\$17,453.26	\$75,092.84	\$92,546.10	\$92,546.10 Paid 5/24/19
	07-25-27-5461-0001-0015	O & M	\$34,907		Feb	\$8,726.63	\$37,546.42	\$46,273.05	\$46,273.05 Paid 5/24/19
		2005 Debt	\$110,920		May	\$8,726.63	\$37,546.42	\$46,273.05	\$46,273.05 Paid 5/24/19
		2007 Debt	\$39,266					\$185,092.20	\$185,092.20