

*Westside Community  
Development District*

*Agenda*

*November 1, 2022*

# AGENDA

# *Westside*

## *Community Development District*

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219 E. Livingston Street, Orlando, FL 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

October 25, 2022

**Board of Supervisors  
Westside Community  
Development District**

Dear Board Members:

The Board of Supervisors of Westside Community Development District will meet **Tuesday, November 1, 2022 at 11:00 AM** at the offices of **Hanson, Walter & Associates, 8 Broadway Avenue, Suite 104, Kissimmee, FL 34741**. Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Appointment of Individual(s) to Fulfill General Elector Seats #3 & #5
  - B. Administration of Oaths of Office to Newly Appointed Supervisor(s)
  - C. Consideration of Resolution 2023-04 Electing Officers
4. Approval of Minutes of the September 6, 2022 Meeting
5. Consideration of Investment Banking Agreement with MBS Capital Markets, LLC
6. Consideration of Resolution 2023-01 Ratifying the Joinder and Consent to the Solara Phase 3 Plat
7. Consideration of Resolution 2023-02 Bond Delegation Resolution
8. Public Hearing
  - A. Consideration of Supplemental Engineer's Report
  - B. Consideration of Assessment Methodology Report
  - C. Public Comment and Testimony
  - D. Consideration of Resolution 2023-03 Levying Assessments
9. Appointment of Audit Committee and Chairman
10. 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 - *Under Separate Cover*
11. Supervisor's Requests
12. Other Business
13. Adjournment

### **Audit Committee Meeting**

1. Roll Call
2. Public Comment Period

3. Audit Services
  - A. Approval of Request for Proposals and Selection Criteria
  - B. Approval of Notice for Request for Proposals for Auditing Services
  - C. Public Announcement of Opportunity to Provide Auditing Services
4. Adjournment

Immediately following the adjournment of the Board of Supervisors meeting will be a meeting of the Audit Committee of the Westside CDD. 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

BOARD OF SUPERVISORS  
MEETING

## **SECTION III**

# SECTION C

**RESOLUTION 2023-04**

**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 November 1, 2022 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 1<sup>st</sup> DAY OF OCTOBER, 2022.**

\_\_\_\_\_  
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 Tuesday, September 6, 2022 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:

Tom Franklin	Chairman
Scott Stewart	Vice Chairman
Robert Bagwell	Assistant Secretary
Jose Lagunilla, Jr.	Assistant Secretary

Also present were:

Jason Showe	District Manager
Jan Carpenter	Latham Shuker
Jay Lazarovich	Latham Shuker
Mark Vincutonis	District Engineer
Andy Hatton	Field Manager
Sete Zare <i>by telephone</i>	MBS Capital Markets

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order, called the roll and stated Mr. Lagunilla was sworn in prior to the start of the meeting.

**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 General Elector Seats 3 & 5**
- B. Oath of Office for Newly Appointed Supervisors**
- C. Election of Officers Resolution 2022-12 Electing Officers**

This item was tabled to a future meeting.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the July 19, 2022 Meeting**

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the minutes of the July 19, 2022 meeting were approved as amended.

**FIFTH ORDER OF BUSINESS**

**Review and Acceptance of the Fiscal Year 2021 Audit**

Mr. Showe stated the audit has similar comments as in past audits due to the 2005 and 2007 bonds. Those were cancelled during Fiscal Year 2021 but they did miss one payment and that will be cleared up in the next audit. The financial analysis is the same, we did meet a financial condition trigger and that is due to not making the Debt Service payment.

On MOTION by Mr. Bagwell seconded by Mr. Franklin with all in favor the Fiscal Year 2021 Audit was accepted.

**SIXTH ORDER OF BUSINESS**

**Financing Matters**

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

Mr. Showe stated we handed out a revised engineer’s report and revised assessment methodology report that incorporates some changes received over the weekend.

Mr. Glasscock stated the revised report incorporates comments from Jan’s office, from Sete’s office, and Akerman’s office had one comment. This is very similar to what was done with Solara Phases 1 and 2 and this is Solara Phase 3 and Soleil and the cost estimates are on the last two pages of the report and that outlines what the District could fund towards public infrastructure. The goal is that the bond amounts will be substantially less than that. It contains background information, a description of the different categories.

Ms. Carpenter stated Mattamy approached the District’s underwriter saying they wanted to issue bonds for their last two phases, Phase 3 of Solara and Soleil, which is a single-family development right next to it.

Ms. Zare joined the meeting by telephone at this time.

Ms. Carpenter stated to do the process we need an engineer’s report that lays out what the District’s project is, that is the only infrastructure that will be built and acquired by the District. In this case, this is the same report we have had, the same category of improvements throughout all of Westside. The estimated probable cost is much more than will actually be paid for with bonds; the developer will contribute the rest and the amount we will actually put an assessment

will be what the market will bear. The developer will decide how much they can issue in bonds to make sure the amount of assessments on the homes are not too high for their market.

The first step is to adopt the Engineer’s Report that lays out the project, the infrastructure, which is the same as throughout the rest of Westside.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the revised Engineer’s Report was accepted.

**B. Consideration of Assessment Methodology Report**

Mr. Showe stated this revised assessment methodology report incorporates the changes the Mark made to the engineer’s report and other changes that were made. This lays out the entire project and recognized these are two separate projects because there is different infrastructure being funded by each one. We lay out all the costs of improvements, we are looking at maximum bond value and don’t think we would issue that amount, allocation of assessments, par debt, annual bond expenditure and the preliminary assessment roll. This will be updated as we get updated numbers and will incorporate any changes in those figures.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the revised Assessment Methodology report was approved.

**C. Consideration of Resolution 2022-09 Declaring Special Assessments**

Mr. Showe stated Resolution 2022-09 declares the special assessments, the blanks in the resolution will be filled out with the final numbers we just approved. The assessment methodology and engineer’s report will be attached to the resolution as exhibits.

Ms. Carpenter stated there is a three-part process for issuing and putting a lien with the assessments on the property. The first part is declaring the assessments, which is what we are doing today and that means that we say based upon the engineer’s report and the assessment report these would be the maximum assessments on the property. This lays out the advertising that is required, incorporates the engineer’s report and the assessment report and the Board says yes, we have the intent to place these liens on the property. The second part will be to hold a public hearing, which will be the next resolution that sets the public hearing for the assessments and at the public hearing the Board acts as a Board of equalization, looks at all costs and imposes the lien on the property. That gives the public an opportunity to come in and comment if they

don't want that lien. In this case Mattamy owns all the property so it is highly unlikely that anyone will appear at the hearing but that is the process we do in all cases.

On MOTION by Mr. Franklin seconded by Mr. Bagwell with all in favor Resolution 2022-09 Declaring Special Assessments was approved.

**D. Consideration of Resolution 2022-10 Setting a Public Hearing for Special Assessments**

Ms. Carpenter stated this is setting the public hearing and it has to be at least 28 days for advertising and to issue mailed notice. We are recommending the November 1<sup>st</sup> meeting.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2022-10 Setting a Public Hearing for Special Assessments on November 1, 2022 was approved.

**E. Consideration of Bond Issue Funding Agreement with Mattamy Orlando**

Ms. Carpenter stated these are two agreements that we like to have in place. We want to make sure that if there are any costs that are incurred prior to the issuance of the bonds, that Mattamy pays it and not the residents of the District. This is the same form agreement that Mattamy has signed before, but we would like to get this in place. This requires that Mattamy pay the District for any costs incurred related to the bond issue.

On MOTION by Mr. Bagwell seconded by Mr. Stewart with all in favor the Bond Team Financing Agreement with Mattamy Orlando, LLC was approved.

**F. Consideration of Acquisition Agreement with Mattamy Orlando**

Ms. Carpenter stated the acquisition agreement triggers for the developer the beginning for the tax issue, that they are intending to issue bonds so the costs they incur from now on can be part of that tax-exempt bond and they can be reimbursed for it. When we issue the bonds, we will amend this and restate it and make it related to those bonds. We like to have this agreement in place so that any work they are doing is reimbursable under the tax code.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the acquisition agreement with Mattamy Orlando, LLC was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-11  
Declaring Vacancies in Certain Seats**

Mr. Showe stated Resolution 2022-11 declares vacancies in seats 3, 4 and 5 effective November 22<sup>nd</sup>. This allows the remaining supervisor to stay in those seats until such time as a qualified elector is appointed by the Board.

On MOTION by Mr. Bagwell seconded by Mr. Franklin with all in favor Resolution 2022-11 Declaring Vacancies in Certain Seats was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Carpenter stated as a reminder to the new Board member the sunshine law is the most concerning. You have to be very cautious when using social media we recommend you don't put anything on Facebook or social media sites because people can respond and can communicate to other Board members, your thoughts. We are strongly against any social media. When you respond to an email or have something you want the Board to know, send it to Jason at GMS and he can distribute as appropriate. We want to avoid that anyone is sending something to other Board members.

**B. Engineer**

There being none, the next item followed.

**C. Manager**

**i. Approval of Check Register**

Mr. Showe presented the check register from July 26, 2022 through August 28, 2022 in the amount of \$94,092.39.

On MOTION by Mr. Bagwell seconded by Mr. Lagunilla with all in favor the check register was approved.

**ii. Balance Sheet and Income Statement**

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

**iii. Discussion of Direct Bill Status**

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

**iv. Field Manager**

Mr. Hatton stated we talked about the signs and however you want to proceed with that.

Ms. Carpenter stated the issue that came up are the number of signs out there on Westside Boulevard. The County has strong code requirements and permitting requirements for new construction and for elections signs and junk signs.

Mr. Hatton stated for the landscape we had Exclusive doing Phase 3 pod and the boulevard, we are going to switch over and let Yellowstone take care of all that so we are writing one check at the end of the day.

Mr. Showe stated Westside and Windsor at Westside have a cost share agreement and for consistency we used the prior landscaper at Windsor at Westside to do some of the Westside work, but they are no longer with Windsor at Westside, they changed vendors so we are going to have the current Westside CDD vendor do it.

**NINTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none,

On MOTION by Mr. Stewart seconded by Mr. Bagwell with all in favor the meeting adjourned at 11:24 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V





## MBS CAPITAL MARKETS, LLC

### AGREEMENT FOR UNDERWRITING SERVICES WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

September 29, 2022

Board of Supervisors  
Westside Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the "Underwriter") offers to enter into this agreement (the "Agreement") with the Westside Community Development District (the "District") which, upon your acceptance of this offer, will be binding upon the District and the Underwriter. This agreement relates to the proposed issuance of bonds (the "Bonds") to acquire and/or construct certain public infrastructure improvements for Solara Phase 3 and Soleil. This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

1. **Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.
  - Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
  - Preparation of rating strategies and presentations related to the issue being underwritten.
  - Preparations for and assistance with investor "road shows," if any, and investor discussions related to the issue being underwritten.
  - Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
  - Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
  - Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
  - Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
  - Preparation of post-sale reports for the issue, if any.
  - Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

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Member: FINRA/SIPC

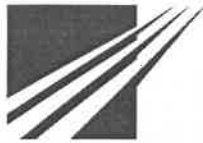
Tampa, FL Winter Park, FL Kingston, TN Nashville, TN



## MBS CAPITAL MARKETS, LLC

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2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of 2% of the par amount of Bonds issued or \$50,000.
3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon 90 days written notice to the non-terminating party.
4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.
5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.
6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.



## MBS CAPITAL MARKETS, LLC

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

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,  
MBS Capital Markets, LLC

A handwritten signature in black ink, appearing to read "B. Sealy", is positioned above a horizontal line.

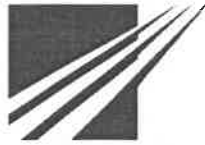
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Brett Sealy  
Managing Partner

Approved and Accepted By: \_\_\_\_\_

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

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



## **MBS CAPITAL MARKETS, LLC**

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### **EXHIBIT A**

#### **Disclosures Concerning the Underwriter's Role**

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

#### **Disclosure Concerning the Underwriter's Compensation**

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

#### **Conflicts of Interest**

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.



## MBS CAPITAL MARKETS, LLC

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

**Profit-Sharing with Investors.** There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

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

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

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

### **Disclosures Concerning Complex Municipal Securities Financing**

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

# SECTION VI

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE EXECUTION OF THE SOLARA PHASE 3 PLAT; RATIFYING THE DEDICATIONS CONTAINED IN THE PROPOSED SOLARA PHASE 3 PLAT; RATIFYING PRIOR ACTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Westside Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, Mattamy Orlando LLC, a Delaware limited liability company (the “Developer”) is the primary landowner and developer of certain real property within the District and in Osceola County, Florida, (hereinafter referred to as the “Solara Phase 3”); and

**WHEREAS**, District is anticipated to possess certain rights and obligations related to certain parcels dedicated to the District within the Solara Phase 3 (the “District Property”) located in Osceola County, Florida; and

**WHEREAS**, the recordation of a plat of the Solara Phase 3 Plat (the “Solara Phase 3 Plat”), attached hereto and incorporated herein by this reference as **EXHIBIT “A”** requires the District to consent to the dedications contained within said Plat; and

**WHEREAS**, the District desires to ratify the dedications in the Solara Phase 3 Plat, delegate authority to the Chairman or Vice Chairman to execute the plat dedication, authorize District Staff to perform any action deemed necessary to carry out this Resolution regarding the Solara Phase 3 Plat.

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

**SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

**SECTION 2. RATIFICATION OF THE SOLARA PHASE 3 PLAT.** The District hereby ratifies the Solara Phase 3 Plat, and the District hereby ratifies the Chairman or Vice Chairman executing and transmitting a Joinder & Consent to the Dedications in the Solara Phase 3 Plat, evidencing the District’s approval of the Solara Phase 3 Plat.

**SECTION 3. RATIFICATION OF THE DEDICATIONS CONTAINED IN THE PROPOSED SOLARA PHASE 3 PLAT.** The District hereby ratifies the dedications contained in the Solara Phase 3 Plat.

**SECTION 4. DELEGATION OF AUTHORITY AND AUTHORIZATION OF STAFF.** The Chairman and the Vice Chairman of the District are hereby authorized and delegated the authority to execute the plat dedication and any other agreements, approval or documents necessary to carry out the intent of this Resolution. District Staff, including, but not limited to, District Counsel, the District Engineer and District Manager, are hereby authorized to execute any and all documents necessary to effectuate this Resolution, and to perform all other actions necessary to carry out the intent of this Resolution, as contemplated herein.

**SECTION 5. RATIFICATION OF PRIOR ACTIONS.** All actions taken to date by members of the District Board of Supervisors and staff of the District in furtherance of the District's approval of the Joinder and Consent to dedications in the Solara Phase 3 Plat and in furtherance of the District's approval of the dedications contained in the Solara Phase 3 Plat, as contemplated herein, are hereby approved, confirmed and ratified.

**SECTION 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Westside Community Development District.

**PASSED AND ADOPTED** this 1st day of November 2022.

ATTEST:

**WESTSIDE COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Title: Chairman/Vice Chairman



**EXHIBIT "A"**

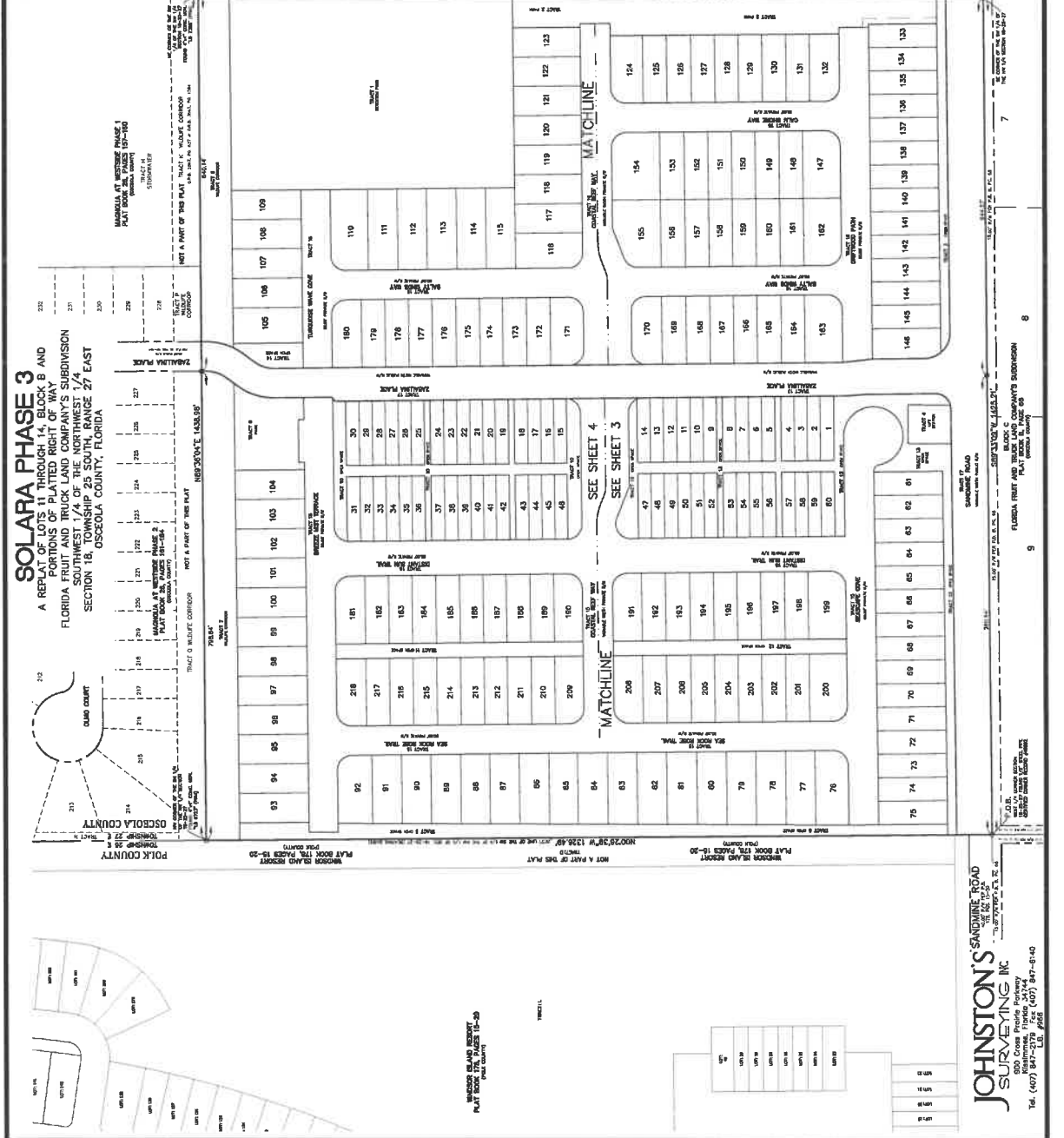
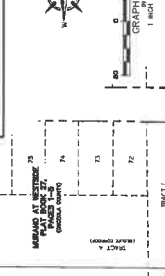
**Solara Phase 3 Plat**

[SEE ATTACHED]



# SOLARA PHASE 3

A REPLAT OF LOTS 11 THROUGH 14, BLOCK B AND  
 LOTS 1 THROUGH 10, BLOCK C  
 FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION  
 SOUTHWEST 1/4 OF THE NORTHWEST 1/4  
 SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST  
 OSCEOLA COUNTY, FLORIDA



**JOHNSTON'S SANDMINE ROAD SURVEYING INC.**  
 630 Crane Profile Parkway  
 Jacksonville, FL 32217  
 Tel. (407) 847-3779 Fax (407) 847-6140  
 L.S. #258

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17A, PAGES 15-20  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17B, PAGES 1-10  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17C, PAGES 11-20  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17D, PAGES 21-30  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17E, PAGES 31-40  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17F, PAGES 41-50  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17G, PAGES 51-60  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17H, PAGES 61-70  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17I, PAGES 71-80  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17J, PAGES 81-90  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17K, PAGES 91-100  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17L, PAGES 101-110  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17M, PAGES 111-120  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17N, PAGES 121-130  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17O, PAGES 131-140  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17P, PAGES 141-150  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17Q, PAGES 151-160  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17R, PAGES 161-170  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17S, PAGES 171-180  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17T, PAGES 181-190  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17U, PAGES 191-200  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17V, PAGES 201-210  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17W, PAGES 211-220  
 (PARTIAL)

**WINDSON ISLAND RESORT**  
 PLAT BOOK 17X, PAGES 221-230  
 (PARTIAL)

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 PLAT BOOK 17Y, PAGES 231-240  
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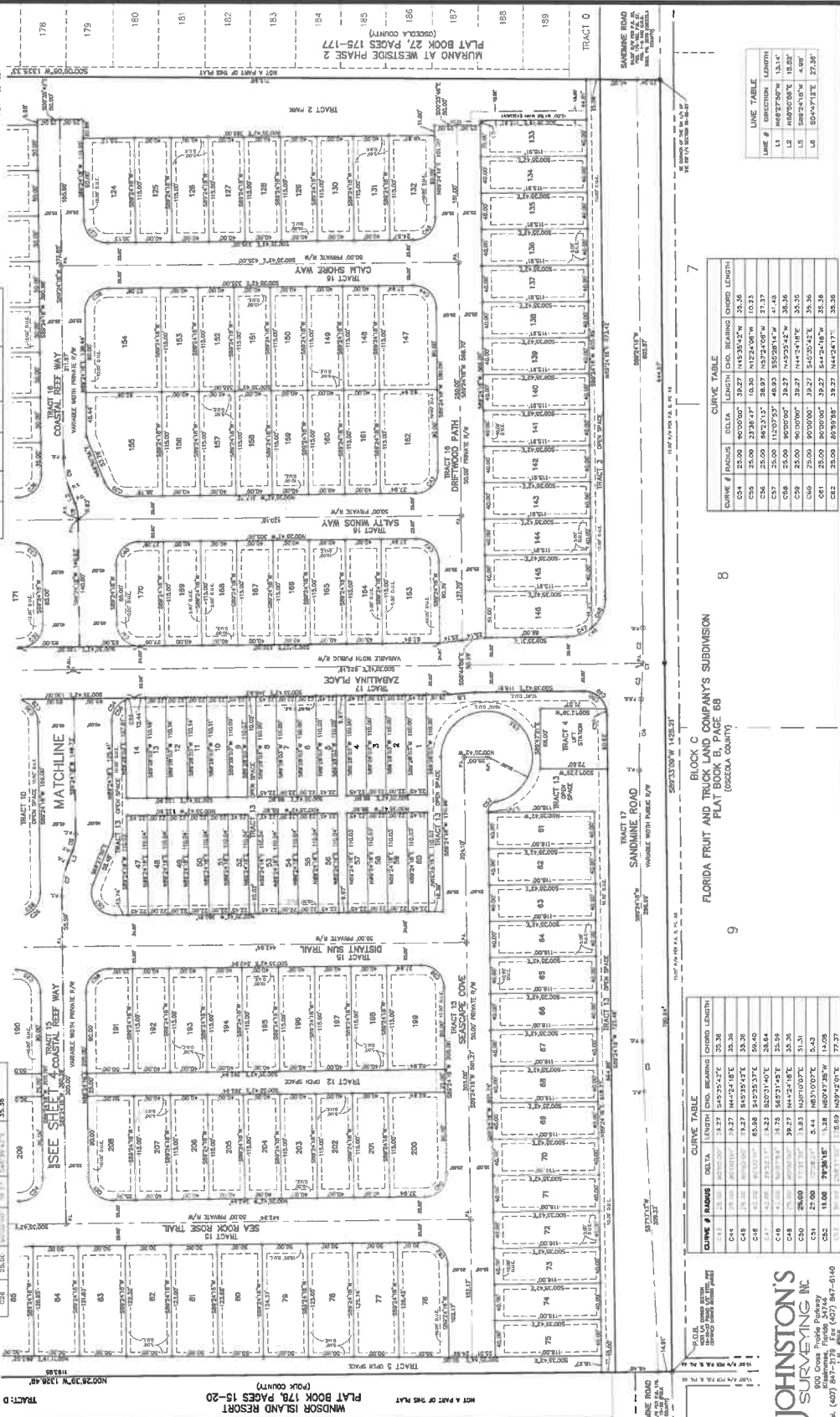
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CURVE #	RADIUS	DELTA	CHORD	BEARING	CHORD LENGTH
C28	25.00	89.26.43	38.03	S49.52.21E	38.18
C29	25.00	90.20.00	38.27	N44.24.18E	38.36
C30	25.00	89.26.43	38.03	N44.24.18E	38.18
C31	25.00	90.20.00	38.27	N44.24.18E	38.36
C32	25.00	89.26.43	38.03	N44.24.18E	38.18
C33	25.00	90.20.00	38.27	N44.24.18E	38.36
C34	25.00	89.26.43	38.03	N44.24.18E	38.18
C35	25.00	90.20.00	38.27	N44.24.18E	38.36
C36	25.00	89.26.43	38.03	N44.24.18E	38.18
C37	25.00	90.20.00	38.27	N44.24.18E	38.36
C38	25.00	89.26.43	38.03	N44.24.18E	38.18
C39	25.00	90.20.00	38.27	N44.24.18E	38.36
C40	25.00	89.26.43	38.03	N44.24.18E	38.18
C41	25.00	90.20.00	38.27	N44.24.18E	38.36
C42	25.00	89.26.43	38.03	N44.24.18E	38.18
C43	25.00	90.20.00	38.27	N44.24.18E	38.36
C44	25.00	89.26.43	38.03	N44.24.18E	38.18
C45	25.00	90.20.00	38.27	N44.24.18E	38.36

# SOLARA PHASE 3

A REPLAT OF LOTS 11 THROUGH 14, BLOCK B AND FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST OSCEDA COUNTY, FLORIDA

CURVE #	RADIUS	DELTA	CHORD	BEARING	CHORD LENGTH
C26	25.00	89.26.43	38.03	S49.52.21E	38.18
C27	25.00	90.20.00	38.27	N44.24.18E	38.36
C28	25.00	89.26.43	38.03	N44.24.18E	38.18
C29	25.00	90.20.00	38.27	N44.24.18E	38.36
C30	25.00	89.26.43	38.03	N44.24.18E	38.18
C31	25.00	90.20.00	38.27	N44.24.18E	38.36
C32	25.00	89.26.43	38.03	N44.24.18E	38.18
C33	25.00	90.20.00	38.27	N44.24.18E	38.36
C34	25.00	89.26.43	38.03	N44.24.18E	38.18
C35	25.00	90.20.00	38.27	N44.24.18E	38.36



LINE #	DIRECTION	LENGTH
L1	N44.24.18E	131.14
L2	S89.26.43E	18.02
L3	S49.52.21E	4.88
L4	S89.26.43E	27.96

CURVE #	RADIUS	DELTA	CHORD	BEARING	CHORD LENGTH
C34	25.00	90.20.00	38.27	N44.24.18E	38.36
C35	25.00	23.26.37	10.30	N12.24.08W	10.23
C36	25.00	56.23.13	28.97	N57.24.08W	27.77
C37	25.00	11.07.57	48.93	S59.59.14W	47.43
C38	25.00	90.20.00	38.27	N44.24.18E	38.36
C39	25.00	89.26.43	38.03	N44.24.18E	38.18
C40	25.00	90.20.00	38.27	N44.24.18E	38.36
C41	25.00	89.26.43	38.03	N44.24.18E	38.18
C42	25.00	90.20.00	38.27	N44.24.18E	38.36
C43	25.00	89.26.43	38.03	N44.24.18E	38.18
C44	25.00	90.20.00	38.27	N44.24.18E	38.36

7  
8  
9

FLORIDA FRUIT AND TRUCK LAND COMPANY'S SUBDIVISION PLAT (OSCEDA COUNTY)

CURVE #	RADIUS	DELTA	CHORD	BEARING	CHORD LENGTH
C31	25.00	90.20.00	38.27	N44.24.18E	38.36
C32	25.00	89.26.43	38.03	N44.24.18E	38.18
C33	25.00	90.20.00	38.27	N44.24.18E	38.36
C34	25.00	89.26.43	38.03	N44.24.18E	38.18
C35	25.00	90.20.00	38.27	N44.24.18E	38.36
C36	25.00	89.26.43	38.03	N44.24.18E	38.18
C37	25.00	90.20.00	38.27	N44.24.18E	38.36
C38	25.00	89.26.43	38.03	N44.24.18E	38.18
C39	25.00	90.20.00	38.27	N44.24.18E	38.36
C40	25.00	89.26.43	38.03	N44.24.18E	38.18
C41	25.00	90.20.00	38.27	N44.24.18E	38.36
C42	25.00	89.26.43	38.03	N44.24.18E	38.18
C43	25.00	90.20.00	38.27	N44.24.18E	38.36

**JOHNSTON'S SURVEYING INC.**  
 800 Ocala Pipeline Parkway  
 Ocala, Florida 34472  
 Tel. (407) 887-2179 Fax (407) 847-6140

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## **SECTION VII**

**RESOLUTION 2023-02**

**A RESOLUTION OF WESTSIDE COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTING ITS RESOLUTION NO. 2005-13, AS PREVIOUSLY SUPPLEMENTED, AUTHORIZING THE ISSUANCE OF ITS WESTSIDE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022-1 (ASSESSMENT AREA ONE) IN A PRINCIPAL AMOUNT NOT EXCEEDING \$5,000,000 AND ITS WESTSIDE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022-2 (ASSESSMENT AREA TWO) IN A PRINCIPAL AMOUNT NOT EXCEEDING \$5,000,000; FOR THE PRINCIPAL PURPOSE OF ACQUIRING AND CONSTRUCTING ASSESSABLE IMPROVEMENTS; DELEGATING TO THE CHAIRPERSON OR VICE CHAIRPERSON OF THE BOARD OF SUPERVISORS OF THE DISTRICT, SUBJECT TO COMPLIANCE WITH THE APPLICABLE PROVISIONS HEREOF, THE AUTHORITY TO AWARD THE SALE OF SUCH BONDS TO MBS CAPITAL MARKETS, LLC BY EXECUTING AND DELIVERING TO SUCH UNDERWRITER A BOND PURCHASE AGREEMENT AND APPROVING THE FORM THEREOF; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF SUPPLEMENTAL TRUST INDENTURES; APPOINTING U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION AS THE TRUSTEE, BOND REGISTRAR AND PAYING AGENT FOR SUCH BONDS; MAKING CERTAIN FINDINGS; APPROVING FORMS OF SAID BONDS; APPROVING THE FORM OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND AUTHORIZING THE USE BY THE UNDERWRITER OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND THE LIMITED OFFERING MEMORANDUM AND THE EXECUTION OF THE LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF THE CONTINUING DISCLOSURE AGREEMENTS AND AUTHORIZING THE EXECUTION THEREOF; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDED AND RESTATED ACQUISITION AGREEMENT, COMPLETION AGREEMENT, COLLATERAL ASSIGNMENT AND TRUE UP AGREEMENT; AUTHORIZING CERTAIN OFFICIALS OF WESTSIDE COMMUNITY DEVELOPMENT DISTRICT AND OTHERS TO TAKE ALL ACTIONS REQUIRED IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SAID BONDS; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO SAID BONDS; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is authorized by the Act to make payments of principal, interest, and premium, if any, with respect to its bonds by levying and collecting special assessments on property located within the District and specially benefited by the assessable improvements to be financed with certain proceeds of the 2022 Bonds (as defined below); and

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

**WHEREAS**, the District now desires to supplement the First Resolution, to authorize the issuance of and award the sale of its Westside Community Development District Special Assessment Revenue Bonds, Series 2022-1 (Assessment Area One) in a principal amount not exceeding \$5,000,000 (the “2022-1 Bonds”) and its Westside Community Development District Special Assessment Revenue Bonds, Series 2022-2 (Assessment Area Two) in a principal amount not exceeding \$5,000,000 (the “2022-2 Bonds”; the 2022-1 Bonds and the 2022-2 Bonds collectively the “2022 Bonds”), to approve the Supplemental Indentures (hereinafter defined) and to provide for various other matters relating to the issuance of the 2022 Bonds; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) has received from MBS Capital Markets, LLC (the “Underwriter”) a proposal in the form of a Bond Purchase Agreement (the “Contract”) for the purchase of the 2022 Bonds and the Board has determined that acceptance of such proposal and the sale of the 2022 Bonds to the Underwriter is in the best interest of the District for the reasons hereafter indicated;

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

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

**SECTION 2. Authorization.** There is hereby authorized to be issued the 2022-1 Bonds in a principal amount not exceeding \$5,000,000. The 2022-1 Bonds shall be issued under and secured by that Master Trust Indenture dated as of February 1, 2005 (the “Master Indenture”) as supplemented by that Eighth Supplemental Trust Indenture (the “Eighth Supplemental Indenture”) both by and between the District and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”) (the Master Indenture and the Eighth Supplemental Indenture are referred to collectively as the “2022-1 Indenture”). The proceeds of the 2022-1 Bonds shall be used for the purposes set forth in the Eighth Supplemental Indenture and the Limited Offering Memorandum (hereinafter defined).

There is hereby authorized to be issued the 2022 Bonds-2 in a principal amount not exceeding \$5,000,000. The 2022-2 Bonds shall be issued under and secured by the Master Indenture as supplemented by that Ninth Supplemental Trust Indenture (the “Ninth Supplemental Indenture” and, together with the Eighth Supplemental Indenture, the “Supplemental Indentures”) by and between the District and the Trustee (the Master Indenture and the Ninth Supplemental Indenture are referred to collectively as the “2022-2 Indenture”). The proceeds of the 2022-2



Bonds shall be used for the purposes set forth in the Ninth Supplemental Indenture and the Limited Offering Memorandum.

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

**SECTION 4. Negotiated Sale.** The Board hereby determines that a negotiated sale of the 2022 Bonds to the Underwriter is in the best interest of the District because of prevailing market conditions, because delays caused by soliciting competitive bids could adversely affect the District's ability to issue and deliver the 2022 Bonds at presently favorable interest rates, and because the nature of the security for the 2022 Bonds and the sources of payment of debt service on the 2022 Bonds require the participation of an underwriter in structuring the bond issue.

**SECTION 5. Contract Approved.** The Board hereby approves the Contract submitted by the Underwriter in substantially the form attached as **Exhibit B** hereto. The Chairperson or Vice Chairperson of the Board is hereby authorized to execute the Contract and to deliver the Contract to the Underwriter with such changes, amendments, modifications, omissions and additions as may be approved by the executing Chairperson or Vice Chairperson; provided that:

(A) (i) the principal amount of the 2022-1 Bonds shall not exceed \$5,000,000; (ii) the interest rate on none of the 2022-1 Bonds will exceed the maximum allowable interest rate under applicable Florida law without regard to any waiver of such limit; (iii) the Underwriter's discount shall not exceed the greater of two percent (2.0%) of the principal amount of the 2022-1 Bonds; (iv) the 2022-1 Bonds shall be subject to optional redemption no later than May 1, 2037 at a Redemption Price not in excess of 100% of the principal amount to be redeemed plus accrued interest to the redemption date and (v) the final maturity date of the 2022-1 Bonds shall be no later than May 1, 2054; and

(B) (i) the principal amount of the 2022-2 Bonds shall not exceed \$5,000,000; (ii) the interest rate on none of the 2022-2 Bonds will exceed the maximum allowable interest rate under applicable Florida law without regard to any waiver of such limit; (iii) the Underwriter's discount shall not exceed the greater of two percent (2.0%) of the principal amount of the 2022-2 Bonds; (iv) the 2022-2 Bonds shall be subject to optional redemption no later than May 1, 2037 at a Redemption Price not in excess of 100% of the principal amount to be redeemed plus accrued interest to the redemption date and (v) the final maturity date of the 2022-2 Bonds shall be no later than May 1, 2054.

**SECTION 6. Preliminary Limited Offering Memorandum and Limited Offering Memorandum.** The District hereby approves the Preliminary Limited Offering Memorandum in substantially the form attached hereto as **Exhibit C** (the "Preliminary Limited Offering

Memorandum”) and authorizes its distribution and use by the Underwriter in connection with the offering for the sale of the 2022 Bonds. If between the date hereof and the mailing of the Preliminary Limited Offering Memorandum it is necessary to make insertions, modifications and changes to the Preliminary Limited Offering Memorandum, the Chairperson or Vice Chairperson is hereby authorized to approve such insertions, changes and modifications, and, the Chairperson or Vice Chairperson is hereby authorized to deem the Preliminary Limited Offering Memorandum “final” within the meaning of Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”) under the Securities Exchange Act of 1934, in the form as mailed and in furtherance thereof to execute a certificate evidencing same. The preparation of a final Limited Offering Memorandum is hereby approved and the Chairperson or Vice Chairperson is hereby authorized to execute such final Limited Offering Memorandum to be dated the date of the award of the 2022 Bonds and, upon such award, to deliver the same to the Underwriter for use by it in connection with the sale and distribution of the 2022 Bonds. The Limited Offering Memorandum shall be substantially in the form of the final Preliminary Limited Offering Memorandum, with such changes as shall be approved by the Chairperson or Vice Chairperson as necessary to conform to the details of the 2022 Bonds and such other insertions, modifications and changes as may be approved by the Chairperson or Vice Chairperson. The execution and delivery of the Limited Offering Memorandum by the Chairperson or Vice Chairperson shall constitute evidence of the approval thereof. The District hereby authorizes the use of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the information contained therein in connection with the offering and sale of the 2022 Bonds.

**SECTION 7. Form of 2022 Bonds.** The 2022 Bonds shall be in substantially the respective forms as set forth in the exhibits to the Supplemental Indentures, with such additions, deletions and other changes thereto as the officials of the Board executing the 2022 Bonds shall approve, such approval to be conclusively evidenced by the execution of the 2022 Bonds (by manual or facsimile signature) by such officials. The Board hereby authorizes and approves the use of a facsimile of the District seal on the 2022 Bonds.

**SECTION 8. Continuing Disclosure Agreement.** The form and content of Continuing Disclosure Agreement (the “Disclosure Document”) relating to the 2022 Bonds attached hereto as **Exhibit D** is hereby approved. The Chairperson or Vice Chairperson and the Secretary or any Assistant Secretary are hereby authorized to execute on behalf of the District the Disclosure Document in substantially the form attached hereto, with such additions, deletions, and other changes as may be necessitated by applicable law, this Resolution and the Contract as such officers may approve (such approval to be conclusively evidenced by their execution of the Disclosure Document).

**SECTION 9. Approval of Amended and Restated Acquisition Agreement, Collateral Assignment, Completion Agreement and True Up Agreement.** The Amended and Restated Acquisition Agreement, Collateral Assignment, Completion Agreement and True-Up Agreement are hereby approved in substantially the form set forth in composite **Exhibit E** hereto and the Chairperson and the Vice Chairperson of the Board are each hereby authorized and directed to execute and deliver such documents on behalf of and in the name of the District and the Secretary and any Assistant Secretary of the Board are hereby authorized to attest such execution, with such additions and deletions therein as may be made and approved by the Chairperson or the Vice Chairperson executing the same, such execution to be conclusive evidence of such approval.

**SECTION 10. Open Meetings.** It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the 2022 Bonds, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirement of Florida Statutes, Section 286.011.

**SECTION 11. Other Actions.** The Chairperson, the Vice Chairperson, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the “District Officers”), Akerman LLP, as Bond Counsel, Latham, Luna, Eden & Beaudine, LLP the District’s General Counsel, and any other consultant or experts retained by the District, are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the 2022 Bonds and the consummation of all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions referred to in or contemplated by the Supplemental Indentures, the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum, this Resolution, the Disclosure Document and the Contract.

**SECTION 12. Approval of Prior Actions.** All actions taken to date by the members of the Board and the officers, agents, and employees of the District in furtherance of the issuance of the Bonds are hereby approved, confirmed and ratified.

**SECTION 13. Inconsistent Resolutions and Motions.** All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

**SECTION 14. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**SECTION 15. Effective Date.** This Resolution shall become effective immediately upon its adoption.

ADOPTED this \_\_\_\_ day of November, 2022.

**WESTSIDE COMMUNITY  
DEVELOPMENT DISTRICT**

[SEAL]

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

Attest:

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

Exhibits

A-1 Eighth Supplemental Indenture

A-2 Ninth Supplemental Indenture

B-Bond Purchase Agreement

C-Preliminary Limited Offering Memorandum

D-Continuing Disclosure Agreement

E-Amended and Restated Acquisition Agreement, Collateral Assignment, Completion Agreement and True Up Agreement

# SECTION VIII

# SECTION A

**DRAFT COPY SEPT 1, 2022 V3**

**THIRD SUPPLEMENT  
TO  
WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT  
ENGINEER'S REPORT  
FOR  
WESTSIDE PHASES 1, 2 & 3  
SOLARA PHASE 3 & SOLEIL**

**OSCEOLA COUNTY  
DATE: September 2022**

**PREPARED BY:**

**HANSON, WALTER & ASSOCIATES, INC.  
8 Broadway, Suite 104  
Kissimmee, Florida 34741  
(407) 847-9433**

**HWA # 3930-09-10**

## **I. INTRODUCTION**

### **A. Third Supplemental Engineer's Report**

The Westside Community Development District (the "District") "Westside Community Development District Engineer's Report for Phase 1 and 2" was adopted by the District in January 2005 and was updated on October 29, 2007, by the "Westside Community Development District Engineer's Report for Phase 1, 2 and 3." Certain other revisions occurred from time to time, including an "Engineer's Construction Progress Report" last revised in April 2011 to accommodate development and financing updates for the public infrastructure project components of the District (collectively, and as modified, the "Engineer's Report"). And the "First Supplement to the Westside Community Development District Engineer's Report for Westside Phases 1, 2 & 3 (Solara Development, Phases 1 and 2)" was adopted by the District February 26, 2018, as part of the "Amended and Restated Agreement by and Between the Westside Community Development District and the Developer, Regarding the Acquisition of Certain Work Product and Infrastructure (Series 2018)". And the "Second Supplement to the Westside Community Development District Engineer's Report for Westside Phases 1, 2 & 3 (Solara Development, Phase 2)" was adopted by the District on February 6, 2019, as part of the "Amended and Restated Agreement by and Between the Westside Community Development District and the Developer, Regarding the Acquisition of Certain Work Product and Infrastructure (Series 2019)".

Based on the current development plans of the developer of the Westside Phase 3 Property, as described herein, Mattamy Orlando, LLC ("Mattamy"), the District finds it necessary to construct and finance a portion of the public infrastructure necessary for the development within these lands. Mattamy intends to perform construction of its residential development, which is called the "Solara Development," in phases; the first and second phases of the Solara Development have been constructed and the third and fourth phases of the Solara Development are the subject of this Report. The third phase is called "Solara Phase 3" while the fourth phase which was previously called "Solara Phase 4" is now called "Soleil" and is being constructed and marketed as a separate standalone development. "Solara Phase 4" will hereinafter be referred to as "Soleil"



The purpose of this Third Supplemental Report is to describe the proposed construction of the public infrastructure improvements for the Solara Phase 3 (the “Solara Phase 3 Project”) and for Soleil (the “Soleil Project”) that are intended to be funded, in part, by the District’s issuance of tax-exempt bond financing. The Solara Phase 3 Project and the Soleil Project will be funded, in part, by the District’s Westside Community Development District Special Assessment Revenue Bonds, Series 2022 (the “Series 2022 Bonds”).

The District has previously issued a multiple series of Bonds to fund the construction and acquisition of a portion of the public improvements necessary for the Development of Phases 1 and 2 within the District including a series of bond anticipation notes in the principal amount of \$4,000,000 (the “2005 Notes”), the District’s \$17,525,000 Special Assessment Revenue Bonds, Series 2005 (the “Series 2005 Bonds”) and the District’s \$17,510,000 Special Assessment Revenue Bonds, Series 2007 (the “Series 2007 Bonds”). The District has also issued its \$3,490,000 Special Assessment Revenue Bonds, Series 2018 (The “Series 2018 Bonds”) to fund the construction of a portion of the public improvements necessary for the Development of Solara Phase 1 within Phase 3 of the District. Further the District has most recently issued its \$3,230,000 Special Assessment Revenue Bonds, Series 2019 (The “Series 2019 Bonds”) to fund the construction of a portion the public improvements necessary for the Development of Solara Phase 2 within Phase 3 of the District. The capital improvement projects funded by these prior issues of securities are described briefly below and in more detail in the previous Engineer’s Reports.

This Third Supplemental Report is submitted based upon our professional opinion and is based on the best available information and our best knowledge and belief as of the date of this Report.

## **B. Background**

The District was established for financing the acquisition, construction, maintenance, and operation of a portion of the public infrastructure necessary for the community development within the District. The District encompasses approximately 1,148.90 acres within northwestern Osceola County (the “County”). The District was established by County Ordinance 04-34 in 2004 and encompassed approximately 788.32 acres. In August 2007, the County adopted Ordinance 07-19 expanding the District by approximately 360.58 acres with the addition of two parcels – one located directly south of the external boundaries of the original district and known as “Parcel M” (the

“Westside Phase 3 Property”) and one parcel located to the east of Westside Boulevard and north of Funie Steed Road (the “LaRosa Expansion Property”).

The development of the property within the District was divided into three “phases” for the planned construction of roadway and other public improvements by Maesbury Homes, Inc. (the “Original Developer”) and/or the District. Phases 1 and 2 of the District’s improvements generally serve the original 788± acres of the District plus the LaRosa Expansion Property. Phase 3 covers the Westside Phase 3 Property parcels. The location of the phases is described as:

- Phase 1 is generally located within Section 6, Township 25 South, Range 27 East.
- Phase 2 is generally located adjacent to and to the south of Phase 1 within Sections 7 and 18, Township 25 South, Range 27 East.
- Phase 3 is generally located adjacent to and south of Phase 2 within Section 18, Township 25 South, Range 27 East.

A map showing the approximate boundaries of the District, and the locations of the three construction phases as well as the subject Solara Phase 3 Project and Soleil Project within the District is attached hereto as **Exhibit 1**.

The Original Developer’s “Westside Development of Regional Impact Amended and Restated Development Order” dated April 11, 2005, included the required public improvement elements for Phases 1 and 2. To , among other things, allow for development of the added Westside Phase 3 Property, the Original Developer requested and had approved a “Westside Development of Regional Impact Second Amended and Restated Development Order” and a “Westside Development of Regional Impact Third Amended and Restated Development Order” (collectively, and as may have been amended from time to time, the “DRI”). The District’s Phase 3 improvements were added to complete the planned infrastructure to serve the Westside Phase 3 Property on the southern boundaries of the District. The Original Developer and other landowners in the District defaulted on payments of assessments to the District, the Original Developer defaulted on obligations to the District to complete the infrastructure at its own cost, and, after a series of foreclosures and other remedial actions, all but one of the undeveloped parcels in the District have been acquired for residential or vacation home development by Mattamy and other developers. The DRI was rescinded by the County on January 11, 2016 under Resolution 16-044R, but for ease of description, the County and the District have continued to describe the segments of the infrastructure development and the related improvements for the District as Phases 1, 2 and 3. The underlying

Planned Development (PD) governs the development of each parcel and each parcel shall be developed in accordance with the Planned Development on file with Osceola County, FL.

### **C. Description of Westside Phases 1 and 2**

The District's Phase 1 development was divided into several parcels for construction plan purposes and ownership, including Parcels A, B, C & D and Westside Boulevard from U.S. 192 south to Funie Steed Road. Phase 1 of the overall development is approximately 305.09 acres with approximately 118 acres "developable." Developable area as defined by the County and for the purposes of this report as the total project area less the jurisdictional wetland areas to remain. The remaining 187 acres are composed of wetlands, upland buffers, and surface waters (i.e., Lake Davenport). Phase 1 District improvements have been designed, permitted, and constructed. Construction of the Phase 1 District improvements is completed.

Phase 2 of the District includes the development of Florence Villa Grove Road (from Polk County Line east to Westside Boulevard), Goodman Road (from Westside Boulevard east to the southeast property corner of Parcel K), Westside Boulevard (from Funie Steed Road south to the south property line of Parcel L), and Funie Steed Road (from Westside Boulevard east approximately 2,700 feet), and the supporting master infrastructure for Tracts E, F, H, I, J (school site), K and L. Phase 2 of the District is approximately 483.23 acres, with a total developable area of approximately 350.71 acres. The LaRosa Expansion Property, which is also a part of Phase 2 of the District, is approximately 117.43 acres with approximately 72.03 acres planned for development. Phase 2 District infrastructure has been designed, permitted, and constructed by various parties, including the District. The Phase 2 District infrastructure was partially completed prior to the default by the Original Developer and others. Due to the Original Developer's failure to complete the improvements pursuant to the Completion Agreements executed at the time of the issuance of the Series 2005 and Series 2007 Bonds, the District obtained a judgment against the Original Developer, which has been uncollected.

Through a variety of funding sources and the independent development of the LaRosa Expansion Property by Lennar Corporation with updated County development requirements, the planned Phase 2 District public infrastructure has been completed, other than the reclaimed water system. The reclaimed water system required a few modifications after construction was

substantially complete; the modifications consisted of converting a temporary force main to a reclaimed water main and connecting irrigation services (which were temporarily connected to the potable water system) to the newly converted reclaimed water main. The modifications to the reclaimed water main have been funded by the District with limited contributions from an adjacent landowner outside the District. A formal acceptance by the District of the completion of the District funded improvements occurred in 2018; the reclaimed water system will soon be conveyed to the Toho Water Authority, a governmental unit.

The internal residential improvements associated within the real estate development of the parcels in Phases 1 and 2 of the District have been developed without District funds.

#### **D. Description of Westside Phase 3**

Phase 3 of the District covers the construction activity and development for the Westside Phase 3 Property of the District which is called the “Solara Development”. The Solara Development contains approximately 245.26 acres with a developable area of approximately 177.56 acres. The District’s Phase 3 development consists of Parcel M and is anticipated for the construction of a minimum 919 single-family and townhome residential units on approximately 177.56 acres. The Solara Development is broken down into four (4) development phases consisting of Solara Phase 1, 2, 3 and Soleil. Note that “Soleil” was formerly known as “Solara Phase 4” and is now being constructed and marketed as a separate standalone development.

Prior to the rescission of the DRI, Phase 3 public infrastructure improvements included the acquisition and/or construction of Westside Boulevard from approximately 2,600 feet south of Florence Villa Grove Road continuing south approximately 4,000 linear feet to its termination point, along with the supporting master infrastructure for parcels abutting the roadway. With the development and construction of Solara Phase 1, the County imposed the obligation to construct portions of the Phase 3 Westside Boulevard improvements as well as the construction of Sand Mine Road which extends west from Westside Boulevard to the west boundary of Parcel M in exchange for certain transportation impact fee credits. The sections of Westside Boulevard constructed with Solara Phase 1 included; approximately 2,600 linear feet of roadway from Florence Villa Grove Road to Sand Mine Road; approximately 760 linear feet of roadway from Sand Mine Road to the entrance of Solara Phase 1; and approximately 1,910 linear feet of half section of roadway from the

entrance of Solara Phase 1 to the southern boundary of Solara Phase 1 which is where the future Student Drive roadway will connect. With Solara Phase 2, the remaining half section of Westside Blvd. has been constructed. With Solara Phase 3, approximately 1,350 feet of Sand Mine Road will be constructed on the south side of the parcel. With Soleil (formerly known as Solara Phase 4), the most southerly 1,350 feet of Westside Boulevard along the east side of the parcel and will be constructed and approximately 1,350 feet of Student Drive along the north side of the parcel will be constructed.

## **II. PURPOSE**

The District has been established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the public infrastructure necessary for the community development within the District. The purpose of this report is to provide a description of the Solara Phase 3 Project and the Soleil Project, which is the portion of the District Improvement Plan to be financed in part by the District with proceeds of the Series 2022 Bonds. Such improvements shall be dedicated to the District or other governmental entities, for the public use, at no cost to the District. The Developer shall finance and construct the remaining portions of the Solara Phase 3 Project and the Soleil Project. that are not expected to be financed by the District.

The proposed Solara Phase 3 Project and the Soleil Project as outlined herein are necessary for the functional development of Solara Phase 3 and Soleil respectively as required by the applicable local, state, and federal government and other agencies.

## **III. SOLARA PHASE 3 & SOLEIL DEVELOPMENT DESCRIPTION**

The Solara Phase 3 and Soleil developments are wholly contained within the District, including the public roadway improvements required to access the Solara Development. The Solara Phase 3 development is located within Section 18, Township 25 South, Range 27 East in Osceola County Florida. The Soleil development is located within Section 19, Township 25 South, Range 27 East in Osceola County, Florida.

More specifically, Solara Phase 3 is located approximately 2,000 linear feet west of the intersection of Westside Blvd. and Sand Mine Rd. and is bounded by Sand Mine Road to the south,

Murano at Westside to the east, a wildlife corridor to the north, and the Polk/Osceola County line to the west. Soleil is located at the southwest corner of the intersection of Westside Blvd. and Student Drive and is bounded by Westside Blvd. to the east, Student Drive to the north, and unimproved pasture to the west and south. A copy of a site plan for Solara Phase 3 and Soleil, is attached hereto as Exhibit 2 and Exhibit 3 respectively.

The Solara Phase 3 and Soleil development improvements (both publicly and privately funded) consists of local and collector roadways, associated potable water, wastewater, reclaimed water, landscaping and irrigation in common areas, undergrounding of electrical conduit, stormwater management ponds and associated stormwater collection system. With Solara Phase 3, Sand Mind Road will be constructed to extend along its southerly frontage from the road's current terminus to the Osceola/Polk County line and Zabillina Place will be constructed to extend through the middle of the site from its current terminus just north of the site to Sand Mind Road to the south. With Soleil, Westside Boulevard will be constructed to extend along its westerly frontage from the road's current terminus to the southeast corner of the site and Student Drive will be constructed to extend along its northerly frontage from Westside Blvd. to the northwest corner of the site. Vehicular access to Solara Phase 3 will be from both Sand Mine Road and Zabillina Place. Vehicular access to Soleil will be from both Westside Blvd. and Student Drive.

#### **IV. LAND USE**

The future land use and zoning for the subject area containing Solara Phase 3 and Soleil is Tourist Commercial and Planned Development (PD) respectively. The Solara Development (also referred to as "Parcel M" or the "Westside Phase 3 Property") was approved for a minimum of 645 single-family homes and 274 townhouse units for a minimum total of 919 residential units on approximately 241.6 acres per the PD. The table below illustrates the proposed unit counts for Solara Phases 1, 2, 3 and Soleil as well as acreages and estimated completion dates.

	<b>Phase 1 of the Solara Development</b>	<b>Phase 2 of the Solara Development</b>	<b>Phase 3 of the Solara Development</b>	<b>Soleil</b>
Estimated Completion Date	April 2018	July 2019	August 2023	January 2023
Area (in acres)	80.60 ac	80.62 ac	43.59 ac	40.45 ac
Proposed Single-Family Residential Units	236	197	158	86
Proposed Townhome Units	76	86	60	128
<b>Total</b>	<b>312</b>	<b>283</b>	<b>218</b>	<b>214</b>

## V. GOVERNMENTAL ACTIONS

The District was originally established by Osceola County Ordinance in 2004 and expanded in 2007. All applicable zoning, vesting and concurrency requirements have been complied with for the Westside Development for Phases 1, 2 and 3 of the District. Permits have been secured for the first two phases of the master infrastructure construction and the construction of the master infrastructure of Phases 1 and 2 of the District is complete. Permits have also been secured for master infrastructure for Solara Phases 1 and 2 which are situated within Phase 3 of the District and the construction of the master infrastructure for Solara Phases 1 and 2 within Phase 3 of the District is complete.

All conditions of the PD are currently being complied with by Mattamy for Solara Phase 3 and Soleil. The planning, engineering, permitting, and development activities are underway for Solara Phase 3 and Soleil. Permits have been issued for Soleil and is currently under construction. The following permits will be required and or have been issued for the Solara Phase 3 Project and the Soleil Project:

### **Solara Phase 3 Project**

#### **South Florida Water Management District “(SFWMD)”:**

- Environmental Resource Permit
  - Permit issued on August 4, 2022

#### **Osceola County:**

- Preliminary Site Plan (PSP)
  - Approved November 18, 2021
- Site Development Plan (SDP)
  - Approved July 15, 2022
- Final Subdivision Plat (FS)
  - Final Plat application and submittal forthcoming

#### **Tohopekaliga Water Authority (“TWA”):**

- Construction Plans for Water, Reclaimed and Sanitary systems
  - Submitted for approval and currently in review

#### **Florida Department of Environmental Protection (“FDEP”):**

- Water distribution system construction permit
  - Permit application preparation and submittal forthcoming
- Wastewater distribution system construction permit
  - Permit application preparation and submittal forthcoming

### **Soleil Project**

#### **South Florida Water Management District “(SFWMD)”:**

- Environmental Resource Permit
  - Permit issued on November 8, 2021

#### **Osceola County:**

- Preliminary Site Plan (PSP)
  - Approved May 20, 2021
- Site Development Plan (SDP)
  - Approved October 4, 2021



- Final Subdivision Plat (FS)
  - Final Plat Recorded in Plat Book 32, Pages 49-52 on April 14, 2022

**Tohopekaliga Water Authority (“TWA”):**

- Construction Plans for Water, Reclaimed and Sanitary systems
  - Approved January 19, 2022

**Florida Department of Environmental Protection (“FDEP”):**

- Water distribution system construction permit
  - Approved February 8, 2022
- Wastewater distribution system construction permit
  - Approved February 23, 2022

It is our opinion that there are no technical or permitting reasons existing at this time which would prohibit the implementation of the plans for the Solara Phase 3 and Soleil Projects of the District as presented in this Report, subject to the Mattamy’s continued compliance with all conditions of the Development Plan Approval and permit issuance. All pending permits/approvals are expected to be obtained in the ordinary course of development.

**VI. INFRASTRUCTURE BENEFIT**

The Solara Phase 3 Project and Soleil Project identified in this Report is intended to provide special benefits to the assessable real property within the boundaries of Solara Phase 3 and the Soleil developments in the District in accordance with Florida law. As portions of the property within the District boundaries are currently undeveloped or under construction, the construction of the proposed Projects are necessary to benefit the property for the intended use as fee-simple residential subdivisions. As noted, the District may construct, acquire, own, and operate all or any portion of the proposed Projects as allowed under Florida law. As also noted earlier, Mattamy may construct other infrastructure or improvements included in the Projects (not constructed or financed by the District) and dedicate those to the District for public use and maintenance as allowed under Florida law. The District may dedicate certain improvements to other governmental entities as required by law or approvals for the development.

## VII. THE SOLARA PHASE 3 AND SOLEIL PROJECTS

The Solara Phase 3 Project and the Soleil Project address the master infrastructure elements and certain other facilities and improvements that will serve the residents and common areas in the Solara Phase 3 and Soleil developments. The infrastructure elements of both Projects include (as did the earlier improvements of the District funded by the Series 2005, Series 2007, Series 2018, and Series 2019 Bonds) the cost of earthwork/grading of public property, public roadways, stormwater management systems, potable water, wastewater and reuse water systems, landscaping and irrigation in the common areas, public amenities and undergrounding for installation of electrical conduit. The costs for engineering design of these elements as well as the anticipated cost for professional services and permitting fees have been included.

The Solara Phase 3 Project will benefit Solara Phase 3 properties of the Solara Development. The Developer intends to construct the Solara Phase 3 Project in a single phase of construction and convey the improvements upon completion to the District in exchange for payment in the lesser amount of actual cost or current value as set forth in the “Agreement by and between the District and the Developer Regarding an Acquisition of Certain Work Product and Infrastructure” (the “Acquisition Agreement”) to be entered into in conjunction with closing on the Series 2022 Bonds. The Solara Phase 3 Project consists of the infrastructure improvements described below and shown on Exhibit 3. The District will pay for only those portions of the Solara Phase 3 Project for which proceeds from the Series 2022 Bonds are available. Mattamy is obligated to complete at its own cost the Solara Phase 3 Project under a “Completion Agreement between the District and the Developer Regarding the Completion and Conveyance of Certain Improvements” (the “Completion Agreement”) to be entered into in conjunction with closing on the Series 2022 Bonds. There are no additional future bonds anticipated to be issued by the District to fund any additional portions of Solara Phase 3 Project.

The Soleil Project will benefit Soleil (formerly known as Solara Phase 4) properties. The Developer intends to construct the Soleil Project in a single phase of construction and convey the improvements upon completion to the District in exchange for payment in the lesser amount of actual cost or current value as set forth in the “Agreement by and between the District and the Developer Regarding an Acquisition of Certain Work Product and Infrastructure” (the “Acquisition Agreement”) to be entered into in conjunction with closing on the Series 2022 Bonds. The Soleil

Project consists of the infrastructure improvements described below and shown on Exhibit 3. The District will pay for only those portions of the Soleil Project for which proceeds from the Series 2022 Bonds are available. Mattamy is obligated to complete at its own cost the Soleil Project under a “Completion Agreement between the District and the Developer Regarding the Completion and Conveyance of Certain Improvements” (the “Completion Agreement”) to be entered into in conjunction with closing on the Series 2022 Bonds. There are no additional future bonds anticipated to be issued by the District to fund any additional portions Soleil Project.

**A. Earthwork associated with Public Improvements**

The Solara Phase 3 and Soleil development’s earthwork activities include a substantial amount of cutting and filling across the site due to the varying existing topography as well as silt fencing and clearing and grubbing. The portion of the work in this category that the District will fund and construct is limited to the earthwork activities associated with the public roadway tracts and lift station tract. The earthwork activities generally include clearing and grubbing, silt fencing, excavation, filling and grading. The costs of earthwork activities associated with the construction of the stormwater management pond, which is also funded by the District is described and included within the Stormwater Management category. Mattamy will perform, at its own expense, the earthwork activities for private roadway tracts and other non-District owned areas within the development area such as the residential lots and private landscape and recreation tracts.

**B. Roadways**

The Solara Phase 3 and Soleil development’s roadway networks are governed by the County Land Development Code (“LDC”) and the PD. The County’s LDC defines major roadways within the Solara Development, including typical cross sections, geometry of the roadways and lane requirements for thru traffic. Work to be completed includes the construction of the roadway sub-base, base, asphalt, curbing and sidewalks for the roads. The portion of the work in this category that the District will fund and construct includes the grading and construction of the roadway sub-base, base, asphalt, curbing and sidewalks of the public roadways to be owned and maintained by Osceola County. All roadways will be constructed in accordance with current Osceola County

standards. The District will not fund or construct roadways, curbing, or sidewalks for which the Developer will receive impact fee credits from the County. The District will not fund or construct roadways, curbing, or sidewalks that will be private and owned by the Homeowner's Association.

**C. Roadway Drainage Improvements**

The Solara Phase 3 and Soleil development's roadway drainage improvements include the installation of the required storm drainage inlets, manholes and pipes within the roadways to the stormwater ponds and will provide drainage for the roadways and adjacent lots that drain to the roadways. The district will fund the construction of the storm structures and storm pipes within public right of way to be owned and maintained by Osceola County. Osceola County will own and maintain the storm structures and storm pipes within their public rights of ways.

The Solara Phase 3 Project will include approximately 2,582 linear feet of stormwater pipe, 24 storm inlets and 3 storm manholes. The Solara Phase 3 development contains private road rights of ways. Mattamy will perform, at its own expense, the construction of the storm structures and storm pipes within the private rights of ways. The Soleil Project will include approximately 9,288 linear feet of stormwater pipe, 92 storm inlets and 17 storm manholes. Roadway curbing is included in the Roadway category and will be funded by the District if within public right of way to be owned and maintained by Osceola County.

**D. Utility Wastewater, Potable Water & Reclaimed Water Systems**

***Wastewater Collection System***

The Solara Phase 3 and Soleil developments are located within the TWA wastewater treatment service area. Specifically, the Solara Phase 3 and Soleil developments are in the Sandhill Wastewater Treatment Plant service area. The Solara Phase 3 and Soleil Projects consist of construction and/or acquisition of a central wastewater collection system consisting of gravity mains, sanitary manholes, forcemain a lift station and service laterals and cleanouts. The wastewater collection and transmission system will be designed in accordance with the TWA and FDEP regulations.

The Solara Phase 3 Project will include approximately 6,818 linear feet of gravity sewer main, 36 sanitary manholes, 920 linear feet of sanitary force main and a lift station. The Soleil Project will include approximately 5,435 linear feet of gravity sewer main, 24 sanitary manholes, 520 linear feet of sanitary force main and a lift station. Both the Solara Phase 3 and Soleil Project's wastewater improvements will subsequently be dedicated by the District to the TWA which will thereafter own, operate and maintain those completed infrastructure improvements.

### ***Potable Water Distribution System***

The Solara Phase 3 and Soleil developments are located within the TWA water service area. Specifically, the District is in the TWA-West Water Treatment Plan service area. The Solara Phase 3 and Soleil Projects will consist of construction and/or acquisition of water distribution systems consisting of various size water mains, valves, fire hydrants, water services and appurtenances as required to provide potable water service and fire flow protection in accordance with the TWA and County standards. The water distribution system will be designed in accordance with TWA and FDEP regulations.

The Solara Phase 3 Project will include approximately 9,620 linear feet of water mains of various sizes with associated valves, fire hydrants, water services and appurtenances to serve Solara Phase 3. The Soleil Project will include approximately 11,228 linear feet of water mains of various sizes with associated valves, fire hydrants, water services and appurtenances to serve Soleil. Both the Solara Phase 3 and Soleil Project's water distribution system improvements will subsequently be conveyed by the District to TWA upon completion. TWA will thereafter own, operate and maintain those completed infrastructure improvements.

### ***Reclaimed Water Distribution System***

The Solara Phase 3 and Soleil developments are located within the TWA reclaimed water service area. The Solara Phase 3 and Soleil Projects will consist of the construction and/or acquisition of a reclaimed water distribution systems consisting of various size reclaimed water mains, valves, reclaimed water services and appurtenances to provide irrigation for the lots and

common areas throughout the projects. The reclaimed water distribution system will be designed in accordance with TWA standards.

The Solara Phase 3 Project will include approximately 1,060 linear feet of reclaimed water mains of various sizes, valves, reclaimed water services and appurtenances. Within the Solara Phase 3 Project, the reclaimed water infrastructure from the two (2) points of connection to the existing reclaimed water mains up to and included the master meters will be conveyed by the District to TWA upon completion and TWA will thereafter own, operate and maintain those completed improvements. The reclaimed water distribution system downstream of the two (2) master meters will be a private system owned and maintained by the HOA. The District will construct and fund only the segments to be conveyed to TWA.

The Soleil Project will include approximately 9,320 linear feet of reclaimed water mains of various sizes, valves, reclaimed water services and appurtenances. The Soleil Project's reclaimed water distribution system improvements will subsequently be conveyed by the District to TWA upon completion and TWA will thereafter own, operate and maintain those completed improvements.

**E. Stormwater Management**

The District's Solara Phase 3 and Soleil development's stormwater management facilities will be designed to conform to the County and SFWMD criteria for pre-development versus post-development allowable discharge and water quality treatment. Both developments are located within Reedy Creek watershed. The District will fund and construct the stormwater ponds which constitute the master stormwater management facilities for the District.

The Solara Phase 3 will include the construction of one onsite dry retention Pond which does not have a discharge or outfall control structure. The excavated soil material resulting from the construction and regrading of the onsite stormwater management pond will be utilized as earthwork fill for the construction of the Solara Phase 3 Project at large including landscape berming, site grading fill requirements, open space fill requirements and other grading of public and non-public property. However, the District funded costs to construct the Solara Phase 3 Pond, which is required for the stormwater management system, only include the excavation, filling, grading, and sodding of the Solara Phase 3 Pond areas as well as pro-rata share based on acreage of silt fencing and clearing and grubbing. Excess fill material being generated is anticipated as part of this project. However,

any excess excavation material generated from the construction of the stormwater pond will be placed within the development parcel if the cost to place the excavation materials is less than the estimated cost to the District to transport and sell the excess fill for offsite use. Any cost in excess of such amounts will be funded by the Developer.

The Soleil Project will include the construction of one onsite dry retention Pond which does not have a discharge or outfall control structure. The excavated soil material resulting from the construction and regrading of the onsite stormwater management pond will be utilized as earthwork fill for the construction of the Soleil Project at large including landscape berming, site grading fill requirements, open space fill requirements and other grading of public and non-public property. However, the District funded costs to construct the Soleil Pond, which is required for the stormwater management system, only include the excavation, filling, grading, and sodding of the Soleil Pond areas as well as pro-rata share based on acreage of silt fencing and clearing and grubbing. Excess fill material being generated is anticipated as part of this project. However, any excess excavation material generated from the construction of the stormwater pond will be placed within the development parcel if the cost to place the excavation materials is less than the estimated cost to the District to transport and sell the excess fill for offsite use. Any cost in excess of such amounts will be funded by the Developer.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system which includes water quality treatment and attenuation.
2. To adequately protect the Solara Phase 3 and Soleil developments and the District from regulatory-defined rainfall events.
3. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Solara Phase 3 and Soleil developments.
4. To satisfactorily accommodate off-site contributing drainage areas, if any, which under existing conditions drain through the District.

The Solara Phase 3 and Soleil Project's stormwater management systems will be constructed and/or acquired by the District and thereafter owned and maintained by the District with a drainage

easement being dedicated to the County as required by the County to allow for, among other items, stormwater drainage from public roads, and emergency maintenance and/or repairs to the stormwater management system.

**F. Landscaping, Hardscape and Signage**

Landscaping, hardscape, and signage will be provided along the public roadways and within the stormwater pond tracts serving the Solara Phase 3 and Soleil developments. The District will construct and fund the landscaping, irrigation, fencing and signage improvements within the public right of way roadways to be dedicated to Osceola County and the stormwater pond tracts to be conveyed to the District for ownership and maintenance and will be acquired by the district upon completion. The Solara Phase 3 Project will include landscaping, hardscape, irrigation, and street signage along the public right of ways of Sand Mind Rd. and Zaballina Place and within the stormwater pond tract. The Soleil Project will include landscaping, hardscape, irrigation, and street signage along the public right of ways of Westside Blvd., Student Dr., all of the internal roadways, and the stormwater pond tract.

**G. Underground Electrical System**

The Solara Phase 3 and Soleil developments lie within an area served by Duke Energy for electrical power service. Duke Energy will provide underground electric service to both developments from existing underground power lines located within the public right-of-way of Westside Boulevard and Sand Mine Road. The Solara Phase 3 and Soleil development's internal electric power system will consist of underground cable, duct banks, electrical boxes, manholes, appurtenant transformers and service pedestals (hereafter collectively referred to as the "Underground Electric System").

The Solara Phase 3 and Soleil Projects may include the cost to dig trenches and installing the underground electrical conduit and electrical boxes. Duke Energy does not have an obligation to place such electrical facilities underground. Duke Energy will thereafter own, operate and maintain the electric lines and related facilities.



## **H. Street Lights**

The installation of street lights along the roadways of both Solara Phase 3 and Soleil is currently anticipated to be fully funded by Duke Energy, with the Developer or homeowner's association leasing the street lights and poles and being responsible for paying the monthly electric service costs to Duke Energy. The District will not fund or construct the street light systems.

## **I. Professional Services and Permitting Fees**

The County, TWA, FDEP and SFWMD and all other governing agencies impose fees for permits, plan reviews and inspections associated with construction of the Solara Phase 3 and Soleil developments. These fees vary with the magnitude of the impact and size of the development phases. Additionally, planning, engineering, surveying, landscape, hardscape and management services are required for the design, permitting and construction monitoring of both projects. Costs for certain professional services and permitting fees associated with the Solara Phase 3 Project and the Soleil Project will be funded by the District as a part of its acquisition of certain assets, permits and work products under the terms of the Acquisition Agreement, with the remainder to be funded by the Developer, Mattamy.

**VIII. OPERATION AND MAINTENANCE RESPONSIBILITY**

The long-term ownership, operation and/or maintenance responsibilities of the proposed Solara Phase 3 and Soleil development improvements are summarized below:

<b>SOLARA PHASE 3 &amp; SOLEIL</b>	
<b>IMPROVEMENTS</b>	<b>RESPONSIBLE ENTITY</b>
Stormwater ponds.	District
Roadways and roadway drainage (inlets, pipes, etc.) within public rights of way	Osceola County
Roadways and roadway drainage (inlets, pipes, etc.) within private rights of way	Developer or Homeowner’s Association
Potable water system	TWA (Toho Water Authority)
Wastewater system	TWA (Toho Water Authority)
Reclaimed water system	TWA – Upstream of Master Meters Developer or Homeowner’s Association – Downstream of Master Meters
Underground electrical conduits, cables, boxes, duct banks, transformers, etc.	Duke Energy
Street lighting	Developer or Homeowner’s Association
Perimeter landscape and wall tracts, internal common area and landscape tracts, hardscape & signage within internal right-of-ways	Developer or Homeowner’s Association
Landscape within Westside Blvd., Student Dr., & Sand Mine Rd.	District

**IX. ESTIMATED COST OF THE SOLARA PHASE 3 AND SOLEIL DEVELOPMENTS**

**Exhibit 5** provides the estimated costs for the Solara Phase 3 development categories described in this report. The costs for the Solara Phase 3 Project which are to be funded, in part, by the Series 2022 Bonds are separately listed in this Exhibit.

**Exhibit 6** provides the estimated costs for the Soleil development categories described in this report. The costs for the Soleil Project which are to be funded, in part, by the Series 2022 Bonds are separately listed in this Exhibit.

## VII. SUMMARY AND CONCLUSIONS

The Solara Phase 3 Project and Soleil Project as outlined above is necessary for the development of the Solara Phase 3 development and Soleil development respectively, which is located within the boundaries of the District. The Solara Phase 3 Project is necessary for the development of Solara Phase 3 development. The Soleil Project is necessary for the development of the Soleil development. The planning and design of the Solara Phase 3 and Soleil developments is in accordance with current governmental regulatory requirements. The Solara Phase 3 Project and the Soleil Project will provide the intended function so long as the construction is in substantial compliance with the design and permits and the facilities are properly maintained.

The costs of constructing and/or acquiring the Solara Phase 3 Project described in this report are based on current plans for Solara Phase 3 development infrastructure as shown on the approved plans, drawings, specifications and development requirements, latest revision. Costs for the Solara Phase 3 Project were determined from a construction contract schedule of values with Assured Excavating, Inc. provided by Mattamy, which was awarded the contract for the construction of the Solara Phase 3 Development as well as engineering and design documentation made available by the design engineer, Hanson, Walter & Association, Inc. To the best of our professional opinion, knowledge and belief, the costs of the Solara Phase 3 Project provided herein are reasonable to complete the construction of the Solara Phase 3 Project described herein.

The costs of constructing and/or acquiring the Soleil Project described in this report are based on current plans for Soleil development infrastructure as shown on the approved plans, drawings, specifications and development requirements, latest revision. Costs for the Soleil Project were determined from existing construction contract pay application(s) with Assured Excavating, Inc. provided by Mattamy, which was awarded the contract for the construction of the Soleil development as well as engineering and design documentation made available by the design engineer, Hanson, Walter & Association, Inc. To the best of our professional opinion, knowledge and belief, the costs of the Soleil Project provided herein are reasonable to complete the construction of the Soleil Project described herein.

All infrastructure costs of the Solara Phase 3 and Soleil Projects are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes. The benefits to the assessable parcels within Solara Phase 3 development to be derived from the Solara Phase 3

Project will be not less than the costs of such improvements comprising the Solara Phase 3 Project. The benefits to the assessable parcels within Soleil development to be derived from the Soleil Project will be not less than the costs of such improvements comprising the Soleil Project.

The opinion of the probable construction cost is only an estimate and not a guaranteed maximum price. The estimated cost of the Solara Phase 3 Project and the Soleil Project is based on historical unit prices or current prices being experienced for on-going and similar types of work in the region. The labor market, future costs of equipment and materials and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost of the Solara Phase 3 Project and the Soleil Project may be more less than this estimate.

DRAFT COPY

Mark Vincutonis, P.E.  
HANSON, WALTER & ASSOCIATES, INC.  
8 Broadway, Suite 104  
Kissimmee, Florida 34741  
State of Florida Registration No. 54646

Dated: September 1, 2022 V3

**Exhibit 1**

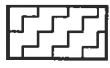
**Boundaries of the District with  
locations of the three construction phases within the District  
and location of Solara Phase 3 and Soleil Developments within the District**

SCALE: 1" = 2250'

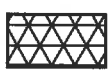
**LEGEND**



**WESTSIDE PHASE 1**



**WESTSIDE PHASE 2**



**WESTSIDE PHASE 3**



**SOLARA PHASE 3**



**SOLEIL**



8 BROADWAY, SUITE 104, KISSIMMEE, FL 34741-5708  
 PHONE: (407) 847-9433 FAX: (407) 847-2499  
 ENGINEERING, SURVEYING AND PLANNING



Hanson, Walter & Associates, Inc.

**WESTSIDE PHASE 1, 2 & 3**

**EXHIBIT 1**

DATE 08/18/22 SHEET 1 OF 1

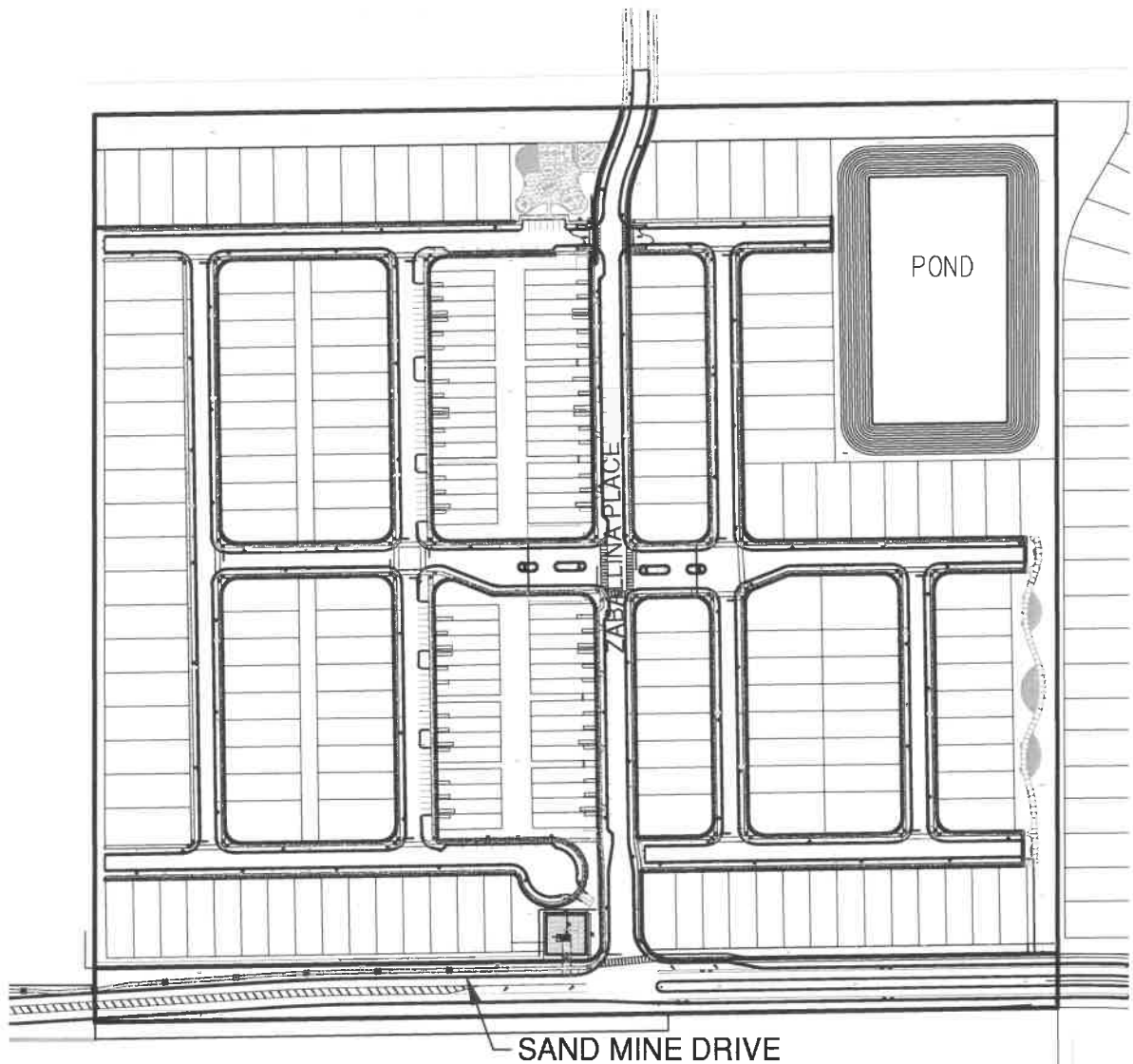
I:\3630-9-10 SOLARA 3 & SOLEIL - ENG REPORT\ENGINEERING\CADD\PLANS\WESTSIDE EXHIBIT.dwg \* Aug 18, 2022 - 2:50pm \* plotted by mvangerichten

**Exhibit 2**

**Solara Phase 3 Development  
Site plan for proposed improvements**



SCALE: 1" = 250'



8 BROADWAY, SUITE 104, KISSIMEE, FL 34741-5708  
PHONE: (407) 847-9433 FAX: (407) 847-2499  
ENGINEERING, SURVEYING AND PLANNING



Hanson, Walter & Associates, Inc.

SOLARA PHASE 3

EXHIBIT 2

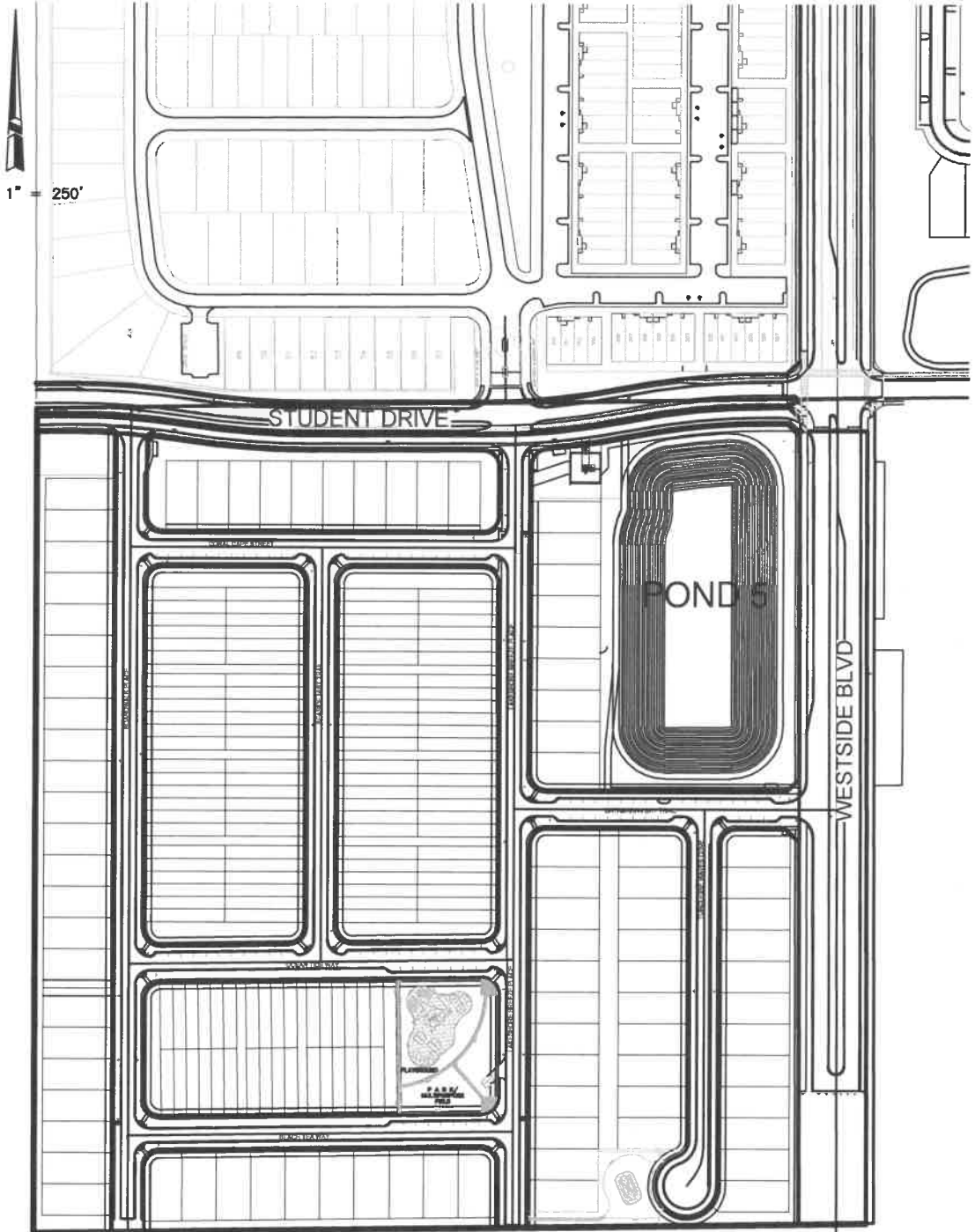
DATE 08/18/22 SHEET 1 OF 1



**Exhibit 3**

**Soleil Development  
Site plan for proposed improvements**

SCALE: 1" = 250'



B BROADWAY, SUITE 104, KISSIMMEE, FL 34741-5708  
PHONE: (407) 847-9433 FAX: (407) 847-2499  
ENGINEERING, SURVEYING AND PLANNING



Hanson, Walter & Associates, Inc.

SOLEIL

EXHIBIT 3

DATE 08/18/22 SHEET 1 OF 1

#### **Exhibit 4**

### **Description of the Categories of Improvements of the Solara Phase 3 and Soleil Projects**

- A. Earthwork associated with Public Improvements
- B. Roadways
- C. Roadway Drainage Improvements
- D. Utility Systems
  - i. Wastewater Collection System
  - ii. Potable Water Distribution System
  - iii. Reclaimed Water Distribution System
- E. Stormwater Management
- F. Landscape & Hardscape in common areas and Street Signage
- G. Underground Electrical System
- H. Street Lights
- I. Professional Services and Permitting Fees
- J. Contingency (3%)

**Exhibit 5**

**Estimated Costs of the Solara Phase 3 Project**

<b>Summary of Opinion of Probable Cost for the Solara Phase 3 Project</b>			
<b>Infrastructure Category</b>	<b>Total</b>	<b>Developer / HOA</b>	<b>Solara Phase 3 Project</b>
<b>Earthwork associated with Public improvements</b>	\$1,148,000	\$953,000	<b>\$195,000</b>
<b>Roadway</b>	\$2,126,000	\$1,275,000	<b>\$851,000</b>
<b>Roadway Drainage Improvements</b>	\$1,584,000	\$1,189,000	<b>\$395,000</b>
<b>Wastewater Collection System</b>	\$1,372,000	\$0	<b>\$1,372,000</b>
<b>Potable Water Distribution System</b>	\$1,112,000	\$0	<b>\$1,112,000</b>
<b>Reuse Water Distribution System</b>	\$769,000	\$654,000	<b>\$115,000</b>
<b>Stormwater Management</b>	\$208,000	\$0.00	<b>\$208,000</b>
<b>Landscape &amp; Hardscape in right of ways and common areas and street signage</b>	\$571,000	\$440,000	<b>\$131,000</b>
<b>Underground Electrical System</b>	\$100,000	\$50,000	<b>\$50,000</b>
<b>Street Lights</b>	\$50,000	\$50,000	<b>\$0</b>
<b>Professional Services and Permitting Fees</b>	\$606,000	\$268,000	<b>\$338,000</b>
<b>Contingency (3%)</b>	\$289,380	\$146,370	<b>\$143,010</b>
<b>Total Cost</b>	<b>\$9,935,380</b>	<b>\$5,025,370</b>	<b>\$4,910,010</b>

Notes:

1. No cost for acquiring land to construct improvements are included in the above.
2. Costs for Solara Phase 3 improvements are based on Assured Excavating, Inc. proposed contract schedule of values, and Cherry Lake landscaping schedule of values.
3. Roadway Drainage Improvements includes all stormwater pipes, inlets and manholes utilized to convey stormwater runoff to the ponds and does not include curb & gutters.
4. Stormwater Management includes the stormwater ponds and does not include any stormwater pipes or structures as there is no outfall or discharge from the dry retention pond.
5. Landscape & Hardscape includes the public right-of-ways and stormwater pond tract.
6. Earthwork costs under The District column include costs associated with the construction of the public right-of-ways and common area tracts as a percentage of the developable area excluding the pond tract.

Exhibit 6

**Estimated Costs of the Soleil Project**

<b>Summary of Opinion of Probable Cost for the Soleil Project</b>			
<b>Infrastructure Category</b>	<b>Total</b>	<b>Developer / HOA</b>	<b>Soleil Project</b>
<b>Earthwork associated with Public improvements</b>	\$744,000	\$484,000	\$260,000
<b>Roadway</b>	\$1,910,000	\$0	\$1,910,000
<b>Roadway Drainage Improvements</b>	\$1,042,000	\$0	\$1,042,000
<b>Wastewater Collection System</b>	\$939,000	\$0	\$939,000
<b>Potable Water Distribution System</b>	\$1,063,000	\$0	\$1,063,000
<b>Reuse Water Distribution System</b>	\$652,000	\$0	\$652,000
<b>Stormwater Management</b>	\$185,000	\$0	\$185,000
<b>Landscape &amp; Hardscape in right of ways and common areas and street signage</b>	\$712,000	\$272,000	\$440,000
<b>Underground Electrical System</b>	\$100,000	\$50,000	\$50,000
<b>Street Lights</b>	\$50,000	\$50,000	\$0
<b>Professional Services and Permitting Fees</b>	\$585,000	\$135,000	\$450,000
<b>Contingency (3%)</b>	\$239,460	\$29,730	\$209,730
<b>Total Cost</b>	<b>\$8,221,460</b>	<b>\$1,020,730</b>	<b>\$7,200,730</b>

Notes:

1. No cost for acquiring land to construct improvements are included in the above.
2. Costs for Soleil improvements are based on Assured Excavating, Inc. Pay Application(s), and Greenleaf landscaping schedule of values.
3. Roadway Drainage Improvements includes all stormwater pipes, inlets and manholes utilized to convey stormwater runoff to the ponds and does not include curb & gutters.
4. Stormwater Management includes the stormwater ponds and does not include any stormwater pipes or structures as there is no outfall or discharge from the dry retention pond.
5. Landscape & Hardscape includes the public right-of-ways and stormwater pond tract.
6. Earthwork costs under The District column include costs associated with the construction of the public right-of-ways and common area tracts as a percentage of the developable area excluding the pond tract.

# SECTION B

**MASTER  
ASSESSMENT METHODOLOGY  
FOR THE  
SOLARA PHASE 3 & SOLEIL**

**WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: September 6, 2022**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
219 E. Livingston St.  
Orlando, FL 32801**

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



## **1.0 Introduction**

The Westside Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended. The District anticipates the issuance at this time of not to exceed, in aggregate, \$15,005,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements within the District benefitting property owners within Solara Phase 3 & Soleil (previously known as Phase 4), more specifically described in the Engineer's Report dated September 6, 2022, prepared by Hanson, Walter & Associates, Inc., as may be amended and supplemented from time to time (the "Engineer's Report").

### **1.1 Purpose**

This Master Assessment Methodology (the "Assessment Report") provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the Solara Phase 3 & Soleil, of the District. This Assessment Report allocates the debt to properties based on the special benefits received from the Solara Phase 3 Project & the Soleil Project (collectively the "Projects") provided in the Engineer's Report dated September 6, 2022. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Projects. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes as amended, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the Solara Phase 3 & Soleil of the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, as amended. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 1,148.9 acres in Osceola County, Florida. The development program for the District's Solara Phases 3 & Soleil currently envisions 432 residential units and comprises approximately 84.04 acres. More specifically, Solara Phase 3 consists of 43.59 acres planned for 218 vacation rentals and Soleil consists of 214 platted conventional lots situated on 40.45 acres. The proposed development program for both Solara Phase 3 and Soleil is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Projects will provide facilities that benefit certain property within the Solara Phase 3 & Soleil, respectively, of the District.

Specifically, the District will construct and/or acquire certain onsite improvements including earthwork (public improvements), roadway, roadway drainage, wastewater collection system, potable water distribution system, reuse water distribution system, stormwater management, landscape & hardscape, underground electrical system, street lights, professional fees, and contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

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

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

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

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Projects enables properties within the boundaries of the Solara Phase 3 & Soleil of the District to be developed. Without the District's Projects, there would be no infrastructure to support development of land within Solara Phase 3 & Soleil of the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the Solara Phase 3 & Soleil of the District will benefit from the provision of the Projects. However, these benefits will be incidental for the purpose of the Projects, which is designed solely to meet the needs of property within the Solara Phase 3 & Soleil of the District. Properties outside of the District boundaries and outside of the Solara Phase 3 & Soleil, do not depend upon the District's Projects. The property owners

within the Solara Phase 3 & Soleil of the District are therefore receiving special benefits not received by those outside of the Solara Phase 3 & Soleil boundaries.

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

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

- 1) The properties must receive a special benefit from the improvements being paid for and constructed.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

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

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

The special benefits provided to the property owners within the Solara Phase 3 & Soleil of the District will be greater than the costs associated with providing these benefits to each of the Project areas.

The District Engineer estimates that the District's Solara Phase 3 Project that is necessary to support full development of property within the Solara Phase 3 of the District will cost approximately \$4,910,010. MBS as the District's underwriter (the "Underwriter") projects that financing costs required to fund the Solara Phase 3 Project, the proportional cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$6,125,000. Without the Solara Phase 3 Project, the property within the Solara Phase 3 of the District would not be able to be developed and occupied by future residents of the community.

The District Engineer estimates that the District's Soleil Project that is necessary to support full development of property within the Soleil of the District will cost approximately \$7,200,730. MBS as the District's underwriter (the "Underwriter") projects that financing costs required to fund the Soleil Project, the proportional cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$8,880,000. Without the Soleil Project, the property within Soleil of the District would not be able to be developed and occupied by future residents of the community.

### **2.0 Assessment Methodology**

#### **2.1 Overview**

### **Solara Phase 3:**

The District anticipates issuing approximately \$6,125,000 in Bonds in one or more series to fund the District's Solara Phase 3 Project, provide for a proportional share of capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$6,125,000 in debt to the properties within the Solara Phase 3 within the District benefiting from the Solara Phase 3 Project. This report will be supplemented to reflect actual bond terms.

The District anticipates issuing approximately \$8,880,000 in Bonds in one or more series to fund the District's Soleil Project, provide for a proportional share of capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$8,880,000 in debt to the properties within the Soleil within the District benefiting from the Soleil Project. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the developer within the Solara Phase 3 & Soleil of the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Projects needed to support the development, which construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$4,910,010 for the Solara Phase 3 Project and \$7,200,730 for the Soleil Project. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Projects and related costs was determined by the Underwriter to total approximately \$15,005,000, in aggregate. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. The Solara Phase 3 Project funded by District bonds benefits all acres or platted lots within the Solara Phase 3 of the District and the Soleil Project funded by the District bonds benefit all acres or platted lots within Soleil of the District.

The initial assessments will be levied to the platted property first within each respective neighborhood (Solara Phase 3 and Soleil). The remaining assessments will be levied on an equal acreage basis to all remaining unplatted acreage within each respective neighborhood (Solara Phase 3 and Soleil) of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Solara Phase 3 of the District are benefiting from the improvements related to the Solara Phase 3 Project and all of the lands within Soleil are benefiting from the improvements related to the Soleil Project.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units (“Assigned Properties”) has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis within each respective neighborhood (Solara Phase 3 and Soleil). The “Unassigned Properties” defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within each of Solara Phase 3 & Soleil, which are the beneficiaries of the respective Projects, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the developer is required. The process is outlined in Section 3.0.

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

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

### **2.3 Allocation of Benefit**

Each of the Projects consists of earthwork (public improvements), roadway, roadway drainage, wastewater collection system, potable water distribution system, reuse water distribution system, stormwater management, landscape & hardscape, underground electrical system, street lights, professional fees, and contingency more fully described in the Engineer’s Report. There are three product types within the planned developments. The townhouse home has been set as the base unit and has been assigned one equivalent residential unit (“ERU”). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from each of the Projects exceed the cost that the units will be paying for such benefits.

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

Construction and/or acquisition by the District of its proposed Projects will provide several types of systems, facilities and services for its residents. These include earthwork (public improvements), roadway, roadway drainage, wastewater collection system, potable water distribution system, reuse water distribution system, stormwater management, landscape & hardscape, underground electrical system, street lights, professional fees, and contingency. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

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

For the provision of the Projects, the special and peculiar benefits are:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type) for each of Solara Phase 3 & Soleil. This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Projects have been apportioned to the property within the Solara Phase 3 & Soleil of the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Solara Phase 3 & Soleil of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4 for each of Solara Phase 3 & Soleil, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Projects are constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within Solara Phase 3 & Soleil, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the Solara Phases 3 of the District and separately the full development plan of Soleil of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties within each respective neighborhood (Solara Phase 3 & Soleil) is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

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

### **4.0 Assessment Roll**

The District will initially distribute the liens related to the Solara Phase 3 Project across the property within the Solara Phase 3 to the platted property and then on an

equal gross acreage basis to the remaining acres with the Solara Phases 3 and, separately, the District will initially distribute the lien related to the Soleil Project across the property within Soleil to the platted property and then on an equal gross acreage basis to the remaining acres within Soleil. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

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**TABLE 1**  
**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (SOLARA DEVELOPMENT, PHASES 3 & SOLEIL)**  
**DEVELOPMENT PROGRAM**  
**MASTER ASSESSMENT METHODOLOGY**

<b>Solara Phase 3</b>				
Land Use	Phase 3	ERUs per Unit (1)	Total ERUs	
Townhome	60	1.00	60	
Single Family 40'	110	1.10	121	
Single Family 50'	48	1.20	58	
<b>Total Units</b>	<b>218</b>		<b>239</b>	

<b>Soleil</b>				
Land Use	Phase 4	ERUs per Unit (1)	Total ERUs	
Townhome	128	1.00	128	
Single Family 40'	0	1.10	0	
Single Family 50'	86	1.20	103	
<b>Total Units</b>	<b>214</b>		<b>231</b>	

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

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 2  
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (SOLARA DEVELOPMENT, PHASES 3 & SOLEIL)  
CAPITAL IMPROVEMENT PLAN COST ESTIMATES  
MASTER ASSESSMENT METHODOLOGY**

Capital Improvement Plan ("CIP") (1)	Phase 3 Project	Soleil Project	Total Cost Estimate
Earthwork (Public Improvements)	\$195,000	\$260,000	\$455,000
Roadway	\$851,000	\$1,910,000	\$2,761,000
Roadway Drainage	\$395,000	\$1,042,000	\$1,437,000
Wastewater Collection System	\$1,372,000	\$939,000	\$2,311,000
Potable Water Distribution System	\$1,112,000	\$1,063,000	\$2,175,000
Reuse Water Distribution System	\$115,000	\$652,000	\$767,000
Stormwater Management	\$208,000	\$185,000	\$393,000
Landscape & Hardscape	\$131,000	\$440,000	\$571,000
Underground Electrical System	\$50,000	\$50,000	\$100,000
Street Lights	\$0	\$0	\$0
Professional Fees	\$338,000	\$450,000	\$788,000
Contingency	\$143,010	\$209,730	\$352,740
	\$4,910,010	\$7,200,730	\$12,110,740

(1) A detailed description of these improvements is provided in the Engineer's Report dated August 31, 2022.

**TABLE 3**  
**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (SOLARA DEVELOPMENT, PHASES 3 & SOLEIL)**  
**BOND SIZING**  
**MASTER ASSESSMENT METHODOLOGY**

<b>Description</b>	<b>Solara Phase 3</b>	<b>Soleil</b>	<b>Total</b>
Construction Funds	\$ 4,910,010	\$ 7,200,730	\$ 12,110,740
Debt Service Reserve	\$ 491,001	\$ 720,073	\$ 1,211,074
Capitalized Interest	\$ 398,125	\$ 577,200	\$ 975,325
Underwriters Discount	\$ 122,500	\$ 177,600	\$ 300,100
Cost of Issuance	\$ 200,000	\$ 200,000	\$ 400,000
Contingency	\$ 3,364	\$ 4,397	\$ 7,761
<b>Par Amount*</b>	<b>\$ 6,125,000</b>	<b>\$ 8,880,000</b>	<b>\$ 15,005,000</b>

<b>Bond Assumptions:</b>	
Interest Rate	6.50%
Amortization	30 years
Capitalized Interest	12 months
Debt Service Reserve	100% MADS
Underwriters Discount	2%

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

**TABLE 4**  
**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (SOLARA DEVELOPMENT, PHASES 3 & SOLEIL)**  
**ALLOCATION OF IMPROVEMENT COSTS**  
**MASTER ASSESSMENT METHODOLOGY**

**Solara Phase 3**

Land Use	No. of Units	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Townhome	60	1.00	60	25.15%	\$ 1,234,705	\$ 20,578
Single Family 40'	110	1.10	121	50.71%	\$ 2,489,988	\$ 22,636
Single Family 50'	48	1.20	58	24.14%	\$ 1,185,317	\$ 24,694
<b>Totals</b>	<b>218</b>		<b>239</b>	<b>100.00%</b>	<b>\$ 4,910,010</b>	

**Soleil**

Land Use	No. of Units	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Townhome	128	1.00	128	55.36%	\$ 3,986,563	\$ 31,145
Single Family 40'	0	1.10	0	0.00%	\$ -	
Single Family 50'	86	1.20	103	44.64%	\$ 3,214,167	\$ 37,374
<b>Totals</b>	<b>214</b>		<b>231</b>	<b>100.00%</b>	<b>\$ 7,200,730</b>	

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5  
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (SOLARA DEVELOPMENT, PHASES 3 & SOLEIL)  
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
MASTER ASSESSMENT METHODOLOGY**

**Solara Phase 3**

Land Use	No. of Units	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Townhome	60	\$ 1,234,705	\$	1,540,235	\$	25,671
Single Family 40'	110	\$ 2,489,988	\$	3,106,140	\$	28,238
Single Family 50'	48	\$ 1,185,317	\$	1,478,625	\$	30,805
<b>Totals</b>	<b>218</b>	<b>\$ 4,910,010</b>	<b>\$</b>	<b>6,125,000</b>		

**Soleil**

Land Use	No. of Units	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product	Type	Debt Per Product	Type	
Townhome	128	\$ 3,986,563	\$	4,916,263	\$	38,408
Single Family 40'	0	\$ -	\$	-	\$	-
Single Family 50'	86	\$ 3,214,167	\$	3,963,737	\$	46,090
<b>Totals</b>	<b>214</b>	<b>\$ 7,200,730</b>	<b>\$</b>	<b>8,880,000</b>		

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6  
 WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (SOLARA DEVELOPMENT, PHASES 3 & SOLEIL)  
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
 MASTER ASSESSMENT METHODOLOGY

**Solara Phase 3**

Land Use	No. of Units	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhome	60	\$ 1,540,235	\$ 25,671	\$ 123,470	\$ 2,057.84	\$ 2,189.19
Single Family 40'	110	\$ 3,106,140	\$ 28,238	\$ 248,999	\$ 2,263.63	\$ 2,408.11
Single Family 50'	48	\$ 1,478,625	\$ 30,805	\$ 118,532	\$ 2,469.41	\$ 2,627.03
<b>Totals</b>	<b>218</b>	<b>\$ 6,125,000</b>		<b>\$ 491,001</b>		

**Soleil**

Land Use	No. of Units	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Townhome	128	\$ 4,916,263	\$ 38,408.30	\$ 398,656	\$ 3,114.50	\$ 3,313.30
Single Family 40'	0	-	-	-	-	-
Single Family 50'	86	\$ 3,963,737	\$ 46,089.97	\$ 321,417	\$ 3,737.40	\$ 3,975.96
<b>Totals</b>	<b>214</b>	<b>\$ 8,880,000</b>		<b>\$ 720,073</b>		

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

TABLE 7  
 WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (SOLARA DEVELOPMENT, PHASES 3 & SOLEIL)  
 PRELIMINARY ASSESSMENT ROLL  
 MASTER ASSESSMENT METHODOLOGY

Owner	Property ID #'s	Unit Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0010	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0020	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0030	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0040	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0050	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0060	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0070	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0080	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0090	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0100	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0110	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0120	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0130	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0140	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0150	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0160	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0170	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0180	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0190	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0200	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0210	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0220	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0230	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0240	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0250	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0260	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0270	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0280	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0290	50	\$ 46,089.97	\$ 3,737.40	\$ 3,975.96

Platted - Soleil











Owner	Property ID #'s	Unit Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1700	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1710	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1720	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1730	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1740	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1750	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1760	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1770	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1780	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1790	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1800	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1810	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1820	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1830	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1840	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1850	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1860	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1870	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1880	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1890	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1900	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1910	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1920	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1930	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1940	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1950	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1960	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1970	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1980	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1990	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2000	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2010	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2020	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2030	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2040	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30

Owner	Property ID #'s	Unit Type	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2050	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2060	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2070	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2080	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2090	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2100	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2110	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2120	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2130	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2140	TH	\$ 38,408.30	\$ 3,114.50	\$ 3,313.30
Total Platted Assessments			\$ 8,880,000	\$ 720,073	\$ 766,035

**Unplatted - Solara Phase 3**

	Acres	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MATTAMY ORLANDO LLC	43.59	\$ 6,125,000	\$ 491,001	\$ 522,341
Total Unplatted Assessments		\$ 6,125,000	\$ 491,001	\$ 522,341

Total Assessments	\$ 15,005,000	\$ 1,211,074	\$ 1,288,377
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(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	6.50%
Maximum Annual Debt Service	\$1,211,074

Prepared by: Governmental Management Services - Central Florida, LLC

# SECTION D

## RESOLUTION 2023-03

**A RESOLUTION AUTHORIZING AND CONFIRMING THE SOLARA PHASE 3 & SOLEIL PROJECT; EQUALIZING, APPROVING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH SOLARA PHASE 3 & SOLEIL PROJECT TO PAY THE COSTS THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHOD PROVIDED FOR BY CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR RECORDING OF AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*.

### **SECTION 2. DISTRICT AUTHORITY AND PREVIOUS ACTIONS.**

A. The Westside Community Development District ("**District**") is a local unit of special-purpose government organized and existing under Chapter 190, *Florida Statutes*.

B. The District is authorized under Chapter 190, *Florida Statutes*, to construct roads, water management and control facilities, water and wastewater systems and other public infrastructure projects to serve lands within the District.

C. The District adopted the Third Supplement to Westside Community Development District Engineer's Report for Westside Phase 1, 2, and 3 Solara Phase 3 & Soleil, dated September 6, 2022 (the "**Engineer's Report**"), describing the capital improvement program to be constructed and/or acquired by the District (the "**Solara Phase 3 & Soleil Project**").

D. The District is authorized by Chapter 170, *Florida Statutes*, to levy special assessments to pay all, or any part of, the cost of the Solara Phase 3 & Soleil Project and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 190 and 170, *Florida Statutes*.

**SECTION 3. FINDINGS.** The District's Board of Supervisors ("**Board**") hereby finds and determines as follows:

A. It is necessary to the public safety and welfare, and to comply with applicable governmental requirements, that (i) the District provide the Solara Phase 3 & Soleil Project, the

nature and location of which is described in the Engineer's Report and the plans and specifications on file at the District Manager's office at 219 E. Livingston Street, Orlando, Florida 32801; (ii) the cost of such Solara Phase 3 & Soleil Project be assessed against the lands specially benefited by such projects; and (iii) the District issue bonds to provide funds for such purposes, pending the receipt of such special assessments.

B. The provisions of said infrastructure projects, the levying of such special assessments and the sale and issuance of such bonds serves a proper, essential and valid public purpose.

C. In order to provide funds with which to pay the costs of the Solara Phase 3 & Soleil Project which are to be assessed against the benefited properties, pending the collection of such special assessments, it is necessary for the District to sell and issue its not-to-exceed \$ \_\_\_\_\_ Westside Community Development District Special Assessment Revenue Bonds, 2022-1 (Assessment Area One) (the "Series 2022-1 Bonds") and its not-to-exceed \$ \_\_\_\_\_ Westside Community Development District Special Assessment Revenue Bonds, 2022-2 (Assessment Area Two) (the "Series 2022-2 Bonds" and, together with the Series 2022-1 Bonds, the "Series 2022 Bonds") in one or more series ("**Bonds**").

D. In Resolution 2022-09, the Board determined to provide the Solara Phase 3 & Soleil Project and to defray the cost thereof by making special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed for the Solara Phase 3 & Soleil Project prior to the collection of such special assessments. Resolution 2023-02 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time the same was adopted, the requirements of Section 170.04, *Florida Statutes* had been complied with.

E. As directed by Resolution 2022-09 said Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the District Manager.

F. As directed by Resolution 2022-09, a preliminary assessment roll was prepared and filed with the Board as required by Section 170.06, *Florida Statutes*.

G. The Board, by Resolution 2022-09, and as ratified today, adopted the *Master Assessment Methodology for Solara Phase 3 & Soleil for Westside Community Development District*, dated September 6, 2022 (the "**Assessment Methodology**"), attached hereto and incorporated herein as **Exhibit "A"**.

H. The Board, by Resolution 2022-09, and as ratified today, approved the Engineer's Report.

I. As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2022-10 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount



thereof to be assessed against each parcel of specially benefited property and providing for the mailing and publication of notice of such public hearing.

J. Notice of such public hearing has been given by publication and by delivery as required by Section 170.07, *Florida Statutes*, and affidavits as to such publication and delivery are on file in the office of the Secretary of the Board.

K. At the time and place specified in the resolution and notice referred to in paragraph (I) above, the Board met as an Equalization Board, conducted such public hearing and heard and considered all complaints as to the matters described in paragraph (I) above and, based thereon, has made such modifications (if any) in the preliminary assessment roll as it deems desirable at this time.

L. Having considered any revised costs of the Solara Phase 3 & Soleil Project, any revised estimates of financing costs and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District finds and determines:

(i) that the estimated costs of the Solara Phase 3 & Soleil Project are as specified in the Engineer's Report, and the amount of such costs is reasonable and proper; and

(ii) that it is reasonable, proper, just and right to assess the cost of such Solara Phase 3 & Soleil Project against the properties specially benefited thereby using the methods determined by the Board as set forth in the Assessment Methodology, which result in special assessments set forth on an assessment roll contained in the Assessment Methodology and herein adopted by the Board, and which roll will be supplemented and amended by the Board when properties are platted and when final project costs, structure and interest rate on the Bonds to be issued by the District are established; and

(iii) that the Solara Phase 3 & Soleil Project will constitute a special benefit to all parcels of real property listed on said assessment roll and that the benefit, in the case of each such parcel, will be in excess of the special assessment thereon; and

(iv) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Methodology in order to ensure that all parcels of real property benefiting from the Solara Phase 3 & Soleil Project are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due; and

(v) it is desirable that the special assessments be paid and collected as herein provided.

**SECTION 4. AUTHORIZATION OF THE SOLARA PHASE 3 & SOLEIL PROJECT.** The Solara Phase 3 & Soleil Project, as more specifically described by the Engineer's Report and the plans and specifications on file with the District Manager, are hereby confirmed,

authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made following the issuance of the Bonds.

**SECTION 5. ESTIMATED COST OF IMPROVEMENTS.** The total estimated costs of the Solara Phase 3 & Soleil Project, and the costs to be paid by special assessments on all specially benefited property, are set forth in **Exhibit “A”**.

**SECTION 6. APPROVAL AND CONFIRMATION OF ASSESSMENT METHODOLOGY.** The Assessment Methodology is hereby adopted, approved and confirmed by the Board acting in its capacity as an Equalization Board. The special assessment or assessments against each respective parcel to be shown on the assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid; such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 7. FINALIZATION OF SPECIAL ASSESSMENTS.** When all of the Solara Phase 3 & Soleil Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. The District shall credit to each special assessment for the Solara Phase 3 & Soleil Project the difference between the special assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the projects, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee’s proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves or bond discount included in the estimated cost of any such improvements. Such credits, if any, shall be entered in the District’s Improvement Lien Book. Once the final amount of special assessments for all of the Solara Phase 3 & Soleil Project improvements have been determined, the term “special assessment” shall, with respect to each benefited parcel, mean the sum of the costs of the Solara Phase 3 & Soleil Project.

**SECTION 8. PAYMENT AND PREPAYMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.**

A. All non-ad valorem special assessments shall be payable in no more than thirty (30) annual installments which shall include interest (excluding any capitalized interest period), calculated in accordance with the Assessment Methodology. All special assessments collected utilizing the uniform method of collection shall be levied in the amount determined in the first sentence of this paragraph divided by 1 minus the sum of the percentage cost of collection, necessary administrative costs and the maximum allowable discount for the early payment of taxes (currently a total of four percent (4%), as may be amended from time to time by Osceola County and by changes to Florida Statutes and implementing regulations, if any).

B. The District hereby may elect, under its charter and Section 197.3631, *Florida Statutes*, to use the method of collecting special assessments authorized by Sections 197.3632 and

197.3635, *Florida Statutes*. The District has heretofore timely taken, or will timely take, all necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*, and applicable rules adopted pursuant thereto to elect to use this method; and, if required, the District shall enter into a written agreement with the Property Appraiser and/or Tax Collector of Osceola County in compliance therewith. Such non-ad valorem special assessments shall be subject to all of the collection provisions of Chapter 197, *Florida Statutes*.

C. Notwithstanding the foregoing, the District reserves the right under Section 197.3631, *Florida Statutes*, to collect its non-ad valorem special assessments pursuant to Chapter 170, *Florida Statutes*, and to foreclose its non-ad valorem special assessment liens as provided for by law.

D. All special assessments may be prepaid in whole or in part at any time by payment of an amount equal to the principal amount of such prepayment plus interest accrued at the interest rate on the Bonds and in the amount sufficient to pay interest on the Bonds on the next interest payment date which occurs at least **45 days** after such prepayment and to the next succeeding interest payment date if such prepayment is less than **45 days** from the next interest payment date. All special assessments are also subject to prepayment in the amounts and at the times set forth in Chapter 170, *Florida Statutes*; provided, however, that the owner of land subject to special assessments may elect to waive such statutory right of prepayment.

**SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT.** Property owned by units of local, state, and federal government shall not be subject to the special assessments without specific consent thereto. In addition, property owned by a property owners' association or homeowner's association that is exempt from special assessments under Florida law shall not be subject to the special assessments. If at any time, any real property on which special assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of special assessments thereon), all future unpaid special assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

**SECTION 10. ASSESSMENT NOTICE.** The District Manager is hereby directed to record a general Notice of Assessments in the Official Records of Osceola County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

**SECTION 11. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 12. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 13. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED AND ADOPTED** this 1st day of November, 2022.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
WESTSIDE COMMUNITY  
DEVELOPMENT DISTRICT**, a Florida  
community development district

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

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

Name: \_\_\_\_\_  
Secretary/Assistant Secretary

Name: \_\_\_\_\_  
Chairman/Vice Chairman

**EXHIBIT "A"**

**ASSESSMENT METHODOLOGY**

Master Assessment Methodology for Solara Phase 3 & Soleil for Westside Community  
Development District, dated September 29, 2022

*[See attached.]*

# SECTION X

# SECTION C

# SECTION 1



# Westside Community Development District

## Summary of Check Register

August 29, 2022 to September 26, 2022

Fund	Date	Check No.'s	Amount
General	09/06/22	1839 - 1840	\$ 19,124.55
	09/07/22	1841	\$ 2,020.00
	09/15/22	1842 - 1844	\$ 24,736.75
			<b>\$ 45,881.30</b>

\*\*\* CHECK DATES 08/29/2022 - 09/26/2022 \*\*\* WESTSIDE CDD - GENERAL FUND BANK A WESTSIDE CDD

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#
9/06/22	00056	8/25/22	14864	202208	320-53800-46400			WESTSIDE CDD STORM WATER	*	600.00	
9/06/22	00056	8/25/22	14864	202208	320-53800-46400			GOODMAR HERBICIDE	*	100.00	
9/06/22	00056	8/25/22	14864	202208	320-53800-46400			TRACT RR HERBICIDE	*	100.00	
9/06/22	00056	8/25/22	14864	202208	320-53800-46400			SOLARA PONDS S1,S2 AND S3	*	275.00	
AQUATIC WEED MANAGEMENT, INC.										1,075.00	001839
9/06/22	00039	8/30/22	OS 41950	202205	320-53800-46300			IRRIGATION REPAIRS-MAY 22	*	1,812.26	
9/01/22	OS 42029	202209	320-53800-46200					LANDSCAPE MAINT - SEP 22	*	16,237.29	
YELLOWSTONE LANDSCAPE										18,049.55	001840
9/07/22	00070	9/01/22	526	202209	320-53800-46200			LANDSCAPE MAINT - SEP 22	*	820.00	
9/02/22	16571	202206	320-53800-46200					LANDSCAPE MAINT-POND PH3	*	600.00	
9/02/22	16572	202207	320-53800-46200					LANDSCAPE MAINT-POND PH3	*	600.00	
EXCLUSIVE LANDSCAPING										2,020.00	001841
9/15/22	00025	8/31/22	16527	202209	300-15500-10000			FY23 INSURANCE POLICY	*	10,451.00	
EGIS INSURANCE ADVISORS, LLC										10,451.00	001842
9/15/22	00001	9/01/22	421	202209	310-51300-34000			MANAGEMENT FEES - SEP 22	*	3,622.75	
9/01/22	421	202209	310-51300-35200					WEBSITE MANAGEMENT-SEP 22	*	91.67	
9/01/22	421	202209	310-51300-35100					INFORMATION TECH - SEP 22	*	137.50	
9/01/22	421	202209	310-51300-31300					DISSEMINATION SVCS-SEP 22	*	1,166.67	
9/01/22	421	202209	310-51300-51000					OFFICE SUPPLIES	*	12.86	
9/01/22	421	202209	310-51300-42000					POSTAGE	*	41.57	
9/01/22	421	202209	310-51300-42500					COPIES	*	56.10	
9/01/22	422	202209	320-53800-49000					FIELD MANAGEMENT - SEP 22	*	1,690.67	
GOVERNMENTAL MANAGEMENT SERVICES										6,819.79	001843

WEST WESTSIDE ZYAN

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
9/15/22	00039	9/05/22	OS	42567	202209	320-53800-49400		TRIM MAPLES AROUND POND	*	1,643.88	
		9/05/22	OS	42567	202209	320-53800-49400		TRIM TREES AND PALMS(16)	*	5,822.08	
YELLOWSTONE LANDSCAPE										7,465.96	001844

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 TOTAL FOR BANK A 45,881.30  
 TOTAL FOR REGISTER 45,881.30

WEST WESTSIDE ZYAN



# Westside Community Development District

## Summary of Check Register

September 27, 2022 to October 24, 2022

Fund	Date	Check No.'s	Amount
General	10/14/22	1845 - 1849	\$ 101,872.14
			\$ 101,872.14

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT
10/14/22	00003	8/15/22	359542	202208	310-51300-32200			BERGER TOOMBS ELAM GAINES & FRANK	*	3,925.00	3,925.00 001845
					FY21 AUDIT SERVICE						
10/14/22	00001	9/15/22	423	202210	310-51300-31700			ASSESSMENT ROLL CERT FY23	*	12,500.00	12,500.00 001846
								GOVERNMENTAL MANAGEMENT SERVICES			
10/14/22	00022	9/14/22	5284676	202208	310-51300-31100			ENG.REPORT/BOND ISSUANCE	*	9,900.00	9,900.00 001847
								HANSON, WALTER & ASSOCIATES, INC.			
10/14/22	00029	9/12/22	105784	202208	310-51300-31500			GENERAL COUNSEL - AUG 22	*	165.64	165.64 001848
								LATHAM,LUNA,EDEN & BEAUDINE, LLP			
10/14/22	00016	10/04/22	10042022	202210	300-20700-10000			ASSMNT TRANSFER-SER2005-2	*	55,481.50	55,481.50 001849
								ASSMNT TRANSFER-SER2007-2	*	19,900.00	19,900.00 001849

WESTSIDE CDD C/O USBANK 75,381.50 001849  
 TOTAL FOR BANK A 101,872.14  
 TOTAL FOR REGISTER 101,872.14

WEST WESTSIDE ZYAN

# SECTION 2

***Westside***  
***Community Development District***

***Unaudited Financial Reporting***  
***September 30, 2022***

**GMS**



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**Westside**  
**Community Development District**  
**Combined Balance Sheet**  
**September 30, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 193,958	\$ -	\$ -	\$ 279,288	\$ 473,246
Capital Projects Account	\$ -	\$ -	\$ 24,793	\$ -	\$ 24,793
<b>Investments:</b>					
<b>Series 2005 - 2</b>					
Reserve	\$ -	\$ 100,342	\$ -	\$ -	\$ 100,342
Revenue	\$ -	\$ 42,720	\$ -	\$ -	\$ 42,720
Prepayment	\$ -	\$ 4,152	\$ -	\$ -	\$ 4,152
<b>Series 2007 - 2</b>					
Reserve	\$ -	\$ 36,260	\$ -	\$ -	\$ 36,260
Revenue	\$ -	\$ 50,147	\$ -	\$ -	\$ 50,147
Prepayment	\$ -	\$ 2,929	\$ -	\$ -	\$ 2,929
<b>Series 2018</b>					
Reserve	\$ -	\$ 115,065	\$ -	\$ -	\$ 115,065
Revenue	\$ -	\$ 110,162	\$ -	\$ -	\$ 110,162
Construction	\$ -	\$ -	\$ 2	\$ -	\$ 2
<b>Series 2019</b>					
Reserve	\$ -	\$ 101,595	\$ -	\$ -	\$ 101,595
Revenue	\$ -	\$ 84,517	\$ -	\$ -	\$ 84,517
Construction	\$ -	\$ -	\$ 1	\$ -	\$ 1
<b>Series 2019 K</b>					
Reserve	\$ -	\$ 92,850	\$ -	\$ -	\$ 92,850
Revenue	\$ -	\$ 48,961	\$ -	\$ -	\$ 48,961
Construction	\$ -	\$ -	\$ 9,373	\$ -	\$ 9,373
<b>Series 2019 R</b>					
Reserve	\$ -	\$ 503,479	\$ -	\$ -	\$ 503,479
Revenue	\$ -	\$ 491,122	\$ -	\$ -	\$ 491,122
Cost of Issuance	\$ -	\$ 6,956	\$ -	\$ -	\$ 6,956
Due from General Fund	\$ -	\$ 75,382	\$ -	\$ -	\$ 75,382
Investments - SBA	\$ 304,366	\$ -	\$ -	\$ 963,785	\$ 1,268,151
Prepaid Expenses	\$ 15,098	\$ -	\$ -	\$ -	\$ 15,098
<b>Total Assets</b>	<b>\$ 513,422</b>	<b>\$ 1,866,638</b>	<b>\$ 34,168</b>	<b>\$ 1,243,073</b>	<b>\$ 3,657,301</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 13,991	\$ -	\$ -	\$ -	\$ 13,991
Due to Debt Service	\$ 75,382	\$ -	\$ -	\$ -	\$ 75,382
Accrued Interest Payable	\$ -	\$ 24,316	\$ -	\$ -	\$ 24,316
Accrued Principal Payable	\$ -	\$ 190,000	\$ -	\$ -	\$ 190,000
<b>Total Liabilities</b>	<b>\$ 89,372</b>	<b>\$ 214,316</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 303,688</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 15,098	\$ -	\$ -	\$ -	\$ 15,098
<b>Restricted for:</b>					
Debt Service - Series 2005 - 2	\$ -	\$ 30,040	\$ -	\$ -	\$ 30,040
Debt Service - Series 2007 - 2	\$ -	\$ 67,576	\$ -	\$ -	\$ 67,576
Debt Service - Series 2018	\$ -	\$ 225,227	\$ -	\$ -	\$ 225,227
Debt Service - Series 2019	\$ -	\$ 186,112	\$ -	\$ -	\$ 186,112
Debt Service - Series 2019 K	\$ -	\$ 141,811	\$ -	\$ -	\$ 141,811
Debt Service - Series 2019 R	\$ -	\$ 1,001,556	\$ -	\$ -	\$ 1,001,556
Capital Projects	\$ -	\$ -	\$ 34,168	\$ -	\$ 34,168
Unassigned	\$ 408,952	\$ -	\$ -	\$ 1,243,073	\$ 1,652,025
<b>Total Fund Balances</b>	<b>\$ 424,050</b>	<b>\$ 1,652,322</b>	<b>\$ 34,168</b>	<b>\$ 1,243,073</b>	<b>\$ 3,353,613</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 513,422</b>	<b>\$ 1,866,638</b>	<b>\$ 34,168</b>	<b>\$ 1,243,073</b>	<b>\$ 3,657,301</b>

**Westside**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2022**

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 472,157	\$ 472,157	\$ 476,581	\$ 4,423
Assessments - Direct Bill	\$ 94,070	\$ 94,070	\$ 94,070	\$ (0)
Interest	\$ 1,000	\$ 1,000	\$ 4,055	\$ 3,055
<b>Total Revenues</b>	<b>\$ 567,228</b>	<b>\$ 567,228</b>	<b>\$ 574,706</b>	<b>\$ 7,478</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 2,400	\$ 9,600
FICA Expense	\$ 918	\$ 918	\$ 184	\$ 734
Engineering Fees	\$ 10,500	\$ 10,500	\$ 14,935	\$ (4,435)
Legal Services	\$ 40,000	\$ 40,000	\$ 7,884	\$ 32,116
Arbitrage Fees	\$ 3,250	\$ 3,250	\$ 1,350	\$ 1,900
Management Fees	\$ 43,473	\$ 43,473	\$ 43,473	\$ 0
Information Technology	\$ 1,650	\$ 1,650	\$ 1,650	\$ -
Website Maintenance	\$ 1,100	\$ 1,100	\$ 1,100	\$ (0)
Dissemination Fees	\$ 14,000	\$ 14,000	\$ 14,000	\$ (0)
Trustee Fees	\$ 20,142	\$ 20,142	\$ 13,321	\$ 6,821
Assessment Roll Services	\$ 12,500	\$ 12,500	\$ 12,500	\$ -
Auditing Services	\$ 3,925	\$ 3,925	\$ 3,925	\$ -
Telephone	\$ 100	\$ 100	\$ -	\$ 100
Postage	\$ 2,250	\$ 2,250	\$ 514	\$ 1,736
Insurance - General Liability	\$ 9,200	\$ 9,200	\$ 8,616	\$ 584
Printing and Binding	\$ 1,500	\$ 1,500	\$ 311	\$ 1,189
Legal Advertising	\$ 1,800	\$ 1,800	\$ 1,365	\$ 435
Other Current Charges	\$ 1,600	\$ 1,600	\$ 1,187	\$ 413
Office Supplies	\$ 400	\$ 400	\$ 35	\$ 365
Property Appraiser's Fee	\$ 700	\$ 700	\$ 1,089	\$ (389)
Property Taxes	\$ 200	\$ 200	\$ 192	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 181,383</b>	<b>\$ 181,383</b>	<b>\$ 130,204</b>	<b>\$ 51,180</b>

**Westside**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2022**

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Landscape Maintenance	\$ 212,490	\$ 212,490	\$ 210,690	\$ 1,800
Oak Tree Maintenance	\$ 25,000	\$ 25,000	\$ 23,288	\$ 1,712
Irrigation Repairs	\$ 15,000	\$ 15,000	\$ 8,940	\$ 6,060
Plant Replacement	\$ 30,000	\$ 30,000	\$ 25,138	\$ 4,862
Electric	\$ 1,500	\$ 1,500	\$ 294	\$ 1,206
Streetlighting	\$ 73,000	\$ 73,000	\$ 54,425	\$ 18,575
Irrigation Water	\$ 58,000	\$ 58,000	\$ 44,745	\$ 13,255
Property Insurance	\$ 5,000	\$ 5,000	\$ 1,081	\$ 3,919
Field Management	\$ 20,288	\$ 20,288	\$ 20,288	\$ (0)
Lake & Wetland Maintenance	\$ 18,900	\$ 18,900	\$ 18,250	\$ 650
Sidewalk Repairs & Maintenance	\$ 4,000	\$ 4,000	\$ -	\$ 4,000
Contingency	\$ 26,000	\$ 26,000	\$ 13,739	\$ 12,261
Stormwater/Lake Repair	\$ 15,000	\$ 15,000	\$ 600	\$ 14,400
<b>Total Operations &amp; Maintenance</b>	<b>\$ 504,178</b>	<b>\$ 504,178</b>	<b>\$ 421,478</b>	<b>\$ 82,700</b>
<b>Total Expenditures</b>	<b>\$ 685,561</b>	<b>\$ 685,561</b>	<b>\$ 551,681</b>	<b>\$ 133,880</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (118,334)</b>		<b>\$ 23,024</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (150,000)	\$ (150,000)	\$ (175,000)	\$ (25,000)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (150,000)</b>	<b>\$ (150,000)</b>	<b>\$ (175,000)</b>	<b>\$ (25,000)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (268,334)</b>		<b>\$ (151,976)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 268,334</b>		<b>\$ 576,026</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 424,050</b>	

# Westside

## Community Development District

### Debt Service Fund Series 2005-2

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
<b>Revenues:</b>				
Assessments - Direct Bill	\$ 110,963	\$ 110,963	\$ 110,963	\$ -
Interest	\$ -	\$ -	\$ 108	\$ 108
<b>Total Revenues</b>	<b>\$ 110,963</b>	<b>\$ 110,963</b>	<b>\$ 111,071</b>	<b>\$ 108</b>
<b>Expenditures:</b>				
Debt Service Obligation	\$ 110,963	\$ 110,963	\$ 176,584	\$ (65,621)
Other Debt Service Cost	\$ -	\$ -	\$ 275	\$ (275)
<b>Total Expenditures</b>	<b>\$ 110,963</b>	<b>\$ 110,963</b>	<b>\$ 176,859</b>	<b>\$ (65,896)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (65,787)</b>	<b>\$ 66,004</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 95,827</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 30,040</b>	

# Westside

## Community Development District

### Debt Service Fund Series 2007-2

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
<b>Revenues:</b>				
Assessments - Direct Bill	\$ 39,800	\$ 39,800	\$ 39,800	\$ -
Interest	\$ -	\$ -	\$ 63	\$ 63
<b>Total Revenues</b>	<b>\$ 39,800</b>	<b>\$ 39,800</b>	<b>\$ 39,863</b>	<b>\$ 63</b>
<b>Expenditures:</b>				
Debt Service Obligation	\$ 39,800	\$ 39,800	\$ 18,720	\$ 21,080
<b>Total Expenditures</b>	<b>\$ 39,800</b>	<b>\$ 39,800</b>	<b>\$ 18,720</b>	<b>\$ 21,080</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,143</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 46,433</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 67,576</b>	

**Westside**  
**Community Development District**  
**Debt Service Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
For The Period Ending September 30, 2022

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 230,130	\$ 230,130	\$ 231,819	\$ 1,689
Interest	\$ -	\$ -	\$ 157	\$ 157
<b>Total Revenues</b>	<b>\$ 230,130</b>	<b>\$ 230,130</b>	<b>\$ 231,975</b>	<b>\$ 1,845</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 85,025	\$ 85,025	\$ 85,025	\$ -
Principal - 5/1	\$ 60,000	\$ 60,000	\$ 60,000	\$ -
Interest - 5/1	\$ 85,025	\$ 85,025	\$ 85,025	\$ -
<b>Total Expenditures</b>	<b>\$ 230,050</b>	<b>\$ 230,050</b>	<b>\$ 230,050</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 80</b>		<b>\$ 1,925</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 106,540</b>		<b>\$ 223,302</b>	
<b>Fund Balance - Ending</b>	<b>\$ 106,620</b>		<b>\$ 225,227</b>	

**Westside**  
**Community Development District**  
**Debt Service Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2022**

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 203,846	\$ 203,846	\$ 205,436	\$ 1,590
Interest	\$ -	\$ -	\$ 129	\$ 129
<b>Total Revenues</b>	<b>\$ 203,846</b>	<b>\$ 203,846</b>	<b>\$ 205,566</b>	<b>\$ 1,720</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 71,727	\$ 71,727	\$ 71,727	\$ -
Principal - 5/1	\$ 60,000	\$ 60,000	\$ 60,000	\$ -
Interest - 5/1	\$ 71,727	\$ 71,727	\$ 71,727	\$ -
<b>Total Expenditures</b>	<b>\$ 203,454</b>	<b>\$ 203,454</b>	<b>\$ 203,454</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 392</b>		<b>\$ 2,112</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 80,902</b>		<b>\$ 184,000</b>	
<b>Fund Balance - Ending</b>	<b>\$ 81,294</b>		<b>\$ 186,112</b>	



**Westside**  
**Community Development District**  
**Debt Service Fund Series 2019R**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2022**

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 811,922	\$ 811,922	\$ 819,272	\$ 7,350
Assessments - Direct Bill	\$ 195,283	\$ 195,284	\$ 195,284	\$ -
Interest	\$ -	\$ -	\$ 702	\$ 702
<b>Total Revenues</b>	<b>\$ 1,007,205</b>	<b>\$ 1,007,205</b>	<b>\$ 1,015,257</b>	<b>\$ 8,052</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 237,307	\$ 237,307	\$ 237,307	\$ -
Principal - 5/1	\$ 540,000	\$ 540,000	\$ 540,000	\$ -
Interest - 5/1	\$ 237,307	\$ 237,307	\$ 237,307	\$ -
<b>Total Expenditures</b>	<b>\$ 1,014,614</b>	<b>\$ 1,014,614</b>	<b>\$ 1,014,614</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (7,409)</b>		<b>\$ 643</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 491,428</b>		<b>\$ 1,000,913</b>	
<b>Fund Balance - Ending</b>	<b>\$ 484,019</b>		<b>\$ 1,001,556</b>	

**Westside**  
**Community Development District**  
**Debt Service Fund Series 2019K**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2022**

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 78,845	\$ 78,845	\$ 79,501	\$ 656
Interest	\$ -	\$ -	\$ 99	\$ 99
<b>Total Revenues</b>	<b>\$ 78,845</b>	<b>\$ 78,845</b>	<b>\$ 79,599</b>	<b>\$ 754</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 36,970	\$ 36,970	\$ 36,970	\$ -
Interest - 5/1	\$ 36,970	\$ 36,970	\$ 36,970	\$ -
<b>Total Expenditures</b>	<b>\$ 73,940</b>	<b>\$ 73,940</b>	<b>\$ 73,940</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,905</b>		<b>\$ 5,659</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 42,720</b>		<b>\$ 136,152</b>	
<b>Fund Balance - Ending</b>	<b>\$ 47,625</b>		<b>\$ 141,811</b>	

**Westside**  
**Community Development District**  
**Capital Projects Funds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2022**

	Series 2007-2	Series 2018	Series 2019	Series 2019K	Total
<b>Revenues</b>					
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 3	\$ -	\$ -	\$ 7	\$ 9
<b>Total Revenues</b>	<b>\$ 3</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7</b>	<b>\$ 9</b>
<b>Expenditures:</b>					
Miscellaneous Expense	\$ 704	\$ -	\$ -	\$ -	\$ 704
<b>Total Expenditures</b>	<b>\$ 704</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 704</b>
<b>Net Change in Fund Balance</b>	<b>\$ (701)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7</b>	<b>\$ (695)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 25,494</b>	<b>\$ 2</b>	<b>\$ 1</b>	<b>\$ 9,366</b>	<b>\$ 34,863</b>
<b>Fund Balance - Ending</b>	<b>\$ 24,793</b>	<b>\$ 2</b>	<b>\$ 1</b>	<b>\$ 9,373</b>	<b>\$ 34,168</b>

**Westside**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending September 30, 2022**

	Adopted Budget	Prorated Budget Thru 09/30/22	Actual Thru 09/30/22	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 8,147	\$ 8,147
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,147</b>	<b>\$ 8,147</b>
<b>Expenditures:</b>				
Miscellaneous Expense	\$ 1,500	\$ 1,500	\$ 432	\$ 1,068
<b>Total Expenditures</b>	<b>\$ 1,500</b>	<b>\$ 1,500</b>	<b>\$ 432</b>	<b>\$ 1,068</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (1,500)</b>		<b>\$ 7,715</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 150,000	\$ 150,000	\$ 175,000	\$ 25,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ 175,000</b>	<b>\$ 25,000</b>
<b>Net Change in Fund Balance</b>	<b>\$ 148,500</b>		<b>\$ 182,715</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 810,227</b>		<b>\$ 1,060,358</b>	
<b>Fund Balance - Ending</b>	<b>\$ 958,727</b>		<b>\$ 1,243,073</b>	

**Westside**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 51,234	\$ 321,830	\$ 8,740	\$ 30,875	\$ 10,301	\$ 27,262	\$ 8,770	\$ 17,568	\$ -	\$ -	\$ -	\$ 476,581
Assessments - Direct bill	\$ 20,411	\$ 17,453	\$ 9,170	\$ 10,206	\$ -	\$ 4,585	\$ 10,206	\$ 4,585	\$ -	\$ -	\$ -	\$ 17,453	\$ 94,070
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 42	\$ 44	\$ 62	\$ 62	\$ 60	\$ 121	\$ 180	\$ 345	\$ 492	\$ 733	\$ 920	\$ 992	\$ 4,055
<b>Total Revenues</b>	<b>\$ 20,454</b>	<b>\$ 68,732</b>	<b>\$ 331,063</b>	<b>\$ 19,008</b>	<b>\$ 30,935</b>	<b>\$ 15,007</b>	<b>\$ 37,648</b>	<b>\$ 13,701</b>	<b>\$ 18,059</b>	<b>\$ 733</b>	<b>\$ 920</b>	<b>\$ 18,445</b>	<b>\$ 574,706</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ 600	\$ -	\$ -	\$ 600	\$ -	\$ 600	\$ 2,400
Rica Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46	\$ 46	\$ -	\$ -	\$ 46	\$ -	\$ 46	\$ 184
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 786	\$ 203	\$ 160	\$ 3,736	\$ 150	\$ 9,900	\$ -	\$ 14,935
Arbitrage	\$ 450	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Dissemination	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 1,167	\$ 14,000
Attorney Fees	\$ 59	\$ -	\$ 269	\$ 126	\$ 763	\$ 2,341	\$ 1,014	\$ 1,449	\$ 974	\$ 725	\$ 166	\$ -	\$ 7,884
Litigation Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration Fee	\$ 12,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,925	\$ -	\$ 3,925
Trustee Fee	\$ 6,815	\$ -	\$ -	\$ 2,788	\$ -	\$ 2,168	\$ -	\$ 1,549	\$ -	\$ -	\$ -	\$ -	\$ 13,321
Management Fees	\$ 3,623	\$ 3,623	\$ 3,623	\$ 3,623	\$ 3,623	\$ 3,623	\$ 3,623	\$ 3,623	\$ 3,623	\$ 3,623	\$ 3,623	\$ 3,623	\$ 43,473
Computer Fees	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 138	\$ 1,650
Website Administration	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 92	\$ 1,100
Telephone Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage And Delivery	\$ 3	\$ 101	\$ 2	\$ 17	\$ 1	\$ 24	\$ 37	\$ 140	\$ 72	\$ 40	\$ 36	\$ 42	\$ 514
Printing And Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109	\$ 37	\$ 8	\$ 3	\$ -	\$ 98	\$ 56	\$ 311
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 8,616	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,616
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 95	\$ 77	\$ 114	\$ 91	\$ 82	\$ 91	\$ 112	\$ 107	\$ 583	\$ 106	\$ 101	\$ 108	\$ 1,187
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,089
Property Taxes	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ 188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 10	\$ 0	\$ 0	\$ 0	\$ 10	\$ 13	\$ 35
Annual District Fee	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 33,733</b>	<b>\$ 5,200</b>	<b>\$ 6,302</b>	<b>\$ 8,040</b>	<b>\$ 5,865</b>	<b>\$ 12,273</b>	<b>\$ 7,254</b>	<b>\$ 8,631</b>	<b>\$ 10,491</b>	<b>\$ 7,267</b>	<b>\$ 19,254</b>	<b>\$ 5,883</b>	<b>\$ 130,204</b>

**Westside**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Electric Expense	\$ 16	\$ -	\$ 33	\$ -	\$ -	\$ 31	\$ 31	\$ 31	\$ 31	\$ 31	\$ 31	\$ 31	\$ 294
Streetlighting	\$ 4,292	\$ 4,292	\$ -	\$ 4,292	\$ 8,871	\$ -	\$ 4,579	\$ 9,363	\$ 4,684	\$ 4,684	\$ 4,684	\$ 4,684	\$ 54,425
Water & Sewer	\$ 2,865	\$ 4,631	\$ 5,166	\$ 6,887	\$ 54	\$ 104	\$ 118	\$ 132	\$ 134	\$ 3,710	\$ 11,127	\$ 9,819	\$ 44,745
Toho Connection Work	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 1,081	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 695	\$ 3,169	\$ -	\$ -	\$ -	\$ 1,081
Plant Replacement	\$ -	\$ -	\$ 21,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,138
Oak Tree Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,288	\$ -	\$ 23,288
Landscaping Maintenance	\$ 17,658	\$ 17,658	\$ 17,658	\$ 17,658	\$ 17,658	\$ 17,658	\$ 17,658	\$ 17,658	\$ 17,658	\$ 17,658	\$ 17,058	\$ 17,057	\$ 210,690
Irrigation Expense	\$ -	\$ -	\$ -	\$ 1,622	\$ 2,627	\$ -	\$ -	\$ 1,812	\$ -	\$ 2,294	\$ 584	\$ -	\$ 8,940
Lake & Wetland Maintenance	\$ 500	\$ 3,650	\$ 2,575	\$ -	\$ 2,150	\$ -	\$ 1,675	\$ 2,975	\$ 1,075	\$ 2,575	\$ 1,075	\$ -	\$ 16,250
Park Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 20,288
Field Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater/Lake Repair	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Two Utility Conveyance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Contingency	\$ -	\$ -	\$ -	\$ 5,300	\$ -	\$ 973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,466	\$ 13,739
Street Sweeping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operations &amp; Maintenance</b>	\$ 26,103	\$ 31,921	\$ 48,396	\$ 37,449	\$ 33,681	\$ 20,456	\$ 25,751	\$ 34,355	\$ 28,440	\$ 32,642	\$ 59,537	\$ 40,747	\$ 421,478
<b>Total Expenditures</b>	\$ 61,835	\$ 37,121	\$ 54,698	\$ 45,489	\$ 39,545	\$ 32,728	\$ 31,015	\$ 42,987	\$ 38,931	\$ 39,910	\$ 78,791	\$ 46,630	\$ 551,681
<b>Excess (Deficiency) of Revenues over Expenditures</b>	\$ (41,381)	\$ 31,611	\$ 276,365	\$ (26,481)	\$ (8,610)	\$ (17,721)	\$ 4,633	\$ (29,286)	\$ (20,872)	\$ (39,177)	\$ (77,871)	\$ (28,185)	\$ 23,024
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (175,000)	\$ (175,000)
<b>Total Other Financing Sources/Uses</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (175,000)	\$ (175,000)
<b>Net Change in Fund Balance</b>	\$ (41,381)	\$ 31,611	\$ 276,365	\$ (26,481)	\$ (8,610)	\$ (17,721)	\$ 4,633	\$ (29,286)	\$ (20,872)	\$ (39,177)	\$ (77,871)	\$ (203,185)	\$ (151,976)

# Westside

## COMMUNITY DEVELOPMENT DISTRICT Special Assessment Receipts Fiscal Year 2022

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	2018 Debt Service	11.33%	2019 Debt Service	4.33%	2019 Refund Debt Service	2019 Parcelk Debt Service	Total
11/22/21	ACH	\$196,949.42	(\$7,957.66)	(\$5,819.83)	\$0.00	\$187,171.93	\$49,212.29	\$23,937.84	\$21,213.58	\$84,598.91	\$0,209.31	\$187,171.93		\$187,171.93
11/26/21	ACH	\$8,251.96	(\$404.58)	(\$156.95)	\$0.00	\$7,696.43	\$2,022.01	\$983.55	\$871.61	\$3,475.96	\$337.30	\$7,696.43		\$7,696.43
12/08/21	ACH	\$1,200,448.16	(\$48,015.51)	(\$23,048.66)	\$0.00	\$1,129,383.99	\$296,943.90	\$144,439.49	\$128,001.43	\$510,464.67	\$49,534.50	\$1,129,383.99		\$1,129,383.99
12/09/21	ACH	\$1,062.05	(\$9.49)	(\$1.05)	\$0.00	\$1,031.51	\$271.21	\$131.92	\$116.91	\$466.23	\$45.24	\$1,031.51		\$1,031.51
12/22/21	ACH	\$99,098.75	(\$3,567.40)	(\$1,910.63)	\$0.00	\$93,620.72	\$24,615.28	\$11,973.37	\$10,610.73	\$42,315.16	\$1,106.71	\$93,620.72		\$93,620.72
01/10/22	ACH	\$2,553.68	(\$71.13)	(\$49.65)	\$0.00	\$2,432.90	\$639.67	\$311.15	\$275.74	\$1,099.63	\$106.71	\$2,432.90		\$2,432.90
01/10/22	ACH	\$32,411.05	(\$972.34)	(\$638.77)	\$0.00	\$30,809.94	\$8,100.72	\$3,940.35	\$3,491.92	\$13,925.63	\$1,351.32	\$30,809.94		\$30,809.94
02/10/22	ACH	\$958.97	(\$19.17)	(\$10.71)	\$0.00	\$929.09	\$244.29	\$118.82	\$105.30	\$419.93	\$40.75	\$929.09		\$929.09
02/10/22	ACH	\$122,184.79	(\$7,443.65)	(\$3,240.53)	\$0.00	\$116,500.61	\$30,630.99	\$14,899.53	\$13,203.87	\$52,656.53	\$5,109.69	\$116,500.61		\$116,500.61
03/10/22	ACH	\$738.23	\$0.00	\$0.00	\$0.00	\$738.23	\$190.22	\$92.52	\$82.00	\$326.99	\$31.73	\$738.23		\$738.23
03/10/22	ACH	\$39,691.52	(\$793.91)	(\$443.06)	\$0.00	\$38,454.55	\$10,110.68	\$4,918.04	\$4,358.34	\$17,280.88	\$1,688.61	\$38,454.55		\$38,454.55
04/08/22	ACH	\$3,146.89	\$0.00	\$0.00	\$0.00	\$3,146.89	\$810.85	\$394.41	\$349.53	\$1,335.26	\$135.26	\$3,146.89		\$3,146.89
04/08/22	ACH	\$102,654.65	\$0.00	(\$2,053.08)	\$0.00	\$100,601.57	\$26,450.73	\$12,866.16	\$11,401.92	\$45,470.40	\$4,412.56	\$100,601.57		\$100,601.57
05/09/22	ACH	\$34,038.02	(\$19.43)	(\$661.33)	\$0.00	\$33,357.26	\$8,770.48	\$4,266.14	\$3,780.62	\$15,076.98	\$1,463.04	\$33,357.26		\$33,357.26
06/08/22	ACH	\$627.95	(\$0.36)	(\$12.19)	\$0.00	\$615.40	\$161.81	\$78.70	\$69.75	\$278.15	\$26.99	\$615.40		\$615.40
06/08/22	ACH	\$21,797.86	(\$12.70)	(\$423.26)	\$0.00	\$21,361.90	\$5,616.59	\$2,732.02	\$2,421.10	\$9,655.26	\$936.93	\$21,361.90		\$21,361.90
06/17/22	ACH	\$45,753.65	(\$2,663)	(\$888.45)	\$0.00	\$42,801.57	\$11,789.20	\$5,734.51	\$5,081.89	\$20,266.56	\$1,966.61	\$42,801.57		\$42,801.57
<b>TOTAL</b>		<b>\$1,914,167.60</b>	<b>(\$64,133.96)</b>	<b>(\$17,445.87)</b>	<b>\$0.00</b>	<b>\$1,832,587.77</b>	<b>\$476,580.92</b>	<b>\$231,818.52</b>	<b>\$205,416.24</b>	<b>\$119,271.56</b>	<b>\$79,500.53</b>	<b>\$1,832,587.77</b>		<b>\$1,832,587.77</b>

**101%**  
0

**Net Percent Collected**  
**Balance Remaining to Collect**

### DIRECT BILL ASSESSMENTS

#### Mattany Orlando LLC

Date Received	Check Number	Net Amount	Operations & Maintenance	Serial
10/19/21	28029	\$87,208.65	\$20,411.44	\$66,797.21
1/21/22	29403	\$43,604.32	\$10,705.72	\$33,398.60
4/19/22	30844	\$43,604.32	\$10,705.72	\$33,398.60
		<b>\$174,417.29</b>	<b>\$40,822.88</b>	<b>\$133,594.42</b>

#### Boatnerge LLC

Date Received	Check Number	Net Amount	Operations & Maintenance	Serial
11/3/21	Wire	\$92,834.76	\$17,453.26	\$55,481.50
9/16/22	1312	\$46,417.38	\$8,726.63	\$27,740.75
9/16/22	1312	\$46,417.38	\$8,726.63	\$27,740.75
		<b>\$185,669.52</b>	<b>\$34,906.52</b>	<b>\$110,963.00</b>

#### Golden Kay LLC

Date Received	Check Number	Net Amount	Operations & Maintenance	Serial
12/21/21	1222/1223	\$40,015.05	\$9,170.36	\$30,844.69
3/22/22	1234	\$20,007.52	\$4,585.17	\$15,422.35
5/26/22	302007472	\$20,007.52	\$4,585.17	\$15,422.35
		<b>\$80,030.09</b>	<b>\$18,340.70</b>	<b>\$61,689.39</b>

# SECTION 3



*This item will be provided under  
separate cover*

er

# AUDIT COMMITTEE MEETING

## SECTION III

# SECTION A

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**Annual Audit Services for Fiscal Year 2022  
Osceola County, Florida**

**INSTRUCTIONS TO PROPOSE**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than **Monday, November 28, 2022, at 2:00 P.M.**, at the offices of District Manager, located at 219 E. Livingston Street, Orlando, FL 32801. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules, and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relive it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one (1) hard copy and one (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services- Westside Community Development District" on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the "Proposal Documents").

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed: list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal for Fiscal Year 2022, 2023, 2024, 2025 and 2026. The District intends to enter into five (5) separate one (1) year agreements.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

## AUDITOR SELECTION EVALUATION CRITERIA

**1. *Ability of Personnel.* (20 Points)**

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

**2. *Proposer's Experience.* (20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

**3. *Understanding of Scope of Work.* (20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. *Ability to Furnish the Required Services.* (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

**5. *Price.* (20 Points)**

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

# SECTION B



**WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Westside Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2022, for a three-year term with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Osceola County and has a general administrative operating fund and debt service funds.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 E. Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "**Auditing Services - Westside Community Development District.**" Proposals must be received by **Monday, November 28, 2022, 2:00 P.M.**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Jason M. Showe  
District Manager  
Governmental Management Services - Central Florida, LLC