

*Westside Community
Development District*

Agenda

June 3, 2020

AGENDA

Westside

Community Development District

219 E. Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 27, 2020

Board of Supervisors Westside Community Development District

Dear Board Members:

The Board of Supervisors of Westside Community Development District will meet **Wednesday, June 3, 2020 at 11:00 AM via Zoom: <https://zoom.us/j/96296961268>**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individuals to Fulfill Seats #3 & #5
 - B. Administration of Oaths of Office to Newly Appointed Board Members
 - C. Election of Officers
 - D. Consideration of Resolution 2020-09 Electing Officers
4. Approval of Minutes of the March 4, 2020 Meeting
5. Consideration of Proposal from Yellowstone for Amended Landscaping Services
6. Consideration of Resolution 2020-08 Accepting the Conveyance of Real Property
7. Consideration of Resolution 2020-10 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing
8. Consideration of Agreement with Amtec to Provide Arbitrage Rebate Calculation Services
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet and Income Statement
 - iii. Discussion of Direct Bill Status
 - iv. Presentation of Number of Registered Voters – 815
 - v. Discussion of Qualifying Period and Procedure
10. Supervisor's Requests
11. Other Business
12. Adjournment

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

The third order of business is the Organizational Matters. Section A is the appointment of individuals to fulfill Seats #3 & #5 and Section B is the administration of the Oath of Office to

the newly appointed Board Members. There is no back-up material. Section C is the election of officers and Section D is the consideration of Resolution 2020-09 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 March 4, 2020 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of proposal from Yellowstone Landscape for amended landscaping services. A copy of the proposed is enclosed for your review.

The sixth order of business is the consideration of Resolution 2020-08 accepting the conveyance of real property related to Requisition #1 for Parcel K. A copy of the Resolution and supporting exhibits are enclosed for your review.

The seventh order of business is the consideration of Resolution 2020-10 approving the proposed Fiscal Year 2021 budget and setting a public hearing. Once approved, the proposed budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The eighth order of business is the consideration of agreement with Amtec to provide arbitrage rebate calculation services for the Series 2019 bonds. A copy of the agreement is enclosed for your review.

The ninth order of business is the Staff Reports. Section C is the District Manager's Report. Sub-Section 1 includes the check registers for approval and Sub-Section 2 includes the balance sheet and income statement for your review. Sub-Section 3 is the discussion of the direct bill status. A copy of the summary is enclosed for your review. Sub-Section 4 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Osceola County Supervisor of Elections is enclosed for your review. Sub-Section 5 is the discussion of the qualifying period and procedure for the General Election. A copy of the qualifying information is enclosed for your review.

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

Sincerely,

Jason M. Showe

Jason M. Showe
District Manager

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

Enclosures

SECTION III

SECTION D

RESOLUTION 2020-09

A RESOLUTION ELECTING OFFICERS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the **Westside Community Development District** at a regular business meeting held on **June 3, 2020** desires to elect the below recited persons to the offices specified.

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

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

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

PASSED AND ADOPTED THIS 3rd DAY OF JUNE, 2020.

Chairman / Vice Chairman

Secretary / Assistant Secretary

MINUTES

MINUTES OF MEETING
WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Westside Community Development District was held Wednesday, March 4, 2020 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:

David Hulme	Chairman
Tom Franklin	Vice Chairman
Scott Stewart	Assistant Secretary

Also present were:

Jason Showe	District Manager
Andrew d'Adesky	Latham Shuker
Mark Vincutonis	District Engineer
Pete Glasscock	District Engineer
William Viasalyers	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individuals to Fill Seats 1, 3 & 5**
- B. Oath of Office for Newly Appointed Supervisors**
- C. Election of Officers Resolution 2020-08**

This item tabled.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the February 5,
2020 Meeting**

On MOTION by Mr. Stewart seconded by Mr. Hulme with all in favor the minutes of the February 5, 2020 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

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

Mr. Showe stated this is typically entered into annually and this allows us to use the tax bill for the assessment process. I have signed this agreement and am asking the Board to ratify this action.

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

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky stated we concluded the LS transfer to Toho. We are going through all of our districts to see which bond series we haven't closed out so we can officially close them out once the construction funds are fully drawn down and they are certified as complete.

B. Engineer

Mr. Vincutonis introduced Pete Glasscock who was instrumental on a lot of the construction management on the Westside infrastructure and will be sitting in on meetings from time to time.

Mr. Vincutonis stated drawing down that last requisition, I don't see anything for the landscape costs and that is the last item that will push us over \$451,000 from the 2019 bonds. That work should be finished this week and once I get that I can put it into the spreadsheet and put together a new summary requisition and send it out.

C. Manager

i. Approval of Check Register

Mr. Showe presented the check register from January 27, 2020 through February 24, 2020 in the amount of \$31,363.41.

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

ii. Balance Sheet and Income Statement

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

iii. Discussion of Direct Bill Status

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

iv. Field Manager's Report

Mr. Viasalyers stated some of the landscape improvements include dome of the damaged sod over the last summer more towards 192 and Westside areas along the banks and other areas going up to Monaco. We will replace a lot of the damaged turf and we are looking at doing some of the end caps between Goodman and Sandmine and will replace the dead Juniper and get new landscape material in there as well.

Mr. Hulme asked do you attribute that to the poor pressure problem?

Mr. Viasalyers responded yes.

Mr. Hulme asked does Toho have any interest in reimbursement?

Mr. Viasalyers responded no.

Mr. Showe stated we have \$30,000 allocated in the budget for plant replacement so the funding is there.

Mr. Viasalyers stated at the last Board meeting the cost share agreement was approved from Monaco to Goodman at the first median; all the Bahia Grass was removed and replaced with St. Augustine. They updated the irrigation and it looks good out there now.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Other Business

There being none,

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the meeting adjourned at 11:12 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



Landscape Management Agreement

Client Name/Billing Address:

Westside Community Development District
135 W. Central Blvd., Suite 320
Orlando, FL 32801

Property Name/Address:

Westside Community Development District
Westside Blvd.
Kissimmee, FL 34747

Property Contact:

William Viasalyers

Tel: 407-841-5524

Email: wviasalyers@gmscfl.com

Contractor:

Yellowstone Landscape – Southeast, LLC
(d/b/a Yellowstone Landscape)
(d/b/a Austin Outdoor)
PO Box 849
Bunnell, FL 32110

Effective Date: 6/1/20

Expiration Date:

Initial Term:

Branch Office Contact:

Rob Stultz

Tel: 407-396-0529

Email: rstultz@yellowstonelandscape.com

Scope of Services:

The Client agrees to engage Yellowstone Landscape – Southeast, LLC (d/b/a Yellowstone Landscape) (d/b/a Austin Outdoor) to provide the Services and work described in the attached Exhibit(s)

Compensation Schedule:

Original Agreement:	\$85,290.00 annually or \$7,107.50 monthly
Addendum 1 (Solara Ponds):	\$12,300.00 annually or \$1,025.00 monthly
Addendum 2 (Solara Ph 1 areas):	\$54,360.00 annually or \$4,530.00 monthly
Addendum 3 (Solara Ph 2 areas):	\$42,900.00 annually or \$3,575.00 monthly

TOTAL \$194,850.00 annually or \$16,237.50 monthly

Follows all scope set forth in original agreement which went into effect 10/1/2015

THE TERMS AND CONDITIONS ON PAGE 2 AND THE EXHIBITS ATTACHED HERETO CONSTITUTE PART OF THIS AGREEMENT.

PRESENTED BY:

YELLOWSTONE LANDSCAPE – SOUTHEAST, LLC
(d/b/a Yellowstone Landscape)
(d/b/a Austin Outdoor)

ACCEPTED BY:

CLIENT

By/Date: _____

By/Date: _____

Printed Name/Title _____

____ Owner ____ Agent



**Westside CDD : Original Agreement
Exhibit A
Landscape Management Service Pricing Sheet**

Core Maintenance Services

Mowing & Detailing

\$85,290.00

*Includes all scope set forth in original agreement for areas along
Westside Blvd from US 192 South to Monaco Blvd. Solara areas
added in future addendums*

IPM - Fertilization & Pest Control

Included

Fertilization/Fungicide/Insecticide/herbicide/weed control

Irrigation Inspections

Included

Includes monthly inspections with reports

Mulch

Included

Will be applied following scope in original agreement

**Grand Total Annual
Monthly**

**\$85,290.00
\$7,107.50**

Client Initial: _____



Westside CDD : Solara Pond Addendum
Exhibit A
Landscape Management Service Pricing Sheet

Core Maintenance Services

Mowing and Policing

\$12,300.00

*Includes mowing, edging, string-trimming,
weeding, and trash removal*

Includes ponds A, B, and C

Grand Total Annual
Monthly

\$12,300.00

\$1,025.00

Client Initial: _____

Creating premier properties. Building lasting relationships

Westside CDD Solara Ponds





Westside CDD Solara Addendum # 2
Exhibit A
Landscape Management Service Pricing Sheet

Core Maintenance Services

Mowing & Clean Up & Detailing	\$31,035.00
<i>Includes mowing, edging, string-trimming, clean-up, shrub pruning, and weed removal</i>	

IPM - Fertilization & Pest Control	\$11,470.00
<i>Fertilization/Fungicide/Insecticide/herbicide/weed control</i>	

Irrigation Inspections	\$3,895.00
<i>Includes monthly inspections with reports</i>	

Grand Total Annual	\$46,400.00
Monthly	\$3,866.67

Additional Services

Chocolate Mulch (1x per year)	\$4,600.00
<i>Estimated 115 cubic yards in addition to current contract amount</i>	

Palm/ Tree Pruning (1x/year)	\$3,360.00
<i>2x per year for specialty medjules and sylvesters</i>	

Grand Total Annual (with extra services)	\$54,360.00
Monthly (with extra services)	\$4,530.00

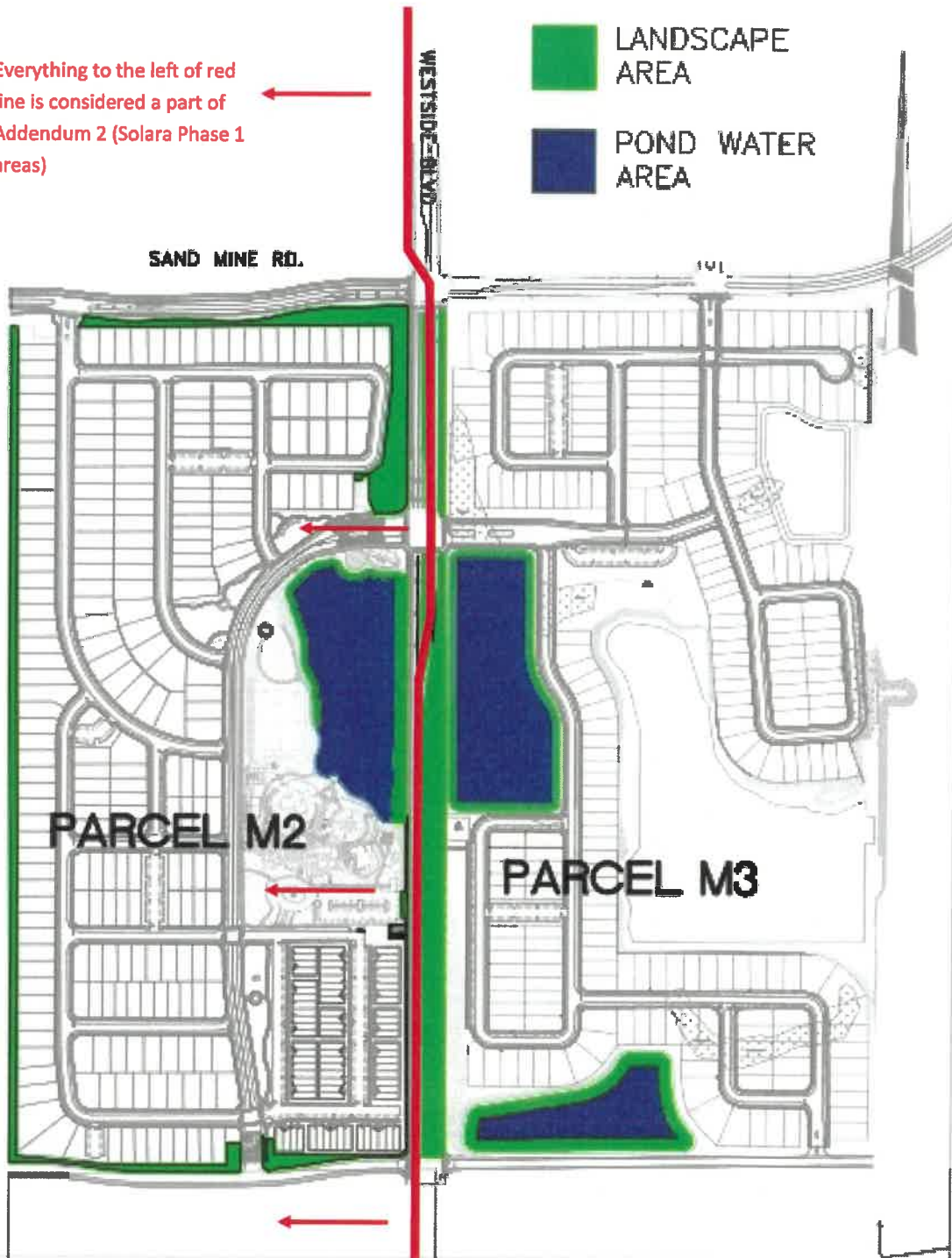
Client Initial: _____

Creating premier properties. Building lasting relationships

EXHIBIT

Everything to the left of red line is considered a part of Addendum 2 (Solara Phase 1 areas)

- LANDSCAPE AREA
- POND WATER AREA



8 BROADWAY, SUITE 104, MIAMI, FL 33131-0708
PHONE: (305) 547-9433 FAX: (305) 547-3485
ENGINEERING, SURVEYING AND PLANNING



Hanson, Walter & Associates, Inc.

SOLARA PHASE 1 AT WESTSIDE M2

CDD LANDSCAPE+POND AREAS EXHIBITS

DATE 04/2018

I:\2010-09\ENGINEERING\CDD\Task1\Solara Phase 1\Landscapes Exhibit.dwg - Apr 10, 2018 - 4:15pm - plotted by mha



Westside CDD: Addendum # 3 : Solar Phase 2 Areas
Exhibit A
Landscape Management Service Pricing Sheet

Core Maintenance Services

Mowing & Detailing	\$32,635.00
<i>Includes mowing, edging, string-trimming, clean-up, shrub pruning, and weed removal</i>	

IPM - Fertilization & Pest Control	\$2,660.00
<i>Fertilization/Fungicide/Insecticide/herbicide/weed control</i>	

Irrigation Inspections	\$1,980.00
<i>Includes monthly inspections with reports</i>	

Grand Total Annual	\$37,275.00
Monthly	\$3,106.25

Additional Services

Chocolate Mulch (1x per year)	\$5,625.00
<i>Estimated 125 cubic yards in addition to current contract amount</i>	

Palm/ Tree Pruning (1x/year)	Included
<i>Includes all palms and hardwood trees</i>	

Specialty Palm Pruning (2x/year)	\$1,250.00
<i>Includes all Sylvester Palms</i>	

Grand Total Annual (with extra services)	\$42,900.00
Monthly (with extra services)	\$3,575.00

Client Initial: _____

Westside CDD Solara Ph 2 Addendum and Roadway Extension



Conservation areas highlighted in Yellow will be mowed where applicable, but mostly will be just keeping vegetation from encroaching past back of lot lines through fencing.

Areas highlighted in Orange are remaining new maintenance areas for this addendum

SECTION VI

RESOLUTION 2020-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CONVEYANCE OF REAL PROPERTY INTERESTS AND IMPROVEMENTS RELATING TO THE WINDSOR PARCEL K SERIES 2019 PROJECT; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND DELIVER ACCEPT ALL DEEDS AND OTHER DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Westside Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), by Osceola County Ordinance 04-34 and expanded by County Ordinance 07-19 (collectively referred to as “the Ordinance”); and

WHEREAS, the District has the authority, generally under the Act and the Ordinance, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, the District issued its \$1,860,000 Westside Community Development District Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K) (the “Series 2019 Bonds”), to pay in part for the acquisition of certain infrastructure within a portion of Windsor Parcel K; and

WHEREAS, Pulte Home Company, LLC, a Michigan limited liability company (“Pulte”), has requested a requisition of funds from the proceeds of the Series 2019 Bonds and has transferred r acceptance by the District, in accordance with the Agreement by and Between the WESTSIDE COMMUNITY DEVELOPMENT DISTRICT AND THE DEVELOPER, REGARDING THE ACQUISITION OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE between the District and Pulte dated December 1, 2019, of certain parcels of real property described in the attached Special Warranty Deed and Grant of Easements (the “Real Property”), both attached hereto as part of Exhibit “A”, with related public improvements related to Windsor Parcel K Series 2019 Project, as more particularly described in the Bill of Sale (the “Improvements” and collectively with the Real Property, the “Property”), attached hereto as part of Exhibit “A”; and

WHEREAS, the District counsel and the District Manager have reviewed the conveyance, and the District Engineer has reviewed the documents, Real Property and Improvements related to the conveyance of the Property and provided an Engineer's Certificate, attached hereto as also part Exhibit "A", to evidence compliance with the requirements of the District for accepting the Property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Westside Community Development District (the "Board"), as follows:

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

2. Approval of Acquisition of Windsor Parcel K Property. The Board hereby approves the acceptance of the Property, and the acceptance of the documents related thereto as provided in the composite Exhibit "A" (the "Conveyance Documents").

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance and acceptance of the Property, and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

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

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Westside Community Development District, this ____ day of _____, 2020.

**WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

Index

- A-1 Certificate of District Engineer
- A-2. Special Warranty Deed
- A-3 Grant of Easements
- A-4 Owner's Affidavit
- A-5 Agreement Regarding Taxes
- A-6 Bill of Sale Absolute and Agreement

CERTIFICATE OF DISTRICT ENGINEER

Westside CDD

(Series 2019 Bonds Requisition #1 – Windsor Parcel K)

I, **Mark Vincutonis, P.E.**, of **Hanson, Walter & Associates, Inc.**, a Florida corporation, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 3265, with offices located at 8 Broadway, Suite 104, Kissimmee, FL 34741 ("HWA"), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through HWA, currently serve as District Engineer to the Westside Community Development District (the "District").

2. That the District proposes to accept, for perpetual ownership, operation and maintenance, certain parcels of real property described in Exhibit "A" attached hereto (the "Real Property"), as well as associated improvements made in, on, over and through the Property, including but not limited to those items of personal property listed on Exhibit "B" attached hereto and incorporated herein (collectively, the "Improvements", and collectively, the "Windsor Parcel K"). Any real property conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the "Certification") is provided in conjunction with, and in support of, the District's approval of Requisition #1 funding a portion of the Improvements and the District's acceptance of the Improvements and any real property. The District will rely on this Certification for such purposes.

4. That the Improvements, to the extent they exist, were constructed, installed and/or completed, as appropriate, in general accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable.

5. That the Improvements are properly permitted by the appropriate governmental entities (as applicable and if necessary), and that copies of the applicable documents and permits relating to the Property and/or Improvements that have actually been provided to HWA are being held by HWA as records of the District on its behalf.

[Signature page to follow]

**SIGNATURE PAGE FOR
CERTIFICATE OF DISTRICT ENGINEER**

Westside CDD
(Series 2019 Bonds Requisition #1 – Windsor Parcel K)

DATED: 4/6, 2020.

Witness: [Signature]
Print: Cameron Hindle

Witness: [Signature]
Print: Duane Foster

[Signature]
Mark Vincutonis, P.E.
Professional License No.: FL 54646
on behalf of the company,
Hanson, Walter & Associates, Inc.
8 Broadway, Suite 104
Kissimmee, FL 34741

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of April, 2020 by **MARK VINCUTONIS, P.E.**, of **HANSON, WALTER & ASSOCIATES, INC.**, a Florida corporation, on behalf of said corporation. Said person is ☒ personally known to me or ☐ has produced a valid driver's license as identification.

(SEAL)

[Signature]
Notary Public; State of Florida
Print Name: Melissa A. Wilken
Comm. Exp.: 5/3/2023 Comm. No.: GG317545

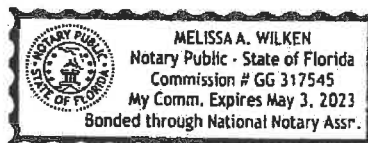


EXHIBIT "A"

Legal Description of Property

Windsor Parcel K

Tract 9, WINDSOR AT WESTSIDE – PHASE 3, as described and recorded in Plat Book 27, Page(s) 158 through 162, of the Official Records of Osceola County, Florida.

EXHIBIT "B"

Personal Property

Personal property includes the infrastructure improvements as depicted on the latest approved construction plans for Windsor Parcel K as prepared by Osceola Engineering, Inc., which consist of all or a portion of the following general categories:

1. Storm Water Management System
2. Potable Water Distribution Systems
3. Sanitary Sewer Systems
4. Hardscape Improvements

All as further described below:

The following constitute the Improvements as located within tracts identified on the plat ("**Plat**") known as Windsor at Westside – Phase 3, recorded in Plat Book 27, Page(s) 158-162 et seq. of the Official Records of Osceola, County, Florida:

- a. ***The following Personal and Intangible Property located within Tract 1:***
 - (i) All water facilities to the point of delivery or connection, including water pipes and related equipment; and
- b. ***The following Personal and Intangible Property located within Tract 2:***
 - (i) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
 - (ii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.
- c. ***The following Personal and Intangible Property located within Tract 3:***
 - (i) All wastewater facilities to the point of delivery or connection, including sewer pipes and related equipment; and
 - (ii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.
- d. ***The following Personal and Intangible Property located within Tract 4:***
 - (i) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
- e. ***The following Personal and Intangible Property located within Tract 5:***
 - (i) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and

Certificate of District Engineer

Westside CDD

Series 2019 Bonds Requisition #1 – Windsor Parcel K

- f. ***The following Personal and Intangible Property located within Tract 7:***
- (i) All water and wastewater facilities to the point of delivery or connection, including water and sewer pipes, and related equipment; and
 - (ii) All stormwater management systems, including but not limited to gutters, inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
 - (iii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.
- g. ***The following Personal and Intangible Property located within Tract 9:***
- (i) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
 - (ii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.
- h. ***The following Personal and Intangible Property located within All Drainage and Utility Easements:***
- (i) All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment; and
 - (ii) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
 - (iii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.

The following constitute the Improvements as located within tracts identified on the plat ("**Plat**") known as Windsor at Westside Phase 3A, recorded in Plat Book 27, Page(s) 188-189 et seq. of the Official Records of Osceola, County, Florida:

- a. ***The following Personal and Intangible Property located within Tract 6:***
- (i) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
 - (ii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.
- b. ***The following Personal and Intangible Property located within Tract 7:***
- (i) All water and wastewater facilities to the point of delivery or connection, including water and sewer pipes, and related equipment; and
 - (ii) All stormwater management systems, including but not limited to gutters, inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
 - (iii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.

- c. ***The following Personal and Intangible Property located within Tract 10:***
 - (i) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
- d. ***The following Personal and Intangible Property located within All Drainage and Utility Easements:***
 - (i) All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment; and
 - (ii) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
 - (iii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine LLP
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801

Parcel ID#: 18-25-27-5592-TRAC-0090

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this 20th day of April, 2020 by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company authorized to transact business in Florida (the "Grantor"), whose address is 3350 Peachtree Road Northeast, Suite 150, Atlanta, Georgia 30326, to **WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the "Grantee") whose address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, more particularly described as follows (the "Property").

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2020 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

Special Warranty Deed
Westside CDD
Series 2019 Bonds Requisition #1 - Windsor Parcel K


Exhibit A-2

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

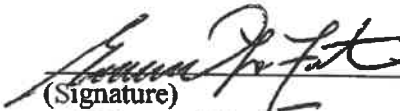
Signed, sealed and delivered in our presence:

“GRANTOR”

PULTE HOME COMPANY, LLC,
a Michigan limited liability company


(Signature)
EUGENIA RIOS-DORIA
(Print Name)

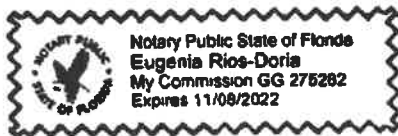
By: 
DOUG HOFFMAN
VICE PRESIDENT


(Signature)
Edward Lafeta
(Print Name)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 16th day of April, 2020, by **DOUG HOFFMAN**, as **VICE PRESIDENT of PULTE HOME COMPANY, LLC**, a Michigan limited liability company authorized to transact business in Florida, on behalf of the company. He or she ☒ is personally known to me, or [☐] produced _____ as identification.



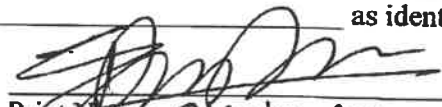

Print Name: EUGENIA RIOS-DORIA
Notary Public-State: FLORIDA
County of: ORANGE
Commission No.: GG 275282
My Commission Expires: 11/08/2022

EXHIBIT "A"

Legal Description of Property

Windsor Parcel K

Tract 9, WINDSOR AT WESTSIDE – PHASE 3, as described and recorded in Plat Book 27, Page(s) 158 through 162, of the Official Records of Osceola County, Florida.

Special Warranty Deed
Westside CDD
Series 2019 Bonds Requisition #1 – Windsor Parcel K

RECORD AND RETURN TO:
Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
111 North Magnolia Ave, Suite 1400
Orlando, Florida 32801

ABOVE SPACE RESERVED FOR
RECORDING PURPOSES ONLY

Project: Windsor at Westside

GRANT OF EASEMENTS
(in favor of Westside Community Development District)

THIS GRANT OF EASEMENTS (this "**Easement**"), is made April 20, 2020, by **WINDSOR AT WESTSIDE HOMEOWNERS ASSOCIATION, INC.**, a Florida not for profit corporation, whose mailing address is 4901 Vineland Road, Suite 500, Orlando, Florida 33607 ("**Association**"), and **PULTE HOME COMPANY, LLC**, a Michigan limited liability company (as successor by conversion to Pulte Home Corporation), whose mailing address is 3350 Peachtree Road Northeast, Suite 1500, Atlanta, Georgia ("**Declarant**" and together with Association "**Grantor**"), to and in favor of **WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district created pursuant to Chapter 190, Florida Statutes being situated within Osceola County whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 ("**District**").

WHEREAS, Declarant created the community known as Windsor at Westside ("**Community**"), pursuant to that certain Community Declaration for Windsor at Westside, as recorded in Official Records Book 4698, Page 106, of the Public Records of Osceola County, Florida (as amended from time to time, "**Declaration**");

WHEREAS, Association is the owner of certain real property located within the Community, as more particularly described as follows ("**Association Easement Area**");

Tract 3 and 7, WINDSOR AT WESTSIDE – PHASE 3, as described and recorded in Plat Book 27, Page(s) 158 through 162, of the Official Records of Osceola County, Florida ("**Phase 3 Plat**"); and

Tract 6, 7 and 10, WINDSOR AT WESTSIDE – PHASE 3A, as described and recorded in Plat Book 27, Page(s) 188 through 189, of the Official Records of Osceola County, Florida.

WHEREAS, Declarant has constructed a Perimeter Fence along the boundary of Lot 1 and Tract 6 of the Phase 3 Plat (the "**Fence**") as depicted on Exhibit "A" attached hereto ("**Fence Easement Area**," and together with the Association Easement Area, the "**Easement Area**") and has dedicated the Fence to the District to be part of the District Facilities (as defined below);

WHEREAS, in addition to the Fence, the District is the owner of certain wall, structures, improvement pipes, control structures, and other drainage facilities and improvements located within and adjacent to the Easement Area, which includes, but is not limited to, those items set forth in that certain Bill of Sale Absolute and Agreement by and between District and Declarant, and the stormwater improvements and pond, described as Tract 9, WINDSOR AT WESTSIDE – PHASE 3, as described and recorded in Plat

Exhibit A-3

Book 27, Page(s) 158 through 162, of the Official Records of Osceola County, Florida. (together, the "District's Facilities");

WHEREAS, pursuant Section 21 of the Declaration, the Declarant may grant additional easements over, under, upon and across the Community, including the Lots, without joinder of the Lot Owners;

WHEREAS, the District has requested, and the Grantor has agreed to provide this Easement for the purposes provided herein.

NOW, THEREFORE, for and in consideration of \$10.00 paid in hand, the foregoing premises, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, each Grantor does hereby give, grant and convey unto District, its successors and assigns, the non-exclusive easement over, across, under and through the Easement Area and such reasonable portions of Grantor's adjacent property for the purposes of operating, utilizing, accessing, maintaining, repairing, replacing, or modifying the District's Facilities, as they currently exist or may be repaired, replaced or modified by District. This Easement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective permitted legal representatives, successors and assigns. This Easement shall be in addition to, and not substitution for, the blanket easement of the District over the Community set forth in the Declaration, including but not limited to those set forth in Sections 15 and 16 thereof.

1. **Grantor's Reservation.** Grantor reserves the right to use, or to grant to others the right to use by virtue of additional licenses, rights-of-way, reservations or easements, any portions of the Easement Area for such uses that are not inconsistent or unreasonably interfere with the rights herein granted, including District's maintenance of the District's Facilities as contemplated under applicable stormwater management permit related to the District's adjacent facilities and the stormwater pond, described as Tract 9, WINDSOR AT WESTSIDE – PHASE 3, as described and recorded in Plat Book 27, Page(s) 158 through 162, of the Official Records of Osceola County, Florida.

2. **Entire Agreement; Modification; Waiver; Counterpart.** This Easement embodies the entire understanding of the parties hereto and supersedes all prior discussions and agreements between the parties hereto, and there are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof. This Easement shall not be modified or amended in any respect except by a written agreement executed by or on behalf of the parties hereto, in the same manner as executed herein. No course of dealing between the parties and no delay in exercising any right, power or remedy conferred hereby or now or hereafter existing at law, in equity, by statute or otherwise shall operate as a waiver of, or otherwise prejudice, any such right, power or remedy. This Easement may be executed in counterparts and/or by electronic means, each of which shall be deemed to be an original and all of which shall together constitute one and the same instrument.

3. **Governing Law; Waiver of Jury Trial; Jurisdiction.** This Easement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Florida. **Any legal proceeding of any nature brought by either party against the other to enforce any right or obligation under this Easement, or arising out of any matter pertaining to this Easement, shall be submitted for trial, without jury, before the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida.** If the Circuit Court does not have jurisdiction, the matter shall be submitted to the United States District Court for the Middle District of Florida (Orlando Division). If neither of such courts shall have jurisdiction, then submittal shall be before any other court sitting in Osceola County, Florida, having subject matter jurisdiction. **The parties consent and submit to the exclusive jurisdiction of any such court and agree to accept service of process outside the State of Florida in any matter to**

be submitted to any such court pursuant hereto, and expressly waive all rights to trial by jury regarding any such matter.

4. **Grantor Covenants.** The foregoing recitals are true and correct in all material respects. Association hereby covenants to District that it is lawfully seized of the Association Easement Area in fee simple. Declarant hereby covenants to District that it is the current holder of the declarant rights under the Declaration and that the Declaration has not been modified or amended to prevent the grant of this Easement hereunder. Each Grantor, and the undersigned signatory thereof, has good right and lawful authority to execute and deliver this Easement hereby warrants their respective title to the Easement Area and will defend the same against the lawful claims of all persons claiming by, through, or under the said Grantor.

5. **Limitation on District's Obligations.** Nothing herein shall cause or be construed as a waiver of District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Easement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

6. **Public Records.** Any books, documents, records, correspondence or other information kept or obtained by District or furnished by or to District in connection with this Easement or item contemplated herein, and any related records, are property of District. Each Grantor agrees and acknowledges that any and all such books, documents, records, correspondence or other information shall be public records under Chapter 119, *Florida Statutes*. Each Grantor agrees to promptly comply with any "public records" request under the same terms and conditions as District. Each Grantor agrees and acknowledges that any and all such books, documents, records, correspondence or other information may also be subject to inspection and copying by members of the public pursuant to Chapter 119, *Florida Statutes*.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

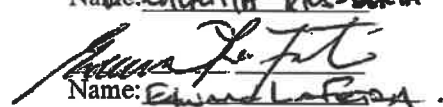
IN WITNESS WHEREOF, Grantor has caused these presents to be made as of the date first set forth above by an authorized represented thereof.


WITNESSES:

GRANTOR:

WINDSOR AT WESTSIDE
HOMEOWNERS ASSOCIATION, INC.,
a Florida not for profit corporation

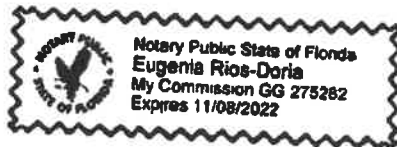

Name: EUGENIA RIOS-DORIA



Name: Edward LaBrea

By: 
Name: Eric Baker
Title: President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of April, 2020, by Eric Baker, as the President of WINDSOR AT WESTSIDE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the corporation. He or she is ☒ personally known to me or ☐ has produced a valid driver's license as identification.

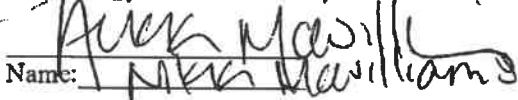



Notary Public; State of Florida
Print Name: EUGENIA RIOS-DORIA
My Commission Expires: 11/08/2022
My Commission No.: GG275262

WITNESSES:



Name: EUGENIA RIOS-DORIA



Name: NICK MAXWELL

GRANTOR:

PULTE HOME COMPANY, LLC, a Michigan limited liability company

By: 

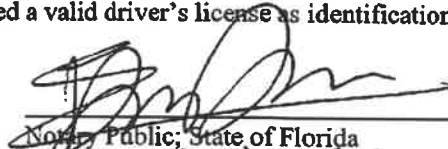
Name: DOUG HOFFMAN

Title: VP of Law

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of April, 2020, by Doug Hoffman, as the VP of Law of PULTE HOME COMPANY, LLC, a Michigan limited liability company, on behalf of the company. He or she is ☒ personally known to me or ☐ has produced a valid driver's license as identification.





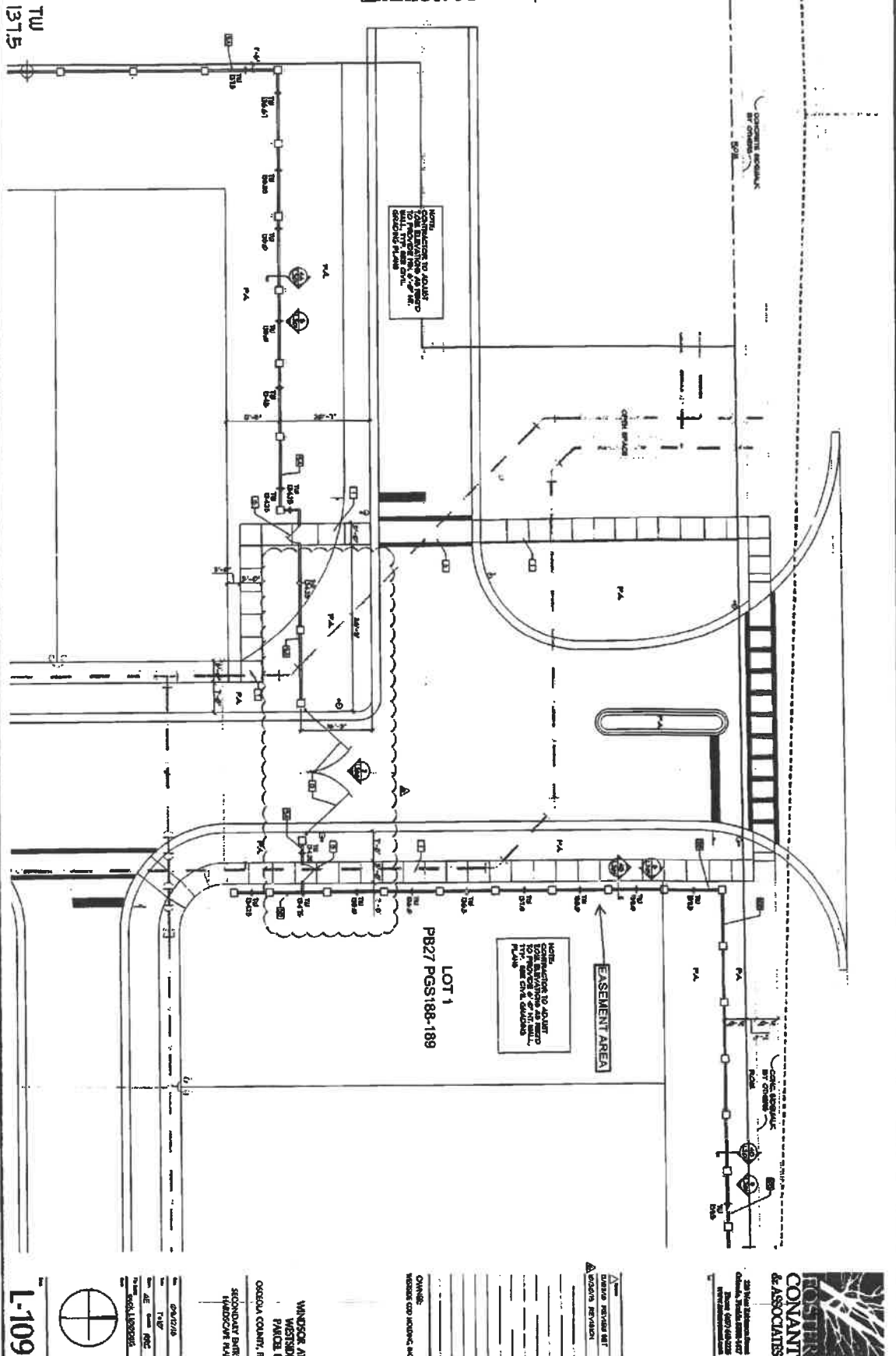
Notary Public, State of Florida

Print Name: EUGENIA RIOS-DORIA

My Commission Expires: 11/08/2022

My Commission No.: GG275282

Exhibit A



Westside CDD/Windsor Easement

OWNER'S AFFIDAVIT

Westside CDD
(Series 2019 Bonds Requisition #1 – Windsor Parcel K)

STATE OF FLORIDA
COUNTY OF Orange

BEFORE ME, the undersigned authority, personally appeared **DOUG HOFFMAN** ("Affiant") as **VICE PRESIDENT of PULTE HOME COMPANY, LLC**, a Michigan limited liability company, authorized to do business in Florida, whose offices are located at 3350 Peachtree Road Northeast, Suite 150, Atlanta, Georgia 30326 ("Owner"), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that **PULTE HOME COMPANY, LLC**, a Michigan limited liability company ("Owner") is the owner of the fee simple title in and to certain lands located in Osceola County, Florida, and more particularly described on Exhibit "A" attached hereto (the "Property"), and that Affiant is **VICE PRESIDENT of PULTE HOME COMPANY, LLC**, and is making this Affidavit in that capacity only, and no recourse shall be made against Affiant individually.

2. That the Property is free and clear of all mortgages and other liens and encumbrances except for those encumbrances and matters affecting title including in the plat of Windsor at Westside – Phase 3, as recorded in Plat Book 27, Page 158 through 162, and in the plat of Windsor at Westside – Phase 3A, as recorded in Plat Book 27, Page 188 and 189, both in the Official Records of Osceola County, Florida (the "Plats").

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely to owner.

4. That there have been no liens filed against the Property as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property either in the construction or repair of any of the improvements thereon, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

7. That, except as set forth in the Plats, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Westside Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property.

10. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

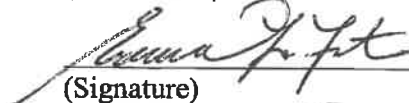
DATED: April 16, 2020

Signed, sealed and delivered in our presence:



(Signature)

EUGENIA RIOS-DORIA
(Print Name)



(Signature)

Edwina LaFerra
(Print Name)

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

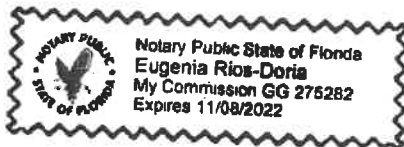
By: 

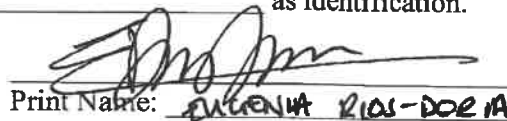
DOUG HOFFMAN
VICE PRESIDENT

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 16th day of April, 2020, by **DOUG HOFFMAN**, as **VICE PRESIDENT** of **PLUTE HOME COMPANY, LLC**, a Michigan limited liability company authorized to transact business in Florida. He or she [☒] is personally known to me, or [☐] produced _____ as identification.





Print Name: EUGENIA RIOS-DORIA

Notary Public-State of: FLORIDA

County of: ORANGE

Commission No.: GG 275282

My Commission Expires: 11/08/2022

EXHIBIT A

Legal Description of Property

Windsor Parcel K

Tract 9, WINDSOR AT WESTSIDE – PHASE 3, as described and recorded in Plat Book 27, Page(s) 158 through 162, of the Official Records of Osceola County, Florida.

AGREEMENT REGARDING TAXES

Westside CDD
(Series 2019 Bonds Requisition #1 – Windsor Parcel K)

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this _____ day of _____, 2020, by and between **PULTE HOME COMPANY, LLC**, a Michigan limited liability company authorized to transact business in Florida, whose offices are located at 3350 Peachtree Road Northeast, Suite 150, Atlanta, Georgia 30326 (“Developer”), and **WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services - Central Florida, LLC, whose offices are located at 219 East Livingston Street, Orlando, Florida 32801 (“District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

WHEREAS, the Westside Community Development District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property to the District via Special Warranty Deed; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.
2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2019 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2020.

4. Subsequent to the District's acceptance of the Property, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property from the Osceola County Property Appraiser, and subsequent to tax year 2020, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property.

[SIGNATURE PAGE BELOW]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

WITNESSES:

X 

Print: EUGENIA RIOS-DORIA

X 

Print: EDWARD LAFETRA

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By: 
DOUG HOFFMAN
VICE PRESIDENT

ATTEST:

X _____

Print: _____

Title: Secretary/Asst. Secretary

**WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

By: _____

Print: _____

Title: _____

EXHIBIT "A"

Legal Description of Property

Windsor Parcel K

Tract 9, WINDSOR AT WESTSIDE – PHASE 3, as described and recorded in Plat Book 27, Page(s) 158 through 162, of the Official Records of Osceola County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT

Westside CDD

(Series 2019 Bonds Requisition #1 – Windsor Parcel K)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (the “**Agreement**”) is made as of this _____ day of _____, 2020, by and between **WESTSIDE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “**District**”), a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services – Central Florida, LLC, whose address is 219 East Robinson Street, Orlando, FL 32801, and **PULTE HOME COMPANY, LLC**, a Michigan limited liability company authorized to do business in Florida (hereinafter referred to as the “**Developer**”) whose address is 3350 Peachtree Road Northeast, Suite 150, Atlanta, Georgia 30326.

RECITALS:

WHEREAS, Developer owns certain improvements and equipment located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in **EXHIBIT “A”** attached hereto and incorporated herein by this reference (collectively, the “**Improvements**”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements or to convey certain Improvements to other governments, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the Westside community; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever.

3. All personal property described and conveyed herein is conveyed in “AS IS” condition without express or implied warranties of merchantability, fitness for use or other warranties not expressly stated herein.

4. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

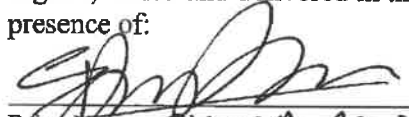
IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.


[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the said Developer has caused these presents to be executed on the day and year written below.

WITNESSES:

Signed, sealed and delivered in the presence of:


Print Name: EUGENIA RIOS-DORIA


Print Name: Edward LaFerra

DEVELOPER

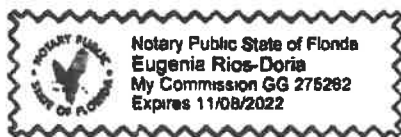
PULTE HOME COMPANY, LLC,
a Michigan limited liability company


By: 
DOUG HOFFMAN
VICE PRESIDENT

STATE OF FLORIDA)
) SS:
COUNTY OF ORANGE)

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 6th day of April, 2020, by **DOUG HOFFMAN**, as **VICE PRESIDENT** of **PLUTE HOME COMPANY, LLC**, a Michigan limited liability company, on behalf of said entity. Said person is ☒ personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)




Notary Public, State of Florida
Print Name: EUGENIA RIOS-DORIA
My Commission Expires: 11/08/2022
My Commission No.: GG275282

COUNTERPART SIGNATURE PAGE TO BILL OF SALE

Westside CDD
(Series 2019 Bonds Requisition #1 – Windsor Parcel K)

ATTEST:

**WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

By: _____
Name: _____
Title: _____

WITNESS:

Signed, sealed and delivered in the
presence of:

Print Name: _____

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

The foregoing instrument was sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2020 by _____, as the _____ of the Board of Supervisors of **WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**, and was attested to by _____, as Secretary/Assistant Secretary of **WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**, both for and on behalf of the District. Said persons are ☐ personally known to me or ☐ have each produced _____ as identification.

(NOTARY SEAL)

Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT “A”

LIST AND DESCRIPTION OF IMPROVEMENTS

(As described in Requisition #1 - Windsor Parcel K)

Personal property includes the infrastructure improvements as depicted on the latest approved construction plans for Windsor Parcel K as prepared by Osceola Engineering, Inc., which consist of all or a portion of the following general categories:

1. Storm Water Management System
2. Potable Water Distribution Systems
3. Sanitary Sewer Systems
4. Hardscape Improvements

All as further described below:

The following constitute the Improvements as located within tracts identified on the plat (“**Plat**”) known as Windsor at Westside – Phase 3, recorded in Plat Book 27, Page(s) 158-162 et seq. of the Official Records of Osceola, County, Florida:

- a. ***The following Personal and Intangible Property located within Tract 1:***
 - (i) All water facilities to the point of delivery or connection, including water pipes and related equipment; and
- b. ***The following Personal and Intangible Property located within Tract 2:***
 - (i) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
 - (ii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.
- c. ***The following Personal and Intangible Property located within Tract 3:***
 - (i) All wastewater facilities to the point of delivery or connection, including sewer pipes and related equipment; and
 - (ii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.
- d. ***The following Personal and Intangible Property located within Tract 4:***
 - (i) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
- e. ***The following Personal and Intangible Property located within Tract 5:***
 - (i) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and

- f. ***The following Personal and Intangible Property located within Tract 7:***
 - (i) All water and wastewater facilities to the point of delivery or connection, including water and sewer pipes, and related equipment; and
 - (ii) All stormwater management systems, including but not limited to gutters, inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
 - (iii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.
- g. ***The following Personal and Intangible Property located within Tract 9:***
 - (i) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
 - (ii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.
- h. ***The following Personal and Intangible Property located within All Drainage and Utility Easements:***
 - (i) All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment; and
 - (ii) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
 - (iii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.

The following constitute the Improvements as located within tracts identified on the plat ("**Plat**") known as Windsor at Westside Phase 3A, recorded in Plat Book 27, Page(s) 188-189 et seq. of the Official Records of Osceola, County, Florida:

- a. ***The following Personal and Intangible Property located within Tract 6:***
 - (i) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
 - (ii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.

- b. ***The following Personal and Intangible Property located within Tract 7:***
 - (i) All water and wastewater facilities to the point of delivery or connection, including water and sewer pipes, and related equipment; and
 - (ii) All stormwater management systems, including but not limited to gutters, inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
 - (iii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.
- c. ***The following Personal and Intangible Property located within Tract 10:***
 - (i) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
- d. ***The following Personal and Intangible Property located within All Drainage and Utility Easements:***
 - (i) All water and wastewater facilities to the point of delivery or connection, including water, sewer, reclaimed water lines, pipes, and related equipment; and
 - (ii) All stormwater management systems, including but not limited to inlets, manholes and pipes providing drainage for streets and rights-of-way, and related system components; and
 - (iii) All perimeter hardscape elements including masonry walls, structural and non-structural split rail fence.

SECTION VII

RESOLUTION 2020-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Westside Community Development District ("**District**") prior to June 15, 2020, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2020/2021 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 5, 2020

HOUR: 11:00 a.m.

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

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

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

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

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 3rd DAY OF JUNE, 2020.

ATTEST:

**WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Westside Community Development District

***Proposed Budget
Fiscal Year 2021***

Presented by:

GMS

**Westside
Community Development District**

Table of Contents

1	<u>General Fund</u>
2-8	<u>General Fund Narrative</u>
9	<u>Series 2005-1 and 2005-2 Debt Service</u>
10	<u>Series 2007-1 and 2007-2 Debt Service</u>
11	<u>Series 2018 - Solara Phase 1 Debt Service</u>
12-13	<u>Series 2018 - Solara Phase 1 Amortization</u>
14	<u>Series 2018 Solara Phase 1 - Allocation Methodology</u>
15	<u>Series 2019 - Solara Phase 2 Debt Service</u>
16-17	<u>Series 2019 - Solara Phase 2 Amortization</u>
18	<u>Series 2019 - Solara Phase 2 Allocation Methodology</u>
19	<u>Series 2019 - Refunding Debt Service</u>
20	<u>Series 2019 - Refunding Amortization</u>
21	<u>Series 2019 - Refunding Allocation Methodology</u>
22	<u>Series 2019 - Parcel K Debt Service</u>
23-24	<u>Series 2019 - Parcel K Amortization</u>
25	<u>Series 2019 - Parcel K Allocation Methodology</u>
26	<u>Capital Reserve Fund</u>

Westside
Community Development District
General Fund
Fiscal Year 2021

	ADOPTED BUDGET FY 2020	ACTUAL THRU 04/30/20	PROJECTED NEXT 5 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
REVENUES:					
Maintenance Assessments	\$589,434	\$529,583	\$59,851	\$589,434	\$566,228
Interest Income	\$5,000	\$5,299	\$3,000	\$8,299	\$5,000
Carry Forward Balance	\$128,004	\$1,029,029	\$0	\$1,029,029	\$366,886
TOTAL REVENUES	\$722,437	\$1,563,911	\$62,851	\$1,626,761	\$938,114

EXPENDITURES:

Administrative:

Supervisor Fees	\$12,000	\$1,800	\$5,000	\$6,800	\$12,000
FICA Expense	\$918	\$138	\$383	\$520	\$918
Engineering Fees	\$10,500	\$1,306	\$4,375	\$5,681	\$10,500
Legal Services	\$40,000	\$9,540	\$15,000	\$24,540	\$40,000
Arbitrage	\$3,250	\$900	\$2,350	\$3,250	\$3,250
Management Fees	\$40,978	\$23,904	\$17,074	\$40,978	\$42,207
Information Technology	\$2,200	\$583	\$1,617	\$2,200	\$2,200
Dissemination	\$16,500	\$13,292	\$5,833	\$19,125	\$20,000
Trustee Fee	\$14,667	\$2,168	\$14,667	\$16,836	\$20,142
Assessment Roll Services	\$10,000	\$10,000	\$0	\$10,000	\$12,500
Auditing Services	\$3,975	\$0	\$3,825	\$3,825	\$3,875
Telephone	\$100	\$7	\$42	\$49	\$100
Postage	\$2,250	\$640	\$938	\$1,577	\$2,250
Insurance - General Liability	\$8,600	\$7,929	\$0	\$7,929	\$8,750
Printing and Binding	\$1,500	\$356	\$625	\$981	\$1,500
Legal Advertising	\$1,800	\$0	\$1,800	\$1,800	\$1,800
Miscellaneous Services	\$1,250	\$1,903	\$521	\$2,424	\$1,250
Office Supplies	\$400	\$53	\$167	\$220	\$400
Property Appraiser's Fee	\$600	\$633	\$0	\$633	\$700
Property Taxes	\$10	\$4	\$0	\$4	\$10
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Settlement Agreement Payment	\$50,000	\$50,000	\$0	\$50,000	\$25,000
TOTAL ADMINISTRATIVE	\$221,673	\$125,331	\$74,216	\$199,547	\$209,527

Maintenance:

Landscape Maintenance	\$181,110	\$91,918	\$67,413	\$159,330	\$212,490
Irrigation Repairs	\$15,000	\$10,107	\$4,893	\$15,000	\$15,000
Plant Replacement	\$30,000	\$3,450	\$12,500	\$15,950	\$30,000
Electric	\$1,500	\$202	\$175	\$377	\$1,500
Streetlighting	\$73,000	\$30,919	\$22,500	\$53,419	\$73,000
Irrigation Water	\$58,000	\$11,415	\$8,000	\$19,415	\$58,000
Property Insurance	\$1,100	\$949	\$0	\$949	\$1,100
Field Management	\$19,123	\$11,155	\$7,968	\$19,123	\$19,697
Lake & Wetland Maintenance	\$22,800	\$6,325	\$5,850	\$12,175	\$22,800
Sidewalk Repairs & Maintenance	\$0	\$0	\$2,100	\$2,100	\$4,000
Misc. Contingency	\$30,000	\$0	\$12,500	\$12,500	\$26,000
Stormwater/Lake Repair	\$15,000	\$0	\$6,250	\$6,250	\$15,000
TOTAL MAINTENANCE	\$446,633	\$166,440	\$150,148	\$316,588	\$478,587

TOTAL EXPENDITURES	\$668,306	\$291,771	\$224,364	\$516,135	\$688,114
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Other Sources/(Uses)

Transfer Out - Capital Reserve	(\$54,132)	\$0	(\$400,000)	(\$400,000)	(\$250,000)
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SUBTOTAL OTHER SOURCES/(USES)	(\$54,132)	\$0	(\$400,000)	(\$400,000)	(\$250,000)
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EXCESS REVENUES (EXPENDITURES)	\$0	\$1,272,140	(\$561,513)	\$710,627	\$0
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	FY2018	FY2019	FY2020	FY2021
Net Assessments	\$681,730	\$681,730	\$589,434	\$566,228
Add: Discounts & Collections	\$43,515	\$43,515	\$37,623	\$36,142
Gross Assessments	<u>\$725,245</u>	<u>\$725,245</u>	<u>\$627,057</u>	<u>\$602,370</u>

Units	4609	4609	3985	3828.11
Per Unit Gross Assessment	<u>\$157</u>	<u>\$157</u>	<u>\$157</u>	<u>\$157</u>

Net Assessments	\$681,730	\$681,730	\$589,434	\$566,228
Total Developable Units	4609	4609	3985	3828.11
Per Unit Net Assessments	<u>\$148</u>	<u>\$148</u>	<u>\$148</u>	<u>\$148</u>

**Westside
Community Development District**
Budget Narratives FY 2021
General Fund

REVENUES

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest Income

The District earns interest income on their checking account with SunTrust Bank. Interest is calculated on the average monthly collected balance in the operating.

EXPENDITURES

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon 5 supervisors attending 12 meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer, Hanson, Walter & Associates, will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Legal Services

The District's legal counsel, Latham, Shuker, Eden & Beaudine, will provide general legal services to the District, i.e. attendance and preparation for monthly meetings, review of operating and maintenance contracts, and other specifically requested assignments.

Westside
Community Development District
Budget Narratives FY 2021
General Fund

Arbitrage

The District has contracted with AMTEC, an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability on the Series 2005, 2007, 2018, 2019 and 2019 Refunding Special Assessment Revenue Bonds.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional report requirements for unrated bond issues. The District has contracted with Lerner Reporting Services, Inc. to provide this service and the amount is based upon this contract for the Series 2005 and 2007 bonds. Governmental Management Services-Central Florida LLC provides this service for Debt Service Series 2018, Series 2019, Series 2019 Refunding and Series 2019 Parcel K.

Trustee Fee

The District will pay annual fees for Series 2005, 2007, 2018, 2019, 2019 Refunding and 2019 Parcel K Special Assessment Revenue Bonds that are deposited with a Trustee at US Bank, N.A.

Assessment Roll Services

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

**Westside
Community Development District**
Budget Narratives FY 2021
General Fund

Auditing Services

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

Telephone

Telephone and fax machine expenses.

Postage

Represents postage cost used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance – General Liability

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing and Binding

Includes copy charges for printing of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

Bank charges and any other miscellaneous charges incurred by the District.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Westside
Community Development District
Budget Narratives FY 2021
General Fund

Property Appraiser's Fee

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Property Taxes

Represents the estimated Non-Ad Valorem assessments on District property levied by Osceola County.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only anticipated expenditure for this category.

Settlement Agreement Payment

Represents amount due on November 15, 2020 to JR. Davis Construction Company, Inc. per the Settlement Agreement dated November 10, 2014. The remaining two payments are as follow:

November 1, 2020 \$25,000

MAINTENANCE:

Landscape Maintenance

The District currently has a contract to maintain the landscaping starting at US 192 South to Goodman Road / Florence Villa Grove Road intersection within the District, including: General (mowing, edging, trimming, weeding, pruning and maintenance), irrigation inspection, fertilization, Solara pond mowings and pest control services. The District has contracted with Yellowstone Landscape and Exclusive Landscaping.

Description	Monthly Amount	Annual Amount
Original Agreement – Yellowstone	\$7,108	\$85,290
Solara Ponds - Yellowstone	\$1,025	\$12,300
Solara Phase 1 - Yellowstone	\$4,530	\$54,360
Solara Phase 2 – Yellowstone	\$3,575	\$42,900
South Goodman & Monaco - Exclusive	\$820	\$9,840
Phase 3 Pond – Exclusive	\$650	\$7,800
Total		\$212,490

**Westside
Community Development District**
Budget Narratives FY 2021
General Fund

Irrigation Repairs

The District pays Yellowstone Landscape for various repairs/replacements to the irrigation systems that include but are not limited to spray heads, nozzles, rotors, controllers, etc. any increase in amount is based on proposal by Yellowstone Landscape.

Plant Replacement

Represents costs for maintenance of tree, shrub and other plant material replacements. Amount includes an enhancement proposal by Yellowstone Landscape.

Electric

The District has the following utility account(s) with Duke Energy to provide electricity for the common areas.

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
15704 70086	9000 W Irlo Bronson Memorial Hwy	\$100	\$1,200
	Contingency	\$25	\$300
Total			\$1,500

Streetlights

The District maintains the following streetlights with Duke Energy along Westside Boulevard.

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
09047 36125	000 Westside Blvd Lite, Entrance	\$4,412	\$52,944
	Contingency - Streetlight Additions		\$20,056
Total			\$73,000

**Westside
Community Development District**
Budget Narratives FY 2021
General Fund

Irrigation Water

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

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
2118575-920460	0 Westside Blvd Reclaim D	\$2,094	\$25,132
2118575-1129340	0 Westside Blvd Reclaim	\$2,610	\$31,316
2118575-1124768	2400 Blk Even Westside Blvd	\$21	\$252
	Contingency		\$1,300
Total			\$58,000

Property Insurance

The District's property insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

Provide onsite field management of contracts for District services such as landscape and lake maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and respond to property owner phone calls and emails.

Lake and Wetland Maintenance

The District has a permit obligation to comply with certain conditions for the establishment and maintenance and monitoring of upland/wetland conservation areas and for maintenance of the lakes. The amount is based on current contracts with Aquatic Weed Management and Bio-tech Consulting Inc.

Description	Monthly Amount	Annual Amount
Stormwater Pond Plant Management	\$975	\$11,700
Mitigation Maintenance		\$11,100
Total		\$22,800

**Westside
Community Development District**
Budget Narratives FY 2021
General Fund

Sidewalk Repairs & Maintenance

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

Miscellaneous Contingency

Any other miscellaneous charges incurred by the District.

Stormwater/Lake Repair

Represents contingency for potential repairs to stormwater system.

Transfer Out - Capital Reserve

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

**Westside
Community Development District**

**Debt Service Fund
Series 2005-1 and Series 2005-2
Fiscal Year 2021**

	ADOPTED BUDGET FY 2020	ACTUAL THRU 04/30/20	PROJECTED NEXT 5 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
<u>REVENUES:</u>					
Assessments - Series 2005-1	\$607,104	\$0	\$0	\$0	\$0
Assessments - Series 2005-2	\$180,010	\$0	\$110,920	\$110,920	\$180,010
Prepayments	\$0	\$629,152	\$0	\$629,152	\$0
Interest	\$0	\$579	\$250	\$829	\$0
Carry Forward Surplus	\$256,227	\$55,538	\$0	\$55,538	\$107,921
TOTAL REVENUES	\$1,043,341	\$685,269	\$111,170	\$796,439	\$287,931
<u>EXPENDITURES:</u>					
<u>Series 2005/2005-1</u>					
Debt Service Obligation	\$610,613	\$0	\$0	\$0	\$0
<u>Series 2005-2</u>					
Debt Service Obligation	\$201,483	\$63,421	\$0	\$63,421	\$110,964
Special Call - 5/1	\$0	\$0	\$625,000	\$625,000	\$0
TOTAL EXPENDITURES	\$812,095	\$63,421	\$625,000	\$688,421	\$110,964
<u>OTHER FINANCING SOURCES:</u>					
Transfer In (Out)	\$0	(\$97)	\$0	(\$97)	\$0
TOTAL OTHER FINANCING SOURCES (USES)	\$0	(\$97)	\$0	(\$97)	\$0
EXCESS REVENUES/(EXPENDITURES)	\$231,246	\$621,751	(\$513,830)	\$107,921	\$176,967

**Westside
Community Development District**

**Debt Service Fund
Series 2007-1 and Series 2007-2
Fiscal Year 2021**

	ADOPTED BUDGET FY 2020	ACTUAL THRU 04/30/20	PROJECTED NEXT 5 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
<u>REVENUES:</u>					
Assessments - Series 2007-1	\$630,086	\$0	\$0	\$0	\$0
Assessments - Series 2007-2	\$63,724	\$0	\$39,266	\$39,266	\$63,724
Prepayments	\$0	\$187,929	\$0	\$187,929	\$0
Interest	\$0	\$278	\$100	\$378	\$0
Carry Forward Surplus	\$260,100	\$24,344	\$0	\$24,344	\$41,414
TOTAL REVENUES	\$953,909	\$212,550	\$39,366	\$251,916	\$105,138
<u>EXPENDITURES:</u>					
<u>Series 2007/2007-1</u>					
Debt Service Obligation	\$639,440	\$0	\$0	\$0	\$0
<u>Series 2007-2</u>					
Interest - 11/1	\$65,760	\$25,380	\$0	\$25,380	\$39,800
Special Call - 5/1	\$0	\$0	\$185,000	\$185,000	\$0
TOTAL EXPENDITURES	\$705,200	\$25,380	\$185,000	\$210,380	\$39,800
<u>OTHER FINANCING SOURCES:</u>					
Transfer In (Out)	\$0	(\$122)	\$0	(\$122)	\$0
TOTAL OTHER FINANCING SOURCES (USES)	\$0	(\$122)	\$0	(\$122)	\$0
EXCESS REVENUES/(EXPENDITURES)	\$248,709	\$187,049	(\$145,634)	\$41,414	\$65,338

**Westside
Community Development District**

**Debt Service Fund
Series 2018 - Solara Phase 1
Fiscal Year 2021**

	ADOPTED BUDGET FY 2020	ACTUAL THRU 04/30/20	PROJECTED NEXT 5 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
REVENUES:					
Assessments	\$230,130	\$217,717	\$12,413	\$230,130	\$230,130
Interest	\$0	\$152	\$50	\$202	\$0
Carryforward Surplus (1)	\$95,813	\$97,445	\$0	\$97,445	\$97,227
TOTAL REVENUES	\$325,943	\$315,314	\$12,463	\$327,777	\$327,357
EXPENDITURES:					
Interest - 11/1	\$87,775	\$87,775	\$0	\$87,775	\$ 86,400
Interest - 5/1	\$87,775	\$0	\$87,775	\$87,775	\$ 86,400
Principal - 5/1	\$55,000	\$0	\$55,000	\$55,000	\$ 55,000
TOTAL EXPENDITURES	\$230,550	\$87,775	\$142,775	\$230,550	\$ 227,800
EXCESS REVENUES/(EXPENDITURES)	\$95,393	\$227,539	(\$130,312)	\$97,227	\$ 99,557
				Interest - 11/1/2021	\$ 85,025

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

**Westside Community Development District
Series 2018
Amortization Schedule**

Date	Balance	Principal	Interest	Annual
11/1/20	\$ 3,385,000	\$ -	\$ 86,400.00	\$ 229,175
5/1/21	\$ 3,385,000	\$ 55,000	\$ 86,400.00	\$ -
11/1/21	\$ 3,330,000	\$ -	\$ 85,025.00	\$ 226,425
5/1/22	\$ 3,330,000	\$ 60,000	\$ 85,025.00	\$ -
11/1/22	\$ 3,270,000	\$ -	\$ 83,525.00	\$ 228,550
5/1/23	\$ 3,270,000	\$ 60,000	\$ 83,525.00	\$ -
11/1/23	\$ 3,210,000	\$ -	\$ 82,025.00	\$ 225,550
5/1/24	\$ 3,210,000	\$ 65,000	\$ 82,025.00	\$ -
11/1/24	\$ 3,145,000	\$ -	\$ 80,400.00	\$ 227,425
5/1/25	\$ 3,145,000	\$ 70,000	\$ 80,400.00	\$ -
11/1/25	\$ 3,075,000	\$ -	\$ 78,650.00	\$ 229,050
5/1/26	\$ 3,075,000	\$ 70,000	\$ 78,650.00	\$ -
11/1/26	\$ 3,005,000	\$ -	\$ 76,900.00	\$ 225,550
5/1/27	\$ 3,005,000	\$ 75,000	\$ 76,900.00	\$ -
11/1/27	\$ 2,930,000	\$ -	\$ 75,025.00	\$ 226,925
5/1/28	\$ 2,930,000	\$ 80,000	\$ 75,025.00	\$ -
11/1/28	\$ 2,850,000	\$ -	\$ 73,025.00	\$ 228,050
5/1/29	\$ 2,850,000	\$ 85,000	\$ 73,025.00	\$ -
11/1/29	\$ 2,765,000	\$ -	\$ 70,900.00	\$ 228,925
5/1/30	\$ 2,765,000	\$ 90,000	\$ 70,900.00	\$ -
11/1/30	\$ 2,675,000	\$ -	\$ 68,650.00	\$ 229,550
5/1/31	\$ 2,675,000	\$ 95,000	\$ 68,650.00	\$ -
11/1/31	\$ 2,580,000	\$ -	\$ 66,275.00	\$ 229,925
5/1/32	\$ 2,580,000	\$ 100,000	\$ 66,275.00	\$ -
11/1/32	\$ 2,480,000	\$ -	\$ 63,775.00	\$ 230,050
5/1/33	\$ 2,480,000	\$ 105,000	\$ 63,775.00	\$ -
11/1/33	\$ 2,375,000	\$ -	\$ 61,150.00	\$ 229,925
5/1/34	\$ 2,375,000	\$ 110,000	\$ 61,150.00	\$ -
11/1/34	\$ 2,265,000	\$ -	\$ 58,400.00	\$ 229,550
5/1/35	\$ 2,265,000	\$ 115,000	\$ 58,400.00	\$ -
11/1/35	\$ 2,150,000	\$ -	\$ 55,525.00	\$ 228,925

**Westside Community Development District
Series 2018
Amortization Schedule**

Date	Balance	Principal	Interest	Annual
5/1/36	\$ 2,150,000	\$ 120,000	\$ 55,525.00	\$ -
11/1/36	\$ 2,030,000	\$ -	\$ 52,525.00	\$ 228,050
5/1/37	\$ 2,030,000	\$ 125,000	\$ 52,525.00	\$ -
11/1/37	\$ 1,905,000	\$ -	\$ 49,400.00	\$ 226,925
5/1/38	\$ 1,905,000	\$ 130,000	\$ 49,400.00	\$ -
11/1/38	\$ 1,775,000	\$ -	\$ 46,150.00	\$ 225,550
5/1/39	\$ 1,775,000	\$ 140,000	\$ 46,150.00	\$ -
11/1/39	\$ 1,635,000	\$ -	\$ 42,510.00	\$ 228,660
5/1/40	\$ 1,635,000	\$ 145,000	\$ 42,510.00	\$ -
11/1/40	\$ 1,490,000	\$ -	\$ 38,740.00	\$ 226,250
5/1/41	\$ 1,490,000	\$ 155,000	\$ 38,740.00	\$ -
11/1/41	\$ 1,335,000	\$ -	\$ 34,710.00	\$ 228,450
5/1/42	\$ 1,335,000	\$ 165,000	\$ 34,710.00	\$ -
11/1/42	\$ 1,170,000	\$ -	\$ 30,420.00	\$ 230,130
5/1/43	\$ 1,170,000	\$ 170,000	\$ 30,420.00	\$ -
11/1/43	\$ 1,000,000	\$ -	\$ 26,000.00	\$ 226,420
5/1/44	\$ 1,000,000	\$ 180,000	\$ 26,000.00	\$ -
11/1/44	\$ 820,000	\$ -	\$ 21,320.00	\$ 227,320
5/1/45	\$ 820,000	\$ 190,000	\$ 21,320.00	\$ -
11/1/45	\$ 630,000	\$ -	\$ 16,380.00	\$ 227,700
5/1/46	\$ 630,000	\$ 200,000	\$ 16,380.00	\$ -
11/1/46	\$ 430,000	\$ -	\$ 11,180.00	\$ 227,560
5/1/47	\$ 430,000	\$ 210,000	\$ 11,180.00	\$ -
11/1/47	\$ 220,000	\$ -	\$ 5,720.00	\$ 226,900
5/1/48	\$ 220,000	\$ 220,000	\$ 5,720.00	\$ -
11/1/48	\$ -	\$ -	\$ -	\$ 225,720
Totals		\$ 3,385,000	\$ 3,081,410	\$ 6,609,185

**WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2018**

ALLOCATION METHODOLOGY - SERIES 2018 BONDS							
For Solara Phase 1 Assessment Area							
<u>PRODUCT</u>	<u>No. of Units</u>	Allocation of Par Debt Per Product		Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
	Type						
Townhomes	76	\$	757,829	\$	9,971	\$	658
Single Family 40'	92	\$	1,009,109	\$	10,969	\$	723
Single Family 50'	144	\$	1,723,062	\$	11,966	\$	789
TOTAL	312	\$	3,490,000	\$	230,129		

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

**Westside
Community Development District**

**Debt Service Fund
Series 2019 - Solara Phase 2
Fiscal Year 2021**

	ADOPTED BUDGET FY 2020	ACTUAL THRU 04/30/20	PROJECTED NEXT 5 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
<u>REVENUES:</u>					
Bonds Proceeds	\$0	\$0	\$0	\$0	\$0
Assessments	\$203,190	\$203,925	\$0	\$203,925	\$203,846
Interest	\$0	\$186	\$50	\$236	\$0
Carryforward Surplus (1)	\$84,779	\$84,985	\$0	\$84,985	\$75,646
TOTAL REVENUES	\$287,969	\$289,095	\$50	\$289,145	\$279,492
<u>EXPENDITURES:</u>					
Interest - 11/1	\$84,779	\$84,779	\$0	\$84,779	\$72,724
Interest - 5/1	\$73,721	\$0	\$73,721	\$73,721	\$72,724
Principal - 5/1	\$55,000	\$0	\$55,000	\$55,000	\$55,000
TOTAL EXPENDITURES	\$213,499	\$84,779	\$128,721	\$213,499	\$200,448
EXCESS REVENUES/(EXPENDITURES)	\$74,470	\$204,317	(\$128,671)	\$75,646	\$79,044
				Interest - 11/1/2021	\$71,727

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

**Westside Community Development District
Series 2019, Special Assessment Bonds
Amortization Schedule**

Date	Balance	Principal	Interest	Annual
11/1/20	\$ 3,175,000	\$ -	\$ 72,724	\$ 201,444
5/1/21	\$ 3,175,000	\$ 55,000	\$ 72,724	\$ -
11/1/21	\$ 3,120,000	\$ -	\$ 71,727	\$ 199,451
5/1/22	\$ 3,120,000	\$ 60,000	\$ 71,727	\$ -
11/1/22	\$ 3,060,000	\$ -	\$ 70,639	\$ 202,366
5/1/23	\$ 3,060,000	\$ 60,000	\$ 70,639	\$ -
11/1/23	\$ 3,000,000	\$ -	\$ 69,552	\$ 200,191
5/1/24	\$ 2,935,000	\$ 65,000	\$ 69,552	\$ -
11/1/24	\$ 2,935,000	\$ -	\$ 68,374	\$ 202,926
5/1/25	\$ 2,935,000	\$ 65,000	\$ 68,374	\$ -
11/1/25	\$ 2,870,000	\$ -	\$ 67,106	\$ 200,480
5/1/26	\$ 2,870,000	\$ 70,000	\$ 67,106	\$ -
11/1/26	\$ 2,800,000	\$ -	\$ 65,741	\$ 202,848
5/1/27	\$ 2,800,000	\$ 70,000	\$ 65,741	\$ -
11/1/27	\$ 2,730,000	\$ -	\$ 64,376	\$ 200,118
5/1/28	\$ 2,730,000	\$ 75,000	\$ 64,376	\$ -
11/1/28	\$ 2,655,000	\$ -	\$ 62,914	\$ 202,290
5/1/29	\$ 2,580,000	\$ 75,000	\$ 62,914	\$ -
11/1/29	\$ 2,580,000	\$ -	\$ 61,451	\$ 199,365
5/1/30	\$ 2,580,000	\$ 80,000	\$ 61,451	\$ -
11/1/30	\$ 2,500,000	\$ -	\$ 59,601	\$ 201,053
5/1/31	\$ 2,500,000	\$ 85,000	\$ 59,601	\$ -
11/1/31	\$ 2,415,000	\$ -	\$ 57,636	\$ 202,237
5/1/32	\$ 2,415,000	\$ 90,000	\$ 57,636	\$ -
11/1/32	\$ 2,325,000	\$ -	\$ 55,554	\$ 203,190
5/1/33	\$ 2,325,000	\$ 90,000	\$ 55,554	\$ -
11/1/33	\$ 2,235,000	\$ -	\$ 53,473	\$ 199,028
5/1/34	\$ 2,235,000	\$ 95,000	\$ 53,473	\$ -
11/1/34	\$ 2,140,000	\$ -	\$ 51,276	\$ 199,749
5/1/35	\$ 2,140,000	\$ 100,000	\$ 51,276	\$ -
11/1/35	\$ 2,040,000	\$ -	\$ 48,964	\$ 200,240
5/1/36	\$ 2,040,000	\$ 105,000	\$ 48,964	\$ -
11/1/36	\$ 1,935,000	\$ -	\$ 46,536	\$ 200,499
5/1/37	\$ 1,935,000	\$ 110,000	\$ 46,536	\$ -
11/1/37	\$ 1,825,000	\$ -	\$ 43,992	\$ 200,528
5/1/38	\$ 1,825,000	\$ 115,000	\$ 43,992	\$ -

**Westside Community Development District
Series 2019, Special Assessment Bonds
Amortization Schedule**

Date	Balance	Principal	Interest	Annual
11/1/38	\$ 1,710,000	\$ -	\$ 41,333	\$ 200,324
5/1/39	\$ 1,590,000	\$ 120,000	\$ 41,333	\$ -
11/1/39	\$ 1,590,000	\$ -	\$ 38,558	\$ 199,890
5/1/40	\$ 1,590,000	\$ 125,000	\$ 38,558	\$ -
11/1/40	\$ 1,465,000	\$ -	\$ 35,526	\$ 199,084
5/1/41	\$ 1,465,000	\$ 135,000	\$ 35,526	\$ -
11/1/41	\$ 1,330,000	\$ -	\$ 32,253	\$ 202,779
5/1/42	\$ 1,330,000	\$ 140,000	\$ 32,253	\$ -
11/1/42	\$ 1,190,000	\$ -	\$ 28,858	\$ 201,110
5/1/43	\$ 1,190,000	\$ 145,000	\$ 28,858	\$ -
11/1/43	\$ 1,045,000	\$ -	\$ 25,341	\$ 199,199
5/1/44	\$ 1,045,000	\$ 155,000	\$ 25,341	\$ -
11/1/44	\$ 890,000	\$ -	\$ 21,583	\$ 201,924
5/1/45	\$ 890,000	\$ 160,000	\$ 21,583	\$ -
11/1/45	\$ 730,000	\$ -	\$ 17,703	\$ 199,285
5/1/46	\$ 730,000	\$ 170,000	\$ 17,703	\$ -
11/1/46	\$ 560,000	\$ -	\$ 13,580	\$ 201,283
5/1/47	\$ 560,000	\$ 180,000	\$ 13,580	\$ -
11/1/47	\$ 380,000	\$ -	\$ 9,215	\$ 202,795
5/1/48	\$ 380,000	\$ 185,000	\$ 9,215	\$ -
11/1/48	\$ 195,000	\$ -	\$ 4,729	\$ 198,944
5/1/49	\$ 195,000	\$ 195,000	\$ 4,729	\$ 199,729
Totals		\$ 3,175,000	\$ 2,720,625	\$ 6,024,346

**WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019**

ALLOCATION METHODOLOGY - SERIES 2019 BONDS For Solara Phase 2 Assessment Area							
<u>PRODUCT</u>	<u>No. of Units</u>	Allocation of Par Debt Per Product	Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhomes	86	\$ 895,487		\$ 12,495	\$ 56,507	\$ 657	\$ 699
Single Family 40'	122	\$ 1,397,376		\$ 11,454	\$ 88,189	\$ 723	\$ 769
Single Family 50'	75	\$ 937,137		\$ 10,413	\$ 59,150	\$ 789	\$ 839
TOTAL	283	\$ 3,230,000			\$ 203,846		

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

**Westside
Community Development District**

**Debt Service Fund
Series 2019 - Refunding Bonds
Fiscal Year 2021**

	PROPOSED BUDGET FY 2020	ACTUAL THRU 04/30/20	PROJECTED NEXT 5 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
<u>REVENUES:</u>					
Assessments	\$1,236,553	\$1,162,035	\$74,518	\$1,236,553	\$1,007,205
Interest	\$577	\$427	\$150	\$577	\$0
Carryforward Surplus (1)	\$135,757	\$135,757	\$0	\$135,757	\$489,142
TOTAL REVENUES	\$1,372,887	\$1,298,220	\$74,668	\$1,372,887	\$1,496,348
<u>EXPENDITURES:</u>					
Interest - 11/1	\$43,944	\$43,944	\$0	\$43,944	\$246,407
Interest - 5/1	\$255,157	\$0	\$255,157	\$255,157	\$246,407
Principal - 5/1	\$500,000	\$0	\$500,000	\$500,000	\$520,000
Capital Outlay - Cost of Issuance	\$84,875	\$84,875	\$0	\$84,875	\$0
TOTAL EXPENDITURES	\$883,976	\$128,819	\$755,157	\$883,976	\$1,012,814
<u>OTHER FINANCING SOURCES:</u>					
Transfer In (Out)	\$231	\$231	\$0	\$231	\$0
TOTAL OTHER FINANCING SOURCES (USES)	\$231	\$231	\$0	\$231	\$0
EXCESS REVENUES/(EXPENDITURES)	\$489,142	\$1,169,631	(\$680,489)	\$489,142	\$483,534

Interest - 11/1/2021 \$237,307

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

**Westside Community Development District
Series 2019 - Special Assessment Refunding Bonds
Amortization Schedule**

Date	Principal	Interest	Annual
11/1/20	\$ -	\$ 246,407	\$ 1,001,564
5/1/21	\$ 520,000	\$ 246,407	\$ -
11/1/21	\$ -	\$ 237,307	\$ 1,003,714
5/1/22	\$ 540,000	\$ 237,307	\$ -
11/1/22	\$ -	\$ 227,857	\$ 1,005,164
5/1/23	\$ 560,000	\$ 227,857	\$ -
11/1/23	\$ -	\$ 218,057	\$ 1,005,914
5/1/24	\$ 575,000	\$ 218,057	\$ -
11/1/24	\$ -	\$ 207,994	\$ 1,001,051
5/1/25	\$ 595,000	\$ 207,994	\$ -
11/1/25	\$ -	\$ 196,838	\$ 999,833
5/1/26	\$ 625,000	\$ 196,838	\$ -
11/1/26	\$ -	\$ 185,119	\$ 1,006,958
5/1/27	\$ 645,000	\$ 185,119	\$ -
11/1/27	\$ -	\$ 173,026	\$ 1,003,145
5/1/28	\$ 670,000	\$ 173,026	\$ -
11/1/28	\$ -	\$ 160,463	\$ 1,003,489
5/1/29	\$ 695,000	\$ 160,463	\$ -
11/1/29	\$ -	\$ 147,432	\$ 1,002,895
5/1/30	\$ 725,000	\$ 147,432	\$ -
11/1/30	\$ -	\$ 132,528	\$ 1,004,959
5/1/31	\$ 755,000	\$ 132,528	\$ -
11/1/31	\$ -	\$ 117,006	\$ 1,004,534
5/1/32	\$ 785,000	\$ 117,006	\$ -
11/1/32	\$ -	\$ 100,868	\$ 1,002,874
5/1/33	\$ 820,000	\$ 100,868	\$ -
11/1/33	\$ -	\$ 84,011	\$ 1,004,879
5/1/34	\$ 850,000	\$ 84,011	\$ -
11/1/34	\$ -	\$ 66,536	\$ 1,000,547
5/1/35	\$ 885,000	\$ 66,536	\$ -
11/1/35	\$ -	\$ 48,343	\$ 999,879
5/1/36	\$ 925,000	\$ 48,343	\$ -
11/1/36	\$ -	\$ 29,326	\$ 1,002,669
5/1/37	\$ 960,000	\$ 29,326	\$ -
11/1/37	\$ -	\$ 9,591	\$ 998,917
5/1/38	\$ 465,000	\$ 9,591	\$ -
11/1/38	\$ -	\$ -	\$ 474,591
Totals	\$ 12,595,000	\$ 5,177,416	\$ 18,527,573

WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2019

ALLOCATION METHODOLOGY - SERIES 2019 BONDS							
Refunding Bonds							
<u>PRODUCT</u>	<u>No. of Units</u>	Par Debt Per Unit 2005-1	Par Debt Per Unit 2007-1	Par Debt Per Unit Combined	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)	
Single Family 70' - Calabria	75	\$ 10,518	\$ 1,673	\$ 12,191	\$ 948	\$ 1,008	
LR - Paradise Palms	553	\$ 0	\$ 4,714	\$ 4,714	\$ 357	\$ 379	
Townhome - Caribe Cove	187	\$ 5,259	\$ 1,673	\$ 6,932	\$ 537	\$ 572	
Single Family 50' - Tuscan	68	\$ 6,299	\$ 1,673	\$ 7,971	\$ 618	\$ 658	
Townhome - Bayhama Bay II	170	\$ 5,259	\$ 1,673	\$ 6,932	\$ 537	\$ 572	
Townhome - Golden Cay	124	\$ 4,750	\$ 1,673	\$ 6,423	\$ 497	\$ 529	
Townhome - Parcel K	100	\$ 5,249	\$ 1,673	\$ 6,922	\$ 536	\$ 571	
Single Family 40' - Parcel K	77	\$ 5,774	\$ 1,673	\$ 7,447	\$ 577	\$ 614	
Single Family 50' - Parcel K	14	\$ 6,299	\$ 1,673	\$ 7,971	\$ 618	\$ 658	
Townhome - Parcel L	158	\$ 5,249	\$ 1,673	\$ 6,922	\$ 536	\$ 571	
Single Family 50' - Parcel L	192	\$ 6,299	\$ 1,673	\$ 7,971	\$ 618	\$ 658	
Townhome - M1	276	\$ 0	\$ 6,375	\$ 6,375	\$ 482	\$ 513	
TOTAL	1,994	\$ 60,954	\$ 27,817	\$ 88,771			

**Westside
Community Development District**

**Debt Service Fund
Series 2019 - Parcel K
Fiscal Year 2021**

	PROPOSED BUDGET FY 2020	ACTUAL THRU 04/30/20	PROJECTED NEXT 5 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
<u>REVENUES:</u>					
Assessments	\$0	\$0	\$0	\$0	\$78,845
Interest	\$82	\$62	\$20	\$82	\$0
Carryforward Surplus (1)	\$0	\$0	\$0	\$0	\$37,052
TOTAL REVENUES	\$82	\$62	\$20	\$82	\$115,897
<u>EXPENDITURES:</u>					
Interest - 11/1	\$0	\$0	\$0	\$0	\$36,970
Interest - 5/1	\$29,781	\$0	\$29,781	\$29,781	\$36,970
TOTAL EXPENDITURES	\$29,781	\$0	\$29,781	\$29,781	\$73,940
<u>OTHER FINANCING SOURCES:</u>					
Bond Proceeds	\$159,601	\$159,601	\$0	\$159,601	\$0
Transfer In (Out)	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES (USES)	\$159,601	\$159,601	\$0	\$159,601	\$0
EXCESS REVENUES/(EXPENDITURES)	\$129,902	\$159,663	(\$29,761)	\$129,902	\$41,957

Interest - 11/1/2021 \$36,970

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

**Westside Community Development District
Series 2019 - Parcel K Special Assessment Bonds
Amortization Schedule**

Date	Principal	Interest	Annual
11/1/20	\$ -	\$ 36,970	\$ 66,751
5/1/21	\$ -	\$ 36,970	\$ -
11/1/21	\$ -	\$ 36,970	\$ 73,940
5/1/22	\$ -	\$ 36,970	\$ -
11/1/22	\$ -	\$ 36,970	\$ 73,940
5/1/23	\$ -	\$ 36,970	\$ -
11/1/23	\$ -	\$ 36,970	\$ 73,940
5/1/24	\$ -	\$ 36,970	\$ -
11/1/24	\$ -	\$ 36,970	\$ 73,940
5/1/25	\$ -	\$ 36,970	\$ -
11/1/25	\$ -	\$ 36,970	\$ 73,940
5/1/26	\$ -	\$ 36,970	\$ -
11/1/26	\$ -	\$ 36,970	\$ 73,940
5/1/27	\$ -	\$ 36,970	\$ -
11/1/27	\$ -	\$ 36,970	\$ 73,940
5/1/28	\$ -	\$ 36,970	\$ -
11/1/28	\$ -	\$ 36,970	\$ 73,940
5/1/29	\$ -	\$ 36,970	\$ -
11/1/29	\$ -	\$ 36,970	\$ 73,940
5/1/30	\$ -	\$ 36,970	\$ -
11/1/30	\$ -	\$ 36,970	\$ 73,940
5/1/31	\$ -	\$ 36,970	\$ -
11/1/31	\$ -	\$ 36,970	\$ 73,940
5/1/32	\$ -	\$ 36,970	\$ -
11/1/32	\$ -	\$ 36,970	\$ 73,940
5/1/33	\$ 5,000	\$ 36,970	\$ -
11/1/33	\$ -	\$ 36,875	\$ 78,845
5/1/34	\$ 5,000	\$ 36,875	\$ -
11/1/34	\$ -	\$ 36,780	\$ 78,655
5/1/35	\$ 5,000	\$ 36,780	\$ -
11/1/35	\$ -	\$ 36,685	\$ 78,465
5/1/36	\$ 5,000	\$ 36,685	\$ -
11/1/36	\$ -	\$ 36,590	\$ 78,275
5/1/37	\$ 5,000	\$ 36,590	\$ -
11/1/37	\$ -	\$ 36,495	\$ 78,085
5/1/38	\$ 90,000	\$ 36,495	\$ -

**Westside Community Development District
Series 2019 - Parcel K Special Assessment Bonds
Amortization Schedule**

Date	Principal	Interest	Annual
11/1/38	\$ -	\$ 34,785	\$ 161,280
5/1/39	\$ 115,000	\$ 34,785	\$ -
11/1/39	\$ -	\$ 32,600	\$ 182,385
5/1/40	\$ 120,000	\$ 32,600	\$ -
11/1/40	\$ -	\$ 30,200	\$ 182,800
5/1/41	\$ 125,000	\$ 30,200	\$ -
11/1/41	\$ -	\$ 27,700	\$ 182,900
5/1/42	\$ 130,000	\$ 27,700	\$ -
11/1/42	\$ -	\$ 25,100	\$ 182,800
5/1/43	\$ 135,000	\$ 25,100	\$ -
11/1/43	\$ -	\$ 22,400	\$ 182,500
5/1/44	\$ 140,000	\$ 22,400	\$ -
11/1/44	\$ -	\$ 19,600	\$ 182,000
5/1/45	\$ 145,000	\$ 19,600	\$ -
11/1/45	\$ -	\$ 16,700	\$ 181,300
5/1/46	\$ 155,000	\$ 16,700	\$ -
11/1/46	\$ -	\$ 13,600	\$ 185,300
5/1/47	\$ 160,000	\$ 13,600	\$ -
11/1/47	\$ -	\$ 10,400	\$ 184,000
5/1/48	\$ 165,000	\$ 10,400	\$ -
11/1/48	\$ -	\$ 7,100	\$ 182,500
5/1/49	\$ 175,000	\$ 7,100	\$ -
11/1/49	\$ -	\$ 3,600	\$ 185,700
5/1/50	\$ 180,000	\$ 3,600	\$ -
11/1/50	\$ -	\$ -	\$ 183,600
Totals	\$ 1,860,000	\$ 1,845,421	\$ 3,705,421

**WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2019**

ALLOCATION METHODOLOGY - SERIES 2019 BONDS							
For Parcel K Assessment Area FY 2021 through FY 2037							
<u>PRODUCT</u>	<u>No. of Units</u>	Series 2019 (Refunding) Gross Assessment Per Unit (1)	Series 2019 (Parcel K) Gross Assessment Per Unit (1)	Series 2019 (Parcel K) Net Annual Per Unit	Series 2019 (Parcel K) Gross Annual Per Unit	Total Combined Gross Annual Debt Assessment Per Unit (1)	
Single Family 40'	77	\$ 614	\$ 33,142	\$ 430	\$ 458	\$ 1,072	
Single Family 50'	14	\$ 658	\$ 6,574	\$ 470	\$ 500	\$ 1,158	
Townhome	100	\$ 571	\$ 39,129	\$ 391	\$ 416	\$ 987	
TOTAL	191	\$ 1,843	\$ 78,845				
(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill							

**Westside
Community Development District**

**Capital Reserve Fund
Fiscal Year 2021**

	ADOPTED BUDGET FY 2020	ACTUAL THRU 04/30/20	PROJECTED NEXT 5 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET FY 2021
<u>REVENUES:</u>					
Interest	\$5,000	\$2,964	\$1,000	\$3,964	\$0
Carry Forward Surplus	\$366,672	\$406,602	\$0	\$406,602	\$810,566
TOTAL REVENUES	\$371,672	\$409,566	\$1,000	\$410,566	\$810,566
<u>EXPENDITURES:</u>					
Capital Outlay	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$0
<u>OTHER FINANCING SOURCES:</u>					
Transfer In (Out)	\$54,132	\$0	\$400,000	\$400,000	\$250,000
TOTAL OTHER FINANCING SOURCES (USES)	\$54,132	\$0	\$400,000	\$400,000	\$250,000
EXCESS REVENUES/(EXPENDITURES)	\$425,803	\$409,566	\$401,000	\$810,566	\$1,060,566

SECTION VIII

**Arbitrage Rebate Computation
Proposal For
Westside
Community Development District
(Osceola County, Florida)
\$13,095,000 Special Assessment
Revenue Refunding Bonds,
Series 2019**





AMTEC

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April 9, 2020

Westside Community Development District
c/o Ms. Katie Costa
Government Management Services – CF, LLC
9145 Narcoossee Road
Suite A206
Orlando, FL 32827

Re: \$13,095,000 Westside Community Development District (Osceola County, Florida),
Special Assessment Revenue Refunding Bonds, Series 2019

Dear Ms. Costa:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Westside Community Development District (the "District") Series 2019 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,200 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 400 bond issues aggregating more than \$10 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to the Town of Palm Beach and Broward County in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City Lubbock (TX) and the States of Connecticut, New Jersey, Montana, Mississippi, West Virginia and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of September 30th, based upon the anniversary of the closing date of the Bonds in September 2019.

Proposal

We are proposing rebate computation services based on the following:

- \$13,095,000 Series 2019 Bonds;
- Fixed Rate Debt; and
- Escrow, Debt Service Reserve, Capitalized Interest, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is \$450 per year and will encompass all activity from September 30, 2019, the date of the closing, through September 30, 2024, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – \$13,095,000 Series 2019 Bonds

Report Date	Type of Report	Period Covered	Fee
September 30, 2020	Rebate and Opinion	Closing – September 30, 2020	\$450
September 30, 2021	Rebate and Opinion	Closing – September 30, 2021	\$450
September 30, 2022	Rebate and Opinion	Closing – September 30, 2022	\$450
September 30, 2023	Rebate and Opinion	Closing – September 30, 2023	\$450
September 30, 2024	Rebate and Opinion	Closing – September 30, 2024	\$450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement.
2. IRS Form 8038-G.
3. Closing Memorandum.
4. Causey, Demgen & Moore Verification Report.
5. US Bank statements for all accounts from September 30, 2019, the date of the closing, through each report date.

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;

- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled.

AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2020.

Westside Community
Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: _____

Michael J. Scarfo
Senior Vice President

SECTION IX

SECTION C

SECTION 1

Westside

Community Development District

Summary of Check Register

February 25, 2020 to April 28, 2020

Fund	Date	Check No.'s		Amount
General	02/26/20	1571	\$	27,105.64
	03/11/20	1572-1579	\$	168,042.55
	03/13/20	1580	\$	6,306.87
	03/19/20	1581-1583	\$	14,136.25
	04/02/20	1584	\$	6,258.41
	04/10/20	1585-1588	\$	17,987.50
	04/15/20	1589-1591	\$	144,350.97
	04/24/20	1592	\$	23.91
	04/27/20	1593-1596	\$	16,055.22
			\$	400,267.32
Payroll	<u>March 2020</u>			
	Scott D Stewart	50264	\$	184.70
	Thomas O Franklin	50265	\$	184.70
			\$	369.40
			\$	400,636.72

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	*****CHECK***** AMOUNT
2/26/20	00069	2/25/20	022520	202002 300-20700-10100				*	27,105.64	
				REIMBURSEMENT-INCRRCT CHK						
3/11/20	00006	2/19/20	6-931-31	202002 310-51300-42000			D.R. HORTON	*		27,105.64 001571
				DELIVERY 2/6/20					26.53	
3/11/20	00006	3/03/20	6-945-92	202002 310-51300-42000			FEDEX	*	104.43	26.53 001572
				DELIVERY-02/27/20						
3/11/20	00029	2/20/20	89932	202001 310-51300-31500			FEDEX	*		104.43 001573
				SOLARA LS-1/CONVEYANCE					1,440.00	
3/11/20	00016	3/02/20	03022020	202003 300-20700-10000			LATHAM, LUNA, EDEN & BEAUDINE, LLP	*		1,440.00 001574
				FY20 DEBT SERVICE S18					13,446.34	
3/11/20	00016	3/02/20	03022020	202003 300-20700-10000			WESTSIDE CDD C/O USBANK	*		13,446.34 001575
				FY20 DIRECT ASSESS S19					50,981.13	
3/11/20	00016	3/02/20	03022020	202003 300-20700-10000			WESTSIDE CDD C/O USBANK	*		50,981.13 001576
				FY20 DIRECT ASSESS S19R					44,068.87	
3/11/20	00016	3/02/20	03022020	202003 300-20700-10000			WESTSIDE CDD C/O USBANK	*		44,068.87 001577
				FY20 DEBT SERVICE S19R					57,487.27	
3/11/20	00039	2/27/20	OS 91257	202001 320-53800-46300			WESTSIDE CDD C/O USBANK	*		57,487.27 001578
				RPLC 4 STATION NODES					487.98	
3/13/20	00001	3/01/20	350	202003 310-51300-34000			YELLOWSTONE LANDSCAPE	*		487.98 001579
				MANAGEMENT FEES - MAR20					3,414.83	
3/01/20	350	202003 310-51300-35100						*	83.33	
3/01/20	350	202003 310-51300-31300						*	1,166.67	
3/01/20	350	202003 310-51300-51000						*	10.42	
3/01/20	350	202003 310-51300-42000						*	8.19	
				OFFICE SUPPLIES						
				POSTAGE						

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/01/20	350	COPIES	202003	310	51300	42500				*	29.85	
3/01/20	351	FIELD MANAGEMENT	202003	320	53800	49000				*	1,593.58	
									GOVERNMENTAL MANAGEMENT SERVICES			
3/19/20	00056									*		6,306.87 001580
3/04/20	11563	STORMWATER POND-FEB20	202003	320	53800	46400				*	600.00	
3/04/20	11563	GOODMAN POND-FEB20	202003	320	53800	46400				*	100.00	
3/04/20	11563	SOLARA PONDS1,S2,S3-FEB20	202003	320	53800	46400				*	275.00	
									AQUATIC WEED MANAGEMENT, INC.			
3/19/20	00022									*		975.00 001581
3/10/20	5272798	SOLARA REQUISITION REVIEW	202002	310	51300	31100				*	498.75	
									HANSON, WALTER & ASSOCIATES, INC.			
3/19/20	00039									*		498.75 001582
3/01/20	OS 91603	LANDSCAPE MAINT-MAR20	202003	320	53800	46200				*	12,662.50	
									YELLOWSTONE LANDSCAPE			
4/02/20	00001									*		12,662.50 001583
4/01/20	352	MANAGEMENT FEES-APR20	202004	310	51300	34000				*	3,414.83	
4/01/20	352	INFORMATION TECH-APR20	202004	310	51300	35100				*	83.33	
4/01/20	352	DISSEMINATION-APR20	202004	310	51300	31300				*	1,166.67	
4/01/20	353	FIELD MANAGEMENT-APR20	202004	320	53800	49000				*	1,593.58	
									GOVERNMENTAL MANAGEMENT SERVICES			
4/10/20	00034									*		6,258.41 001584
2/25/20	3965-02	ARBITRAGE - SERIES 2005	202002	310	51300	31200				*	450.00	
2/25/20	3966-02	ARBITRAGE - SERIES 2007	202002	310	51300	31200				*	450.00	
									AMTEC			
4/10/20	00056									*		900.00 001585
3/27/20	11642	STORM WATER TRTMT	202003	320	53800	46400				*	975.00	
									AQUATIC WEED MANAGEMENT, INC.			
4/10/20	00070									*		975.00 001586
1/20/20	7120	LANDSCAPE MAINT JAN20	202001	320	53800	46200				*	820.00	
2/17/20	7296	SOD REPLACEMENT/INSTALL	202002	320	53800	46000				*	8,650.00	
									WEST WESTSIDE			
									KCOSTAC			

WESTSIDE CDD - GENERAL FUND
 BANK A WESTSIDE CDD

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK....	AMOUNT	#
2/18/20	7302	202002	320-53800-46000	LANDSCAPE REMOVAL BUSH							*	1,200.00			
2/20/20	7541	202002	320-53800-46200	LANDSCAPE MAINT FEB20							*	820.00			
3/18/20	7542	202003	320-53800-46200	LANDSCAPE MAINT MAR20							*	820.00			
1/20/20	7120	202001	320-53800-46200	LANDSCAPE MAINT JAN20							V	820.00-			
2/17/20	7296	202002	320-53800-46000	SOD REPLACEMENT/INSTALL							V	8,650.00-			
2/18/20	7302	202002	320-53800-46000	LANDSCAPE REMOVAL BUSH							V	1,200.00-			
2/20/20	7541	202002	320-53800-46200	LANDSCAPE MAINT FEB20							V	820.00-			
3/18/20	7542	202003	320-53800-46200	LANDSCAPE MAINT MAR20							V	820.00-			
EXCLUSIVE LANDSCAPING															
4/10/20	00039	4/03/20	OS 10168 202004 320-53800-46000	SOD REPLACEMENT							*	3,450.00			
4/15/20	00016	4/15/20	OS 10363 202004 320-53800-46200	LANDSCAPE MAINT APR20							*	12,662.50			
YELLOWSTONE LANDSCAPE															
4/15/20	00016	4/15/20	04152020 202004 300-20700-10000	FY20 DEBT ASSESS-SER18							*	23,891.15	16,112.50	001588	
4/15/20	00016	4/15/20	04152020 202004 300-20700-10000	FY20 DEBT ASSESS-SER19R							*	102,142.04	23,891.15	001589	
4/15/20	00016	4/15/20	04152020 202004 300-20700-10000	FY20 DIRECT ASSESS-SER19R							*	18,317.78	102,142.04	001590	
4/24/20	00001	4/01/20	354 OFFICE SUPPLIES	202004 310-51300-51000							*	10.21	18,317.78	001591	
4/01/20	354	202004	310-51300-42000	POSTAGE							*	3.50			
4/01/20	354	202004	310-51300-42500	COPIES							*	10.20			
GOVERNMENTAL MANAGEMENT SERVICES															
4/27/20	00070	1/20/20	7120 LANDSCAPE MAINT - JAN20	202001 320-53800-46200							*	820.00	23.91	001592	

WEST WESTSIDE KCOSTAC

AP300R
*** CHECK DATES 02/25/2020 - 04/28/2020 ***
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/29/20 PAGE 4
WESTSIDE CDD - GENERAL FUND
BANK A WESTSIDE CDD

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/17/20	7296	202002	320-53800-46300						SOD INSTALL/IRRGTN REPAIR	*	8,650.00	
2/20/20	7541	202002	320-53800-46200						LANDSCAPE MAINT - FEB20	*	820.00	
3/18/20	7542	202003	320-53800-46200						LANDSCAPE MAINT - MAR20	*	820.00	
4/27/20	00022	4/13/20	5273266	202003	310-51300-31100				EXCLUSIVE LANDSCAPING	*	261.25	11,110.00 001593
			CDD MTG/BOND REQUIS DOCS									
4/27/20	00029	3/17/20	90464	202002	310-51300-31500				HANSON, WALTER & ASSOCIATES, INC.	*	1,171.32	261.25 001594
			BOARD MTG/AGENDA/AGRMNT									
4/22/20	91040	202003	310-51300-31500						REVIEW/REQUISITION/CONVEY	*	2,879.25	
									LATHAM, LUNA, EDEN & BEAUDINE, LLP			4,050.57 001595
4/27/20	00047	3/20/20	2018362	202003	310-51300-49100					*	633.40	
			2019 TAX ROLL FEE									
									OSCEOLA COUNTY PROPERTY APPRAISER			633.40 001596
									TOTAL FOR BANK A		400,267.32	
									TOTAL FOR REGISTER		400,267.32	

WEST WESTSIDE KCOSTAC

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995. The public sector has also become an important employer of women, with 4.5 million women employed in the public sector in 1995, compared with 3.5 million in 1980. The public sector has also become an important employer of people with disabilities, with 1.5 million people with disabilities employed in the public sector in 1995, compared with 1 million in 1980.

The public sector has also become an important employer of people who are over 50 years of age. In 1995, 1.5 million people over 50 years of age were employed in the public sector, compared with 1 million in 1980. The public sector has also become an important employer of people who are under 25 years of age. In 1995, 1.5 million people under 25 years of age were employed in the public sector, compared with 1 million in 1980.

The public sector has also become an important employer of people who are from ethnic minority groups. In 1995, 1.5 million people from ethnic minority groups were employed in the public sector, compared with 1 million in 1980. The public sector has also become an important employer of people who are from the Irish Republic. In 1995, 1.5 million people from the Irish Republic were employed in the public sector, compared with 1 million in 1980.

The public sector has also become an important employer of people who are from the Scottish Highlands and Islands. In 1995, 1.5 million people from the Scottish Highlands and Islands were employed in the public sector, compared with 1 million in 1980. The public sector has also become an important employer of people who are from the Welsh Mountains. In 1995, 1.5 million people from the Welsh Mountains were employed in the public sector, compared with 1 million in 1980.

The public sector has also become an important employer of people who are from the Northern Ireland. In 1995, 1.5 million people from the Northern Ireland were employed in the public sector, compared with 1 million in 1980. The public sector has also become an important employer of people who are from the Republic of Ireland. In 1995, 1.5 million people from the Republic of Ireland were employed in the public sector, compared with 1 million in 1980.

The public sector has also become an important employer of people who are from the Channel Islands. In 1995, 1.5 million people from the Channel Islands were employed in the public sector, compared with 1 million in 1980. The public sector has also become an important employer of people who are from the Isle of Man. In 1995, 1.5 million people from the Isle of Man were employed in the public sector, compared with 1 million in 1980.

The public sector has also become an important employer of people who are from the Crown Dependencies. In 1995, 1.5 million people from the Crown Dependencies were employed in the public sector, compared with 1 million in 1980. The public sector has also become an important employer of people who are from the Overseas Territories. In 1995, 1.5 million people from the Overseas Territories were employed in the public sector, compared with 1 million in 1980.

The public sector has also become an important employer of people who are from the United Kingdom. In 1995, 1.5 million people from the United Kingdom were employed in the public sector, compared with 1 million in 1980. The public sector has also become an important employer of people who are from the European Union. In 1995, 1.5 million people from the European Union were employed in the public sector, compared with 1 million in 1980.

The public sector has also become an important employer of people who are from the rest of the world. In 1995, 1.5 million people from the rest of the world were employed in the public sector, compared with 1 million in 1980. The public sector has also become an important employer of people who are from the United Kingdom. In 1995, 1.5 million people from the United Kingdom were employed in the public sector, compared with 1 million in 1980.

Westside

Community Development District

Summary of Check Register

April 29, 2020 to May 26, 2020

Fund	Date	Check No.'s	Amount
General	05/08/20	1597	\$ 6,270.21
	05/11/20	1598	\$ 1,640.00
	05/21/20	1599-1600	\$ 16,379.88
			<hr/> \$ 24,290.09
			<hr/> \$ 24,290.09

SECTION 2

Westside

Community Development District

Unaudited Financial Reporting
April 30, 2020

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>Series 2019 Parcel K Debt Service Fund Income Statement</u>
9	<u>Capital Projects Fund Income Statement</u>
10	<u>Capital Reserve Fund</u>
11	<u>Month to Month</u>
12-14	<u>Long Term Debt Summary</u>
15-16	<u>Assessment Receipt Schedule</u>
17	<u>Series 2018 Construction Schedule</u>
18	<u>Series 2019 Construction Schedule</u>
19	<u>Series 2019 Parcel K Construction Schedule</u>

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
April 30, 2020

	GENERAL	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL RESERVE	TOTALS
ASSETS					
CASH	\$ 846,886	\$ -	\$ 26,361	\$ 105,074	\$ 978,321
INVESTMENTS					
STATE BOARD ADMINISTRATION	523,439	-	-	304,492	827,930
SERIES 2005					
DEFERRED COST 2005	-	12,503	-	-	12,503
RESERVE FUND 2005	-	103,070	-	-	103,070
REVENUE FUND 2005	-	249,396	-	-	249,396
INTEREST FUND 2005-2	-	6	-	-	6
RESERVE FUND 2005-2	-	100,342	-	-	100,342
REVENUE FUND 2005-2	-	3,421	-	-	3,421
PREPAYMENT FUND 2005-2	-	629,152	-	-	629,152
SERIES 2007					
DEFERRED COST 2007	-	3,806	-	-	3,806
RESERVE FUND 2007	-	38,142	-	-	38,142
REVENUE FUND 2007	-	81,934	-	-	81,934
INTEREST FUND 2007-2	-	6	-	-	6
RESERVE FUND 2007-2	-	36,260	-	-	36,260
REVENUE FUND 2007-2	-	2,220	-	-	2,220
PREPAYMENT FUND 2007-2	-	187,929	-	-	187,929
SERIES 2018					
CONSTRUCTION FUND	-	-	2	-	2
RESERVE FUND	-	115,065	-	-	115,065
REVENUE FUND	-	227,523	-	-	227,523
SERIES 2019					
CONSTRUCTION FUND	-	-	451,847	-	451,847
RESERVE FUND	-	101,595	-	-	101,595
REVENUE FUND	-	153,335	-	-	153,335
SERIES 2019 REFUNDING					
COST OF ISSUANCE	-	6,950	-	-	6,950
RESERVE FUND	-	503,604	-	-	503,604
REVENUE FUND	-	1,118,544	-	-	1,118,544
SERIES 2019 PARCEL K					
CONSTRUCTION FUND	-	-	12,857	-	12,857
INTEREST FUND	-	66,751	-	-	66,751
RESERVE FUND	-	92,850	-	-	92,850
REVENUE FUND	-	62	-	-	62
PREPAID EXPENSES	1,549	-	-	-	1,549
DUE FROM GENERAL FUND	-	95,135	-	-	95,135
TOTAL ASSETS	\$ 1,371,874	\$ 3,929,601	\$ 491,068	\$ 409,565	\$ 6,202,108
LIABILITIES & FUND BALANCES					
LIABILITIES					
ACCOUNTS PAYABLE	\$ 4,537	\$ -	\$ -	\$ -	\$ 4,537
DUE TO DEBT SERVICE	95,135	-	-	-	95,135
DUE TO OTHER	61	-	-	-	61
TOTAL LIABILITIES	99,734	-	-	-	99,734
FUND BALANCES					
RESTRICTED FOR DEBT SERVICE 2005	\$ -	\$ 1,097,890	\$ -	\$ -	\$ 1,097,890
RESTRICTED FOR DEBT SERVICE 2007	-	\$350,296	-	-	350,296
RESTRICTED FOR DEBT SERVICE 2018	-	\$342,604	-	-	342,604
RESTRICTED FOR DEBT SERVICE 2019	-	\$305,911	-	-	305,911
RESTRICTED FOR DEBT SERVICE 2019 REFUNDING	-	\$1,673,235	-	-	1,673,235
RESTRICTED FOR DEBT SERVICE 2019 PARCEL K	-	\$159,663	-	-	159,663
RESTRICTED FOR CAPITAL PROJECTS 2005	-	-	\$0	-	-
RESTRICTED FOR CAPITAL PROJECTS 2007	-	-	\$26,361	-	26,361
RESTRICTED FOR CAPITAL PROJECTS 2018	-	-	\$2	-	2
RESTRICTED FOR CAPITAL PROJECTS 2019	-	-	\$451,847	-	451,847
RESTRICTED FOR CAPITAL PROJECTS 2019 PARCEL K	-	-	\$12,857	-	12,857
ASSIGNED	\$128,004	-	-	-	128,004
UNASSIGNED	\$1,144,136	-	-	\$409,565	1,553,701
TOTAL FUND BALANCES	1,272,140	3,929,601	491,068	409,565	6,102,374
TOTAL LIABILITIES & FUND BALANCES	\$ 1,371,874	\$ 3,929,601	\$ 491,068	\$ 409,565	\$ 6,202,108

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending April 30, 2020

	Adopted Budget	Prorated Budget Thru 04/30/20	Actual Thru 04/30/20	Variance
REVENUES:				
Maintenance Assessments - Tax Roll	\$438,417	\$438,417	\$418,058	(\$20,359)
Maintenance Assessments - Direct Bill	\$151,017	\$113,262	\$111,525	(\$1,738)
Interest Income	\$5,000	\$2,917	\$5,299	\$2,382
TOTAL REVENUES	\$594,434	\$554,596	\$534,882	(\$19,714)
EXPENDITURES:				
ADMINISTRATIVE				
Supervisor Fees	\$12,000	\$7,000	\$1,800	\$5,200
FICA Expense	\$918	\$536	\$138	\$398
Engineering Fees	\$10,500	\$6,125	\$1,306	\$4,819
Legal Services	\$40,000	\$23,333	\$9,540	\$13,794
Arbitrage	\$3,250	\$900	\$900	\$0
Management Fees	\$40,978	\$23,904	\$23,904	(\$0)
Information Technology	\$2,200	\$1,283	\$583	\$700
Dissemination	\$16,500	\$13,292	\$13,292	\$0
Trustee Fees	\$14,667	\$0	\$2,168	(\$2,168)
Assessment Roll Services	\$10,000	\$10,000	\$10,000	\$0
Auditing Services	\$3,975	\$0	\$0	\$0
Telephone	\$100	\$58	\$7	\$51
Postage and Freight	\$2,250	\$1,313	\$640	\$673
Insurance - General Liability	\$8,600	\$8,600	\$7,929	\$671
Printing and Binding	\$1,500	\$875	\$356	\$519
Legal Advertising	\$1,800	\$1,050	\$0	\$1,050
Miscellaneous Services	\$1,250	\$729	\$1,903	(\$1,174)
Office Supplies	\$400	\$233	\$53	\$180
Property Appraiser's Fee	\$600	\$600	\$633	(\$33)
Property Taxes	\$10	\$10	\$4	\$6
Dues, Licenses, Subscriptions	\$175	\$175	\$175	\$0
Settlement Agreement Payments	\$50,000	\$50,000	\$50,000	\$0
TOTAL ADMINISTRATIVE	\$221,673	\$150,016	\$125,331	\$24,684
OPERATIONS AND MAINTENANCE				
Landscape Maintenance	\$181,110	\$105,648	\$91,918	\$13,730
Irrigation Repairs	\$15,000	\$8,750	\$10,107	(\$1,357)
Plant Replacement	\$30,000	\$17,500	\$3,450	\$14,050
Electric	\$1,500	\$875	\$202	\$673
Streetlighting	\$73,000	\$42,583	\$30,919	\$11,664
Irrigation Water	\$58,000	\$33,833	\$11,415	\$22,419
Property Insurance	\$1,100	\$1,100	\$949	\$151
Field Management	\$19,123	\$11,155	\$11,155	\$0
Lake & Wetland Maintenance	\$22,800	\$13,300	\$6,325	\$6,975
Misc. Contingency	\$30,000	\$17,500	\$0	\$17,500
Stormwater/Lake Repair	\$15,000	\$8,750	\$0	\$8,750
Transfer Out	\$54,132	\$0	\$0	\$0
TOTAL OPERATION AND MAINTENANCE	\$500,764	\$260,994	\$166,440	\$94,554
TOTAL EXPENDITURES	\$722,437		\$291,771	
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(\$128,004)		\$243,111	
FUND BALANCE, BEGINNING	\$128,004		\$1,029,029	
FUND BALANCE, ENDING	\$0		\$1,272,140	

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 2005
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending April 30, 2020

	Adopted Budget	Prorated Budget Thru 04/30/20	Actual Thru 04/30/20	Variance
REVENUE				
Assessments - Series 2005-1	\$607,104	\$607,104	\$0	(\$607,104)
Assessments - Series 2005-2	\$180,010	\$83,190	\$0	(\$83,190)
Land Sale Proceeds	\$0	\$0	\$6,100	\$6,100
Prepayments	\$0	\$0	\$629,152	\$629,152
Interest	\$0	\$0	\$3,445	\$3,445
TOTAL REVENUE	\$787,114	\$690,294	\$638,698	(\$51,596)
EXPENDITURES				
<u>Series 2005/2005-1</u>				
Interest - 11/1	\$192,806	\$192,806	\$0	\$192,806
Interest - 5/1	\$192,806	\$0	\$0	\$0
Principal - 5/1	\$225,000	\$0	\$0	\$0
<u>Series 2005-2</u>				
Interest - 11/1	\$63,421	\$63,421	\$63,421	\$0
Interest - 5/1	\$63,421	\$0	\$0	\$0
Principal - 5/1	\$75,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$812,455	\$256,228	\$63,421	\$192,806
OTHER FINANCING SOURCES				
Transfer In (Out)	\$0	\$0	(\$97)	(\$97)
TOTAL OTHER FINANCING SOURCES (USES)	\$0	\$0	(\$97)	(\$97)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(\$25,341)		\$575,179	
FUND BALANCE, BEGINNING	\$256,227		\$522,711	
FUND BALANCE, ENDING	\$230,886		\$1,097,890	

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 2007
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending April 30, 2020

	Adopted Budget	Prorated Budget Thru 04/30/20	Actual Thru 04/30/20	Variance
REVENUE				
Assessments - Series 2007-1	\$630,086	\$630,086	\$0	(\$630,086)
Assessments - Series 2007-2	\$63,724	\$29,449	\$0	(\$29,449)
Land Sale Proceeds	\$0	\$0	\$1,947	\$1,947
Prepayments	\$0	\$0	\$187,929	\$187,929
Interest	\$0	\$0	\$1,250	\$1,250
TOTAL REVENUE	\$693,809	\$659,535	\$191,125	(\$468,410)
EXPENDITURES				
<u>Series 2007/2007-1</u>				
Interest - 11/1	\$234,720	\$234,720	\$0	\$234,720
Interest - 5/1	\$234,720	\$0	\$0	\$0
Principal - 5/1	\$170,000	\$0	\$0	\$0
<u>Series 2007-2</u>				
Interest - 11/1	\$25,380	\$25,380	\$25,380	\$0
Interest - 5/1	\$25,380	\$0	\$0	\$0
Principal - 5/1	\$15,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$705,200	\$260,100	\$25,380	\$234,720
OTHER FINANCING SOURCES				
Transfer (Out)/In	\$0	\$0	(\$122)	(\$122)
TOTAL OTHER FINANCING SOURCES (USES)	\$0	\$0	(\$122)	(\$122)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(\$11,391)		\$165,623	
FUND BALANCE, BEGINNING	\$260,100		\$184,673	
FUND BALANCE, ENDING	\$248,709		\$350,296	

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 2018
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending April 30, 2020

	Adopted Budget	Prorated Budget Thru 04/30/20	Actual Thru 04/30/20	Variance
REVENUE				
Assessments - Tax Roll	\$230,130	\$230,130	\$217,717	(\$12,413)
Interest	\$0	\$0	\$152	\$152
TOTAL REVENUE	\$230,130	\$230,130	\$217,869	(\$12,261)
EXPENDITURES				
Interest - 11/1	\$87,775	\$87,775	\$87,775	\$0
Interest - 5/1	\$87,775	\$0	\$0	\$0
Principal - 5/1	\$55,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$230,550	\$87,775	\$87,775	\$0
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(\$420)		\$130,094	
FUND BALANCE, BEGINNING	\$95,813		\$212,510	
FUND BALANCE, ENDING	\$95,393		\$342,604	

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 2019
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending April 30, 2020

	Adopted Budget	Prorated Budget Thru 04/30/20	Actual Thru 04/30/20	Variance
REVENUE				
Assessments - Direct Bill	\$203,190	\$152,943	\$203,925	\$50,981
Interest	\$0	\$0	\$186	\$186
TOTAL REVENUE	\$203,190	\$152,943	\$204,110	\$51,167
EXPENDITURES				
Interest - 11/1	\$84,779	\$84,779	\$84,779	\$0
Interest - 5/1	\$73,721	\$0	\$0	\$0
Principal - 5/1	\$55,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$213,499	\$84,779	\$84,779	\$0
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(\$10,309)		\$119,332	
FUND BALANCE, BEGINNING	\$84,779		\$186,580	
FUND BALANCE, ENDING	\$74,470		\$305,911	

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 2019 - REFUNDING BONDS
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending April 30, 2020

	Adopted Budget	Prorated Budget Thru 04/30/20	Actual Thru 04/30/20	Variance
REVENUE				
Assessments - Tax Roll	\$0	\$0	\$930,807	\$930,807
Assessments - Direct Bill	\$0	\$187,160	\$231,229	\$44,069
Interest	\$0	\$0	\$427	\$427
TOTAL REVENUE	\$0	\$187,160	\$1,162,462	\$975,302
EXPENDITURES				
Interest - 11/1	\$0	\$0	\$43,944	(\$43,944)
Capital Outlay - Cost of Issuance	\$0	\$0	\$84,875	(\$84,875)
TOTAL EXPENDITURES	\$0	\$0	\$128,819	(\$128,819)
OTHER FINANCING SOURCES				
Transfer (Out)/In	\$0	\$0	\$231	\$231
TOTAL OTHER FINANCING SOURCES (USES)	\$0	\$0	\$231	\$231
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0		\$1,033,874	
FUND BALANCE, BEGINNING	\$0		\$639,361	
FUND BALANCE, ENDING	\$0		\$1,673,235	

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SERIES 2019 - PARCEL K
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending April 30, 2020

	Adopted Budget	Prorated Budget Thru 04/30/20	Actual Thru 04/30/20	Variance
REVENUE				
Interest	\$0	\$0	\$62	\$62
TOTAL REVENUE	\$0	\$0	\$62	\$62
EXPENDITURES				
Interest - 11/1	\$0	\$0	\$0	\$0
Interest - 5/1	\$0	\$0	\$0	\$0
Principal - 5/1	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
OTHER FINANCING SOURCES				
Bond Proceeds	\$0	\$0	\$159,601	\$159,601
Transfer (Out)/In	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES (USES)	\$0	\$0	\$159,601	\$159,601
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0		\$159,663	
FUND BALANCE, BEGINNING	\$0		\$0	
FUND BALANCE, ENDING	\$0		\$159,663	

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL PROJECTS SERIES 2005, 2007, 2018 & 2019
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending April 30, 2020

	Series 2005	Series 2007	Series 2018	Series 2019	Series 2019 Parcel K	Total
REVENUE						
Interest	\$0	\$6	\$0	\$364	\$577	\$947
TOTAL REVENUE	\$0	\$6	\$0	\$364	\$577	\$947
EXPENDITURES						
Bank Fees	\$0	\$175	\$0	\$0	\$0	\$1,688,293
Capital Outlay	\$0	\$0	\$0	\$0	\$1,472,743	\$0
Capital Outlay - COI	\$0	\$0	\$0	\$0	\$215,375	\$0
TOTAL EXPENDITURES	\$0	\$175	\$0	\$0	\$1,688,118	\$1,688,293
OTHER FINANCING SOURCES						
Bonds Proceeds	\$0	\$0	\$0	\$0	\$1,700,399	\$0
Transfer In (Out)	(\$6)	(\$6)	\$0	\$0	\$0	(\$12)
TOTAL OTHER FINANCING SOURCES (USES)	(\$6)	(\$6)	\$0	\$0	\$1,700,399	(\$12)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(\$6)	(\$175)	\$0	\$364	\$12,857	\$13,041
FUND BALANCE, BEGINNING	\$6	\$26,536	\$2	\$451,483	\$0	\$478,027
FUND BALANCE, ENDING	\$0	\$26,361	\$2	\$451,847	\$12,857	\$491,068

WESTSIDE CDD
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL RESERVE FUND
STATEMENT OF REVENUES & EXPENDITURES
For The Period Ending April 30, 2020

	Adopted Budget	Prorated Budget Thru 04/30/20	Actual Thru 04/30/20	Variance
REVENUE				
Interest	\$5,000	\$2,917	\$2,964	\$47
TOTAL REVENUE	\$5,000	\$2,917	\$2,964	\$47
EXPENDITURES				
Miscellaneous Expense	\$0	\$0	\$0	\$0
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
OTHER FINANCING SOURCES				
Transfer In (Out)	\$54,132	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES (USES)	\$54,132	\$0	\$0	\$0
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$59,132		\$2,964	
FUND BALANCE, BEGINNING	\$366,672		\$406,602	
FUND BALANCE, ENDING	\$425,803		\$409,565	

WESTSIDE CDD COMMUNITY DEVELOPMENT DISTRICT

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
REVENUE													
Maintenance Assessments - Tax Roll	\$0	\$33,565	\$299,062	\$19,705	\$25,820	\$17,175	\$28,732	\$0	\$0	\$0	\$0	\$0	\$418,058
Maintenance Assessments - Direct Bill	\$0	\$46,293	\$9,170	\$24,147	\$0	\$5,768	\$24,147	\$0	\$0	\$0	\$0	\$0	\$111,525
Maintenance Assessments - West Lucaya	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$917	\$825	\$862	\$865	\$759	\$636	\$435	\$0	\$0	\$0	\$0	\$0	\$5,299
TOTAL REVENUE	\$917	\$82,683	\$303,094	\$44,716	\$26,579	\$23,579	\$53,313	\$0	\$0	\$0	\$0	\$0	\$534,832
EXPENDITURES													
ADMINISTRATIVE													
Supervisor Fees	\$400	\$200	\$400	\$0	\$400	\$0	\$400	\$0	\$0	\$0	\$0	\$0	\$1,800
Flea Expense	\$31	\$15	\$31	\$0	\$31	\$0	\$31	\$0	\$0	\$0	\$0	\$0	\$136
Engineering Fees	\$143	\$166	\$238	\$0	\$499	\$261	\$0	\$0	\$0	\$0	\$0	\$0	\$1,306
Legal Fees	\$1,155	\$938	\$1,956	\$1,440	\$1,171	\$2,879	\$0	\$0	\$0	\$0	\$0	\$0	\$9,540
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$900
Management Fees	\$3,415	\$3,415	\$3,415	\$3,415	\$3,415	\$3,415	\$3,415	\$0	\$0	\$0	\$0	\$0	\$23,504
Information Technology	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$683
Dissemination	\$6,875	\$875	\$875	\$1,167	\$1,167	\$1,167	\$1,167	\$0	\$0	\$0	\$0	\$0	\$13,292
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,168
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	\$138	\$4	\$81	\$141	\$8	\$4	\$0	\$0	\$0	\$0	\$0	\$640
Insurance - General Liability	\$7,929	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,929
Printing and Binding	\$108	\$97	\$49	\$37	\$25	\$30	\$10	\$0	\$0	\$0	\$0	\$0	\$356
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Services	\$45	\$45	\$46	\$53	\$1,556	\$111	\$48	\$0	\$0	\$0	\$0	\$0	\$1,903
Office Supplies	\$11	\$0	\$10	\$10	\$11	\$10	\$10	\$0	\$0	\$0	\$0	\$0	\$53
Property Appraiser's Fee	\$0	\$0	\$0	\$0	\$0	\$633	\$0	\$0	\$0	\$0	\$0	\$0	\$633
Property Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Dues, Licenses, Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Settlement Agreement Payments	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
TOTAL ADMINISTRATIVE	\$30,641	\$55,976	\$7,106	\$6,275	\$9,399	\$10,766	\$5,164	\$0	\$0	\$0	\$0	\$0	\$125,331
OPERATIONS AND MAINTENANCE													
Landscape Maintenance	\$12,663	\$12,663	\$12,663	\$13,483	\$13,483	\$13,483	\$13,483	\$0	\$0	\$0	\$0	\$0	\$91,918
Irrigation Repairs	\$0	\$0	\$0	\$1,457	\$8,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,107
Plant Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$3,450	\$0	\$0	\$0	\$0	\$0	\$3,450
Electric	\$27	\$29	\$29	\$30	\$28	\$30	\$29	\$0	\$0	\$0	\$0	\$0	\$202
Streetslighting	\$4,391	\$4,391	\$4,391	\$4,391	\$4,309	\$4,309	\$4,739	\$0	\$0	\$0	\$0	\$0	\$30,919
Irrigation Water	\$1,433	\$1,433	\$986	\$1,240	\$1,537	\$0	\$4,785	\$0	\$0	\$0	\$0	\$0	\$11,415
Property Insurance	\$949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$949
Field Management	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$1,594	\$0	\$0	\$0	\$0	\$0	\$11,155
Lake & Wetland Maintenance	\$975	\$1,450	\$975	\$975	\$975	\$975	\$0	\$0	\$0	\$0	\$0	\$0	\$6,325
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
TOTAL OPERATIONS AND MAINTENANCE	\$22,030	\$21,559	\$20,637	\$23,170	\$30,575	\$20,390	\$28,079	\$0	\$0	\$0	\$0	\$0	\$166,440
TOTAL EXPENDITURES	\$52,671	\$77,535	\$27,743	\$29,445	\$39,974	\$31,156	\$33,247	\$0	\$0	\$0	\$0	\$0	\$291,771
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	[\$51,754]	\$5,148	\$275,351	\$15,271	(\$13,395)	(\$7,577)	\$20,067	\$0	\$0	\$0	\$0	\$0	\$243,111

WESTSIDE
Community Development District
LONG TERM DEBT REPORT

SERIES 2005, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	5.65%	
MATURITY DATE:	5/1/2037	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$50,000	
RESERVE FUND BALANCE	\$103,070	
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)
CURRENT BONDS OUTSTANDING		\$500,000

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

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	\$40,750	
RESERVE FUND BALANCE	\$38,142	
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)
CURRENT BONDS OUTSTANDING		\$500,000

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

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)
CURRENT BONDS OUTSTANDING		\$3,490,000

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
CURRENT BONDS OUTSTANDING		\$3,230,000

SERIES 2019, SPECIAL ASSESSMENT REVENUE REFUNDING BONDS		
INTEREST RATE:	3.500%, 3.750%, 4.100%, 4.125%	
MATURITY DATE:	5/1/2038	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$503,604	
RESERVE FUND BALANCE	\$503,604	
BONDS OUTSTANDING - 9/30/19		\$13,095,000
CURRENT BONDS OUTSTANDING		\$13,095,000

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS - PARCEL K		
INTEREST RATE:	3.800%, 4.000%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$92,850	
RESERVE FUND BALANCE	\$92,850	
BONDS OUTSTANDING - 12/6/19		\$1,860,000
CURRENT BONDS OUTSTANDING		\$1,860,000

Westside
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2020

ON ROLL ASSESSMENTS

										26.69%	13.90%	59.42%	100.00%
										O&M Portion	2018 DSF Portion	2019 DSF Portion	Total
DATE	DISTRIBUTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS							
11/12/19	ACH	\$6,908.98	\$130.79	\$369.91	\$0.00	\$6,408.28	\$0.00	\$1,710.11	\$890.60	\$3,807.57	\$6,408.28		
11/22/19	ACH	\$126,881.93	\$2,436.14	\$5,075.00	\$0.00	\$119,370.79	\$0.00	\$31,855.30	\$16,589.65	\$70,925.84	\$119,370.79		
12/06/19	ACH	\$998,929.16	\$19,179.47	\$39,955.32	\$0.00	\$959,794.37	\$0.00	\$250,793.63	\$130,608.64	\$558,392.10	\$939,794.37		
12/23/19	ACH	\$168,016.15	\$3,232.49	\$6,392.23	\$0.00	\$158,391.43	\$0.00	\$42,268.35	\$22,012.57	\$94,110.51	\$158,391.43		
01/10/20	ACH	\$73,286.60	\$1,421.79	\$2,198.55	\$0.00	\$69,666.26	\$0.00	\$18,591.15	\$9,681.92	\$41,393.19	\$69,666.26		
01/13/20	ACH	\$3,945.28	\$76.97	\$95.51	\$0.00	\$3,772.80	\$0.00	\$1,006.81	\$524.33	\$2,241.66	\$3,772.80		
01/21/20	ACH	\$0.00	\$0.00	\$0.00	\$399.28	\$399.28	\$0.00	\$106.55	\$55.49	\$237.24	\$399.28		
02/12/20	ACH	\$849.60	\$16.83	\$7.20	\$0.00	\$825.57	\$0.00	\$220.32	\$114.73	\$490.52	\$825.57		
02/12/20	ACH	\$100,237.15	\$1,957.70	\$2,351.83	\$0.00	\$95,927.62	\$0.00	\$25,599.26	\$13,331.61	\$56,996.75	\$95,927.62		
03/09/20	ACH	\$66,372.07	\$1,313.44	\$699.98	\$0.00	\$64,358.65	\$0.00	\$17,174.76	\$8,944.29	\$38,239.60	\$64,358.65		
04/13/20	ACH	\$106,107.55	\$2,121.33	\$41.67	\$0.00	\$103,944.55	\$0.00	\$27,738.66	\$14,445.77	\$61,760.12	\$103,944.55		
04/13/20	ACH	\$3,679.19	\$73.58	\$0.00	\$0.00	\$3,605.61	\$0.00	\$962.20	\$501.09	\$2,142.32	\$3,605.61		
04/20/20	ACH				\$116.32	\$116.32	\$0.00	\$31.04	\$16.17	\$69.11	\$116.32		
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
TOTAL		\$1,655,213.66	\$31,960.53	\$57,187.20	\$515.60	\$1,566,581.53		\$418,058.14	\$217,716.86	\$930,806.53	\$1,566,581.53		

		Gross Percent Collected
\$	11,986.60	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

GOLDEN CAY, LLC									
Net Assessments									
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2019R			
12/16/19	11/1/19	1190	\$45,805.92	\$45,805.92	\$9,170.36	\$36,635.56	\$73,271.12	\$18,340.72	\$73,271.12
3/12/20	2/1/20	1201	\$22,902.96	\$22,902.96	\$4,585.18	\$18,317.78			
	5/1/20		\$22,902.96		\$0.00	\$0.00			
			\$91,611.84	\$68,708.88	\$13,755.54	\$54,953.34			

BLACKFIN WESTSIDE LLC							Net Assessments		\$1,183.27	\$1,183.27
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND					
3/10/20	11/1/19	1070	\$591.64	\$591.64	\$591.64					
3/10/20	2/1/20	1070	\$295.82	\$295.82	\$295.82					
3/10/20	5/1/20	1070	\$295.82	\$295.82	\$295.82					
			\$1,183.28	\$1,183.28	\$1,183.28					

Westside
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2020

DIRECT BILL ASSESSMENTS

BOANERGE, LLC									
		Net Assessments							
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2005-2	DEBT SERVICE FUND 2007-2		
	11/1/19		\$92,546.10		\$0.00	\$0.00	\$0.00		
	2/1/20		\$46,273.05		\$0.00	\$0.00	\$0.00		
	5/1/20		\$46,273.05		\$0.00	\$0.00	\$0.00		
				\$185,092.20	\$0.00	\$0.00	\$0.00		

MATTAMY ORLANDO, LLC									
		Net Assessments							
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2019	DEBT SERVICE FUND 2019R		
	11/4/19	16466	\$238,393.06	\$238,393.06	\$48,293.06	\$101,962.26	\$88,137.74		
	1/22/20	17996	\$119,196.53	\$119,196.53	\$24,146.53	\$50,981.13	\$44,068.87		
	4/17/20	19706	\$119,196.53	\$119,196.53	\$24,146.53	\$50,981.13	\$44,068.87		
				\$476,786.12	\$96,586.12	\$203,924.52	\$176,275.48		

SUMMARY	TOTAL	GENERAL FUND	SERIES 2005-2	SERIES 2007-2	SERIES 2018	SERIES 2019	SERIES 2019R
TAX ROLL ASSESSED AMOUNT	\$1,661,168.24	\$443,299.54	\$0.00	\$0.00	\$230,862.12	\$0.00	\$987,006.59
TAX ROLL ASSESSMENTS COLLECTED	\$1,566,581.53	\$418,058.14	\$0.00	\$0.00	\$217,716.86	\$0.00	\$930,806.53
VARIANCE	(\$94,586.71)	(\$25,241.40)	\$0.00	\$0.00	(\$13,145.26)	\$0.00	(\$56,200.05)
DIRECT BILLED AMOUNT	\$754,673.43	\$151,016.63	\$110,920.00	\$39,265.68	\$0.00	\$203,924.53	\$249,546.59
GOLDEN CAY, LLC	\$68,708.88	\$13,755.54	\$0.00	\$0.00	\$0.00	\$0.00	\$54,953.34
BLACKFIN WESTSIDE, LLC	\$1,183.28	\$1,183.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
BOANERGE, LLC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MATTAMY ORLANDO, LLC	\$476,786.12	\$96,586.12	\$0.00	\$0.00	\$0.00	\$203,924.52	\$176,275.48
DIRECT BILL ASSESSMENTS COLLECTED	\$546,678.28	\$111,524.94	\$0.00	\$0.00	\$0.00	\$203,924.52	\$231,228.84
VARIANCE	(\$207,995.15)	(\$39,491.69)	(\$110,920.00)	(\$39,265.68)	\$0.00	(\$0.01)	(\$18,317.77)

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

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2018				
2/27/18	1	Mattamy Orlando LLC	Reimburse Developer for construction related costs	\$ 2,973,656.67
TOTAL				\$ 2,973,656.67
Fiscal Year 2018				
6/4/18		Transfer from COI		\$ 2,625.42
7/1/18		Interest		\$ 0.49
8/1/18		Interest		\$ 0.67
9/1/18		Interest		\$ 0.67
TOTAL				\$ 2,627.25
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				\$ 2,627.25

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
8/29/19	2	Governmental Management Services	Invoice 331 - Construction Management	\$ 2,633.16
TOTAL				\$ 2,633.16
Fiscal Year 2019				
10/1/18		Interest		\$ 0.65
11/1/18		Interest		\$ 0.67
12/1/18		Interest		\$ 0.65
1/1/19		Interest		\$ 0.67
2/1/19		Interest		\$ 0.67
3/1/19		Interest		\$ 0.61
4/1/19		Interest		\$ 0.67
5/1/19		Interest		\$ 0.65
6/1/19		Interest		\$ 0.67
7/1/19		Interest		\$ 0.65
8/1/19		Interest		\$ 0.56
9/1/19		Interest		\$ 0.40
TOTAL				\$ 7.52
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				\$ 1.61

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
TOTAL				\$ -
Fiscal Year 2020				
TOTAL				\$ -
Project (Construction) Fund at 9/30/19				\$ 1.61
Interest Earned thru 04/30/20				\$ -
Requisitions Paid thru 04/30/20				\$ -
Remaining Project (Construction) Fund				\$ 1.61

WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Revenue Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
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
TOTAL				\$ 2,353,185.66
Fiscal Year 2019				
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
TOTAL				\$ 7,427.42
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				\$ 451,649.68
Fiscal Year 2020				
11/22/19	4	Hanson Walter & Associates, Inc.	Invoice# 5270411 - Construction Engineering Services	\$ 166.25
TOTAL				\$ 166.25
Fiscal Year 2020				
10/1/19		Interest		\$ 66.82
11/1/19		Interest		\$ 57.55
12/1/19		Interest		\$ 55.69
1/30/20		Interest		\$ 57.54
2/29/20		Interest		\$ 57.39
3/31/20		Interest		\$ 47.52
4/30/20		Interest		\$ 21.42
TOTAL				\$ 363.93
Project (Construction) Fund at 09/30/19				\$ 451,649.68
Interest Earned thru 04/30/20				\$ 363.93
Requisitions Paid thru 04/30/20				\$ (166.25)
Remaining Project (Construction) Fund				\$ 451,847.36

**WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Revenue Bonds, Series 2019 - Parcel K

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
4/20/20	1	Pulte Homes	Reimbursement for Construction Related Expenses	\$ 1,472,743.00
TOTAL				\$ 1,472,743.00
Fiscal Year 2020				
1/1/20		Interest		\$ 157.32
2/1/20		Interest		\$ 187.09
3/1/20		Interest		\$ 154.92
4/1/20		Interest		\$ 69.82
4/2/20		Transfer from Cost of Issuance		\$ 12,632.61
TOTAL				\$ 13,201.76
Project (Construction) Fund at 12/06/19				\$ 1,472,398.61
Interest Earned thru 04/30/20				\$ 13,201.76
Requisitions Paid thru 04/30/20				\$ (1,472,743.00)
Remaining Project (Construction) Fund				\$ 12,857.37

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 Paid
		2005	\$0		Feb	\$295.75	\$0.00	\$295.75 Paid
		2007	\$0		May	\$295.75	\$0.00	\$295.75 Paid
					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 Paid 12/13/19
		2005	\$52,640		Feb	\$4,585.18	\$18,317.78	\$22,902.96 Paid 3/12/20
		2007	\$20,631		May	\$4,585.18	\$18,317.78	\$22,902.96
					Total	\$18,340.72	\$73,271.12	\$91,611.84
	Maltamy 18-25-27-4941-0001-FD10	\$96,586	\$380,200	\$476,786	Nov	\$48,293.06	\$190,100.00	\$238,393.06 Paid 11/1/19
		2019	\$176,275.47		Feb	\$24,146.53	\$95,050.00	\$119,196.53 Paid 1/22/20
		2019	\$203,924.53		May	\$24,146.53	\$95,050.00	\$119,196.53 Paid 4/17/20
					Total	\$96,586.12	\$380,200.00	\$475,786.12
	Boanerge 07-25-27-5461-0001-0015	O & M			Nov	\$17,453.26	\$75,092.84	\$92,546.10
		2005 Debt	\$34,907	\$185,092	Feb	\$8,726.63	\$37,546.42	\$46,273.05
		2007 Debt	\$110,920		May	\$8,726.63	\$37,546.42	\$46,273.05
			\$39,266					\$185,092.20

SECTION 4



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 22, 2020

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

RE: Westside Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter of April 14, 2020 requesting confirmation of the number of registered voters within the Westside Community Development District as of April 15, 2020.

The number of registered voters within the Westside CDD is 815 as of April 15, 2020.

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

Respectfully yours,

A handwritten signature in blue ink that reads "Mj. Arrington".

Mary Jane Arrington
Supervisor of Elections

RECEIVED

APR 29 2020

BY: _____

Vote
Osceola

SECTION 5

2020 SPECIAL DISTRICTS QUALIFYING PROCEDURE

(Dates are subject to change)

Florida Statute 99.061

All special district candidates shall qualify by paying a filing fee of \$25.00 or by the petition process pursuant to Florida Statute 99.095. Notwithstanding Florida Statute 106.021, a Special District candidate who does not collect contributions and whose only expense is the filing fee or signature verification fee is not required to appoint a campaign treasurer or designate a primary campaign depository.

Candidates who WILL NOT incur election expenses or contributions will do the following:

1. If you choose to file by petition method, you need to collect 25 signatures of qualified electors in the district.
Petitions must be submitted by Noon on May 11, 2020.
2. Qualifying begins at **Noon on June 8 and ends at Noon on June 12, 2020.** To qualify you must present the items listed below (all items MUST be received by the end of the qualifying period):
 - Form 1 – Statement of Financial Interest
 - Loyalty Oath/Oath of Candidate
 - The amount of \$25.00 for your qualifying fee.
 - Candidates filing by the petition method are not required to pay the qualifying fee, however, will be charged .10 for each petition card viewed.

Candidates who WILL incur election expenses or contributions will do the following:

1. File DS-DE9 Appointment of Campaign Treasurer/Designation of Campaign Depository (open campaign account). This may be completed at any time prior to qualifying, but MUST be completed by the time you qualify.
2. Read Chapter 106 of the Florida Statutes, and submit a Statement of Candidate.
3. If you choose to file by petition method, you need to collect 25 signatures of qualified electors in the district. Form DS-DE9 Appointment of Campaign Treasurer Designation of Campaign Depository must be filed prior to collecting petitions. ***Petitions must be submitted by Noon on May 11, 2020.***
4. Qualifying begins at **Noon on June 8 and ends at Noon on June 12, 2020.** To qualify you must present the items listed below (all items MUST be received by the end of the qualifying period):
 - Form 1 – Statement of Financial Interest
 - Loyalty Oath/Oath of Candidate
 - The amount of \$25.00 for your qualifying fee.
 - Candidates filing by the petition method are not required to pay the qualifying fee, however, will be charged .10 for each petition card viewed.