

*Westside Community  
Development District*

*Agenda*

*December 4, 2019*

# AGENDA

# *Westside*

## *Community Development District*

---

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

November 27, 2019

**Board of Supervisors  
Westside Community  
Development District**

Dear Board Members:

The Board of Supervisors of Westside Community Development District will meet **Wednesday, December 4, 2019 at 11:00 AM at the Offices of Hanson, Walter & Associates, 8 Broadway Avenue, Suite 104, Kissimmee, FL 34741.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Appointment of Individual to Fulfill the Board Vacancy in Seat #1 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 2020-07 Electing Officers
4. Approval of Minutes of the October 2, 2019 Meeting
5. Consideration of Resolution 2020-06 Finalizing Special Assessments and Securing the District's Series 2019 (Parcel K) Bonds
6. Ratification of Series 2019 Requisition #4
7. 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
8. Supervisor's Requests
9. Other Business
10. Adjournment

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

The third order of business is the Organizational Matters. Section A is the appointment of an individual to fulfill the Board vacancy in Seat #1 with a term ending November 2020. 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 2020-07 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 October 2, 2019 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of Resolution 2020-05 finalizing the special assessments and securing the District's Series 2019 bonds for Parcel K. A copy of the Resolution is enclosed for your review.

The sixth order of business is the ratification of the Series 2019 requisition #4. A copy of the requisition and supporting invoices is enclosed for your review.

The seventh 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,

A handwritten signature in blue ink, appearing to read 'J. Showe', is written over a light blue horizontal line.

Jason M. Showe  
District Manager

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

Enclosures

## SECTION III

## SECTION E

**RESOLUTION 2020-07**

**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 **December 4, 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 4<sup>th</sup> DAY OF DECEMBER, 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, October 2, 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:

Michael Rainer	Chairman
Tom Franklin	Vice Chairman
Scott Stewart	Assistant Secretary
Bennett Ruedas	Assistant Secretary

Also present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Mark Vincutonis	District Engineer
William Viasalyers	Field Manager.
Broc Althafer	Osceola Engineering by phone
Cindy Campbell	Akerman Senterfitt by phone
Justin Rowan	MBS Capital Markets

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

- A. Acceptance of Resignation of Steven Rivera and Appointment of Individual to Fill the Board Vacancy with a Terms Ending November 2020**

On MOTION by Mr. Ruedas seconded by Mr. Stewart with all in favor Steven Rivera's resignation was accepted.
---

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Michael Rainer was appointed to fill the unexpired term of office in Seat 2 with a term ending November 2020.

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

Mr. Flint stated behind the Oath of Office form is a contact information sheet that would come to my office. The Form 1: Statement of Financial Interests is required by the State of Florida to be filed by public officials and it must be filed within 30 days of today with the Supervisor of Elections in the county in which you reside. It is important to meet that 30-day deadline and we always suggest you have some proof of filing, either hand delivering and have it date stamped or you can email it and they will send you a confirmation email. We also gave you a Form 1F, which you file when you leave, if you resign or at the end of your term; you don't have to do anything with that right now. As a Board member you are entitled to compensation under Chapter 190 of \$200 per meeting and I will ask if you accept or waive the compensation.

Mr. Rainer stated I waive compensation.

Mr. Flint stated you don't have to worry about the W-4 or I-9 forms.

Ms. Carpenter stated as a public official you are subject to Sunshine Law and ethics laws and all the other laws that govern a city or county official. The biggest one is the Sunshine Law; you can't speak with another Board member about any item that may come before the Board. We will send you a packet of information. The two cover sheets have the basic breakdowns, ethics, we suggest you don't accept anything of any value from anyone that could be looked at as influencing your vote and that includes you and your family. You can always call Andrew or me or George's office if you have any questions.

**B. Appointment of Individuals to Fill Seats 3 & 5**

Mr. Flint stated we also have two seats that have transitioned to the general election, one is vacant and one is occupied by Mr. Stewart as a holdover. I don't believe we have any nominations at this time for general electors to fill those seats.

**C. Administration of Oaths of Office to Newly Appointed Board Members**

**D. Consideration of Resolution 2020-01 Electing Officers**

Mr. Flint stated Bennett is Chairman, Tom is Vice Chair and Scott is an Assistant Secretary. It may be appropriate to reconsider the officers at this point and we can handle each one individually or as a slate.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor Resolution 2020-01 was approved reflecting the following officers: Michael Rainer Chairman, Tom Franklin Vice Chairman, Scott Stewart, Bennett Ruedas and Jason Showe Assistant Secretaries, George Flint Secretary, Ariel Lovera Treasurer.

#### **FOURTH ORDER OF BUSINESS**

#### **Approval of the Minutes of the September 11, 2019 Meeting**

On MOTION by Mr. Ruedas seconded by Mr. Franklin with all in favor the minutes of the September 11, 2019 meeting were approved, subject to comments submitted by Mr. Ruedas.

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

#### **Consideration of Resolution 2020-02 Finalizing the Special Assessments and Securing the Series 2019 Bonds – Series 2005 & 2007 Refunding**

Mr. Flint stated this is a resolution finalizing the special assessments that secures the series 2019 bonds, the refinancing of the 2005 and 2007 bonds. Once the bond issue is closed the Board adopts the resolution finalizing the terms of that. Those bonds were closed on Monday.

Ms. Carpenter stated George's firm prepares a final assessment methodology that puts in the final number for the bond issue, which was \$13,095,000 plugging in the interest rates, it sets for the assessment roll of every lot in the District to show the annual assessment amounts. This resolution finalizes that assessment roll based on the final numbers of the bond issue.

Mr. Rowan stated the final interest rate was 4.01%, that was the blended average.

Ms. Carpenter stated that ended up lowering the assessment amounts between \$120 and \$60 per year depending on the size of the units. It is a significant savings when you consider the amounts were in the \$500 to \$700 range, some are now below the \$400 range.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2020-02 was approved.

**SIXTH ORDER OF BUSINESS****Public Hearing**

Mr. Flint stated next is a public hearing to consider the assessments on Parcel K. The Board previously adopted two resolutions, one declaring the intent to impose assessments, the other one setting the public hearing for today to consider that imposition. We did a mailed notice and notices in the newspaper as required by statute. We will open the public hearing and Parcel K is the parcel that Pulte is developing there is a small commercial piece right on the corner and a residential piece that wraps around that. The Board is considering a Master Assessment Methodology, which basically sets the ceiling and there will be a supplemental report prepared once the bonds are priced and the assessments are actually set.

**A. Consideration of Engineer's Report**

Mr. Althafer stated the report that is in today's agenda is the same report that was reviewed and approved in substantial form by the Board at a meeting a couple months ago. There are no changes other than typographical errors that were corrected based on input proved by Counsel. The majority of the report is the same.

There is an item I wanted to bring up for discussion. As we have been going through the closeout process for Parcel K the utility provider, Toho Water Authority, has made it clear that they don't want to be the ownership, operation and maintenance entity for reclaimed and in section 6 of the report it does show that the reclaimed water distribution system will be owned, operated and maintained by the Toho Water Authority. I wanted to bring up for discussion if it would be a problem to change that to the Westside CDD for ownership, operation and maintenance or if need be that could change to the homeowner's association.

Mr. Flint stated if it changes to the homeowner's association we can't fund it through the CDD. The concept was we were going to fund it and convey it to Toho as another government entity. We can't fund it and convey it to the CDD. What would the CDD be operating? Is it just lines in the ground or is there a pump station?

Mr. Althafer stated it is roughly 4,400 lineal feet of 6" main.

Mr. Flint asked so what they are arguing over is the ownership of the lines in the ground?

Mr. Althafer responded that is correct.

Mr. Rainer asked how is it fed, where is the water source?

Mr. Althafer stated there is a large reclaimed main on Westside Boulevard and one on Goodman Road so there are two connection points to the water source.

Mr. Rainer stated the reclaimed system on Westside Boulevard isn't sufficient to cover Westside Boulevard much less a new piece of property.

Ms. Carpenter stated the CDD constructed those and turned them over to Toho after many years.

Mr. Flint stated my understanding is in Solara they were also conveyed to Toho.

Mr. Ruedas stated the lines outside on Westside Boulevard are Toho and behind the master meter they are trying to switch it to internal operations with the HOA.

Mr. Flint stated we need to look at how those were paid for before anything is switched to the HOA. I don't think we are going to solve that in the meeting.

Ms. Carpenter stated at this point we should adopt the report as it is with Toho and we need to make that decision before any money is spent on lines because we can't use bond funds to build those lines if they are going to an HOA.

Mr. Rainer asked am I correct in saying there is about \$150,000 of reclaimed system?

Mr. Althafer stated that is correct; it is \$153,908.

Mr. Rainer asked the total funding you would be seeking is \$1.3 million?

Mr. Althafer stated at this point it is \$1.3 million and that includes the \$153,000.

Mr. Flint asked are there other improvements that could be funded to replace the \$153,000?

Mr. Althafer responded I would need to do some research to see if that is the case.

Mr. Rainer asked are there any perimeter walls?

Mr. Althafer stated there are some perimeter hardscape elements that could potentially be part of this.

Ms. Carpenter stated that depends on Bond Counsel. We would have to get that confirmed.

Mr. Franklin asked what is the reason they didn't want the reclaimed lines?

Mr. Stewart asked isn't it only that site? This is new infrastructure on this particular location. They own the rest of it already.

Mr. Flint stated what they are doing is apparently internal to the neighborhoods they now don't want to take ownership. They have had a significant issue with reclaimed in that area and a lack of supply and pressure.

Mr. Stewart asked are you thinking the size of the pipe isn't enough?

Mr. Rainer stated no, their plant went down, they lost 50% of their supply and they have no idea when it will come back up. The Mattamy site alone has \$3 million of landscaping that is dying as we speak. I would be hesitant to accept any landscaping or reclaimed line until we address that with Toho or anybody else.

Mr. Flint stated the problem is they are about to close on homes in that project and we have been on a timeline. I don't think this is the place to address that issue.

Mr. Franklin asked has the CDD already paid for the \$153,000?

Mr. Flint stated we haven't paid for anything; we haven't issued the bonds. All this is doing is putting an assessment on the land so that we can market and sell the bonds.

Mr. Rainer asked what is the timing of the issuance of the bond?

Mr. Rowan stated we were trying to get it closed before the first homeowner was expected in November.

Ms. Carpenter stated I think from the Board's perspective there should be some comfort that we can adopt the report as it is and if we find the Engineer can't get Toho to accept it we can substitute that with a good bond cost for the \$150,000 or reduce it but at least the assessments will be set at a higher level to include it if Toho will accept. That seems to be the thing to do for the Board and the Engineer and District can figure out whether that \$150,000 will be included or not.

Mr. Stewart stated we could accept it with the caveat that it is addressed.

Ms. Carpenter stated yes. Are you comfortable with that?

Mr. Flint stated yes.

Mr. Rainer stated provided we address the reclaimed then I'm fine with the other improvements.

Mr. Stewart asked if we were to end up with a problem down the line how do we fund that from the CDD's perspective?

Mr. Flint stated if it is just owning the lines in the ground there is probably not a lot of expense to that.

Mr. Stewart asked if it doesn't work is there liability later on?

Mr. Flint stated if a line breaks or something.

Mr. Stewart stated I'm thinking if somebody complains my grass is dead or my landscaping or whatever.

Ms. Carpenter stated the issue would be whether we special assess just this area or everybody and if the District wants to accept in one area.

Mr. Flint stated the O&M would need to be higher in this neighborhood than it is elsewhere if it is the only one where we own the lines. Because you can't have the balance of the community subsidizing. We could adjust our O&M if we needed to.

Mr. Ruedas stated or the HOA could own the lines if we don't finance it.

Ms. Carpenter stated we couldn't finance it through the CDD.

Mr. Flint stated ideally that would be the case. I would prefer that we replace this \$153,000 with something else and the HOA own the internal lines versus the CDD.

Mr. Stewart asked what is wrong with Toho taking the lines?

Mr. Flint stated that would be the ideal thing.

Mr. Franklin asked what was their objection?

Mr. Althafer stated they said they prefer not to in short-term rental communities. They didn't go into great detail about why.

Mr. Stewart asked can their hand be forced?

Ms. Carpenter stated yes, since they have done it in all the other communities in this District.

Mr. Franklin stated these are master metered in these communities too.

Mr. Rainer stated Solara is becoming more master metered, the first phase was not.

Mr. Flint stated Windsor at Westside, which is in another CDD right next to this piece is set up where they have master meters. Toho may be looking at that situation and saying Windsor at Westside, which is in another CDD is set up that way, therefore they are wanting this one to be set up the same way.

Mr. Vincutonis stated even though you have it master metered you still have individual meters for each lot.

Mr. Flint stated I don't think Windsor at Westside is sub-metered; it is a bulk meter.

Mr. Ruedas stated Mattamy is trying to convert Phase 1 to remove the individual meters and just stay with the master meter with the HOA.

Mr. Stewart stated then that cost stays with the HOA.

Mr. Flint stated one option is to approve the report either with reclaimed costs included and Toho taking ownership or reclaimed costs replaced with other eligible costs.

Mr. Stewart stated I would like the reclaimed costs replaced until we get some real answers on this. It is not that much money in the total package.

Mr. Franklin moved to approve the Engineer's Report assuming Toho will accept the reclaimed lines and if they don't then it goes to the HOA and other costs are adjusted accordingly and Mr. Rainer seconded the motion.

Mr. Stewart stated just so I'm clear on this, when you say other costs are you talking about other funds that could cover that?

Mr. Flint stated other costs, if there are other stormwater costs or water and sewer costs, we would still keep the \$153,000 we would just replace it with other items.

On voice vote with all in favor the motion passed.

Mr. Rowan asked Jan how would you like to proceed? We have to resolve this before we go out and market the bonds?

Mr. Flint stated I think we ask the Engineer to see if there are other eligible costs.

Ms. Carpenter stated the Engineer needs to finalize the issue either that Toho will accept or to replace those with some other costs for improvements.

Mr. Rainer asked are you able to opine on when you think they may have a closing?

Mr. Althafer stated I believe their first one is scheduled for sometimes next week.

Mr. Flint stated the closing is irrelevant to this issue. If you are going to adopt this resolution you are putting the assessments in place and that is the key factor that has to be done.

Mr. Franklin stated if it doesn't stay there the assessment will go down slightly and the homeowner's association fee will go up slightly.

## **B. Consideration of Master Assessment Methodology for Parcel K**

Mr. Flint stated next is the Master Assessment Report based on the Engineer's Report. Table 1 on page 10 is the development plan and there are 191 units planned, a mixture of single-family and townhomes and equates to 202 equivalent residential units. Table 2 are the costs we just discussed that are taken from the Engineer's Report, the \$1.3 million and this table may be subject to change based on the motion that was just approved. Table 3 sizes the bonds and this is for purposes of the master assessment, we anticipate the interest rates are going to be lower than we have here but what we are doing here is putting a master assessment in place. The underwriter will price the bonds and we anticipate the interest rate is going to be more favorable than what we have in here but we are using very conservative parameters so the Board has maximum flexibility. Table 4 is the improvement cost per unit based on the Engineer's cost estimates and the bond sizing. Table 5 is the allocation of the par debt per unit. Table 6 are the net and gross annual per unit assessments. These are based on the bond sizing with very conservative numbers. We anticipate these per unit amounts are going to come down when we actually price. Table 7 is the preliminary assessment roll, which shows all the platted lots. I think the development is fully platted. We want this approved with the same caveat that if the capital improvement program changed this report would be modified to reflect that.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the Master Assessment Methodology Report for Parcel K was approved with the caveat that if the capital improvement program changed this report would be modified to reflect that.

### **C. Public Comment and Testimony**

There being no members of the public present to provide comment or testimony the next item followed.

### **D. Consideration of Resolution 2020-03 Levying Assessments**

Ms. Carpenter stated this is the resolution that takes those prior resolutions, the new reports and the Board acts as a board of equalization to impose the special assessments on the property that is specially benefited by the project and to pay those costs. The resolution goes through the process the Board went through, states we have had a public hearing today and that the Board has looked at the estimated costs, looked at the property and acted as a board of equalization and imposing the assessments on the property. They will be imposed at that level

and once bonds are sold we will do a finalization resolution like we did today for the refunding to bring them in line to the bonds that are issued.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2020-03 was approved.

**SEVENTH ORDER OF BUSINESS****Consideration of Resolution 2020-04 Bond Delegation Resolution – Parcel K**

Ms. Campbell stated this delegation resolution authorizes the issuance of the Westside Community Development District Special Assessment Revenue Bonds Series 2019 on Windsor Parcel K in a principal amount not exceeding \$1.94 million. These bonds are being issued for the purpose of acquiring and constructing assessable improvements as described in the Seventh Supplemental Trust Indenture and the Preliminary Limited Offering Memorandum. The form of the bonds to be substantially as set forth in the Seventh Supplemental Trust Indenture and the interest rate is not to exceed the max rate permitted by law, the Underwriter's discount is not to exceed the greater of 2% of the principal amount of the bonds or \$50,000 and the optional redemption date is no later than May 1, 2031, final maturity being on May 1, 2050.

Mr. Flint stated the Board will recall because you recently did it for the refunding of the 2005 and 2007 bonds, it authorizes the Chair or Vice Chair to sign whatever documents are required to close on the bonds without having to have another Board meeting as long as it meets the parameters that are laid out in the resolution.

Ms. Carpenter stated the resolution goes through all the statutory requirements for a bond issue for the term, interest rate and lays out everything you have to approve legally and follow. It gives the Underwriters the parameters to sell the bonds and it approves in substantially final form the required documents so the Chair and Vice Chair are delegated authority to sign off on the final versions. When the offering document goes out we send it to everyone but we ask the Chair or Vice Chair to look at it and give us the okay and on the documents to finalize those.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2020-04 was approved.

**EIGHTH ORDER OF BUSINESS****Consideration of Agreement with Berger, Toombs, Elam, Gaines and Frank to Provide Auditing Services for Fiscal Year 2019**

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the engagement letter with Berger Toombs to perform the Fiscal Year 2019 audit in an amount not to exceed \$3,825 was approved.

## **NINTH ORDER OF BUSINESS**

### **Consideration of Resolution 2020-05 Ratifying the Conveyance of Property**

This item deferred.

## **TENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

There being none, the next item followed.

#### **B. Engineer**

Mr. Vincutonis stated at the last meeting Bennett had asked to take a look at possibly doing a second requisition on the Solara Phase 2 2019 bonds. I just received on Monday the latest payout from Briar because they hadn't done a payout in a while. We got the latest payout and I went through the numbers and it looks to be about \$100,000 of eligible CDD fundable costs. I think there is an outstanding balance of \$433,000. Is that something we want to move forward with or just a quarter of what is left or do we want to try to add in landscaping dollars, and anything installed will eventually get us to that \$433,000 and do one final requisition.

Mr. Ruedas stated the landscaping and hardscaping for Phase 2 is underway, not quite complete.

Mr. Flint stated we can process as many requisitions as we need to. We can wait or if you want to go ahead and process the \$100,000 we can at least get that to Mattamy and do the rest of it later. It is not really an additional significant cost.

Mr. Ruedas stated there had been quite a few payouts since the initial requisition back to Mattamy prior to May 31<sup>st</sup>. There are at least four applications that have gone through already.

Mr. Vincutonis stated the latest one came in on Monday.

Mr. Ruedas stated there are gates and walls that I believe are eligible for funding.

Mr. Flint stated the gates wouldn't be.

Mr. Vincutonis stated the perimeter wall. In the engineer's report there is \$3 million eligible for landscape and hardscape in common areas.

Mr. Rainer stated let's postpone it.

Mr. Flint stated there is about \$430,000 left in the construction account that can be drawn down and paid to Mattamy.

Mr. Vincutonis stated \$100,000 will be covered with what we currently have so we are looking at maybe \$330,000.

**C. Manager**

**i. Approval of Check Register**

Mr. Flint presented the check register from August 28, 2019 through September 24, 2019 in the amount of \$17,724.00.

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

**ii. Balance Sheet and Income Statement**

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

**iii. Discussion of Direct Bill Status**

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

**ELEVENTH ORDER OF BUSINESS**

**Supervisor's Requests**

Mr. Ruedas stated related to the minutes that we approved there are some follow-ups. Mark is working on the requisitions I had contacted by voicemail Andrew after last Tuesday, September 24<sup>th</sup>, related to the lift station conveyance from the CDD to Toho Water Authority and the new supervisor will have to run that down.

Mr. Rainer stated that is needed as soon as possible.

Ms. Carpenter stated I will follow-up on it. I thought we had sent it to the developer, but we will check and get it to you.

Mr. Ruedas stated we talked about the conveyance and the only thing left was the issue related to Westside Boulevard, the streetlighting for Solara Phase 2. It is also related to a gap in lighting up Westside Boulevard that the CDD is also planning to do. We are all trying to do HPS now at this point because that is what is existing out there. They are coming back with LED.

Mr. Flint stated the last email I saw they still wanted to do LED but they were suggesting possibly replacing the HPS with LED. If they made a break at Goodman and everything south was consistently LED I think that would be fine.

Mr. Ruedas stated the issue with Westside Boulevard at Solara is that on the Phase 1 side it is HPS three years ago now and on the east side they are proposing LED. There may not be an opportunity for HPS. The contact I had is Gerald Brooks.

Mr. Flint stated I will forward the last email to you. The gap where there are no streetlights the Board had approved moving forward with installing those subject to Pulte agreeing to pay 50% of the cost. I don't have that agreement yet from Pulte so nothing has been done on that piece. At the time Keith was still on the Board and he was talking to Clint.

Mr. Stewart stated if you can forward any correspondence to me, I can reach out to them.

Mr. Ruedas asked would that lighting be eligible for funding?

Mr. Flint responded no because they are streetlight leases.

Mr. Ruedas asked Mike, do you have anything new information on the Toho reuse situation?

Mr. Rainer stated currently the response we have gotten from Toho is to jump from a potable hydrant and use it as a connection point for the irrigation system, the reclaimed system. We are going through the process of isolating the valves based on boulevard versus Phase 1 versus Phase 2 so they are a completely independent system. Previously, Phase 1 only went to a certain point of irrigation, Phase 2 picked up the rest so it is kind of convoluted in there. That will get the temporary fix. As I understand it from talking to our Civil Engineer the proposed longer term solution is that at each of the entrances jumping through the potable with a reclaimed with a master meter assembly, 6" meter similar to what we have and that has to be permitted and approved and shop drawing and it will take some time to even construct so the hydrant meter solution is the fastest alternative right now.

Mr. Flint asked are you going to have some pretty serious backflow preventers in there or are you isolating it?

Mr. Rainer stated the hydrant meter assembly has its own connected backflow so there are no cross contamination issues.

Mr. Ruedas stated if appropriate I will tender my resignation.

On MOTION by Mr. Franklin seconded by Mr. Stewart Mr. Ruedas' resignation was accepted.

**TWELTH ORDER OF BUSINESS**

**Other Business**

There being none,

On MOTION by Mr. Stewart seconded by Mr. Rainer with all in favor the meeting adjourned at 11:55 a.m.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## SECTION V

## **RESOLUTION 2020 - 06**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2019 (PARCEL K) SPECIAL ASSESSMENT BONDS; APPROVAL OF DISTRICT IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Westside Community Development District (the "District") was established by Ordinance No. 04-34 of the Board of County Commissioners of Osceola County, Florida, as modified by Ordinance No. 07-19 (collectively, the "Ordinance"), for the purpose of providing infrastructure improvements, facilities and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

**WHEREAS**, on October 2, 2019, the Board of Supervisors (the "Board") of the District adopted Resolution No. 2020-04 authorizing, among other things, the issuance of not to exceed \$1,940,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District; and

**WHEREAS**, the District duly authorized and will issue its \$1,860,000 aggregate principal amount Special Assessment Bonds, Series 2019 (Parcel K) (the "Series 2019 (Parcel K) Bonds") for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services; and

**WHEREAS**, the Westside Community Development District Windsor Parcel K Master Engineer's Report dated October 2019, attached to this Resolution as **EXHIBIT "A"** (referred to as the "Engineer's Report"), identifies and describes the components of the project financed with the Series 2019 (Parcel K) Bonds (the "Series 2019 (Parcel K) Project"); and

**WHEREAS**, the Engineer's Report estimated capital costs for the Series 2019 (Parcel K) Project total \$1,475,144.67, of which approximately \$1,472,399 shall be paid for by the Series 2019 (Parcel K) Bonds and the remaining portion of which will be paid directly by the developer or through other methods of financing; and

**WHEREAS**, pursuant to the terms of the Supplemental Assessment Methodology for Windsor Parcel K dated November 21, 2019 (the "Series 2019 Assessment Methodology"), the estimated total costs paid for by the Series 2019 (Parcel K) Bonds inclusive of capital costs, financing costs, capitalized interest, costs of issuance, reserve funds and contingencies totaled approximately \$1,860,000; and

**WHEREAS**, on October 2, 2019, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2020-03 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the cost of the Series 2019 (Parcel K) Project and

providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* ("Special Assessment Lien"); and

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

**1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

**3. FINALIZATION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2019 (PARCEL K) BONDS.** Pursuant to Section 170.08 *Florida Statutes*, and District Resolution 2020-03, special assessments securing the Series 2019 (Parcel K) Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the Actual Project Costs of the Series 2019 (Parcel K) Project. Attached hereto as **EXHIBIT "B"**, and incorporated herein by reference, is the Series 2019 Assessment Methodology which accurately reflects the amount of special assessments of the Series 2019 (Parcel K) Bonds. The assessments levied pursuant to Resolution 2020-03 also correctly reflect the outstanding debt due on the Series 2019 (Parcel K) Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and Resolution 2020-03, the special assessments on parcels specially benefited by the Series 2019 Project are hereby finalized in the amount of the outstanding debt due on the Series 2019 (Parcel K) Bonds in accordance with **EXHIBIT "B"** herein, and is apportioned in accordance with the methodology described in **EXHIBIT "B"**, upon the specially benefited lands indicated in the District's Assessment Lien Roll attached as part of the Series 2019 Assessment Methodology, and reflects the finalized assessments due on the parcels benefited by the Series 2019 (Parcel K) Bonds.

**4. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims.

**5. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2020-03, which remains in full force and effect. This Resolution and Resolution 2020-03 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**6. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a

section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

7. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

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

**APPROVED AND ADOPTED** this 4<sup>th</sup> day of December, 2019.

*[SIGNATURES ON FOLLOWING PAGE]*

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**

**SIGNATURE PAGE FOR RESOLUTION 2020-06**

ATTEST:

**WESTSIDE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Exhibit A:** Engineer's Report  
**Exhibit B:** Assessment Methodology

**EXHIBIT "A"**  
**ENGINEER'S REPORT**

[ATTACHED BELOW]

**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



October 2019



## WINDSOR PARCEL K ENGINEER'S REPORT TABLE OF CONTENTS

### Narrative

I.	Introduction	2
	a. Location and General Description	2
	b. District Purpose and Scope	2
	c. Description of Land Use	2
II.	Status of Permitting	3
III.	Infrastructure Benefit	4
IV.	Infrastructure Improvements	5
V.	Description of the Infrastructure and Construction Schedule	6
	1. Storm Water Management Systems (Phases 1, 2 & 3)	6
	2. Potable Water Distribution Systems (Phases 1, 2 & 3)	6
	3. Sanitary Sewer Collection & Conveyance Systems (Phases 1, 2 & 3)	6
	4. Hardscape Improvements (Phase 1)	7
	5. Administrative and Inspection Fees(Phases 1, 2 & 3)	7
I.	Ownership and Maintenance	9
II.	Real Property Interests	9
III.	Estimate of Capital Improvement Costs	9
IV.	Conclusions and Summary Opinion	10

### Appendix

I.	Exhibit 1 – Location Map
II.	Exhibit 2 – District Legal Description
III.	Exhibit 3 – PD Concept Plan
IV.	Exhibit 4 – Development Permit Status
V.	Exhibit 5 – Stormwater Management Exhibit
VI.	Exhibit 6 – Water Distribution Exhibit
VII.	Exhibit 7 – Sanitary Sewer Exhibit
VIII.	Exhibit 8 – Hardscape Improvements Exhibit
IX.	Exhibit 9 – Master Project Cost Summary

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

## WINDSOR PARCEL K 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 as indicated on Exhibit 9 attached hereto.

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 with Expansion Ordinance No. 07-19 adopted on August 20, 2007.

**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 attached and 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, as well as hardscape improvements along the perimeter of the overall Development. 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; sanitary sewer collection systems; and hardscape improvements 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, sewer collection systems, and hardscape improvements.

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. Sanitary Sewer Systems (Phases 1, 2 & 3)
4. Hardscape Improvements (Phase 1)

5. Professional and Inspection Fees (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. **Hardscape Improvements (Phase 1)** As part of the infrastructure serving the Development, fences and walls will be constructed along the perimeter of the Development adjacent to the N. Goodman Road right-of-way and the Westside Boulevard right-of-way. All improvements will be installed with Phase 1. The District will own and maintain the hardscape improvements.

5. **Professional and Inspection Fees** Professional services from various consultants are required to design, obtain permits and construct the public infrastructure within the Development. These consultants include but are not limited to: civil engineer; surveyor; environmental scientist; geotechnical engineer; land planner; and land development attorneys. Each agency will charge a plan review fee and an inspection

fee for the public infrastructure to insure the public improvements are designed in accordance with the agency's codes and constructed in accordance with the approved plans. The professional service fees and review/inspection fees are included in the District's public infrastructure costs.

- 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)	04/2019 - 10/2019
Storm Water Management System (Phase 2)	06/2019 - 12/2019
Storm Water Management System (Phase 3)	08/2019 - 01/2020
Potable Water Distribution System (Phase 1)	04/2019 - 10/2019
Potable Water Distribution System (Phase 2)	06/2019 - 12/2019
Potable Water Distribution System (Phase 3)	08/2019 - 01/2020
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 - 01/2020
Hardscape Elements (Phase 1)	04/2019 - 10/2019

## **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>
Hardscape Improvements	CDD <sup>(1)</sup>	CDD <sup>(1)</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
Hardscape Improvements (Phase 1)	\$ 214,573.87
Professional and Inspection Fees (Phase 1)	\$ 33,843.39
Professional and Inspection Fees (Phase 2)	\$ 33,843.39
Professional and Inspection Fees (Phase 3)	\$ 33,843.39
<b>Total (Phases 1, 2 &amp; 3)</b>	<b>\$1,475,144.67</b>
Total Phase 1 Improvements	\$ 687,929.15
Total Phase 2 Improvements	\$ 524,903.88
Total Phase 3 Improvements	\$ 262,311.64

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



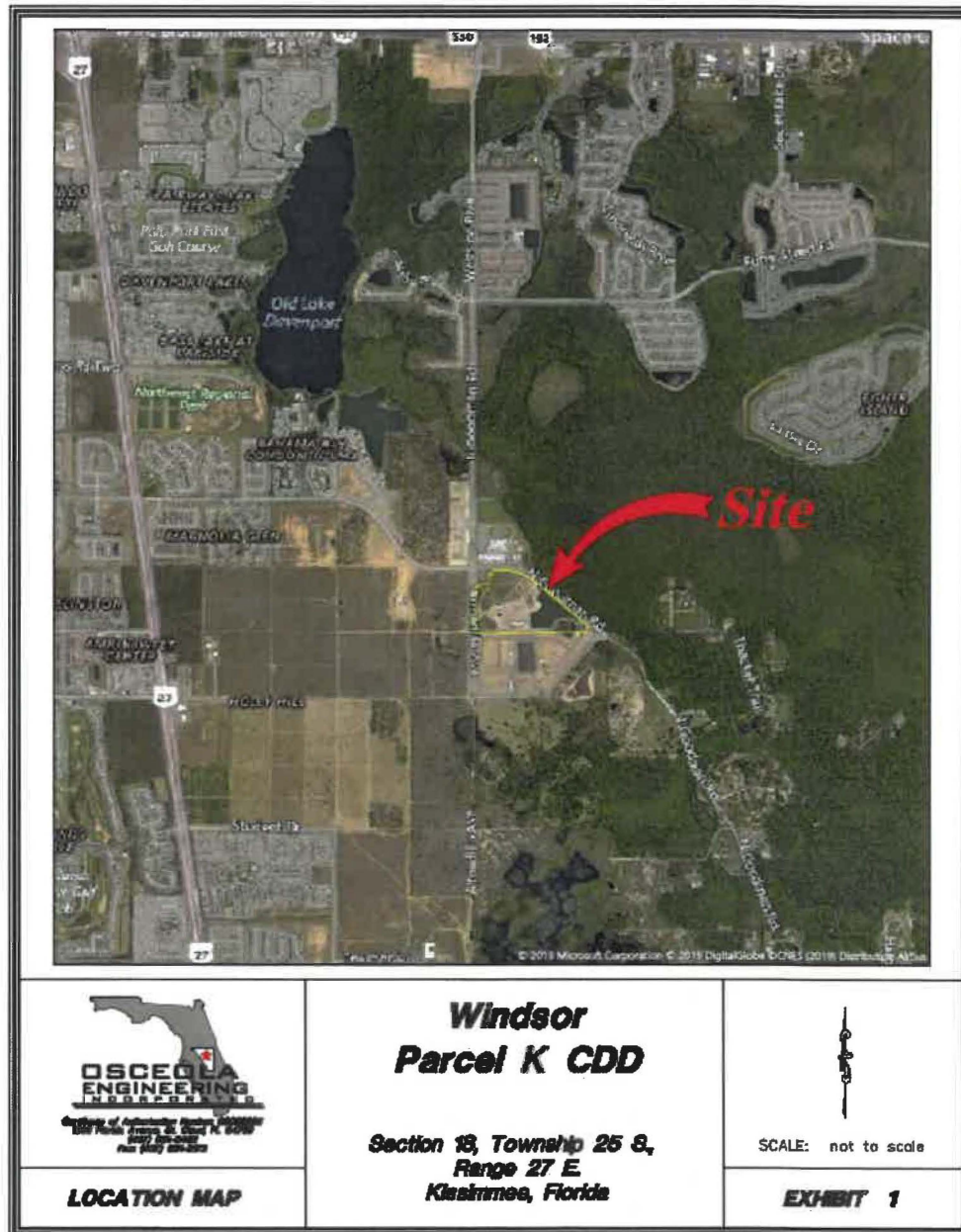
the costs as stated. It is my view the cost to be paid by the District for the Development infrastructure will not exceed the actual cost. The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

---

## **APPENDIX**

---

**EXHIBIT 1 - LOCATION MAP**



## LEGAL DESCRIPTION:

( AS PREPARED BY SURVEYOR )

A portion of Florida Fruit and Truck Land Company's Subdivision lying in Section 18, Township 25 South, Range 27 East, as recorded in Plat Book 6, Page 68 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 138.58 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 N90°00'00"W, a distance of 66.42 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°48'18"; 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 54.94 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**  
Certified Professional Surveyor - 451000000  
1000 Florida Avenue, St. Cloud, FL 34769  
(407) 890-0000  
Fax: (407) 891-0179

### Windsor Parcel K Community Development District

District  
Description  
EXHIBIT 2

EXHIBIT 2 - DISTRICT LEGAL DESCRIPTION



EXHIBIT 3 - PD CONCEPT PLAN

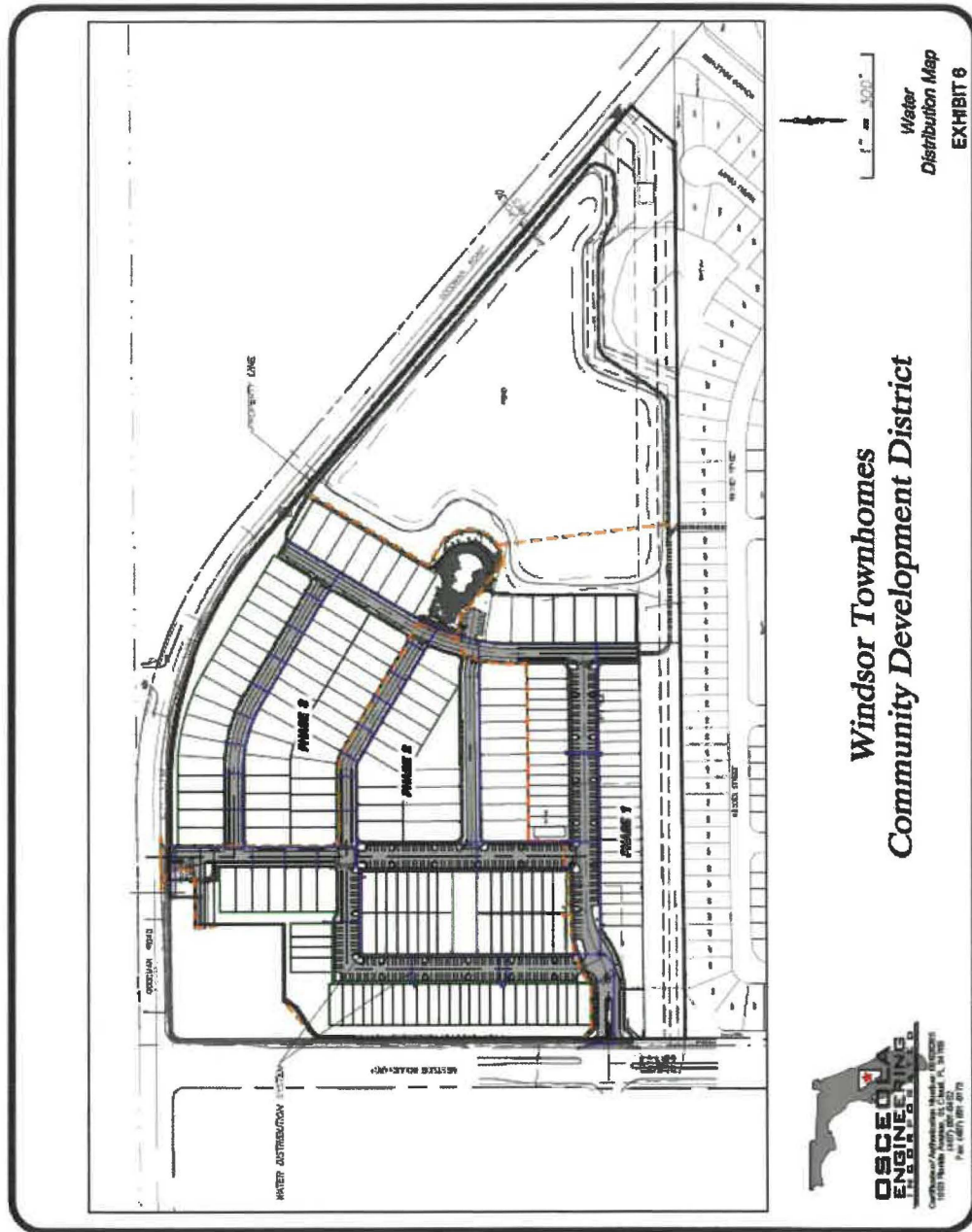




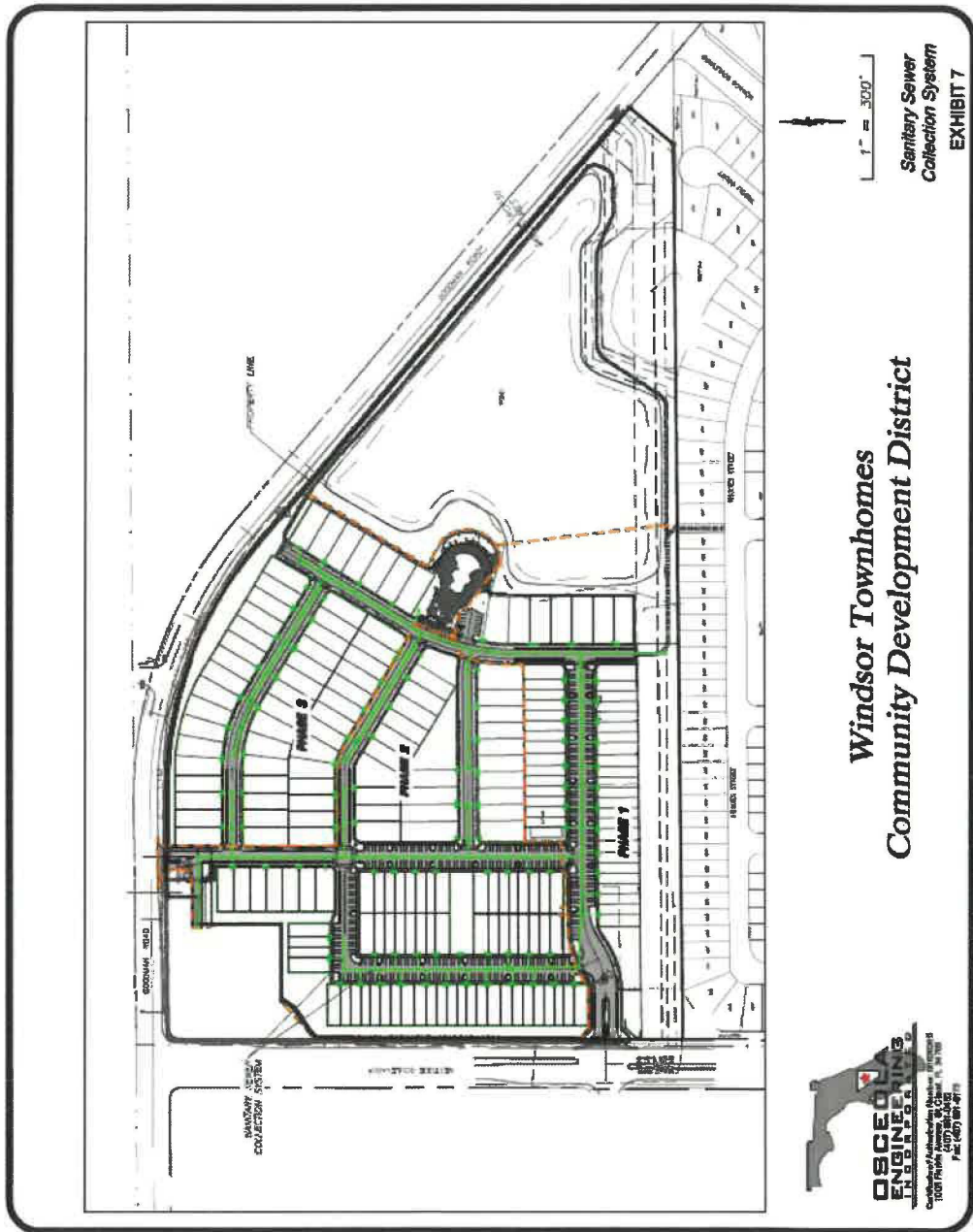
#### **EXHIBIT 4 – DEVELOPMENT PERMIT STATUS**



**EXHIBIT 6 – WATER DISTRIBUTION EXHIBIT**



**EXHIBIT 7 – SANITARY SEWER EXHIBIT**







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

DESCRIPTION OF WORK	QTY	U/M	Unit Price	Total Cost	CDD Costs
<b>PHASE 1 GENERAL CONDITIONS SUBTOTAL</b>				<b>\$256,084.00</b>	<b>\$0.00</b>
Jobsite Facilities	1	LS	\$12,000.00	\$12,000.00	\$0.00
Supervision	1	LS	\$28,100.00	\$28,100.00	\$0.00
Geotechnical Testing	1	LS	\$43,000.00	\$43,000.00	\$0.00
79g Lot Testing	191	EACH	\$140.00	\$26,740.00	\$0.00
Survey & As-Builts	1	LS	\$54,000.00	\$54,000.00	\$0.00
Mobilization	1	LS	\$53,500.00	\$53,500.00	\$0.00
Construction Entrance	1	EACH	\$8,400.00	\$8,400.00	\$0.00
Silt Fence (Perimeter)	4,830	LF	\$1.20	\$5,796.00	\$0.00
Silt Fence (Services)	4,140	LF	\$1.20	\$4,968.00	\$0.00
SWPPP Permit & Monitoring	1	LS	\$5,000.00	\$5,000.00	\$0.00
Inlet Protection	57	EACH	\$100.00	\$5,700.00	\$0.00
Floating Turbidity Barrier	960	LF	\$9.25	\$8,880.00	\$0.00
<b>PHASE 1 CLEARING SUBTOTAL</b>				<b>\$81,960.50</b>	<b>\$0.00</b>
Clear, Grub, And Disk Site (All Phases)	47	ACRE	\$1,700.00	\$79,900.00	\$0.00
Sawcut (Entrance Crossing)	150	LF	\$2.00	\$300.00	\$0.00
Demo Exist Asphalt Pavement	175	SY	\$4.10	\$717.50	\$0.00
Remove Existing Curb	140	LF	\$3.55	\$497.00	\$0.00
Remove Existing Sidewalk	120	LF	\$4.55	\$546.00	\$0.00
<b>Phase 1 Earthwork</b>				<b>\$1,204,276.82</b>	<b>\$0.00</b>
Royalty For Fill	1	LS			\$0.00
Dewatering	1	LS	\$7,700.00	\$7,700.00	\$0.00
Remove Unsuitable Material & Haul Off (Class 6 Material)	4,800	CYT	\$14.00	\$67,200.00	\$0.00
Site Excavation (Cut To Fill)	35,246	BCY	\$2.70	\$95,164.20	\$0.00
Site Excavation (Cut To Stockpile)	96,589	BCY	\$2.70	\$260,790.30	\$0.00
Finegrade Existing Pond Bank	7,530	SY	\$1.10	\$8,283.00	\$0.00
Backfill Curbs / Grade ROW	2,900	SY	\$1.15	\$3,335.00	\$0.00
Finegrade Tracts	1,700	SY	\$0.27	\$459.00	\$0.00
Gas Main Restoration	13,550	SY	\$0.94	\$12,737.00	\$0.00
Offsite Restoration	200	SY	\$2.80	\$560.00	\$0.00
Grade Lots (16375 SY)	47	EACH	\$165.00	\$7,755.00	\$0.00
Rough Grade Pavement Box	8,762	SY	\$0.61	\$5,344.82	\$0.00
Segmental Block Retaining Walls (3027 LF)	18,009	SF	\$23.50	\$423,211.50	\$0.00
42" 3-Rail Black Decorative Alum Handrail (Walls 1,3,5 Only)	2,441	LF	\$48.00	\$117,168.00	\$0.00
12" Stabilized Subgrade (LBR 40)	1,280	SY	\$4.00	\$5,120.00	\$0.00
9" Stabilized Subgrade (LBR 40)	7,490	SY	\$3.10	\$23,219.00	\$0.00
6" Limerock Base	7,150	SY	\$10.50	\$75,075.00	\$0.00
8" Limerock Base	1,205	SY	\$13.00	\$15,665.00	\$0.00
1 1/2" SP 9.5 Asphalt (One Lift)	7,105	SY	\$10.00	\$71,050.00	\$0.00
Striping & Signs (On-Site)	1	LS	\$4,440.00	\$4,440.00	\$0.00

DESCRIPTION OF WORK	QTY	U/M	Unit Price	Total Cost	CDD Costs
<b>PHASE 1 GRAVITY SEWER Subtotal</b>				<b>\$177,268.60</b>	<b>\$128,080.60</b>
Dewater Sanitary	1	LS	\$14,300.00	\$14,300.00	\$0.00
Conflict At Gas Main	1	EACH	\$10,100.00	\$10,100.00	\$0.00
8" PVC Gravity Sewer Main (0'-6')	14	LF	\$17.00	\$238.00	\$238.00
8" PVC Gravity Sewer Main (6'-8')	274	LF	\$18.50	\$5,069.00	\$5,069.00
8" PVC Gravity Sewer Main (8'-10')	723	LF	\$20.00	\$14,460.00	\$14,460.00
8" PVC Gravity Sewer Main (10'-12')	199	LF	\$22.00	\$4,378.00	\$4,378.00
10" PVC Gravity Sewer Main (12'-14')	207	LF	\$44.00	\$9,108.00	\$9,108.00
4' Diameter Manhole (6'-8')	1	EACH	\$4,630.00	\$4,630.00	\$4,630.00
4' Diameter Manhole (8'-10')	1	EACH	\$5,500.00	\$5,500.00	\$5,500.00
4' Diameter Manhole Lined (8'-10')	2	EACH	\$10,800.00	\$21,600.00	\$21,600.00
4' Diameter Manhole Lined (10'-12')	1	EACH	\$11,500.00	\$11,500.00	\$11,500.00
5' Diameter Lined Doghouse Manhole (12'-14')	1	EACH	\$26,200.00	\$26,200.00	\$26,200.00
5' Diameter Manhole Lined (12'-14')	1	EACH	\$16,300.00	\$16,300.00	\$16,300.00
Drop Manhole Assembly	4	VF	\$574.00	\$2,296.00	\$2,296.00
Double Service	26	EACH	\$945.00	\$24,570.00	\$0.00
8" Sanitary Sewer Plug	4	EACH	\$54.50	\$218.00	\$0.00
Gravity Main Air Testing	1,417	LF	\$1.25	\$1,771.25	\$1,771.25
Gravity Main TV Testing	1,417	LF	\$3.55	\$5,030.35	\$5,030.35
<b>PHASE 1STORM SEWER Subtotal</b>				<b>\$197,921.30</b>	<b>\$197,921.30</b>
Dewater Storm	1	LS	\$12,300.00	\$12,300.00	\$12,300.00
Connect To Existing Pond	1	EACH	\$12,900.00	\$12,900.00	\$12,900.00
18" RCP 0'-6' Deep	153	LF	\$33.50	\$5,125.50	\$5,125.50
24" RCP 0'-6' Deep	245	LF	\$44.50	\$10,902.50	\$10,902.50
24" RCP 6'-10' Deep	132	LF	\$45.50	\$6,006.00	\$6,006.00
36" RCP 0'-8' Deep	158	LF	\$78.00	\$12,324.00	\$12,324.00
48" RCP >14' Deep	280	LF	\$157.00	\$43,960.00	\$43,960.00
C Inlet	3	EACH	\$2,090.00	\$6,270.00	\$6,270.00
F Inlet	1	EACH	\$5,300.00	\$5,300.00	\$5,300.00
P-5 Curb Inlet	2	EACH	\$3,640.00	\$7,280.00	\$7,280.00
P-6 Curb Inlet	9	EACH	\$4,050.00	\$36,450.00	\$36,450.00
J-6 Curb Inlet	1	EACH	\$5,060.00	\$5,060.00	\$5,060.00
P Manhole	2	EACH	\$2,410.00	\$4,820.00	\$4,820.00
J Manhole	4	EACH	\$4,100.00	\$16,400.00	\$16,400.00
48" MES	1	EACH	\$6,830.00	\$6,830.00	\$6,830.00
Clean, Flush & TV	1,642	LF	\$3.65	\$5,993.30	\$5,993.30
<b>PHASE 1 POTABLE WATER Subtotal</b>				<b>\$158,089.00</b>	<b>\$113,510.00</b>
Connect To Existing Gate Valve	1	EA	\$670.00	\$670.00	\$670.00
8" PVC Watermain	1,180	LF	\$18.50	\$21,830.00	\$21,830.00
10" PVC Watermain	20	LF	\$26.50	\$530.00	\$530.00
12" PVC Watermain	300	LF	\$35.50	\$10,650.00	\$10,650.00
Fire Hydrant Assy	3	EACH	\$4,400.00	\$13,200.00	\$13,200.00
Fittings & Restraints - Water	1	LS	\$16,400.00	\$16,400.00	\$16,400.00
8" Gate Valve	8	EACH	\$1,780.00	\$14,240.00	\$14,240.00
12" Gate Valve	2	EACH	\$3,490.00	\$6,980.00	\$6,980.00
2" Blow Off Valve	1	EACH	\$1,380.00	\$1,380.00	\$1,380.00
Hydroguard Blow-Off Assembly	3	EACH	\$7,230.00	\$21,690.00	\$21,690.00
Single Service	1	EACH	\$508.00	\$508.00	\$0.00
Double Service	1	EACH	\$899.00	\$899.00	\$0.00
8-Way TOHO Meter Box	5	EACH	\$8,180.00	\$40,900.00	\$0.00
Utility Deflection Under Existing Storm	1	EACH	\$3,690.00	\$3,690.00	\$3,690.00
Temp Jumper	1	EACH	\$1,870.00	\$1,870.00	\$0.00
Sample Point	3	EACH	\$134.00	\$402.00	\$0.00
Test And Chlorinate	1,500	LF	\$1.50	\$2,250.00	\$2,250.00

DESCRIPTION OF WORK	QTY	U/M	Unit Price	Total Cost	CDD Costs
<b>PHASE 1 RECLAIMED WATER Subtotal</b>				<b>\$57,355.00</b>	<b>\$0.00</b>
Utility Deflection Under Existing Storm	1	EACH	\$3,690.00	\$3,690.00	\$0.00
Utility Deflection Under Proposed Water	1	EACH	\$823.00	\$823.00	\$0.00
Test And Chlorinate	800	LF	\$2.90	\$2,320.00	\$0.00
Connect To Existing Gate Valve	1	EACH	\$670.00	\$670.00	\$0.00
6" PVC Reclaim Watermain	800	LF	\$13.50	\$10,800.00	\$0.00
Fittings And Restraints - Reuse	1	LS	\$6,780.00	\$6,780.00	\$0.00
6" Gate Valve	3	EACH	\$1,260.00	\$3,780.00	\$0.00
2" Blow Off Valve	3	EACH	\$1,160.00	\$3,480.00	\$0.00
Single Service	1	EACH	\$464.00	\$464.00	\$0.00
Double Service	2	EACH	\$854.00	\$1,708.00	\$0.00
2" Reclaim Service	2	EACH	\$1,070.00	\$2,140.00	\$0.00
6" Master Meter DDCV Assy	1	EACH	\$20,700.00	\$20,700.00	\$0.00
<b>PHASE 1 CONCRETE WORK Subtotal</b>				<b>\$88,696.00</b>	<b>\$0.00</b>
Median Curb	125	LF	\$14.50	\$1,812.50	\$0.00
F Curb	2,391	LF	\$16.50	\$39,451.50	\$0.00
2' Miami Curb	1,005	LF	\$15.00	\$15,075.00	\$0.00
Valley Gutter	60	LF	\$19.00	\$1,140.00	\$0.00
5' Sidewalk	765	LF	\$23.00	\$17,595.00	\$0.00
Handicap Ramp W/ Detectable Warning	14	EACH	\$973.00	\$13,622.00	\$0.00
<b>PHASE 1 GRASSING Subtotal</b>				<b>\$33,755.75</b>	<b>\$0.00</b>
Temp Seed & Mulch Lots	12,000	SY	\$0.37	\$4,440.00	\$0.00
Seed & Mulch ROW	1,250	SY	\$0.37	\$462.50	\$0.00
Sod Pond Slopes	7,530	SY	\$2.55	\$19,201.50	\$0.00
Sod 4' Behind Curbs	1,655	SY	\$2.55	\$4,220.25	\$0.00
Sod Island, Swales, Site Boundary & Tracts	1,930	SY	\$2.55	\$4,921.50	\$0.00
Sod Disturbed Areas (Offsite)	200	SY	\$2.55	\$510.00	\$0.00
<b>PHASE 2 CLEARING WORK Subtotal</b>				<b>\$1,108.25</b>	<b>\$0.00</b>
Sawcut (Entrance Crossing)	130	LF	\$2.00	\$260.00	\$0.00
Remove Existing Curb	130	LF	\$3.55	\$461.50	\$0.00
Remove Existing Sidewalk	85	LF	\$4.55	\$386.75	\$0.00
<b>PHASE 2 EARTHWORK Subtotal</b>				<b>\$33,584.05</b>	<b>\$0.00</b>
Backfill Curbs / Grade ROW	5,300	SY	\$1.10	\$5,830.00	\$0.00
Finegrade Tracts	9,330	SY	\$0.27	\$2,519.10	\$0.00
Offsite Restoration	200	SY	\$2.80	\$560.00	\$0.00
Grade Lots (35240SY)	93	EACH	\$165.00	\$15,345.00	\$0.00
Rough Grade Pavement Box	15,295	SY	\$0.61	\$9,329.95	\$0.00
<b>PHASE 2 ROADWORK (PAVING ONSITE) Subtotal</b>				<b>\$379,065.25</b>	<b>\$0.00</b>
12" Stabilized Subgrade (LBR 40)	15,295	SY	\$3.95	\$60,415.25	\$0.00
8" Limerock Base	14,560	SY	\$13.00	\$189,280.00	\$0.00
1 1/2" SP 9.5 Asphalt (One Lift)	12,300	SY	\$10.00	\$123,000.00	\$0.00
Striping & Signs (On-Site)	1	LS	\$6,370.00	\$6,370.00	\$0.00
<b>PHASE 2 SANITARY SEWER Subtotal</b>				<b>\$184,055.00</b>	<b>\$121,377.00</b>
Dewater Sanitary	1	LS	\$23,300.00	\$23,300.00	\$0.00
Remove Exist. Sewer Cap & Connect To 8" Sewer	1	EACH	\$802.00	\$802.00	\$0.00
Connect To Existing Manhole	3	EACH	\$1,280.00	\$3,840.00	\$3,840.00
8" PVC Gravity Sewer Main (0'-6')	936	LF	\$17.00	\$15,912.00	\$15,912.00
8" PVC Gravity Sewer Main (6'-8')	1,106	LF	\$18.50	\$20,461.00	\$20,461.00
8" PVC Gravity Sewer Main (8'-10')	263	LF	\$20.00	\$5,260.00	\$5,260.00
4' Diameter Manhole (0'-6')	4	EACH	\$3,730.00	\$14,920.00	\$14,920.00
4' Diameter Manhole (6'-8')	4	EACH	\$4,630.00	\$18,520.00	\$18,520.00
4' Diameter Manhole Lined (6'-8')	2	EACH	\$10,200.00	\$20,400.00	\$20,400.00
4' Diameter Manhole (8'-10')	2	EACH	\$5,500.00	\$11,000.00	\$11,000.00
Single Service	6	EACH	\$723.00	\$4,338.00	\$0.00
Double Service	36	EACH	\$945.00	\$34,020.00	\$0.00
8" Sanitary Sewer Plug	4	EACH	\$54.50	\$218.00	\$0.00
Gravity Main Air Testing	2,305	LF	\$1.25	\$2,881.25	\$2,881.25
Gravity Main TV Testing	2,305	LF	\$3.55	\$8,182.75	\$8,182.75

DESCRIPTION OF WORK	QTY	U/M	Unit Price	Total Cost	CDD Costs
<b>PHASE 2 STORM SEWER Subtotal</b>				<b>\$267,038.50</b>	<b>\$249,538.50</b>
Dewater Storm	1	LS	\$17,500.00	\$17,500.00	\$0.00
12" HDPE	220	LF	\$13.00	\$2,860.00	\$2,860.00
15" RCP 0'-6' Deep	718	LF	\$27.50	\$19,745.00	\$19,745.00
15" RCP 6'-10' Deep	429	LF	\$28.50	\$12,226.50	\$12,226.50
18" RCP 6'-10' Deep	470	LF	\$34.50	\$16,215.00	\$16,215.00
18" RCP 10'-12' Deep	327	LF	\$37.50	\$12,262.50	\$12,262.50
24" RCP 6'-10' Deep	125	LF	\$45.50	\$5,687.50	\$5,687.50
24" RCP 10'-12' Deep	652	LF	\$48.50	\$31,622.00	\$31,622.00
36" RCP 12'-14' Deep	88	LF	\$83.50	\$7,348.00	\$7,348.00
48" RCP >14' Deep	134	LF	\$157.00	\$21,038.00	\$21,038.00
C Inlet	5	EACH	\$2,090.00	\$10,450.00	\$10,450.00
P-5 Curb Inlet	8	EACH	\$3,640.00	\$29,120.00	\$29,120.00
P-6 Curb Inlet	10	EACH	\$4,050.00	\$40,500.00	\$40,500.00
J-6 Curb Inlet	2	EACH	\$5,060.00	\$10,120.00	\$10,120.00
P Manhole	1	EACH	\$2,410.00	\$2,410.00	\$2,410.00
J Manhole	4	EACH	\$4,100.00	\$16,400.00	\$16,400.00
Clean, Flush & TV	3,160	LF	\$3.65	\$11,534.00	\$11,534.00
<b>PHASE 2 POTABLE WATER Subtotal</b>				<b>\$223,194.00</b>	<b>\$120,145.00</b>
Connect To Existing Gate Valve (Phase Line)	3	EACH	\$670.00	\$2,010.00	\$0.00
24 X 8 Wet Tap	1	EACH	\$6,190.00	\$6,190.00	\$6,190.00
8" PVC Watermain	2,860	LF	\$18.50	\$52,910.00	\$52,910.00
Fire Hydrant Assy	6	EACH	\$4,400.00	\$26,400.00	\$26,400.00
Relocate Fire Hydrant Assy	1	EACH	\$4,730.00	\$4,730.00	\$0.00
Fittings & Restraints - Water	1	LS	\$6,150.00	\$6,150.00	\$6,150.00
8" Gate Valve	14	EACH	\$1,780.00	\$24,920.00	\$24,920.00
2" Blow Off Valve	2	EACH	\$1,380.00	\$2,760.00	\$0.00
Hydroguard Blow-Off Assembly	2	EACH	\$7,230.00	\$14,460.00	\$0.00
Single Service	8	EACH	\$508.00	\$4,064.00	\$0.00
Double Service	5	EACH	\$899.00	\$4,495.00	\$0.00
4-Way TOHO Meter Box	1	EACH	\$5,120.00	\$5,120.00	\$0.00
8-Way TOHO Meter Box	7	EACH	\$8,180.00	\$57,260.00	\$0.00
Temp Jumper	4	EACH	\$1,870.00	\$7,480.00	\$0.00
Sample Point	5	EACH	\$134.00	\$670.00	\$0.00
Test And Chlorinate	2,860	LF	\$1.25	\$3,575.00	\$3,575.00
<b>PHASE 2 RECLAIMED WATER Subtotal</b>				<b>\$101,730.00</b>	<b>\$0.00</b>
Utility Deflection Under Proposed Water	6	EACH	\$823.00	\$4,938.00	\$0.00
Test And Chlorinate	2,120	LF	\$2.10	\$4,452.00	\$0.00
Connect To Existing Gate Valve	3	EACH	\$670.00	\$2,010.00	\$0.00
6 X 6 Wet Tap	1	EACH	\$2,780.00	\$2,780.00	\$0.00
6" PVC Reclaim Watermain	2,120	LF	\$13.50	\$28,620.00	\$0.00
Fittings And Restraints - Reuse	1	LS	\$8,550.00	\$8,550.00	\$0.00
6" Gate Valve	15	EACH	\$1,260.00	\$18,900.00	\$0.00
2" Blow Off Valve	4	EACH	\$1,160.00	\$4,640.00	\$0.00
Single Service	6	EACH	\$464.00	\$2,784.00	\$0.00
Double Service	14	EACH	\$854.00	\$11,956.00	\$0.00
2" Reclaim Service	5	EACH	\$1,070.00	\$5,350.00	\$0.00
6" RPZ W/ OSY Assy	1	EACH	\$6,750.00	\$6,750.00	\$0.00
<b>PHASE 2 ROADWORK (CONCRETE WORK) Subtotal</b>				<b>\$153,146.50</b>	<b>\$0.00</b>
F Curb	4,313	LF	\$16.50	\$71,164.50	\$0.00
2' Miami Curb	2,321	LF	\$15.00	\$34,815.00	\$0.00
3' Valley Gutter	140	LF	\$20.00	\$2,800.00	\$0.00
5' Sidewalk	900	LF	\$23.00	\$20,700.00	\$0.00
7' Sidewalk	280	LF	\$32.50	\$9,100.00	\$0.00
Traffic Separator Type IV Option 1 (FDOT Index 302)	30	LF	\$31.50	\$945.00	\$0.00
Handicap Ramp W/ Detectable Warning	14	EACH	\$973.00	\$13,622.00	\$0.00

DESCRIPTION OF WORK	QTY	U/M	Unit Price	Total Cost	CDD Costs
<b>PHASE 2 EARTHWORK (GRASSING) Subtotal</b>				<b>\$47,866.50</b>	<b>\$0.00</b>
Temp Seed & Mulch Lots	35,240	SY	\$0.37	\$13,038.80	\$0.00
Seed & Mulch ROW	2,260	SY	\$0.37	\$836.20	\$0.00
Sod 4' Behind Curbs	3,800	SY	\$2.55	\$9,690.00	\$0.00
Sod Island, Swales, Site Boundary & Tracts	9,330	SY	\$2.55	\$23,791.50	\$0.00
Sod Disturbed Areas (Offsite)	200	SY	\$2.55	\$510.00	\$0.00
<b>PHASE 3 EARTHWORK Subtotal</b>				<b>\$17,161.00</b>	<b>\$0.00</b>
Backfill Curbs / Grade ROW	1,700	SY	\$1.15	\$1,955.00	\$0.00
Finegrade Tracts	3,425	SY	\$0.27	\$924.75	\$0.00
Rough Grade Club House Tract	3,330	SY	\$0.27	\$899.10	\$0.00
Grade Lots (29325 SY)	67	EACH	\$165.00	\$11,055.00	\$0.00
Rough Grade Pavement Box	3,815	SY	\$0.61	\$2,327.15	\$0.00
<b>PHASE 3 ROADWORK (PAVING ON SITE) Subtotal</b>				<b>\$101,083.75</b>	<b>\$0.00</b>
12" Stabilized Subgrade (LBR 40)	3,815	SY	\$4.05	\$15,450.75	\$0.00
8" Limerock Base	3,570	SY	\$13.00	\$46,410.00	\$0.00
1 1/2" SP 9.5 Asphalt (One Lift)	2,770	SY	\$9.90	\$27,423.00	\$0.00
Striping & Signs (On-Site)	1	LS	\$11,800.00	\$11,800.00	\$0.00
<b>PHASE 3 SANITARY SEWER Subtotal</b>				<b>\$112,423.30</b>	<b>\$62,472.30</b>
Dewater Sanitary	1	LS	\$15,000.00	\$15,000.00	\$0.00
Remove Exist. Sewer Cap & Connect To 8" Sewer	4	EACH	\$802.00	\$3,208.00	\$0.00
8" PVC Gravity Sewer Main (0'-6')	978	LF	\$17.00	\$16,626.00	\$16,626.00
8" PVC Gravity Sewer Main (6'-8')	151	LF	\$18.50	\$2,793.50	\$2,793.50
8" PVC Gravity Sewer Main (8'-10')	357	LF	\$20.00	\$7,140.00	\$7,140.00
4' Diameter Manhole (0'-6')	5	EACH	\$3,730.00	\$18,650.00	\$18,650.00
4' Diameter Manhole (6'-8')	1	EACH	\$4,630.00	\$4,630.00	\$4,630.00
4' Diameter Manhole (8'-10')	1	EACH	\$5,500.00	\$5,500.00	\$5,500.00
Single Service	6	EACH	\$723.00	\$4,338.00	\$0.00
Double Service	29	EACH	\$945.00	\$27,405.00	\$0.00
Gravity Main Air Testing	1,486	LF	\$1.25	\$1,857.50	\$1,857.50
Gravity Main TV Testing	1,486	LF	\$3.55	\$5,275.30	\$5,275.30
<b>PHASE 3 STORM SEWER Subtotal</b>				<b>\$88,263.95</b>	<b>\$83,033.95</b>
Dewater Storm	1	LS	\$5,230.00	\$5,230.00	\$0.00
15" RCP 0'-6' Deep	91	LF	\$27.50	\$2,502.50	\$2,502.50
15" RCP 6'-10' Deep	285	LF	\$28.50	\$8,122.50	\$8,122.50
18" RCP 6'-10' Deep	401	LF	\$34.50	\$13,834.50	\$13,834.50
24" RCP 6'-10' Deep	296	LF	\$45.50	\$13,468.00	\$13,468.00
C Inlet	1	EACH	\$2,090.00	\$2,090.00	\$2,090.00
P-5 Curb Inlet	2	EACH	\$3,640.00	\$7,280.00	\$7,280.00
P-6 Curb Inlet	5	EACH	\$4,050.00	\$20,250.00	\$20,250.00
J-6 Curb Inlet	1	EACH	\$5,060.00	\$5,060.00	\$5,060.00
P Manhole	1	EACH	\$2,410.00	\$2,410.00	\$2,410.00
J Manhole	1	EACH	\$4,100.00	\$4,100.00	\$4,100.00
Clean, Flush & TV	1,073	LF	\$3.65	\$3,916.45	\$3,916.45
<b>PHASE 3 POTABLE WATER Subtotal</b>				<b>\$129,873.00</b>	<b>\$82,962.00</b>
Connect To Existing Gate Valve (Phase Line)	4	EACH	\$670.00	\$2,680.00	\$0.00
8" PVC Watermain	1,780	LF	\$18.50	\$32,930.00	\$32,930.00
Fire Hydrant Assy	3	EACH	\$4,400.00	\$13,200.00	\$13,200.00
Fittings & Restraints - Water	1	LS	\$20,100.00	\$20,100.00	\$20,100.00
8" Gate Valve	8	EACH	\$1,780.00	\$14,240.00	\$14,240.00
Hydroguard Blow-Off Assembly	1	EACH	\$7,230.00	\$7,230.00	\$0.00
Single Service	6	EACH	\$508.00	\$3,048.00	\$0.00
Double Service	29	EACH	\$899.00	\$26,071.00	\$0.00
Temp Jumper	4	EACH	\$1,870.00	\$7,480.00	\$0.00
Sample Point	3	EACH	\$134.00	\$402.00	\$0.00
Test And Chlorinate	1,780	LF	\$1.40	\$2,492.00	\$2,492.00

DESCRIPTION OF WORK	QTY	U/M	Unit Price	Total Cost	CDD Costs
<b>PHASE 3 RECLAIMED WATER Subtotal</b>				<b>\$75,471.00</b>	<b>\$0.00</b>
Utility Deflection Under Proposed Water	3	EACH	\$823.00	\$2,469.00	\$0.00
Test And Chlorinate	1,470	LF	\$2.30	\$3,381.00	\$0.00
Connect To Existing Gate Valve	4	EACH	\$670.00	\$2,680.00	\$0.00
6" PVC Reclaim Watermain	1,470	LF	\$13.50	\$19,845.00	\$0.00
Fittings And Restraints - Reuse	1	LS	\$17,100.00	\$17,100.00	\$0.00
6" Gate Valve	3	EACH	\$1,260.00	\$3,780.00	\$0.00
2" Blow Off Valve	1	EACH	\$1,160.00	\$1,160.00	\$0.00
Single Service	2	EACH	\$464.00	\$928.00	\$0.00
Double Service	27	EACH	\$854.00	\$23,058.00	\$0.00
2" Reclaim Service	1	EACH	\$1,070.00	\$1,070.00	\$0.00
<b>PHASE 3 ROADWORK (CONCRETE WORK) Subtotal</b>				<b>\$50,506.00</b>	<b>\$0.00</b>
2' Miami Curb	2,190	LF	\$15.00	\$32,850.00	\$0.00
Valley Gutter	210	LF	\$19.00	\$3,990.00	\$0.00
5' Sidewalk	120	LF	\$23.00	\$2,760.00	\$0.00
6' Sidewalk	124	LF	\$27.50	\$3,410.00	\$0.00
7' Thickened Edge Sidewalk	100	LF	\$55.50	\$5,550.00	\$0.00
Handicap Ramp W/ Detectable Warning	2	EACH	\$973.00	\$1,946.00	\$0.00
<b>PHASE 3 EARTHWORK (GRASSING) Subtotal</b>				<b>\$23,572.45</b>	<b>\$0.00</b>
Temp Seed & Mulch Club House Tract	3,330	SY	\$0.37	\$1,232.10	\$0.00
Temp Seed & Mulch Lots	29,325	SY	\$0.37	\$10,850.25	\$0.00
Seed & Mulch ROW	730	SY	\$0.37	\$270.10	\$0.00
Sod 4' Behind Curbs	975	SY	\$2.55	\$2,486.25	\$0.00
Sod Island, Swales, Site Boundary & Tracts	3,425	SY	\$2.55	\$8,733.75	\$0.00
<b>PROJECT HARDSCAPE</b>				<b>\$375,259.02</b>	<b>\$214,573.87</b>
PRECAST 6' WALL	805	LF	\$81.10	\$65,283.81	\$65,283.81
PRECAST RETAINING WALL WITH 6' WALL STACKED	244	LF	\$223.63	\$54,564.90	\$0.00
PRECAST RETAINING WALL WITH PRECAST COLUMN	1,177	LF	\$171.97	\$202,410.31	\$0.00
SPECIALTY PRECAST CAPS	1	LS	\$30,500.00	\$30,500.00	\$0.00
BACKFILL & GRAVEL FOR RETAINING WALLS	1	LS	\$22,500.00	\$22,500.00	\$0.00
ENGINEERING	1	LS	\$2,500.00	\$2,500.00	\$1,250.00
PERMITTING	1	LS	\$16,760.29	\$16,760.29	\$8,380.15
ENTRY SIGNAGE	1	LS	\$11,435.61	\$11,435.61	\$0.00
SIGNAGE LETTERING	1	LS	\$3,907.66	\$3,907.66	\$0.00
ALUMINUM FENCING ON RETAINING WALL	1,072	LF	\$42.46	\$45,517.50	\$45,517.50
ALUMINUM FENCING	998	LF	\$30.41	\$30,345.00	\$30,345.00
ENTRY GATE - SECONDARY	1	LS	\$4,237.67	\$4,237.67	\$0.00
CMU FENCE COLUMNS	1	LS	\$63,797.41	\$63,797.41	\$63,797.41
ENTRY GATE - PRIMARY	1	LS	\$109,994.75	\$109,994.75	\$0.00
POWER INSTALL	1	LS	\$18,099.55	\$18,099.55	\$0.00
<b>PROJECT HADMINISTRATIVE FEES</b>				<b>\$184,625.61</b>	<b>\$101,530.16</b>
ENGINEERING, PERMITTING & CONSTRUCTION ADMIN	1	LS		\$162,355.00	\$81,177.50
UTILITY INSPECTION FEES	1	LS		\$22,270.61	\$20,352.66
<b>TOTALS</b>				<b>\$4,244,549.47</b>	<b>\$1,475,144.67</b>

**EXHIBIT “B”**

**ASSESSMENT METHODOLOGY**

[ATTACHED BELOW]

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

**Date: November 21, 2019**

**Prepared by**

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

## **Table of Contents**

1.0 Introduction.....	3
1.1 Purpose.....	3
1.2 Background.....	3
1.3 Special Benefits and General Benefits .....	4
1.4 Requirements of a Valid Assessment Methodology .....	4
1.5 Special Benefits Exceed the Costs Allocated .....	5
2.0 Assessment Methodology .....	5
2.1 Overview .....	5
2.2 Allocation of Debt .....	6
2.3 Allocation of Benefit .....	6
2.4 Lienability Test: Special and Peculiar Benefit to the Property .....	7
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments .....	7
3.0 True-Up Mechanism.....	8
4.0 Assessment Roll.....	9
5.0 Appendix .....	10
Table 1: Development Program .....	10
Table 2: Capital Improvement Cost Estimates.....	11
Table 3: Bond Sizing.....	12
Table 4: Allocation of Improvement Costs .....	13
Table 5: Allocation of Total Par Debt to Each Product Type.....	14
Table 6: Par Debt and Annual Assessments .....	15
Table 7: Preliminary Assessment Roll .....	16

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 has issued \$1,860,000 of Special Revenue Bonds, Series 2019 (the “2019 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 October 2019, prepared by Osceola Engineering Incorporated, as may be amended and supplemented from time to time (the “Engineer’s Report”).

### **1.1 Purpose**

This Supplemental Assessment Methodology (the “Supplemental Report”) which supplements the Master Assessment Methodology dated October 23, 2019 (the “Master Report”) and together with the Supplemental Report (the “Assessment Report”) provides for an assessment methodology that allocates the debt to be incurred by the District to benefitting 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 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 onsite improvements including stormwater management facilities, potable water, sanitary sewer, and hardscape. 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 \$1,475,145. 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 \$1,860,000. 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 has issued \$1,860,000 in 2019 Bonds 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 \$1,860,000 in debt to the properties within the District benefiting from the Capital Improvement Plan.

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 \$1,475,145. 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 \$1,860,000. 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 Windsor Parcel K of the District.

The initial assessments will be levied on an equal basis to all gross acreage within Windsor Parcel K of 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 Windsor Parcel K of 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 hardscape. 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 hardscape. 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 Windsor

Parcel K of 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 Windsor Parcel K 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.

The lands in Parcel K on which the 2019 Bonds are levied are also subject to special assessments securing the District's Special Assessment Revenue Refunding Bonds, Series 2019 (the "Series 2019 Refunding Assessments"). Accordingly, the Series 2019 Assessments overlap with and are co-equal in lien status with the Series 2019 Refunding Assessments. The Series 2019 Refunding Bonds have a final maturity date of May 1, 2038. Debt service on the Series 2019 Bonds will be structured so that the aggregate Series 2019 Assessments and Series 2019 Refunding Assessments levied in any one year will not exceed the annual per units amounts shown in Table 6.

### **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 Windsor Parcel K 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 Windsor Parcel K of 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  
SUPPLEMENTAL 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
Total Units	191		202

(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**  
**SUPPLEMENTAL 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
Hardscape	\$214,574	\$0	\$0	\$214,574
Professional and Inspection	\$33,843	\$33,843	\$33,843	\$101,530
	\$687,929	\$524,904	\$262,312	\$1,475,145

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

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

Description	Total
Construction Funds	\$ 1,472,399
Debt Service Reserve	\$ 92,850
Capitalized Interest	\$ 66,751
Underwriters Discount	\$ 50,000
Cost of Issuance	\$ 178,000
Contingency	\$ -
<b>Par Amount</b>	<b>\$ 1,860,000</b>

Bond Assumptions:

Average Coupon Rate	3.98%
Amortization	30 years
Capitalized Interest	12 months
Debt Service Reserve	50% Max Annual
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4  
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (WINDSOR PARCEL K)  
ALLOCATION OF IMPROVEMENT COSTS  
SUPPLEMENTAL 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%	\$ 618,919	\$8,038
Single Family 50'	14	1.20	17	8.34%	\$ 122,761	\$8,769
Townhome	100	1.00	100	49.63%	\$ 730,719	\$7,307
Totals	191		202	100.00%	\$ 1,472,399	

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

Land Use	No. of Units	Total Improvements Costs Per Product		Allocation of Par Debt Per Product		Par Debt Per Unit
		Type		Type		
Single Family 40'	77	\$	618,919	\$	781,846	\$10,154
Single Family 50'	14	\$	122,761	\$	155,077	\$11,077
Townhome	100	\$	730,719	\$	923,077	\$9,231
Totals	191	\$	1,472,399	\$	1,860,000	

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

		FY 2021 through 2037					FY 2038					FY 2039 through 2050		
Land Use	No. of Units	Series 2019 (Refunding) Gross Assessment Per Unit (1)	Series 2019 (Parcel K) Assessment Per Product Type	Series 2019 (Parcel K) Net Annual Per Unit	Series 2019 (Parcel K) Gross Annual Per Unit (1)	Total Combined Gross Debt Assessment (1)	Series 2019 (Refunding) Gross Assessment Per Unit (1)	Series 2019 (Parcel K) Assessment Per Product Type	Series 2019 (Parcel K) Net Annual Per Unit	Series 2019 (Parcel K) Gross Annual Per Unit (1)	Total Combined Gross Debt Assessment t (1)	Series 2019 (Parcel K) Net Annual Per Product Type	Series 2019 (Parcel K) Net Annual Per Unit	Series 2019 (Parcel K) Gross Annual Per Unit (1)
Single Family 40'	77	\$ 614	\$ 36,399	\$ 473	\$ 503	\$ 1,117	\$ 138	\$ 70,908	\$ 921	\$ 980	\$ 1,118	\$ 78,059	\$ 1,014	\$ 1,078
Single Family 50'	14	\$ 658	\$ 7,220	\$ 516	\$ 549	\$ 1,207	\$ 138	\$ 14,064	\$ 1,005	\$ 1,069	\$ 1,207	\$ 15,483	\$ 1,106	\$ 1,176
Townhome	100	\$ 571	\$ 42,974	\$ 430	\$ 457	\$ 1,028	\$ 138	\$ 83,717	\$ 837	\$ 891	\$ 1,029	\$ 92,159	\$ 922	\$ 991
Totals	191		\$ 86,593					\$ 168,690				\$ 185,700		

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

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

Owner	Property ID #'s	Unit Type	Total Par Debt Allocated	Series 2019 (Parcel K) Net Annual Debt Assessment Allocation	Series 2019 (Parcel K) Gross Annual Debt Assessment Allocation (1)
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0250	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0260	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0270	50	\$11,077	\$ 1,106	\$ 1,176
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0280	50	\$11,077	\$ 1,106	\$ 1,176
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0290	50	\$11,077	\$ 1,106	\$ 1,176
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0300	50	\$11,077	\$ 1,106	\$ 1,176
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0310	50	\$11,077	\$ 1,106	\$ 1,176
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0710	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0720	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0730	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0740	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0750	50	\$11,077	\$ 1,106	\$ 1,176
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0760	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0770	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0780	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0790	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0800	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0810	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0820	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0830	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0840	50	\$11,077	\$ 1,106	\$ 1,176
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0850	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0860	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0870	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0880	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0890	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0900	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0910	40	\$10,154	\$ 1,014	\$ 1,078

Owner	Property ID #'s	Unit Type	Total Par Debt Allocated	Series 2019 (Parcel K) Net Annual Debt Assessment Allocation	Series 2019 (Parcel K) Gross Annual Debt Assessment Allocation (1)
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0920	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0930	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0940	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0950	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0960	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0970	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0980	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-0990	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1000	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1010	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1020	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1030	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1040	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1050	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1060	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1070	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1080	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1090	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1100	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1110	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1120	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1130	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1140	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1150	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1160	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1170	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1180	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1190	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1200	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1210	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1220	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1230	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1240	TH	\$9,231	\$ 922	\$ 991

Owner	Property ID #'s	Unit Type	Total Par Debt Allocated	Series 2019 (Parcel K) Net Annual Debt Assessment	Series 2019 (Parcel K) Gross Annual Debt Assessment
				Allocation	Allocation (1)
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1250	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1260	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1270	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1280	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1290	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1300	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1310	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1320	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1330	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1340	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1350	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1360	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1370	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1380	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1390	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1400	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1410	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1420	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1430	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1440	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1450	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1460	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1470	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1480	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1490	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1500	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1510	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1520	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1530	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1540	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1550	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1560	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1570	TH	\$9,231	\$ 922	\$ 991

Owner	Property ID #'s	Unit Type	Total Par Debt Allocated	Series 2019 (Parcel K) Net Annual Debt Assessment Allocation	Series 2019 (Parcel K) Gross Annual Debt Assessment Allocation (1)
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1580	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1590	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1600	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1610	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1620	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1630	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1640	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1650	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1660	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1670	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1680	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1690	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1700	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1710	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1720	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1730	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1740	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1750	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1760	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1770	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1780	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1790	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1800	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1810	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1820	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1830	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1840	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1850	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1860	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1870	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1880	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1890	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1900	TH	\$9,231	\$ 922	\$ 991

Owner	Property ID #'s	Unit Type	Total Par Debt Allocated	Series 2019 (Parcel K) Net Annual Debt Assessment Allocation	Series 2019 (Parcel K) Gross Annual Debt Assessment Allocation (1)
PULTE HOME COMPANY LLC	18-25-27-5592-0001-1910	TH	\$9,231	\$ 922	\$ 991
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0010	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0020	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0030	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0040	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0050	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0060	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0070	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0080	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0090	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0100	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0110	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0120	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0130	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0140	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0150	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0160	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0170	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0180	50	\$11,077	\$ 1,106	\$ 1,176
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0190	50	\$11,077	\$ 1,106	\$ 1,176
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0200	50	\$11,077	\$ 1,106	\$ 1,176
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0210	50	\$11,077	\$ 1,106	\$ 1,176
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0220	50	\$11,077	\$ 1,106	\$ 1,176
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0230	50	\$11,077	\$ 1,106	\$ 1,176
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0240	50	\$11,077	\$ 1,106	\$ 1,176
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0320	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0330	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0340	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0350	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0360	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0370	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0380	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0390	40	\$10,154	\$ 1,014	\$ 1,078

Owner	Property ID #'s	Unit Type	Total Par Debt Allocated	Series 2019 (Parcel K) Net Annual Debt Assessment	Series 2019 (Parcel K) Gross Annual Debt Assessment
				Allocation	Allocation (1)
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0400	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0410	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0420	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0430	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0440	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0450	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0460	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0470	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0480	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0490	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0500	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0510	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0520	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0530	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0540	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0550	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0560	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0570	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0580	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0590	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0600	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0610	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0620	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0630	40	\$10,154	\$ 1,014	\$ 1,078

Owner	Property ID #'s	Unit Type	Total Par Debt Allocated	Series 2019 (Parcel K) Net Annual Debt Assessment Allocation	Series 2019 (Parcel K) Gross Annual Debt Assessment Allocation (1)
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0640	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0650	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0660	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0670	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0680	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0690	40	\$10,154	\$ 1,014	\$ 1,078
PULTE HOME COMPANY LLC	18-25-27-5593-0001-0700	40	\$10,154	\$ 1,014	\$ 1,078
Totals			\$1,860,000	\$185,700	\$198,607

(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 (%)	3.98%
Maximum Annual Debt Service	\$185,700

Prepared by: Governmental Management Services - Central Florida, LLC

## SECTION VI

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

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

(A) Requisition Number: 4

(B) Name of Payee: Hanson Walter & Associates, Inc.

(C) Amount Payable: \$166.25

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Invoice: 5270411 – Solara Phase 2 Construction Services

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

2019 Acquisition and Construction Account.

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

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

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

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

**WESTSIDE COMMUNITY DEVELOPMENT  
DISTRICT**

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

Authorized Officer

### CONSULTING ENGINEER'S APPROVAL OF 2019 PROJECT COSTS

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

[CONSULTING ENGINEER]

*Mark Venter, P.E.*

Title: DISTRICT ENGINEER



Hanson Walter & Associates, Inc  
8 Broadway  
Suite 104  
Kissimmee, FL 34741  
407-847-9433

RECEIVED

OCT 8 2019

Page: 1 of 1

3930-9

5270411

BY: \_\_\_\_\_

INVOICE

MAESBURY HOMES, INC  
GEORGE  
WESTSIDE CDD  
C/O GMS-CENTRAL FLORIDA LLC  
9145 NARCOOSSEE ROAD, SUITE  
A206  
ORLANDO, FL 32827

CLIENT ID: 4976  
INVOICE #: 5270411  
INVOICE DATE: 10/3/2019  
DUE DATE: 10/13/2019  
BILLED THROUGH: 9/30/2019

WESTSIDE CDD CONSULTATION

PO:

JOB ID: 3930-9

PERIOD: September 2019

For Services Rendered Through September 30, 2019

Prepare for and attend CDD meeting, review 2005 and 2007 bond legals with survey, review 2019 bond  
requestion calcs, request current pay app.

TIME & MATERIALS  
NOT TO EXCEED  
2011 ENGINEER'S REPORT

Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
3,500.00	72.29	970.00	2,530.00	2,530.00	0.00
3,500.00	72.29	970.00	2,530.00	2,530.00	0.00

TIME & MATERIALS  
PROFESSIONAL CIVIL ENGINEERING SERVICES  
BIDDING/ CONSTRUCTION COMPLETION PH2  
CDD VS MAESBURY DOCUMENTS REQUEST  
ADDEN:BIDDING SERV/PROJECT COMPLETION  
SOLARA PHASE 2 PROJECT CONSTRUCTION  
PROFESSIONAL LAND SURVEYING SERVICES  
REVISIONS TO CDD FOR MERCANTILE LOAN  
WESTSIDE CONSERVATION EASEMENTS  
REIMBURSABLES

Total Billed To Date	Amount Previously Billed	Amount This Billing
84,664.65	84,545.90	118.75
3,910.00	3,910.00	0.00
1,805.00	1,805.00	0.00
3,890.00	3,890.00	0.00
2,018.75	1,852.50	166.25
34,670.95	34,670.95	0.00
7,413.90	7,413.90	0.00
1,240.00	1,240.00	0.00
432.75	432.75	0.00
140,046.00	139,761.00	285.00

PLEASE REMIT TO:  
Hanson, Walter & Associates, Inc.  
8 Broadway Suite 104  
Kissimmee, FL 34741

Total Invoice \$285.00

## SECTION VII

# SECTION C

# SECTION 1

# Westside Community Development District

## Summary of Check Register

October 30, 2019 to November 26, 2019

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>	
General	11/06/19	1535-1539	\$	63,368.77
	11/12/19	1540	\$	6,092.83
	11/15/19	1541-1542	\$	144.49
	11/18/19	1543-1544	\$	4,347.50
			\$	73,953.59
Payroll	<u>November 2019</u>			
	Bennett S Ruedas	50259	\$	184.70
			\$	184.70
			\$	<b>74,138.29</b>

AP300R

\*\*\* CHECK DATES 10/30/2019 - 11/26/2019 \*\*\* YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/27/19  
 WESTSIDE CDD - GENERAL FUND  
 BANK A WESTSIDE CDD

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/06/19	00056	10/31/19 11231	201910 320-53800-46400	STORMWATER POND-OCT19	*	600.00	
				AQUATIC WEED MANAGEMENT, INC.			600.00 001535
11/06/19	00045	10/02/19 332-4538	201909 320-53800-49100	INSTALL POST/STEEL SIGN	*	102.50	
				FASTSIGNS			102.50 001536
11/06/19	00050	11/05/19 110519	201911 310-51300-49300	6TH SETTLEMENT PMT-NOV19	*	50,000.00	
				JR. DAVIS CONSTRUCTION COMPANY, INC			50,000.00 001537
11/06/19	00036	11/06/19 R072527-	201911 310-51300-49200	FIRE VACANT LAND	*	3.77	
				BRUCE VICKERS, TAX COLLECTOR			3.77 001538
11/06/19	00039	11/01/19 OS 61370	201911 320-53800-46200	MTHLY LANDSCAPE NOV19	*	12,662.50	
				YELLOWSTONE LANDSCAPE			12,662.50 001539
11/12/19	00001	11/01/19 340	201911 310-51300-34000	MANAGEMENT FEES NOV19	*	3,414.83	
		11/01/19 340	201911 310-51300-35100	TECHNOLOGY FEES NOV19	*	83.33	
		11/01/19 340	201911 310-51300-31300	DISSEMINATION SRVC NOV19	*	875.00	
		11/01/19 340	201911 310-51300-51000	OFFICE SUPPLIES	*	.42	
		11/01/19 340	201911 310-51300-42000	POSTAGE	*	28.47	
		11/01/19 340	201911 310-51300-42500	COPIES	*	97.20	
		11/01/19 341	201911 320-53800-49000	FIELD MGMNT SRVC NOV19	*	1,593.58	
				GOVERNMENTAL MANAGEMENT SERVICES			6,092.83 001540
11/15/19	00006	10/29/19 6-822-84	201910 310-51300-42000	DELIVERY 10/24/19	*	25.74	
				FEDEX			25.74 001541
11/15/19	00022	10/03/19 5270411	201909 310-51300-31100	PREP/ATTEND MTG/BONDS	*	118.75	
				HANSON, WALTER & ASSOCIATES, INC.			118.75 001542
11/18/19	00022	11/07/19 5270850	201910 310-51300-31100	ENG SERVICES-OCT19	*	142.50	
				HANSON, WALTER & ASSOCIATES, INC.			142.50 001543

WEST WESTSIDE

KCOSTA

[illegible]

WEST WESTSIDE                      KCOSTA

## SECTION 2

# Westside

## Community Development District

Unaudited Financial Reporting  
October 31, 2019

# Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund Income Statement</u>
3	<u>Series 2005 Debt Service Fund Income Statement</u>
4	<u>Series 2007 Debt Service Fund Income Statement</u>
5	<u>Series 2018 Debt Service Fund Income Statement</u>
6	<u>Series 2019 Debt Service Fund Income Statement</u>
7	<u>Series 2019 Refunding Bonds Debt Service Fund Income Statement</u>
8	<u>Capital Projects Fund Income Statement</u>
9	<u>Capital Reserve Fund</u>
10	<u>Month to Month</u>
11-13	<u>Long Term Debt Summary</u>
14	<u>Series 2018 Construction Schedule</u>
15	<u>Series 2019 Construction Schedule</u>

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

	GENERAL	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL RESERVE	TOTALS
<b>ASSETS</b>					
CASH	\$ 469,310	\$ -	\$ 26,506	\$ 105,053	\$ 600,869
INVESTMENTS					
STATE BOARD ADMINISTRATION	519,285	-	-	302,076	821,361
SERIES 2005					
DEFERRED COST 2005	-	12,416	-	-	12,416
RESERVE FUND 2005	-	102,352	-	-	102,352
REVENUE FUND 2005	-	239,643	-	-	239,643
REVENUE FUND 2005-1	-	103	-	-	103
COST OF ISSUANCE 2005-1/2	-	-	6	-	6
RESERVE FUND 2005-2	-	100,342	-	-	100,342
REVENUE FUND 2005-2	-	66,391	-	-	66,391
PREPAYMENT FUND 2005-2	-	629,152	-	-	629,152
SERIES 2007					
DEFERRED COST 2007	-	3,780	-	-	3,780
RESERVE FUND 2007	-	37,876	-	-	37,876
REVENUE FUND 2007	-	77,000	-	-	77,000
REVENUE FUND 2007-1	-	128	-	-	128
COST OF ISSUANCE 2007-1/2	-	-	6	-	6
RESERVE FUND 2007-2	-	36,260	-	-	36,260
REVENUE FUND 2007-2	-	27,459	-	-	27,459
PREPAYMENT FUND 2007-2	-	187,929	-	-	187,929
SERIES 2018					
CONSTRUCTION FUND	-	-	2	-	2
RESERVE FUND	-	115,065	-	-	115,065
REVENUE FUND	-	95,845	-	-	95,845
SERIES 2019					
CONSTRUCTION FUND	-	-	451,717	-	451,717
INTEREST FUND	-	84,779	-	-	84,779
RESERVE FUND	-	101,595	-	-	101,595
REVENUE FUND	-	234	-	-	234
SERIES 2019 REFUNDING					
COST OF ISSUANCE	-	48,939	-	-	48,939
INTEREST FUND	-	43,944	-	-	43,944
RESERVE FUND	-	503,604	-	-	503,604
REVENUE FUND	-	2	-	-	2
PREPAID EXPENSES	1,433	-	-	-	1,433
DUE FROM GENERAL FUND	-	6,028	-	-	6,028
<b>TOTAL ASSETS</b>	<b>\$ 990,028</b>	<b>\$ 2,520,865</b>	<b>\$ 478,236</b>	<b>\$ 407,129</b>	<b>\$ 4,396,258</b>
<b>LIABILITIES &amp; FUND BALANCES</b>					
<b>LIABILITIES</b>					
ACCOUNTS PAYABLE	\$ 5,194	\$ -	\$ 166	\$ -	\$ 5,361
DUE TO DEBT SERVICE	6,028	-	-	-	6,028
<b>TOTAL LIABILITIES</b>	<b>11,223</b>	<b>-</b>	<b>166</b>	<b>-</b>	<b>11,389</b>
<b>FUND BALANCES</b>					
RESTRICTED FOR DEBT SERVICE 2005	\$ -	\$ 1,152,362	\$ -	\$ -	\$ 1,152,362
RESTRICTED FOR DEBT SERVICE 2007	-	\$372,865	-	-	372,865
RESTRICTED FOR DEBT SERVICE 2018	-	\$212,542	-	-	212,542
RESTRICTED FOR DEBT SERVICE 2019	-	\$186,607	-	-	186,607
RESTRICTED FOR DEBT SERVICE 2019 REFUNDING	-	\$596,489	-	-	596,489
RESTRICTED FOR CAPITAL PROJECTS 2005	-	-	\$6	-	6
RESTRICTED FOR CAPITAL PROJECTS 2007	-	-	\$26,512	-	26,512
RESTRICTED FOR CAPITAL PROJECTS 2018	-	-	\$2	-	2
RESTRICTED FOR CAPITAL PROJECTS 2019	-	-	\$451,550	-	451,550
UNASSIGNED	978,805	-	-	\$407,129	1,385,934
<b>TOTAL FUND BALANCES</b>	<b>978,805</b>	<b>2,520,865</b>	<b>478,070</b>	<b>407,129</b>	<b>4,384,869</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 990,028</b>	<b>\$ 2,520,865</b>	<b>\$ 478,236</b>	<b>\$ 407,129</b>	<b>\$ 4,396,258</b>

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

	Adopted Budget	Prorated Budget Thru 10/31/19	Actual Thru 10/31/19	Variance
<b>REVENUES:</b>				
Maintenance Assessments	\$589,434	\$0	\$0	\$0
Interest Income	\$5,000	\$417	\$917	\$500
<b>TOTAL REVENUES</b>	<b>\$594,434</b>	<b>\$417</b>	<b>\$917</b>	<b>\$500</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE</b>				
Supervisor Fees	\$12,000	\$1,000	\$400	\$600
FICA Expense	\$918	\$77	\$31	\$46
Engineering Fees	\$10,500	\$875	\$143	\$733
Legal Services	\$40,000	\$3,333	\$0	\$3,333
Arbitrage	\$3,250	\$3,250	\$0	\$3,250
Management Fees	\$40,978	\$3,415	\$3,415	(\$0)
Information Technology	\$2,200	\$183	\$83	\$100
Dissemination	\$16,500	\$6,875	\$6,875	\$0
Trustee Fees	\$14,667	\$0	\$0	\$0
Assessment Roll Services	\$10,000	\$10,000	\$10,000	\$0
Auditing Services	\$3,975	\$0	\$0	\$0
Telephone	\$100	\$8	\$7	\$1
Postage and Freight	\$2,250	\$188	\$264	(\$77)
Insurance - General Liability	\$8,600	\$8,600	\$7,929	\$671
Printing and Binding	\$1,500	\$125	\$108	\$17
Legal Advertising	\$1,800	\$150	\$0	\$150
Miscellaneous Services	\$1,250	\$104	\$45	\$59
Office Supplies	\$400	\$33	\$11	\$22
Property Appraiser's Fee	\$600	\$0	\$0	\$0
Property Taxes	\$10	\$0	\$0	\$0
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Settlement Agreement Payments	\$50,000	\$0	\$0	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$221,673</b>	<b>\$38,391</b>	<b>\$29,485</b>	<b>\$8,906</b>
<b>OPERATIONS AND MAINTENANCE</b>				
Landscape Maintenance	\$181,110	\$15,093	\$12,663	\$2,430
Irrigation Repairs	\$15,000	\$1,250	\$0	\$1,250
Plant Replacement	\$30,000	\$2,500	\$0	\$2,500
Electric	\$1,500	\$125	\$27	\$98
Streetlighting	\$73,000	\$6,083	\$4,391	\$1,693
Irrigation Water	\$58,000	\$4,833	\$1,433	\$3,400
Property Insurance	\$1,100	\$1,100	\$949	\$151
Field Management	\$19,123	\$1,594	\$1,594	\$0
Lake & Wetland Maintenance	\$22,800	\$1,900	\$600	\$1,300
Misc. Contingency	\$30,000	\$2,500	\$0	\$2,500
Stormwater/Lake Repair	\$15,000	\$1,250	\$0	\$1,250
Transfer Out	\$54,132	\$0	\$0	\$0
<b>TOTAL OPERATION AND MAINTENANCE</b>	<b>\$500,764</b>	<b>\$38,228</b>	<b>\$21,655</b>	<b>\$16,572</b>
<b>TOTAL EXPENDITURES</b>	<b>\$722,437</b>		<b>\$51,141</b>	
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(\$128,004)</b>		<b>(\$50,224)</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$128,004</b>		<b>\$1,029,029</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$0</b>		<b>\$978,805</b>	

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

	Adopted Budget	Prorated Budget Thru 10/31/19	Actual Thru 10/31/19	Variance
<b>REVENUE</b>				
Assessments - Series 2005-1	\$607,104	\$0	\$0	\$0
Assessments - Series 2005-2	\$180,010	\$0	\$0	\$0
Prepayments	\$0	\$0	\$629,152	\$629,152
Interest	\$0	\$0	\$499	\$499
<b>TOTAL REVENUE</b>	<b>\$787,114</b>	<b>\$0</b>	<b>\$629,651</b>	<b>\$629,651</b>
<b>EXPENDITURES</b>				
<u><b>Series 2005/2005-1</b></u>				
Interest - 11/1	\$192,806	\$0	\$0	\$0
Interest - 5/1	\$192,806	\$0	\$0	\$0
Principal - 5/1	\$225,000	\$0	\$0	\$0
<u><b>Series 2005-2</b></u>				
Interest - 11/1	\$63,421	\$0	\$0	\$0
Interest - 5/1	\$63,421	\$0	\$0	\$0
Principal - 5/1	\$75,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$812,455</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(\$25,341)</b>		<b>\$629,651</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$256,227</b>		<b>\$522,711</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$230,886</b>		<b>\$1,152,362</b>	

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

	Adopted Budget	Prorated Budget Thru 10/31/19	Actual Thru 10/31/19	Variance
<b>REVENUE</b>				
Assessments - Series 2007-1	\$630,086	\$0	\$0	\$0
Assessments - Series 2007-2	\$63,724	\$0	\$0	\$0
Prepayments	\$0	\$0	\$187,929	\$187,929
Interest	\$0	\$0	\$264	\$264
<b>TOTAL REVENUE</b>	<b>\$693,809</b>	<b>\$0</b>	<b>\$188,192</b>	<b>\$188,192</b>
<b>EXPENDITURES</b>				
<u><b>Series 2007/2007-1</b></u>				
Interest - 11/1	\$234,720	\$0	\$0	\$0
Interest - 5/1	\$234,720	\$0	\$0	\$0
Principal - 5/1	\$170,000	\$0	\$0	\$0
<u><b>Series 2007-2</b></u>				
Interest - 11/1	\$25,380	\$0	\$0	\$0
Interest - 5/1	\$25,380	\$0	\$0	\$0
Principal - 5/1	\$15,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$705,200</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(\$11,391)</b>		<b>\$188,192</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$260,100</b>		<b>\$184,673</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$248,709</b>		<b>\$372,865</b>	

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

	Adopted Budget	Prorated Budget Thru 10/31/19	Actual Thru 10/31/19	Variance
<b>REVENUE</b>				
Assessments	\$230,130	\$0	\$0	\$0
Interest	\$0	\$0	\$31	\$31
<b>TOTAL REVENUE</b>	<b>\$230,130</b>	<b>\$0</b>	<b>\$31</b>	<b>\$31</b>
<b>EXPENDITURES</b>				
Interest - 11/1	\$87,775	\$0	\$0	\$0
Interest - 5/1	\$87,775	\$0	\$0	\$0
Principal - 5/1	\$55,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$230,550</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(\$420)</b>		<b>\$31</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$95,813</b>		<b>\$212,510</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$95,393</b>		<b>\$212,542</b>	

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

	Adopted Budget	Prorated Budget Thru 10/31/19	Actual Thru 10/31/19	Variance
<b>REVENUE</b>				
Assessments	\$203,190	\$0	\$0	\$0
Interest	\$0	\$0	\$28	\$28
<b>TOTAL REVENUE</b>	<b>\$203,190</b>	<b>\$0</b>	<b>\$28</b>	<b>\$28</b>
<b>EXPENDITURES</b>				
Interest - 11/1	\$84,779	\$0	\$0	\$0
Interest - 5/1	\$73,721	\$0	\$0	\$0
Principal - 5/1	\$55,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$213,499</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(\$10,309)</b>		<b>\$28</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$84,779</b>		<b>\$186,580</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$74,470</b>		<b>\$186,607</b>	

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

	Adopted Budget	Prorated Budget Thru 10/31/19	Actual Thru 10/31/19	Variance
<b>REVENUE</b>				
Interest	\$0	\$0	\$3	\$3
Transfer In	\$0	\$0	\$0	\$0
<b>TOTAL REVENUE</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3</b>	<b>\$3</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
Capital Outlay - Cost of Issuance	\$0	\$0	\$42,875	(\$42,875)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$42,875</b>	<b>(\$42,875)</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0</b>		<b>(\$42,872)</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$0</b>		<b>\$639,361</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$0</b>		<b>\$596,489</b>	

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

	Series 2005	Series 2007	Series 2018	Series 2019	Total
<b>REVENUE</b>					
Interest	\$0	\$1	\$0	\$67	\$68
<b>TOTAL REVENUE</b>	<b>\$0</b>	<b>\$1</b>	<b>\$0</b>	<b>\$67</b>	<b>\$68</b>
<b>EXPENDITURES</b>					
Bank Fees	\$0	\$25	\$0	\$0	\$25
Capital Outlay	\$0	\$0	\$0	\$0	\$0
Capital Outlay - COI	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$25</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$0</b>	<b>(\$24)</b>	<b>\$0</b>	<b>\$67</b>	<b>\$43</b>
<b>FUND BALANCE, BEGINNING</b>	<b>\$6</b>	<b>\$26,536</b>	<b>\$2</b>	<b>\$451,483</b>	<b>\$478,027</b>
<b>FUND BALANCE, ENDING</b>	<b>\$6</b>	<b>\$26,512</b>	<b>\$2</b>	<b>\$451,550</b>	<b>\$478,070</b>

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

	Proposed Budget	Prorated Budget Thru 10/31/19	Actual Thru 10/31/19	Variance
<b>REVENUE</b>				
Transfer In	\$54,132	\$0	\$0	\$0
Interest	\$5,000	\$417	\$527	\$110
<b>TOTAL REVENUE</b>	<b>\$59,132</b>	<b>\$417</b>	<b>\$527</b>	<b>\$110</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>\$59,132</b>		<b>\$527</b>	
<b>FUND BALANCE, BEGINNING</b>	<b>\$366,672</b>		<b>\$406,602</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$425,803</b>		<b>\$407,129</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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$917
<b>TOTAL REVENUE</b>	<b>\$917</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$917</b>
<b>EXPENDITURES</b>													
<b>ADMINISTRATIVE</b>													
Supervisor Fees	\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400
Fica Expense	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31
Engineering Fees	\$143	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$143
Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,415
Information Technology	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
Dissemination	\$6,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,875
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll Services	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000
Auditing Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
Postage and Freight	\$264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$264
Insurance - General Liability	\$7,929	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,929
Printing and Binding	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Services	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
Office Supplies	\$11	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11
Property Appraiser's Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Settlement Agreement Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$29,485</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$29,485</b>
<b>OPERATIONS AND MAINTENANCE</b>													
Landscape Maintenance	\$12,663	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,663
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Plant Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$27	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$27
Streetlighting	\$4,391	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,391
Irrigation Water	\$1,433	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,433
Property Insurance	\$949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$949
Field Management	\$1,594	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,594
Lake & Wetland Maintenance	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Misc. Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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>\$21,655</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,655</b>
<b>TOTAL EXPENDITURES</b>	<b>\$51,141</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$51,141</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(\$50,224)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$50,224)</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	\$102,352	
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 2005-2, 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	\$37,876	
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 2007-2, 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>

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

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

SERIES 2019, SPECIAL ASSESSMENT REVENUE REFUNDING BONDS		
INTEREST RATE:	3.500%, 3.750%, 4.100%, 4.125%	
MATURITY DATE:	5/1/1938	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$503,604	
RESERVE FUND BALANCE	\$503,604	
BONDS OUTSTANDING - 9/30/19		\$13,095,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$13,095,000</b>

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

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2018</b>				
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>
<b>Fiscal Year 2018</b>				
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>
<b>Fiscal Year 2019</b>				
8/29/19	2	Governmental Management Services	Invoice 331 - Construction Management	\$ 2,633.16
<b>TOTAL</b>				<b>\$ 2,633.16</b>
<b>Fiscal Year 2019</b>				
10/1/18		Interest		\$ 0.65
11/1/18		Interest		\$ 0.67
12/1/18		Interest		\$ 0.65
1/1/19		Interest		\$ 0.67
2/1/19		Interest		\$ 0.67
3/1/19		Interest		\$ 0.61
4/1/19		Interest		\$ 0.67
5/1/19		Interest		\$ 0.65
6/1/19		Interest		\$ 0.67
7/1/19		Interest		\$ 0.65
8/1/19		Interest		\$ 0.56
9/1/19		Interest		\$ 0.40
<b>TOTAL</b>				<b>\$ 7.52</b>
Project (Construction) Fund at 9/30/18				\$ 2,627.25
Interest Earned thru 09/30/19				\$ 7.52
Requisitions Paid thru 09/30/19				\$ (2,633.16)
Remaining Project (Construction) Fund				<b>\$ 1.61</b>
<b>Fiscal Year 2020</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2020</b>				
<b>TOTAL</b>				<b>\$ -</b>
Project (Construction) Fund at 9/30/19				\$ 1.61
Interest Earned thru 10/31/19				\$ -
Requisitions Paid thru 10/31/19				\$ -
Remaining Project (Construction) Fund				<b>\$ 1.61</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
9/1/19		Interest		\$ 77.53
<b>TOTAL</b>				<b>\$ 7,427.42</b>
Project (Construction) Fund at 4/4/19				\$ 2,797,407.92
Interest Earned thru 09/30/19				\$ 7,427.42
Requisitions Paid thru 09/30/19				\$ (2,353,185.66)
Remaining Project (Construction) Fund				<b>\$ 451,649.68</b>
<b>Fiscal Year 2020</b>				
<b>Fiscal Year 2020</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2020</b>				
10/1/19		Interest		\$ 66.82
<b>TOTAL</b>				<b>\$ 66.82</b>
Project (Construction) Fund at 09/30/19				\$ 451,649.68
Interest Earned thru 09/30/19				\$ 66.82
Requisitions Paid thru 09/30/19				\$ -
Remaining Project (Construction) Fund				<b>\$ 451,716.50</b>

## SECTION 3

Westside CDD  
FY 2020  
Direct Bill Status

District	Landowner	Total O & M	Total Debt	Total Due		O & M	Debt	Total	Paid
Westside	Blackfin 18-25-27-3160-000A-0080 (Former Fairwinds)	\$1,183	\$0	\$1,183	Nov	\$591.50	\$0.00	\$591.50	
					Feb	\$295.75	\$0.00	\$295.75	
		2005	\$0		May	\$295.75	\$0.00	\$295.75	
		2007	\$0		Total	\$1,183.00	\$0.00	\$1,183.00	
	Golden Cay LLC 07-25-27-5461-0001-00D0	\$18,341	\$73,271	\$91,612	Nov	\$9,170.36	\$36,635.56	\$45,805.92	
					Feb	\$4,585.18	\$18,317.78	\$22,902.96	
		2005	\$52,640		May	\$4,585.18	\$18,317.78	\$22,902.96	
		2007	\$20,631		Total	\$18,340.72	\$73,271.12	\$91,611.84	
	Mattamy 18-25-27-4941-0001-FD10	\$96,586	\$380,200	\$476,786	Nov	\$48,293.06	\$190,100.00	\$238,393.06	
					Feb	\$24,146.53	\$95,050.00	\$119,196.53	
		2019	\$176,275.47		May	\$24,146.53	\$95,050.00	\$119,196.53	
		2019	\$203,924.53		Total	\$96,586.12	\$380,200.00	\$476,786.12	
	Boanerge 07-25-27-5461-0001-0015				Nov	\$17,453.26	\$75,092.84	\$92,546.10	
		O & M	\$34,907	\$185,092	Feb	\$8,726.63	\$37,546.42	\$46,273.05	
		2005 Debt	\$110,920		May	\$8,726.63	\$37,546.42	\$46,273.05	
		2007 Debt	\$39,266					\$185,092.20	