

*Westside Community
Development District*

Agenda

December 6, 2022

AGENDA

Westside

Community Development District

219 E. Livingston Street, Orlando, FL 32801

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

November 29, 2022

Board of Supervisors Westside Community Development District

Dear Board Members:

The Board of Supervisors of Westside Community Development District will meet **Tuesday, December 6, 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:

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of November 1, 2022 Meeting
4. Tally of Audit Committee Member Rankings and Selection of an Auditor
5. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individual(s) to Fulfill Seats #1, #2, #3 & #5
 - B. Administration of Oaths of Office to Newly Appointed Supervisor(s)
 - C. Election of Officers
 - D. Consideration of Resolution 2023-05 Electing Officers
4. Approval of Minutes of the November 1, 2022 Meeting
5. Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services for the Fiscal Year 2022
6. Consideration of Resolution 2023-04 Finalizing the Special Assessments Securing the Series 2022-1 and 2022-2 Bonds
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - ii. Approval of Check Register
 - iii. Balance Sheet and Income Statement
 - iv. Discussion of Direct Bill Status
8. Supervisor's Requests
9. Other Business
10. Adjournment

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

AUDIT COMMITTEE MEETING

MINUTES

MINUTES OF MEETING
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

The Westside Community Development District Audit Committee met Tuesday, November 1, 2022 at 11:20 a.m. at the offices of Hanson Walter & Associates, 8 Broadway Avenue, Suite 104, Kissimmee, Florida.

Present were:

Tom Franklin
Scott Stewart
Jose Lagunilla, Jr.
Jason Showe
Jaz Lazarovich
Mark Vincutonis
Andy Hatton

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Audit Services

A. Approval of Request for Proposals and Selection Criteria

Mr. Showe stated we are required to bid auditing services every few years and the first part of that process is to approve the selection criteria. The only item the Board has flexibility over is pricing and we recommend that you include pricing.

On MOTION by Mr. Stewart seconded by Mr. Lagunilla with all in favor the request for proposals and the selection criteria was approved.

B. Approval of Notice for Request for Proposals for Auditing Services

Mr. Showe stated the notice of request for proposals was provided as part of your agenda package.

On MOTION by Mr. Stewart seconded by Mr. Lagunilla with all in favor the request for proposals for auditing services was approved.

C. Public Announcement of Opportunity to Provide Auditing Services

Mr. Showe announced that the Westside Community Development District is publicly seeking audit bids that will be due November 28, 2022.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Stewart seconded by Mr. Lagunilla with all in favor the Audit Committee meeting adjourned at 11:22 a.m.

Attest

Chairman

SECTION IV

Westside CDD Auditor Selection

	Ability of Personnel (20 Pts)	Proposer's Experience (20 Pts)	Understanding Scope of Work (20 Pts)	Ability to Furnish Required Services (20 Pts)	Price (20 Pts)	Total	Ranking (1 being highest)
DiBartolomeo, McBee, Hartley & Barnes, P.A.					FY22 - \$3,850 FY23 - \$3,950 FY24 - \$4,000 FY25 - \$4,150 FY26 - \$4,250		
Grau & Associates					FY22 - \$4,200 FY23 - \$4,300 FY24 - \$4,400 FY25 - \$4,500 FY26 - \$4,600		

the 1990s, the number of people with a diagnosis of schizophrenia has increased in many countries (Murray & Lopez, 1996).

There is a growing awareness of the need to improve the lives of people with schizophrenia. The World Health Organization (WHO) has developed a strategy for the care of people with schizophrenia, which emphasizes the need for a comprehensive approach to care, including medical, psychological, social and rehabilitation services (WHO, 1993). The WHO strategy also emphasizes the need for a multi-disciplinary approach to care, involving a range of professionals, including psychiatrists, psychologists, nurses, social workers and rehabilitation workers.

One of the key components of the WHO strategy is the need for a comprehensive approach to care, which includes the following elements:

- (1) Medical care: This includes the diagnosis and treatment of schizophrenia, as well as the management of any physical health problems that may be associated with the condition.
- (2) Psychological care: This includes the provision of psychological support and therapy to help people with schizophrenia to cope with their condition and to improve their quality of life.

(3) Social care: This includes the provision of social support and services to help people with schizophrenia to integrate into society and to lead a meaningful life.

(4) Rehabilitation care: This includes the provision of rehabilitation services to help people with schizophrenia to develop skills and to improve their ability to function in society.

The WHO strategy also emphasizes the need for a multi-disciplinary approach to care, involving a range of professionals, including psychiatrists, psychologists, nurses, social workers and rehabilitation workers.

One of the key challenges in the implementation of the WHO strategy is the need for a comprehensive approach to care, which includes the following elements:

- (1) Medical care: This includes the diagnosis and treatment of schizophrenia, as well as the management of any physical health problems that may be associated with the condition.
- (2) Psychological care: This includes the provision of psychological support and therapy to help people with schizophrenia to cope with their condition and to improve their quality of life.

(3) Social care: This includes the provision of social support and services to help people with schizophrenia to integrate into society and to lead a meaningful life.

(4) Rehabilitation care: This includes the provision of rehabilitation services to help people with schizophrenia to develop skills and to improve their ability to function in society.

The WHO strategy also emphasizes the need for a multi-disciplinary approach to care, involving a range of professionals, including psychiatrists, psychologists, nurses, social workers and rehabilitation workers.

One of the key challenges in the implementation of the WHO strategy is the need for a comprehensive approach to care, which includes the following elements:

- (1) Medical care: This includes the diagnosis and treatment of schizophrenia, as well as the management of any physical health problems that may be associated with the condition.
- (2) Psychological care: This includes the provision of psychological support and therapy to help people with schizophrenia to cope with their condition and to improve their quality of life.

(3) Social care: This includes the provision of social support and services to help people with schizophrenia to integrate into society and to lead a meaningful life.

(4) Rehabilitation care: This includes the provision of rehabilitation services to help people with schizophrenia to develop skills and to improve their ability to function in society.

The WHO strategy also emphasizes the need for a multi-disciplinary approach to care, involving a range of professionals, including psychiatrists, psychologists, nurses, social workers and rehabilitation workers.

One of the key challenges in the implementation of the WHO strategy is the need for a comprehensive approach to care, which includes the following elements:

- (1) Medical care: This includes the diagnosis and treatment of schizophrenia, as well as the management of any physical health problems that may be associated with the condition.
- (2) Psychological care: This includes the provision of psychological support and therapy to help people with schizophrenia to cope with their condition and to improve their quality of life.

Westside Community Development District

Proposer

**DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants**

**2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833**

**591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952**

Contact:

**Jim Hartley, CPA
Principal**

TABLE OF CONTENTS

Letter of Transmittal

Professional Qualifications

- Professional Staff Resources 1-2
- Current and Near Future Workload..... 2
- Identification of Audit Team 2
- Resumes 3-5
- Governmental Audit Experience 6

Additional Data

- Procedures for Ensuring Quality Control & Confidentiality 7
- Independence 7-8
- Computer Auditing Capabilities 8
- Contracts of Similar Nature 9

Technical Approach

- Agreement to Meet or Exceed the Performance Specifications..... 10
- Tentative Audit Schedule 11
- Description of Audit Approach 12-15
- Proposed Audit Fee..... 16

Westside
Community Development District
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Westside Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

Proven Track Record— Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

Experience—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

Timeliness – In order to meet the Districts needs, we will perform interim internal control testing by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

Communication and Knowledge Sharing— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,



DiBartolomeo, McBee, Hartley & Barnes, P.A.

PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

➤ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

Professional Staff Classification	Number of Professionals
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria
- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Professional Staff Resources (Continued)*

- Audits of franchise fees received from outside franchisees
- Preparation of annual reports to the State Department of Banking and Finance
- Audits of Internal Controls – Governmental Special Project
- Assistance with Implementation of current GASB pronouncements

➤ *Current and Near Future Workload*

In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

➤ *Identification of Audit Team*

The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

Jim Hartley, CPA – Engagement Partner (resume attached)
Will assist in the field as main contact

Jay McBee, CPA – Technical Reviewer (resume attached)

Christine Kenny, CPA – Senior (resume attached)

Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall’s Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

Christine M. Kenny, CPA

Senior Staff – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures.

Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall’s Point, and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Governmental Audit Experience*

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

ADDITIONAL DATA

➤ *Procedures for Ensuring Quality Control & Confidentiality*

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

➤ *Independence*

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

ADDITIONAL DATA (CONTINUED)

➤ *Independence (Continued)*

- Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
- ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
- Chapter 21A-21, Florida Administrative Code
- Section 473.315, Florida Statutes
- Government Auditing Standards, issued by the Comptroller General of the United States

➤ *Computer Auditing Capabilities*

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

This evaluation includes:

- System hardware and software
- Organization and administration
- Access

Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	Jim Hartley			√	250-300
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	Mark Barnes		√	√	800
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	Jim Hartley	√	√	√	600
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	Jim Hartley			√	100
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	Jay McBee				60
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	Jay McBee				60
Tradition Community Development District 1-10 Alan Mishlove, District Finance Manager (407)382-3256	2002 - current	√	Jim Hartley			√	350
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50

TECHNICAL APPROACH

a. *An Express Agreement to Meet or Exceed the Performance Specifications.*

1. The audit will be conducted in compliance with the following requirements:
 - a. Rules of the Auditor General for form and content of governmental audits
 - b. Regulations of the State Department of Banking and Finance
 - c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.
2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1st of the following year. In order to ensure this we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.

b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Westside Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

Perform Statutory Compliance Testing

We have developed audit programs for Westside Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

PROPOSED AUDIT FEE FOR EACH YEAR OF THE FIVE YEARS

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Westside Community Development District for the five years as follows:

September 30, 2022	\$ 3,850
September 30, 2023	\$ 3,950
September 30, 2024	\$ 4,000
September 30, 2025	\$ 4,150
September 30, 2026	\$ 4,250

In years of new debt issuance fees may be adjusted based on review with management.

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (19.5% of the population).

There are a number of reasons why the number of people aged 65 and over is increasing. One of the main reasons is that people are living longer. The life expectancy at birth in the UK is now 78 years for men and 82 years for women (ONS 2002).

Another reason is that people are having children later in life. This means that there are more people aged 65 and over who have children who are still alive.

There are also a number of reasons why the number of people aged 65 and over is increasing who are not living with their families. One of the main reasons is that people are moving into care homes.

There are a number of reasons why people are moving into care homes. One of the main reasons is that they need care and support.

There are a number of reasons why people need care and support. One of the main reasons is that they have a physical or mental health condition.

There are a number of reasons why people have a physical or mental health condition. One of the main reasons is that they are getting older.

There are a number of reasons why people are getting older. One of the main reasons is that they are living longer.

There are a number of reasons why people are living longer. One of the main reasons is that they are eating a healthy diet.

There are a number of reasons why people are eating a healthy diet. One of the main reasons is that they are aware of the benefits of a healthy diet.

There are a number of reasons why people are aware of the benefits of a healthy diet. One of the main reasons is that they are getting older.

There are a number of reasons why people are getting older. One of the main reasons is that they are living longer.

There are a number of reasons why people are living longer. One of the main reasons is that they are eating a healthy diet.

There are a number of reasons why people are eating a healthy diet. One of the main reasons is that they are aware of the benefits of a healthy diet.

There are a number of reasons why people are aware of the benefits of a healthy diet. One of the main reasons is that they are getting older.

There are a number of reasons why people are getting older. One of the main reasons is that they are living longer.

There are a number of reasons why people are living longer. One of the main reasons is that they are eating a healthy diet.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: November 28, 2022
2:00PM

Submitted to:

Westside
Community Development District
c/o District Manager
219 East Livingston Street
Orlando, FL 32801

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Table of Contents

Page

EXECUTIVE SUMMARY / TRANSMITTAL LETTER 1

FIRM QUALIFICATIONS.....3

FIRM & STAFF EXPERIENCE.....6

REFERENCES..... 11

SPECIFIC AUDIT APPROACH..... 13

COST OF SERVICES 17

SUPPLEMENTAL INFORMATION 19



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

November 28, 2022

Westside Community Development District
c/o District Manager
219 East Livingston Street
Orlando, FL 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2022-2024, with an option for two (2) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Westside Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

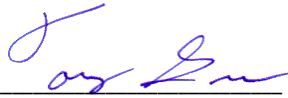
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Racquel McIntosh, CPA (rmcintosh@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



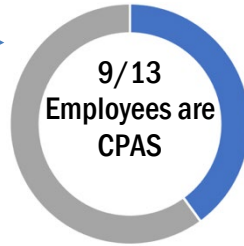
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



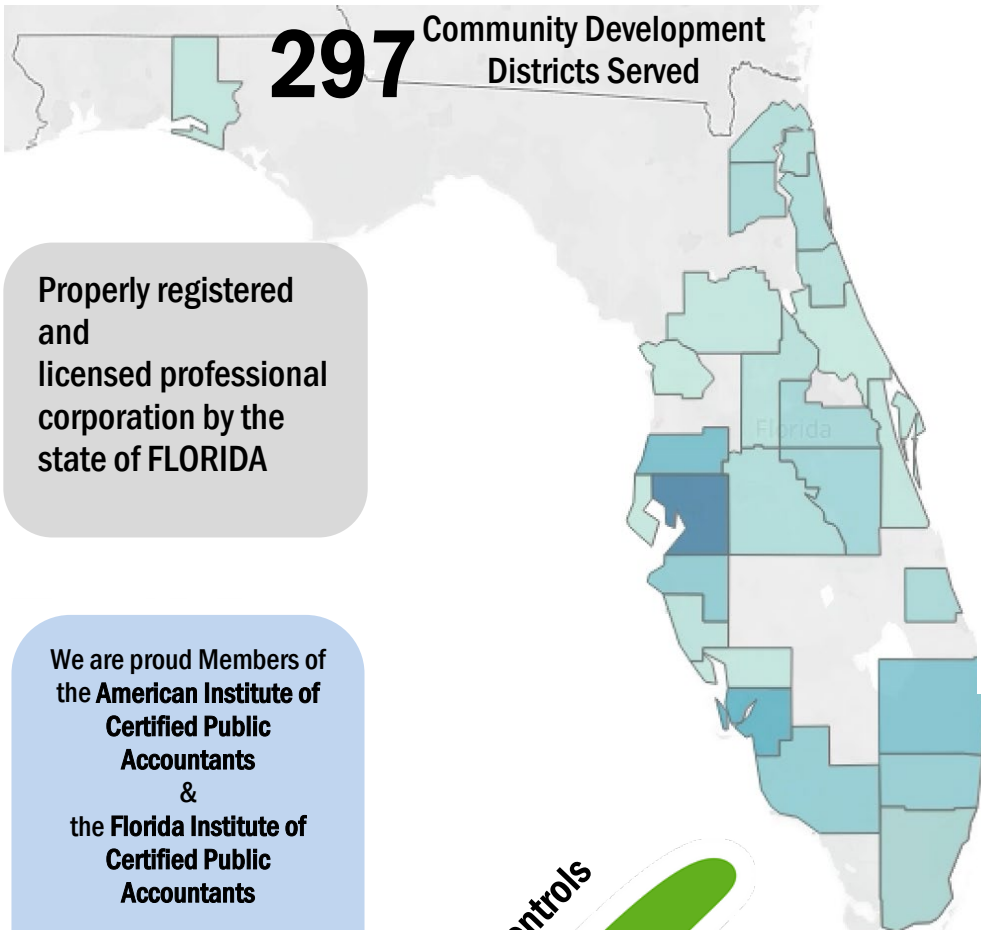
3 Partners
10 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

February 20, 2020

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on February 20, 2020, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2022. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,
FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
800-342-3197 ext. 251

Florida Institute of CPAs

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 571202

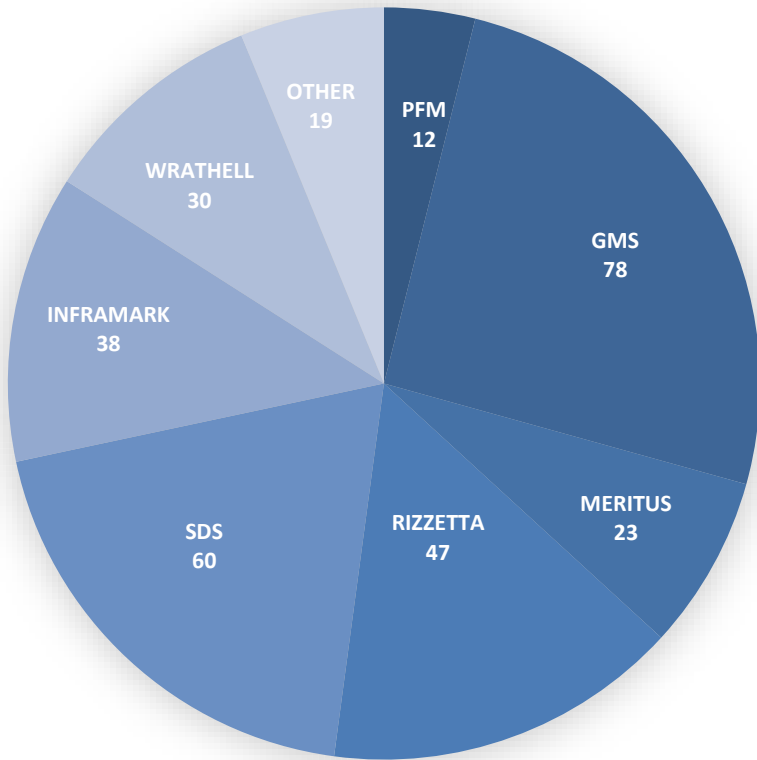
3800 Esplanade Way, Suite 210 | Tallahassee, FL 32311 | 800.342.3197, in Florida | 850.224.2727 | Fax: 850.222.8190 | www.ficpa.org

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 30+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

Racquel McIntosh, CPA (Partner)

Years Performing Audits: 14+
CPE (last 2 years): Government Accounting, Auditing: 47 hours; Accounting, Auditing and Other: 58 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

-Racquel McIntosh

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

- | | |
|--|--|
| Bayside Improvement Community Development District | St. Lucie West Services District |
| Dunes Community Development District | Ave Maria Stewardship Community District |
| Fishhawk Community Development District (I,II,IV) | Rivers Edge II Community Development District |
| Grand Bay at Doral Community Development District | Bartram Park Community Development District |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
| | |
| Boca Raton Airport Authority | |
| Greater Naples Fire Rescue District | |
| Key Largo Wastewater Treatment District | |
| Lake Worth Drainage District | |
| South Indian River Water Control | |

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



Racquel C. McIntosh, CPA

Partner

Contact : rmcintosh@graucpa.com | (561) 939-6669

Experience

Racquel has been providing government audit, accounting and advisory services to our clients for over 14 years. She serves as the firm’s quality control partner; in this capacity she closely monitors engagement quality ensuring standards are followed and maintained throughout the audit.

Racquel develops in-house training seminars on current government auditing, accounting, and legislative topics and also provides seminars for various government organizations. In addition, she assists clients with implementing new accounting software, legislation, and standards.

Education

Florida Atlantic University (2004)
Master of Accounting
Florida Atlantic University (2003)
Bachelor of Arts:
Finance, Accounting

Clients Served (partial list)

(>300) Various Special Districts, including:
Carlton Lakes Community Development District
Golden Lakes Community Development District
Rivercrest Community Development District
South Fork III Community Development District
TPOST Community Development District

Westchase Community Development District
Monterra Community Development District
Palm Coast Park Community Development District
Long Leaf Community Development District
Watergrass Community Development District

East Central Regional Wastewater Treatment Facilities
Indian Trail Improvement District
Pinellas Park Water Management District
Ranger Drainage District
South Trail Fire Protection and Rescue Service District

Professional Associations/ Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
FICPA State & Local Government Committee
FGFOA Palm Beach Chapter

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	47
Accounting, Auditing and Other	58
Total Hours	<u>105</u> (includes of 4 hours of Ethics CPE)

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

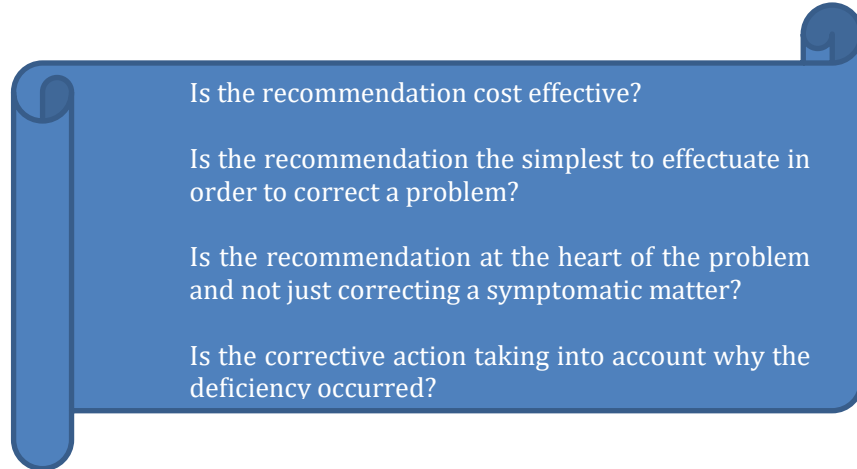
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2022-2026 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2022	\$4,200
2023	\$4,300
2024	\$4,400
2025	\$4,500
2026	<u>\$4,600</u>
TOTAL (2022-2026)	<u>\$22,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	5	3	328	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current
Arbitrage
Calculations

We look forward to providing Westside Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

**BOARD OF SUPERVISORS
MEETING**

SECTION III

SECTION D

RESOLUTION 2023-05

A RESOLUTION ELECTING OFFICERS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the **Westside Community Development District** at a regular business meeting held on **December 6, 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 6th DAY OF DECEMBER, 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, November 1, 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
Jose Lagunilla, Jr.	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individuals to Fill Seats 3 & 5**
- B. Administration of Oath of Office to Newly Appointed Supervisors**
- C. Election of Officers Resolution 2023-04**

This item tabled.

FOURTH ORDER OF BUSINESS

**Approval of the Minutes of the September 6,
2022 Meeting**

On MOTION by Mr. Lagunilla seconded by Mr. Franklin with all in favor the minutes of the September 6, 2022 meeting were approved as presented.
--

FIFTH ORDER OF BUSINESS

Consideration of Investment Banking Agreement with MBS Capital Markets, LLC

Mr. Showe stated next is an investment banking agreement with MBS Capital Markets. Once approved they will work on the District’s behalf regarding the bond issue.

Ms. Zare stated the agreement summarizes our role as underwriter, in general we structure the bonds, and our fee is 2% of the principal amount issued and is contingent upon the successful placement of bonds.

On MOTION by Mr. Stewart seconded by Mr. Lagunilla with all in favor the investment banking agreement with MBS Capital Markets, LLC was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-01 Ratifying the Joinder and Consent to the Solara Phase 3 Plat

Mr. Lazarovich stated this resolution ratifies the joinder and consent to the Solara Phase 3 Plat, it ratifies the execution of that agreement as well as the dedications to the CDD. Once those tracts are ready, we will prepare the conveyance documents.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2023-01 Ratifying the Joinder and Consent to the Solar Phase 3 Plat was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-02 Bond Delegation Resolution

Mr. Showe stated this is the resolution that allows the District to move forward with closing the bonds.

Mr. Bramwell stated in October 2004 the Board approved Resolution 2005-13 which approved the issuance of bonds in the aggregate amount not to exceed \$85 million. Since then the Board has adopted resolutions authorizing five separate bond issues with an aggregate principal amount of \$43,615,000. This resolution seeks to approve the issuance of two additional series of bonds, series 2022-1 bonds to be issued pursuant to an eighth supplemental trust indenture in an aggregate principal amount not to exceed \$5 million in order to finance the Solara Phase 3 Project in Assessment Area 1 and also the series 2022-2 bonds to be issued pursuant to a ninth supplemental trust indenture in an aggregate principal amount not to exceed \$5 million in order to finance the Soleil project in Assessment Area 2. The resolution approves

the principal documents relating to the series 2022 bonds including the eighth and ninth supplemental trust indentures, a preliminary limited offering memorandum and bond purchase agreement, each of which are attached to the resolution. The resolution also authorizes the Board to engage MBS as underwriter and authorizes the underwriter to market the bonds using the preliminary limited offering memorandum so long as the underwriter returns with an offer to purchase the series 2022 bonds that meets the delegation parameters set out in section 5 of the resolution then the District's officers are authorized pursuant to the resolution to enter into the bond purchase agreement with the underwriter. Section 5 provides the following delegation parameters, which are applied separately to the series 2022-1 bonds and the series 2022-2 bonds. First each series must be in an aggregate principal amount not to exceed \$5 million, the average net interest cost rate on the bonds not in excess of the maximum level permitted under Florida law, which is 300 basis points over the bond buyer index, underwriter's discount not in excess of 2% of the principal amount of that series of bonds, the bonds are subject to optional redemption not later than May 1, 2037 and the bonds will mature not later than May 1, 2054. The resolution goes on to approve continuing disclosure agreements for the series 2022 bonds as well as separate amended and restated acquisition agreements, collateral assignments, completion agreements and true-up agreements relating to each sub-series of bonds. Between the agenda package going out and now, that last item was changed to provide for separate agreements for each series. The resolution you will be considering today provides for separate agreements rather than one set of agreements for both series of bonds.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor Resolution 2023-02 Bond Delegation Resolution was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Amended and Restated Acquisition Agreement

Mr. Lazarovich stated we have one for each series of bonds 2022-1 and 2022-2. This is an agreement between the District and the developer that the developer will complete the project according to the engineer's report and that the District will reimburse by using bond funds. There was an acquisition agreement signed on September 6th prior to the bond issuance, this one will be signed and entered into at the time of the bond closing and that will cover the period after the bonds are issued.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the amended and restated acquisition agreements were approved.

NINTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Stewart seconded by Mr. Lagunilla with all in favor the public hearing was opened.

A. Consideration of Supplemental Engineer’s Report

B. Consideration of Assessment Methodology Report

Mr. Showe stated in the agenda packet you have both the engineer’s report and the methodology. The engineer’s report lays out the development of the projects and its related costs and the assessment methodology translates those related costs into a potential bond issue and allocates those on a per unit basis to all the units being built.

On MOTION by Mr. Lagunilla seconded by Mr. Stewart with all in favor the supplemental engineer’s report and the assessment methodology report were approved.

C. Public Comment and Testimony

There were no members of the public present to comment or give testimony.

D. Consideration of Resolution 2023-03 Levying Assessments

Mr. Lazarovich stated this resolution levies assessments on Assessment Area 1 and Assessment Area 2. The Board previously passed Resolution 2022-09 declaring special assessments on those areas and then Resolution 2022-10 set the public hearing for today for any comment or objections.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2023-03 Levying Assessments was approved.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the public hearing was closed.

TENTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the Board members were appointed to serve as the Audit Committee and Tom Franklin was appointed as chair.

ELEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Lazarovich stated at the last meeting there was a discussion about developer signage along Westside Boulevard. Since then the developer confirmed everything has been removed.

B. Engineer

Mr. Vincutonis stated the update post Hurricane Ian, the pond filled up during the storm and got close to flooding a couple units at the south end of Phase 2 Solara and we have Universal Engineering looking at it and expect a report from them to reevaluate the groundwater in that area and whatever they need to evaluate that and make recommendations to prevent that from happening in the future.

C. Manager

i. Approval of Check Register

Mr. Showe presented the check register from August 29, 2022 through September 26, 2022 in the amount of \$45,881.30.

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

ii. Balance Sheet and Income Statement

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

iii. Discussion of Direct Bill Status

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

iv. Field Manager’s Report

Mr. Hatton stated we had minimal damage from the storm. Some streetlight covers and photo sensors blew off and we had some damage to the fences along Westside Boulevard.

TWELFTH ORDER OF BUSINESS Supervisor’s Requests

Mr. Lagunilla asked is that the reason some of the streetlights along Westside Boulevard are not working?

Mr. Hatton responded yes, if you see ribbons on them, they have already been addressed and they are probably waiting on parts.

THIRTEENTH ORDER OF BUSINESS Other Business

There being none,

FOURTEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the meeting adjourned at 11:19 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SPECIAL ASSESSMENT REVENUE BONDS SERIES 2022-1 (ASSESSMENT AREA ONE) AND SPECIAL ASSESSMENT REVENUE BONDS SERIES 2022-2 (ASSESSMENT AREA TWO); PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Westside Community Development District (the "District") is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, of the State of Florida; and

WHEREAS, on October 12, 2004, the Board of Supervisors (the "Board") of the District adopted Resolution No. 2005-13 authorizing, among other things, the issuance of not to exceed \$85,000,000 aggregate principal amount of its special assessment bonds in order to finance the costs of the construction, installation and acquisition of public infrastructure, improvements and services on lands within the District; and

WHEREAS, the District duly authorized and issued its Westside Community Development District Special Assessment Revenue Bonds, Series 2022-1 (Assessment Area One) in the amount of \$1,835,000 (the "Series 2022-1 Bonds") and its Westside Community Development District Special Assessment Revenue Bonds, Series 2022-2 (Assessment Area Two) in the amount of \$3,360,000 (the "Series 2022-2 Bonds"; the Series 2022-1 Bonds and the Series 2022-2 Bonds collectively the "Series 2022 Bonds") for the purpose of funding the construction, installation and acquisition of public infrastructure, improvements and services; and

WHEREAS, the Third Supplement to Westside Community Development District Engineer's Report for Phase 1, 2, and 3 Solara Phase 3 & Soleil, dated September 6, 2022, attached to this Resolution as **Exhibit "A"** (the "Engineer's Report"), identifies and describes the components of the project financed with the Series 2022 Bonds (the "Solara Phase 3 & Soleil Project"); and

WHEREAS, the Engineer's Report estimated capital costs totaling \$18,156,840 a portion of which was to be paid directly by the developer; and

WHEREAS, the total cost to the District for the improvements associated with the Solara Phase 3 & Soleil Project was estimated at \$12,110,740 ("Total Project Costs"); and

WHEREAS, pursuant to the terms of the Supplemental Assessment Methodology for Solara Phase 3 & Soleil, dated November 9, 2022 (the "Assessment Methodology"), the estimated total costs paid for by the Series 2022 Bonds inclusive of capital costs, financing costs, capitalized interest, reserve funds and contingencies totaled approximately \$5,195,000 and

WHEREAS, on November 1, 2022, the Board, after notice and public hearing, met as an equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2023-03 authorizing and confirming the projects described therein, equalizing and levying special assessments to defray the adjusted Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* (“Special Assessment Lien”); and

NOW, THEREFORE, be it resolved by the Board of Supervisors of Westside Community Development District:

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

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. Finalization of Special Assessments Securing the Series 2022 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and District Resolution 2023-03, special assessments securing the Series 2022 Bonds on all developable land within the District are to be credited the difference in the assessment as originally made, approved and confirmed and a proportionate part of the Actual Project Costs of the Solara Phase 3 & Soleil Project. Attached hereto as **Exhibit “B,”** and incorporated herein by reference, is the Assessment Methodology which accurately reflects the amount of special assessments of the Series 2022 Bonds. The assessments levied pursuant to Resolution 2023-03 also correctly reflect the outstanding debt due on the Series 2022 Bonds. Therefore, pursuant to Section 170.08, *Florida Statutes*, and Resolution 2023-03, the special assessments on parcels specially benefited by the Solara Phase 3 & Soleil Project are hereby finalized in the amount of the outstanding debt due on the Series 2022 Bonds in accordance with **Exhibit “B”** herein, and is apportioned in accordance with the methodology described in **Exhibit “B,”** upon the specially benefited lands indicated in the District’s Assessment Lien Roll attached as part of the Assessment Methodology, and reflects the finalized assessments due on the parcels benefited by the Series 2022 Bonds.

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

5. Other Provisions Remain in Effect. This Resolution is intended to supplement Resolution 2023-03, which remains in full force and effect. This Resolution and Resolution 2023-03 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

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

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

APPROVED AND ADOPTED this __ day of December, 2022.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR RESOLUTION 2023-04

ATTEST:

**WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: George S. Flint

Name: Thomas Franklin

Title: Secretary

Title: Chairman

Exhibit “A”: Engineer’s Report
Exhibit “B”: Assessment Methodology

EXHIBIT “A”
ENGINEER’S REPORT

[ATTACHED BELOW]

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

DATE: September 6, 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, related to the District's issuance of its Series 2018 Bonds. 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 related to the District's issuance of its Series 2019 Bonds.

Based on the current development plans of the developer of the Westside Phase 3 Property, as described herein, Mattamy Orlando, LLC ("Mattamy" or the "Developer"), 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 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. 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. 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.

The Solara Phase 3 Project and the Soleil Project are located in Phase 3 of the District. 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 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 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 undeveloped. 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 construction 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 private 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 all of Parcel M and was approved 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 on the Developer 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 which shall be retained by the Developer who funded the roadway improvements. 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. With Solara Phase 3 and Soleil, no transportation impact fee credits will be issued to the Developer.

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. Again, no transportation impact fee credits will be issued to the Developer.

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 with legal descriptions 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.

	Phase 1 of the Solara Development	Phase 2 of the Solara Development	Phase 3 of the Solara Development	Soleil
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
Total	312	283	218	214

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 to be constructed by the District 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 developments’ 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:

SOLARA PHASE 3 & SOLEIL	
IMPROVEMENTS	RESPONSIBLE ENTITY
Stormwater ponds.	District and or Osceola County
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 in this report are necessary for the development of the Solara Phase 3 development and Soleil development respectively, which are 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.

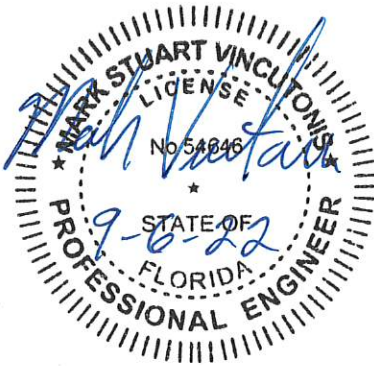
The costs of constructing and/or acquiring the Solara Phase 3 Project described in this report are based on current plans for Solara Phase 3 development infrastructure as shown on the approved plans, drawings, specifications and development requirements, latest revision. Costs for the Solara Phase 3 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.



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

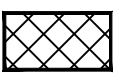
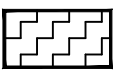
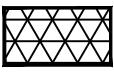


Dated: September 6, 2022

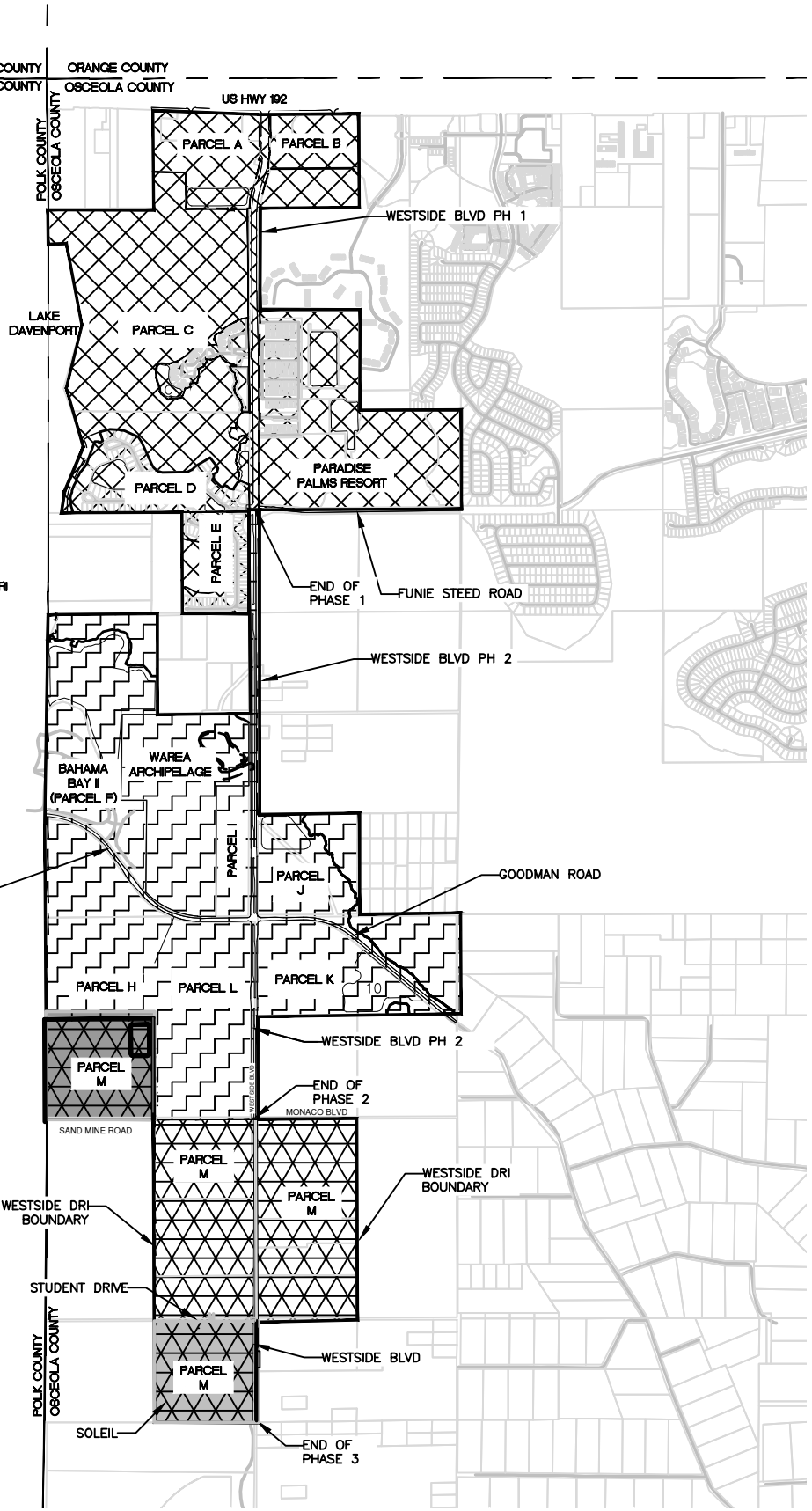
Exhibit 1

**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



I:\3930-9-10\ENGINEERING\CADD\PLANS\WESTSIDE EXHIBIT.dwg * Sep 06, 2022 - 8:33am * plotted by mvongerichten

8 BROADWAY, SUITE 104, KISSIMMEE, FL 34741-5708
 PHONE: (407) 847-9433 FAX: (407) 847-2499
 ENGINEERING, SURVEYING AND PLANNING
HWA
 Hanson, Walter & Associates, Inc.

WESTSIDE PHASE 1, 2 & 3
EXHIBIT 1
 DATE 09/06/22 SHEET 1 OF 1

Exhibit 2

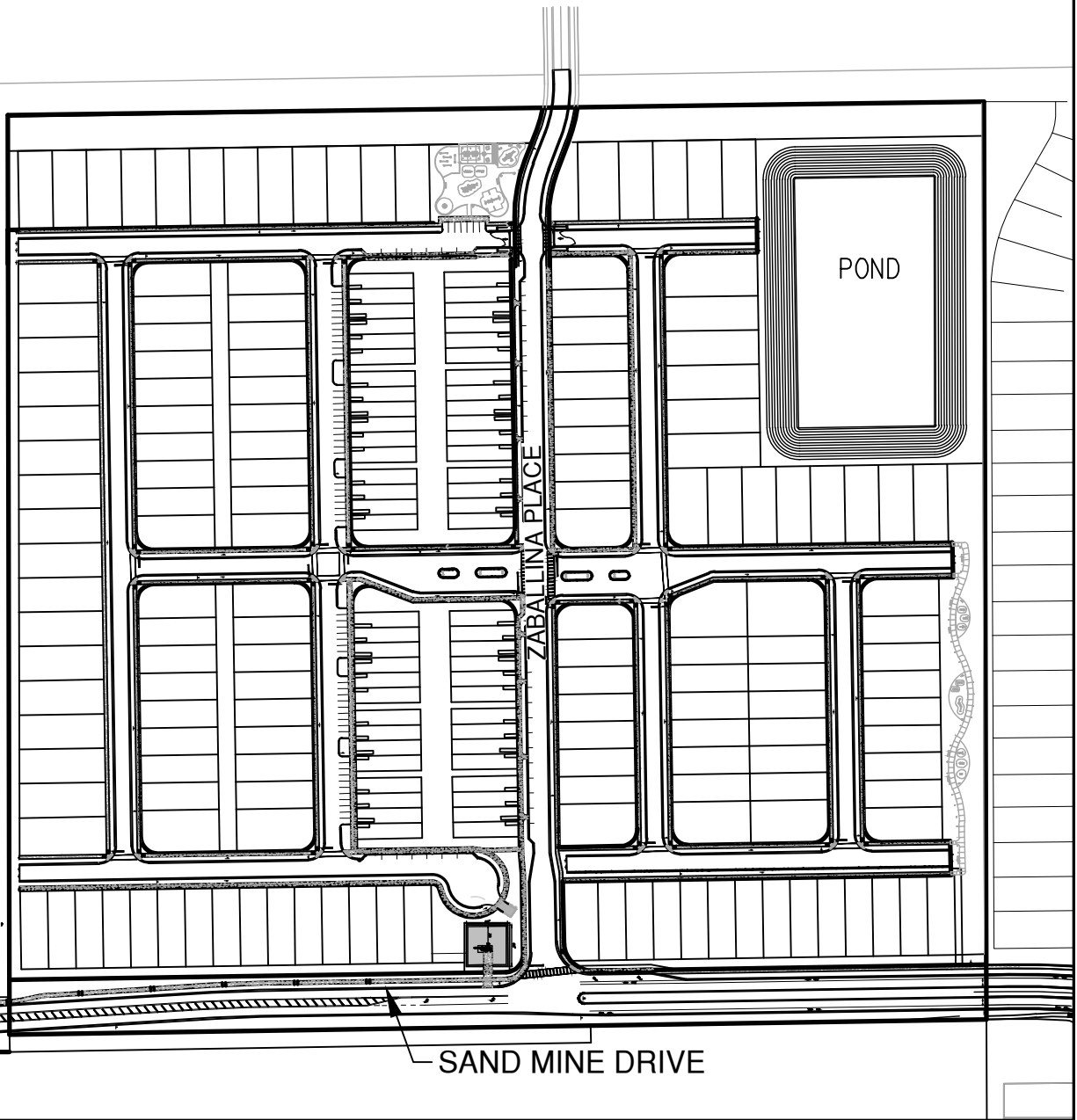
**Solara Phase 3 Development
Site plan for proposed improvements**

LEGAL DESCRIPTION:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA, BEING LOTS 11 THROUGH 14, BLOCK B AND A PORTION OF PLATTED RIGHT OF WAYS, FLORIDA FRUIT AND TRUCK COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SECTION 18, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA, THENCE RUN N00°26'39"W, A DISTANCE OF 1,326.49 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18: THENCE RUN N89°36'04"E, A DISTANCE OF 1,438.98 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN S00°09'05"W, A DISTANCE OF 1,325.33 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN S89°33'09"W, A DISTANCE OF 1,425.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.59 ACRES, MORE OR LESS.



I:\9830-9-10\ENGINEERING\CADD\PLANS\WESTSIDE EXHIBIT.dwg * Sep 06, 2022 - 8:35am * plotted by mvongerichten

SCALE: 1" = 250'



8 BROADWAY, SUITE 104, KISSIMMEE, 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 09/06/22 SHEET 1 OF 1

Exhibit 3

Soleil Development

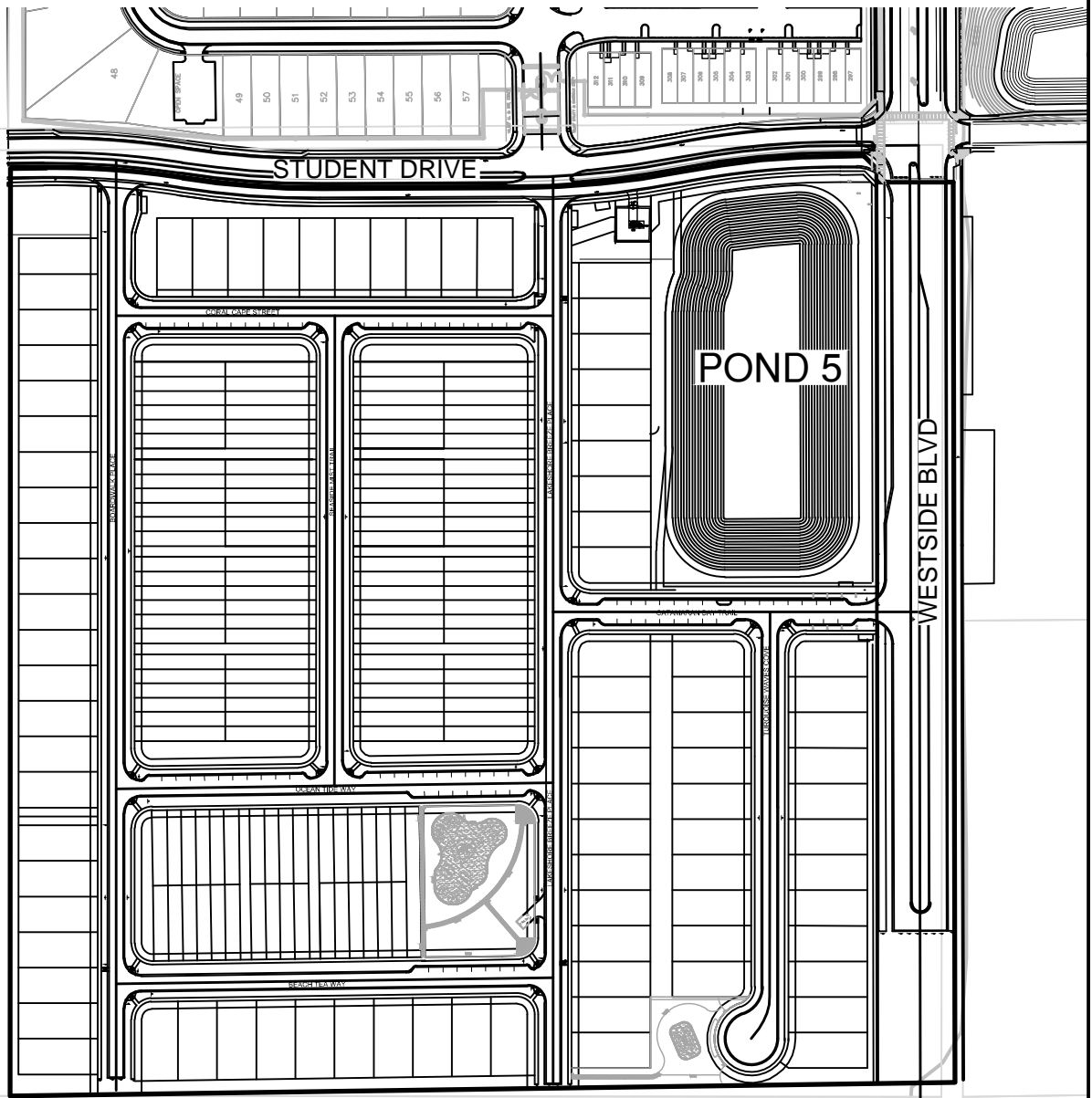
Site plan for proposed improvements

LEGAL DESCRIPTION:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 27 EAST, OSCEOLA COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SOLARA RESORT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGES 175 THROUGH 182, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN NORTH 89°08'22" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1324.68 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19 AND THE SOUTHEAST CORNER OF SAID SOLARA RESORT; THENCE RUN SOUTH 00°06'47" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1329.43 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE RUN SOUTH 89°11'10" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1327.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE RUN NORTH 00°00'50" EAST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1328.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.45 ACRES, MORE OR LESS.



SCALE: 1" = 250'

I:\3930-9-10\ENGINEERING\CADD\PLANS\WESTSIDE EXHIBIT.dwg * Sep 06, 2022 - 8:48am * plotted by mvongerichten



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



Hanson, Walter & Associates, Inc.

SOLEIL

EXHIBIT 3

DATE 09/06/22 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

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

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

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

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.

EXHIBIT “B”

ASSESSMENT METHODOLOGY

[ATTACHED BELOW]

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR
SOLARA PHASE 3 & SOLEIL**

**WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT**

Date: November 9, 2022

Prepared by

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

Table of Contents

1.0 Introduction..... **3**
 1.1 Purpose..... **3**
 1.2 Background..... **3**
 1.3 Special Benefits and General Benefits **4**
 1.4 Requirements of a Valid Assessment Methodology **4**
 1.5 Special Benefits Exceed the Costs Allocated **5**

2.0 Assessment Methodology **5**
 2.1 Overview **5**
 2.2 Allocation of Debt..... **6**
 2.3 Allocation of Benefit **6**
 2.4 Lienability Test: Special and Peculiar Benefit to the Property **6**
 2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay
 Non-Ad Valorem Assessments **7**

3.0 True-Up Mechanism **8**

4.0 Assessment Roll..... **8**

5.0 Appendix **10**
 Table 1: Development Program **10**
 Table 2: Capital Improvement Cost Estimates..... **11**
 Table 3: Bond Sizing **12**
 Table 4: Allocation of Improvement Costs **13**
 Table 5: Allocation of Total Par Debt to Each Product Type..... **14**
 Table 6A: Series 2019 & Series 2022-1 Par Debt and Annual Assessments. **15**
 Table 6B: Series 2022-2 Par Debt and Annual Assessments..... **16**
 Table 7: Preliminary Assessment Roll..... **17**

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 will issue on November 22, 2022, \$5,195,000 of tax exempt bonds in one or more series (collectively the “Series 2022 Bonds” or “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 Supplemental Assessment Methodology Report (the “Supplemental Report”) supplements the Master Assessment Methodology dated September 6, 2022 (“Master Report” and, together with the Supplemental Report, the “Assessment Report”). 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. As stated in the Master Report, the Master 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 Supplemental Report applies the methodology described in the Master Report to the assessments levied to secure the Series 2022 Bonds (the “Series 2022 Assessments”) and allocates the debt based on the special benefits each property receives. 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 has imposed non ad valorem special assessments on the benefited lands within the Solara Phase 3 & Soleil of the District based on this Supplemental 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 outlined in the Master Report 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") has determined that financing costs required to fund a portion of 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 \$1,835,000. 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") has determined that financing costs required to fund a portion of 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 \$3,360,000. 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 (Series 2022-1):

The District will issue on November 22, 2022, \$1,835,000 in Bonds (the "Series 2022-1 Bonds") to fund a portion 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 \$1,835,000 in debt to the properties within the Solara Phase 3 within the District benefiting from the Solara Phase 3 Project. The Series 2022-1 Bonds were sized to correspond to the collection of the Series 2022-1 Assessments from the 218 residential lots planned within Solara Phase 3 consisting of 43.59 acres.

The lands in Assessment Area One on which the Series 2022-1 Assessments will be levied are also subject to the Series 2019 Refunding Assessments (the Series 2022-1 Assessments and the Series 2019 Refunding Assessments are hereinafter collectively referred to as the "Debt Assessments"). The Series 2019 Refunding Bonds have a final maturity date of May 1, 2038. In order to provide for aggregate level debt service, the debt service on the Series 2022-1 Bonds will be structured so that the aggregate Debt Assessments levied in any one year will not exceed the annual per-unit assessment levels shown in the Table 6A. Table 6A presents the principal and annual amounts of the Series 2022-1 Assessments and the Series 2019 Refunding Assessments that will be levied on the units within Assessment Area One over the life of the Series 2022-1 Bonds. The 2019 Trust Indenture requires that the combined total assessments (for the 2019 Bonds and the 2022-1 Bonds) do not exceed: 1) \$1,1000 with respect to the townhomes and 2) \$1,300 with respect to forty foot lots and 3) \$1,500 with respect to fifty foot lots.

Soleil (Series 2022-2):

The District will issue on November 22, 2022, \$3,360,000 in Bonds (the "Series 2022-2 Bonds") to fund a portion of 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 \$3,360,000 in debt to the properties within the Soleil within the District benefiting from the Soleil Project. The

Series 2022-2 Bonds were sized to correspond to the collection of the Series 2022-2 Assessments from the 214 residential lots platted within Soleil consisting of 40.45 acres.

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 a portion of the Projects and related costs was determined by the Underwriter to total \$5,195,000, 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.

Initially, the Series 2022 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 ("Unassigned Properties") until the Series 2022 Assessments are fully absorbed. Eventually the development plan will be completed and the debt relating to the Series 2022 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, Table 6A and Table 6B. 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.

The Soleil plat is final and has been recorded. Thus, the Series 2022-2 Assessments securing the Series 2022-2 Bonds will be allocated in full to all 214 platted lots within Soleil upon issuance.

In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. This is reflected on Table 5. Based on the product type and number of units anticipated to absorb a certain amount of the Bond principal, it is estimated that the CDD will recognize a developer contribution equal to \$660,000 in eligible infrastructure.

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

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

Solara Phase 3 (Series 2022-1)

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
Total Units	218		239

Soleil (Series 2022-2)

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
Total Units	214		231

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

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

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

Capital Improvement Plan ("CIP") (1)	Phase 3 Project	Soleil Project	Total Cost Estimate
Earthwork (Public Improvemnts)	\$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 September 6, 2022.

Prepared by: Governmental Management Services - Central Florida, LLC

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

Series 2022 Bonds

Description	Series 2022-1 (Solara Phase 3)	Series 2022-2 (Soleil)	Combined Total
Construction Funds	\$ 1,499,294	\$ 2,863,236	\$ 4,362,530
Debt Service Reserve	\$ 124,025	\$ 120,784	\$ 244,809
Capitalized Interest	\$ 107,133	\$ 184,548	\$ 291,681
Underwriters Discount	\$ 36,700	\$ 67,200	\$ 103,900
Cost of Issuance	\$ 67,847	\$ 124,233	\$ 192,080
Par Amount	\$ 1,835,000	\$ 3,360,000	\$ 5,195,000

Bond Assumptions:	<u>Series 2022-1</u>	<u>Series 2022-2</u>
Average Interest Rate	6.20%	5.92%
Amortization	30 years	30 years
Capitalized Interest	Thru 11/1/23	Thru 11/1/23
Debt Service Reserve	50% MADS	50% MADS
Underwriters Discount	2%	2%

Prepared by: Governmental Management Services - Central Florida, LLC

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

Solara Phase 3 (Series 2022-1)

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%	\$ 1,234,704.95	\$ 20,578.42
Single Family 40'	110	1.10	121	50.71%	\$ 2,489,988.31	\$ 22,636.26
Single Family 50'	48	1.20	58	24.14%	\$ 1,185,316.75	\$ 24,694.10
Totals	218		239	100.00%	\$ 4,910,010.00	

Soleil (Series 2022-2)

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%	\$ 3,986,563.32	\$ 31,145.03
Single Family 40'	0	1.10	0	0.00%	\$ -	
Single Family 50'	86	1.20	103	44.64%	\$ 3,214,166.68	\$ 37,374.03
Totals	214		231	100.00%	\$ 7,200,730.00	

* Unit mix is subject to change based on marketing and other factors

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
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Solara Phase 3 (Series 2022-1)

Land Use	No. of Units*	Total Improvements Costs Per Product Type	Potential Allocation of Debt Per Product Type	Developer Contributions**	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Townhome	60	\$ 1,234,704.95	\$ 521,793.80	\$ (104,747.99)	\$ 417,045.80	\$ 6,950.76
Single Family 40'	110	\$ 2,489,988.31	\$ 1,052,284.16	\$ (134,784.92)	\$ 917,499.24	\$ 8,340.90
Single Family 50'	48	\$ 1,185,316.75	\$ 500,922.05	\$ (467.08)	\$ 500,454.96	\$ 10,426.15
Totals	218	\$ 4,910,010.00	\$ 2,075,000.00	\$ (240,000.00)	\$ 1,835,000.00	

Soleil (Series 2022-2)

Land Use	No. of Units*	Total Improvements Costs Per Product Type	Potential Allocation of Debt Per Product Type	Developer Contributions**	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Townhome	128	\$ 3,986,563.32	\$ 2,092,733.56	\$ (419,267.73)	\$ 1,673,465.84	\$ 13,073.95
Single Family 40'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 50'	86	\$ 3,214,166.68	\$ 1,687,266.44	\$ (732.27)	\$ 1,686,534.16	\$ 19,610.86
Totals	214	\$ 7,200,730.00	\$ 3,780,000.00	\$ (420,000.00)	\$ 3,360,000.00	

* Unit mix is subject to change based on marketing and other factors

** In order for debt service assessment levels to be consistent with market conditions, developer contributions are recognized. Based on the product type and number of units anticipated to absorb the Bond Principal, it is estimated that the CDD will recognize a developer contribution equal to \$660,000 in eligible infrastructure.

Prepared by: Governmental Management Services - Central Florida, LLC

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

Solara Phase 3

Combined Allocation of Special Assessment Bonds, Series 2019 & Series 2022-1

Land Use	No. of Units (1)	Total Principal				Total Principal Combined
		Total		Per Unit		
		Series 2019 Principal (2)	Series 2022 Principal	Series 2019 Principal (2)	Series 2022 Principal	
Townhome	60	\$ 383,356	\$ 417,046	\$ 6,389.26	\$ 6,950.76	\$ 13,340.03
Single Family 40'	110	\$ 773,101	\$ 917,499	\$ 7,028.19	\$ 8,340.90	\$ 15,369.09
Single Family 50'	48	\$ 368,022	\$ 500,455	\$ 7,667.12	\$ 10,426.15	\$ 18,093.26
Totals	218	\$ 1,524,478	\$ 1,835,000			

Combined Allocation of Special Assessment Bonds, Series 2019 & Series 2022-1

Land Use	No. of Units (1)	Annual Assessment over Fiscal Years 2023-2038				
		Total		Per Unit		Combined Annual Assessments (3)(4)
		Series 2019 Assessment (2)(3)	Series 2022 Assessment (3)	Series 2019 Annual Assessment (2)(3)	Series 2022 Annual Assessment (3)	
Townhome	60	\$ 35,610	\$ 24,119	\$ 593.50	\$ 401.99	\$ 995.49
Single Family 40'	110	\$ 71,814	\$ 59,518	\$ 652.85	\$ 541.07	\$ 1,193.92
Single Family 50'	48	\$ 34,186	\$ 37,394	\$ 712.20	\$ 779.05	\$ 1,491.25
Totals	218	\$ 141,609	\$ 121,032			

Annual Assessment over Years 2039-2047

Land Use	No. of Units (1)	Per Unit	
		Series 2022 Assessment Allocation (3)	Series 2022 Assessment (3)(4)
Townhome	60	\$ 59,974	\$ 999.56
Single Family 40'	110	\$ 131,942	\$ 1,199.47
Single Family 50'	48	\$ 71,968	\$ 1,499.34
Totals	218	\$ 263,884	

(1) Unit mix is subject to change based on marketing and other factors

(2) The Series 2019 par balance was \$5,523.47 per lot and the Series 2019 Annual Debt Service was \$513.08 per lot. Annual debt service and par balance per unit were revised when property owner changed the development plan.

(3) Includes principal, interest, early payment discounts, and collection costs.

(4) The 2019 Trust Indenture requires that the combined total assessments (for the 2019 Bonds and the 2022-1 Bonds) do not exceed: 1) \$1,100 with respect to townhomes and 2) \$1,300 with respect to forty foot lots and 3) \$1,500 with respect to fifty foot lots.

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

Soleil (Series 2022-2)

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	\$ 1,673,465.84	\$ 13,073.95	\$ 120,314	\$ 939.95	\$ 999.95
Single Family 40'	0	\$ -	\$ -	\$ -	\$ -	\$ -
Single Family 50'	86	\$ 1,686,534.16	\$ 19,610.86	\$ 121,254	\$ 1,409.92	\$ 1,499.92
Totals	214	\$ 3,360,000.00		\$ 241,568		

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

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

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

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	19-25-27-5246-0001-0010	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0020	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0030	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0040	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0050	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0060	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0070	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0080	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0090	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0100	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0110	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0120	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0130	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0140	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0150	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0160	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0170	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0180	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0190	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0200	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0210	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0220	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0230	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0240	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0250	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0260	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0270	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0280	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0290	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92

Owner	Property ID #'s	Unit Type	Net Annual Debt		
			Total Par Debt Allocated	Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0650	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0660	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0670	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0680	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0690	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0700	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0710	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0720	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0730	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0740	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0750	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0760	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0770	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0780	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0790	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0800	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0810	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0820	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0830	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0840	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0850	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0860	50	\$ 19,610.86	\$ 1,409.92	\$ 1,499.92
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0870	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0880	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0890	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0900	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0910	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0920	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0930	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0940	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0950	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0960	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0970	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0980	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-0990	TH	\$ 13,073.95	\$ 939.95	\$ 999.95

Owner	Property ID #'s	Unit Type	Net Annual Debt		
			Total Par Debt Allocated	Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1000	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1010	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1020	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1030	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1040	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1050	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1060	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1070	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1080	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1090	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1100	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1110	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1120	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1130	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1140	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1150	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1160	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1170	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1180	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1190	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1200	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1210	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1220	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1230	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1240	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1250	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1260	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1270	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1280	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1290	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1300	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1310	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1320	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1330	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1340	TH	\$ 13,073.95	\$ 939.95	\$ 999.95

Owner	Property ID #'s	Unit Type	Net Annual Debt		
			Total Par Debt Allocated	Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1350	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1360	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1370	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1380	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1390	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1400	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1410	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1420	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1430	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1440	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1450	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1460	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1470	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1480	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1490	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1500	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1510	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1520	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1530	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1540	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1550	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1560	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1570	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1580	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1590	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1600	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1610	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1620	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1630	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1640	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1650	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1660	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1670	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1680	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1690	TH	\$ 13,073.95	\$ 939.95	\$ 999.95

Owner	Property ID #'s	Unit Type	Net Annual Debt		
			Total Par Debt Allocated	Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1700	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1710	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1720	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1730	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1740	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1750	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1760	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1770	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1780	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1790	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1800	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1810	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1820	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1830	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1840	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1850	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1860	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1870	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1880	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1890	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1900	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1910	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1920	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1930	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1940	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1950	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1960	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1970	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1980	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-1990	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2000	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2010	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2020	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2030	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2040	TH	\$ 13,073.95	\$ 939.95	\$ 999.95

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	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2060	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2070	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2080	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2090	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2100	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2110	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2120	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2130	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
MATTAMY ORLANDO LLC	19-25-27-5246-0001-2140	TH	\$ 13,073.95	\$ 939.95	\$ 999.95
Total Platted Assessments			\$ 3,360,000	\$ 241,568	\$ 256,987
Unplatted - Solara Phase 3		Acres			
MATTAMY ORLANDO LLC	18-25-27-3160-000B-0110	43.59	\$ 1,835,000	\$ 248,050	\$ 263,883
Total Unplatted Assessments			\$ 1,835,000	\$ 248,050	\$ 263,883
Total Assessments			\$ 5,195,000	\$ 489,618	\$ 520,870

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

	Series 2022-1	Series 2022-2
Annual Assessment Periods	30 years	30 years
Projected Bond Rate (%)	6.20%	5.92%
Maximum Annual Debt Service	\$248,050	\$241,568

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION VII

SECTION C

SECTION 1

Westside Community Development District

Summary of Check Register

October 25, 2022 to November 30, 2022

Fund	Date	Check No.'s		Amount
General	11/01/22	1850 - 1855	\$	30,990.85
	11/11/22	1856 - 1860	\$	13,452.79
	11/18/22	1861 - 1862	\$	1,554.99
			\$	45,998.63

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/22	00056	10/10/22	14976	202210	320	53800	46400		WESTSIDE CDD STORM WATER	*	600.00		
		10/10/22	14976	202210	320	53800	46400		GOODMAN HERBICIDE	*	100.00		
		10/10/22	14976	202210	320	53800	46400		TRACT RR HERBICIDE	*	100.00		
		10/10/22	14976	202210	320	53800	46400		SOLARA PONDS S1,S2 AND S3	*	275.00		
AQUATIC WEED MANAGEMENT, INC.												1,075.00	001850
11/01/22	00035	10/03/22	86828	202210	310	51300	54000		SPECIAL DISTRICT FEE FY23	*	175.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY												175.00	001851
11/01/22	00001	10/01/22	424	202210	310	51300	34000		MANAGEMENT FEES - OCT 22	*	3,803.92		
		10/01/22	424	202210	310	51300	35200		WEBSITE MANAGEMENT-OCT 22	*	100.00		
		10/01/22	424	202210	310	51300	35100		INFORMATION TECH - OCT 22	*	150.00		
		10/01/22	424	202210	310	51300	31300		DISSEMINATION SVCS-OCT 22	*	1,166.67		
		10/01/22	424	202210	310	51300	51000		OFFICE SUPPLIES	*	.21		
		10/01/22	424	202210	310	51300	42000		POSTAGE	*	142.08		
		10/01/22	424	202210	310	51300	42500		COPIES	*	175.80		
		10/01/22	425	202210	320	53800	49000		FIELD MANAGEMENT - OCT 22	*	1,690.67		
GOVERNMENTAL MANAGEMENT SERVICES												7,229.35	001852
11/01/22	00029	10/12/22	106209	202209	310	51300	31500		GENERAL COUNSEL - SEP 22	*	1,594.00		
LATHAM,LUNA,EDEN & BEAUDINE, LLP												1,594.00	001853
11/01/22	00007	9/30/22	06088219	202209	310	51300	48000		SPECIAL BOS MEETING-9/19	*	230.00		
		9/30/22	06088219	202209	310	51300	48000		NOT MEETING DATES FY23	*	275.00		
ORLANDO SENTINEL												505.00	001854
11/01/22	00039	10/15/22	OS 44329	202210	320	53800	46200		LANDSCAPE MAINT - OCT 22	*	20,412.50		
YELLOWSTONE LANDSCAPE												20,412.50	001855

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/11/22	00034	11/04/22 6391-11-	202211 310-51300-31200	ARBITRAGE SERIES 2019	*	450.00	
				AMTEC			450.00 001856
11/11/22	00001	11/01/22 427	202211 310-51300-34000	MANAGEMENT FEES - NOV 22	*	3,803.92	
		11/01/22 427	202211 310-51300-35200	WEBSITE MANAGEMENT-NOV 22	*	100.00	
		11/01/22 427	202211 310-51300-35100	INFORMATION TECH - NOV 22	*	150.00	
		11/01/22 427	202211 310-51300-31300	DISSEMINATION SVCS-NOV 22	*	1,166.67	
		11/01/22 427	202211 310-51300-51000	OFFICE SUPPLIES	*	12.62	
		11/01/22 427	202211 310-51300-42000	POSTAGE	*	2.40	
		11/01/22 427	202211 310-51300-42500	COPIES	*	106.20	
		11/01/22 428	202211 320-53800-49000	FIELD MANAGEMENT - NOV 22	*	1,690.67	
				GOVERNMENTAL MANAGEMENT SERVICES			7,032.48 001857
11/11/22	00022	10/13/22 5284899	202209 310-51300-31100	ENG REPORT/BOND ISSUANCE	*	2,248.25	
				HANSON, WALTER & ASSOCIATES, INC.			2,248.25 001858
11/11/22	00036	11/01/22 R072527-	202211 310-51300-49200	FIRE VACANT LAND 2022	*	4.68	
				BRUCE VICKERS, TAX COLLECTOR			4.68 001859
11/11/22	00015	10/25/22 6705584	202210 310-51300-32300	TRUSTEE FEES S19 - FY23	*	3,717.38	
				US BANK			3,717.38 001860
11/18/22	00022	10/13/22 5284898	202209 310-51300-31100	ENGINEER SERVICES-SEP 22	*	245.00	
		11/08/22 5285139	202210 310-51300-31100	ENGINEER SERVICES-OCT 22	*	482.50	
				HANSON, WALTER & ASSOCIATES, INC.			727.50 001861
11/18/22	00029	11/10/22 106679	202210 310-51300-31500	GEN.COUNSEL/MTHLY MEETING	*	827.49	
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			827.49 001862
				TOTAL FOR BANK A		45,998.63	
				WEST WESTSIDE			ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
TOTAL FOR REGISTER						45,998.63	

WEST WESTSIDE ZYAN

SECTION 2

Westside
Community Development District

Unaudited Financial Reporting
October 31, 2022



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Series 2005 Debt Service Fund</u>
5	<u>Series 2007 Debt Service Fund</u>
6	<u>Series 2018 Debt Service Fund</u>
7	<u>Series 2019 Debt Service Fund</u>
8	<u>Series 2019 Refunding Bonds Debt Service Fund</u>
9	<u>Series 2019 Parcel K Debt Service Fund</u>
10	<u>Capital Projects Fund</u>
11	<u>Capital Reserve Fund</u>
12-13	<u>Month to Month</u>
14	<u>Assessment Receipt Schedule</u>

Westside
Community Development District
Combined Balance Sheet
October 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 263,679	\$ -	\$ -	\$ 279,253	\$ 542,931
Capital Projects Account	\$ -	\$ -	\$ 24,734	\$ -	\$ 24,734
Investments:					
<u>Series 2005 - 2</u>					
Reserve	\$ -	\$ 100,342	\$ -	\$ -	\$ 100,342
Revenue	\$ -	\$ 98,383	\$ -	\$ -	\$ 98,383
Prepayment	\$ -	\$ 4,152	\$ -	\$ -	\$ 4,152
<u>Series 2007 - 2</u>					
Reserve	\$ -	\$ 36,260	\$ -	\$ -	\$ 36,260
Revenue	\$ -	\$ 70,157	\$ -	\$ -	\$ 70,157
Prepayment	\$ -	\$ 2,929	\$ -	\$ -	\$ 2,929
<u>Series 2018</u>					
Reserve	\$ -	\$ 115,065	\$ -	\$ -	\$ 115,065
Revenue	\$ -	\$ 110,439	\$ -	\$ -	\$ 110,439
Construction	\$ -	\$ -	\$ 2	\$ -	\$ 2
<u>Series 2019</u>					
Reserve	\$ -	\$ 101,595	\$ -	\$ -	\$ 101,595
Revenue	\$ -	\$ 84,746	\$ -	\$ -	\$ 84,746
Construction	\$ -	\$ -	\$ 1	\$ -	\$ 1
<u>Series 2019 K</u>					
Reserve	\$ -	\$ 92,850	\$ -	\$ -	\$ 92,850
Revenue	\$ -	\$ 49,136	\$ -	\$ -	\$ 49,136
Construction	\$ -	\$ -	\$ 9,384	\$ -	\$ 9,384
<u>Series 2019 R</u>					
Reserve	\$ -	\$ 503,479	\$ -	\$ -	\$ 503,479
Revenue	\$ -	\$ 492,348	\$ -	\$ -	\$ 492,348
Cost of Issuance	\$ -	\$ 6,964	\$ -	\$ -	\$ 6,964
Due from General Fund	\$ -	\$ 142,179	\$ -	\$ -	\$ 142,179
Investments - SBA	\$ 305,181	\$ -	\$ -	\$ 966,363	\$ 1,271,543
Total Assets	\$ 568,859	\$ 2,011,025	\$ 34,121	\$ 1,245,615	\$ 3,859,621
Liabilities:					
Accounts Payable	\$ 42,104	\$ -	\$ -	\$ -	\$ 42,104
Due to Debt Service	\$ 142,179	\$ -	\$ -	\$ -	\$ 142,179
Accrued Interest Payable	\$ -	\$ 28,521	\$ -	\$ -	\$ 28,521
Accrued Principal Payable	\$ -	\$ 140,000	\$ -	\$ -	\$ 140,000
Total Liabilities	\$ 184,283	\$ 168,521	\$ -	\$ -	\$ 352,804
Fund Balance:					
Restricted for:					
Debt Service - Series 2005 - 2	\$ -	\$ 147,338	\$ -	\$ -	\$ 147,338
Debt Service - Series 2007 - 2	\$ -	\$ 71,746	\$ -	\$ -	\$ 71,746
Debt Service - Series 2018	\$ -	\$ 225,504	\$ -	\$ -	\$ 225,504
Debt Service - Series 2019	\$ -	\$ 186,341	\$ -	\$ -	\$ 186,341
Debt Service - Series 2019 K	\$ -	\$ 141,986	\$ -	\$ -	\$ 141,986
Debt Service - Series 2019 R	\$ -	\$ 1,069,588	\$ -	\$ -	\$ 1,069,588
Capital Projects	\$ -	\$ -	\$ 34,121	\$ -	\$ 34,121
Unassigned	\$ 384,576	\$ -	\$ -	\$ 1,245,615	\$ 1,630,192
Total Fund Balances	\$ 384,576	\$ 1,842,504	\$ 34,121	\$ 1,245,615	\$ 3,506,816
Total Liabilities & Fund Balance	\$ 568,859	\$ 2,011,025	\$ 34,121	\$ 1,245,615	\$ 3,859,621

Westside
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 472,157	\$ -	\$ -	\$ -
Assessments - Direct Bill	\$ 94,070	\$ -	\$ 37,865	\$ 37,865
Interest	\$ 1,000	\$ 1,000	\$ 816	\$ (184)
Total Revenues	\$ 567,228	\$ 1,000	\$ 38,681	\$ 37,681
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 200	\$ 800
FICA Expense	\$ 918	\$ 77	\$ 15	\$ 61
Engineering Fees	\$ 10,500	\$ 875	\$ 483	\$ 393
Legal Services	\$ 40,000	\$ 3,333	\$ 827	\$ 2,506
Arbitrage Fees	\$ 3,250	\$ -	\$ -	\$ -
Management Fees	\$ 45,647	\$ 3,804	\$ 3,804	\$ (0)
Information Technology	\$ 1,800	\$ 150	\$ 150	\$ -
Website Maintenance	\$ 1,200	\$ 100	\$ 100	\$ -
Dissemination Fees	\$ 14,000	\$ 1,167	\$ 1,167	\$ (0)
Trustee Fees	\$ 20,142	\$ 8,364	\$ 8,364	\$ -
Assessment Roll Services	\$ 12,500	\$ 12,500	\$ 12,500	\$ -
Auditing Services	\$ 4,100	\$ -	\$ -	\$ -
Telephone	\$ 100	\$ 8	\$ -	\$ 8
Postage	\$ 2,250	\$ 188	\$ 142	\$ 45
Insurance - General Liability	\$ 9,693	\$ 9,693	\$ 9,262	\$ 431
Printing and Binding	\$ 1,500	\$ 125	\$ 176	\$ (51)
Legal Advertising	\$ 1,800	\$ 150	\$ -	\$ 150
Other Current Charges	\$ 1,600	\$ 133	\$ 120	\$ 13
Office Supplies	\$ 400	\$ 33	\$ 0	\$ 33
Property Appraiser's Fee	\$ 1,100	\$ -	\$ -	\$ -
Property Taxes	\$ 200	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 184,875	\$ 41,875	\$ 37,486	\$ 4,389

Westside
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Landscape Maintenance	\$ 223,115	\$ 18,593	\$ 20,413	\$ (1,820)
Oak Tree Maintenance	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
Irrigation Repairs	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Plant Replacement	\$ 30,000	\$ 2,500	\$ -	\$ 2,500
Electric	\$ 1,650	\$ 138	\$ 31	\$ 107
Streetlighting	\$ 80,300	\$ 6,692	\$ 4,684	\$ 2,007
Irrigation Water	\$ 63,800	\$ 5,317	\$ 3,402	\$ 1,915
Property Insurance	\$ 5,000	\$ 5,000	\$ 1,189	\$ 3,811
Field Management	\$ 20,288	\$ 1,691	\$ 1,691	\$ (0)
Lake & Wetland Maintenance	\$ 19,845	\$ 1,654	\$ 2,150	\$ (496)
Sidewalk Repairs & Maintenance	\$ 4,000	\$ 333	\$ -	\$ 333
Contingency	\$ 26,000	\$ 2,167	\$ -	\$ 2,167
Stormwater/Lake Repair	\$ 15,000	\$ 1,250	\$ -	\$ 1,250
Total Operations & Maintenance	\$ 528,998	\$ 48,666	\$ 33,559	\$ 15,108
Total Expenditures	\$ 713,872	\$ 90,541	\$ 71,044	\$ 19,497
Excess (Deficiency) of Revenues over Expenditures	\$ (146,645)		\$ (32,364)	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (115,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (115,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (261,645)		\$ (32,364)	
Fund Balance - Beginning	\$ 261,645		\$ 416,940	
Fund Balance - Ending	\$ -		\$ 384,576	

Westside
Community Development District
Debt Service Fund Series 2005-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues:				
Assessments - Direct Bill	\$ 110,963	\$ -	\$ 55,482	\$ 55,482
Interest	\$ -	\$ -	\$ 181	\$ 181
Total Revenues	\$ 110,963	\$ -	\$ 55,663	\$ 55,663
Expenditures:				
Debt Service Obligation	\$ 110,963	\$ -	\$ -	\$ -
Total Expenditures	\$ 110,963	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 55,663	\$ 55,663
Fund Balance - Beginning	\$ -		\$ 91,675	
Fund Balance - Ending	\$ -		\$ 147,338	

Westside
Community Development District
Debt Service Fund Series 2007-2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues:				
Assessments - Direct Bill	\$ 39,800	\$ -	\$ 19,900	\$ 19,900
Interest	\$ -	\$ -	\$ 110	\$ 110
Total Revenues	\$ 39,800	\$ -	\$ 20,010	\$ 20,010
Expenditures:				
Debt Service Obligation	\$ 39,800	\$ -	\$ -	\$ -
Total Expenditures	\$ 39,800	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 20,010	
Fund Balance - Beginning	\$ -		\$ 51,736	
Fund Balance - Ending	\$ -		\$ 71,746	

Westside
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 230,130	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 278	\$ 278
Total Revenues	\$ 230,130	\$ -	\$ 278	\$ 278
Expenditures:				
Interest - 11/1	\$ 83,525	\$ -	\$ -	\$ -
Principal - 5/1	\$ 60,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 83,525	\$ -	\$ -	\$ -
Total Expenditures	\$ 227,050	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,080		\$ 278	
Fund Balance - Beginning	\$ 108,325		\$ 225,227	
Fund Balance - Ending	\$ 111,405		\$ 225,504	

Westside
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 203,846	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 229	\$ 229
Total Revenues	\$ 203,846	\$ -	\$ 229	\$ 229
Expenditures:				
Interest - 11/1	\$ 70,639	\$ -	\$ -	\$ -
Principal - 5/1	\$ 60,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 70,639	\$ -	\$ -	\$ -
Total Expenditures	\$ 201,279	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,567		\$ 229	
Fund Balance - Beginning	\$ 82,804		\$ 186,112	
Fund Balance - Ending	\$ 85,371		\$ 186,341	

Westside
Community Development District
Debt Service Fund Series 2019R
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 811,922	\$ -	\$ -	\$ -
Assessments - Direct Bill	\$ 195,284	\$ -	\$ 66,797	\$ 66,797
Interest	\$ -	\$ -	\$ 1,235	\$ 1,235
Total Revenues	\$ 1,007,205	\$ -	\$ 68,032	\$ 68,032
Expenditures:				
Interest - 11/1	\$ 227,857	\$ -	\$ -	\$ -
Principal - 5/1	\$ 560,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 227,857	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,015,714	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (8,508)		\$ 68,032	
Fund Balance - Beginning	\$ 490,066		\$ 1,001,556	
Fund Balance - Ending	\$ 481,558		\$ 1,069,588	

Westside
Community Development District
Debt Service Fund Series 2019K
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 78,845	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 175	\$ 175
Total Revenues	\$ 78,845	\$ -	\$ 175	\$ 175
Expenditures:				
Interest - 11/1	\$ 36,970	\$ -	\$ -	\$ -
Interest - 5/1	\$ 36,970	\$ -	\$ -	\$ -
Total Expenditures	\$ 73,940	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,905		\$ 175	
Fund Balance - Beginning	\$ 48,212		\$ 141,811	
Fund Balance - Ending	\$ 53,117		\$ 141,986	

Westside
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Series 2007-2	Series 2018	Series 2019	Series 2019K	Total
Revenues					
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 0	\$ -	\$ -	\$ 12	\$ 12
Total Revenues	\$ 0	\$ -	\$ -	\$ 12	\$ 12
Expenditures:					
Miscellaneous Expense	\$ 59	\$ -	\$ -	\$ -	\$ 59
Total Expenditures	\$ 59	\$ -	\$ -	\$ -	\$ 59
Net Change in Fund Balance	\$ (59)	\$ -	\$ -	\$ 12	\$ (47)
Fund Balance - Beginning	\$ 24,793	\$ 2	\$ 1	\$ 9,373	\$ 34,168
Fund Balance - Ending	\$ 24,734	\$ 2	\$ 1	\$ 9,384	\$ 34,121

Westside
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2022

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 2,580	\$ 2,580
Total Revenues	\$ -	\$ -	\$ 2,580	\$ 2,580
Expenditures:				
Miscellaneous Expense	\$ 1,500	\$ 38	\$ 38	\$ -
Total Expenditures	\$ 1,500	\$ 38	\$ 38	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,500)		\$ 2,542	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ 115,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 115,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 113,500		\$ 2,542	
Fund Balance - Beginning	\$ 1,212,507		\$ 1,243,073	
Fund Balance - Ending	\$ 1,326,007		\$ 1,245,615	

Westside
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessments - Direct Bill	\$ 37,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,865
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 816	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 816
Total Revenues	\$ 38,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,681
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Fica Expense	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Engineering Fees	\$ 483	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 483
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 1,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,167
Attorney Fees	\$ 827	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 827
Litigation Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration Fee	\$ 12,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fee	\$ 8,364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,364
Management Fees	\$ 3,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,804
Computer Fees	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Website Administration	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Telephone Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage And Delivery	\$ 142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 142
Printing And Binding	\$ 176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 9,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,262
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Annual District Fee	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 37,486	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,486

Westside
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Electric Expense	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Streetlighting	\$ 4,684	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,684
Water & Sewer	\$ 3,402	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,402
Toho Connection Work	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 1,189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,189
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Oak Tree Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping Maintenance	\$ 20,413	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,413
Irrigation Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake & Wetland Maintenance	\$ 2,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,150
Park Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Signage Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ 1,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,691
Field Miscellaneous Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater/Lake Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Twa Utility Conveyance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Sweeping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 33,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,559
Total Expenditures	\$ 71,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,044
Excess (Deficiency) of Revenues over Expenditures	\$ (32,364)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (32,364)
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (32,364)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (32,364)

Westside
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

Gross Assessments \$ 536,423.46 \$ 244,548.00 \$ 216,717.00 \$ 864,258.87 \$ 83,866.00 \$ 1,945,813.33
 Net Assessments \$ 504,238.05 \$ 229,875.12 \$ 203,713.98 \$ 812,403.34 \$ 78,834.04 \$ 1,829,064.53

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	2018 Debt Service	2019 Debt Service	2019 Refund Debt Service	2019 Parcel k Debt Service	Total
							27.57%	12.57%	11.14%	44.42%	4.31%	100.00%
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

0%	Net Percent Collected
\$ 1,829,064.53	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

MATTAMY ORLANDO LLC						
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2019R
				\$174,417.30	\$40,822.88	\$133,594.42
10/25/22	11/1/22	33443	\$87,208.65	\$87,208.65	\$20,411.44	\$66,797.21
	2/1/23		\$43,604.32		\$0.00	\$0.00
	5/1/23		\$43,604.32		\$0.00	\$0.00
			\$174,417.29	\$87,208.65	\$20,411.44	\$66,797.21

CORNERSTONE-ICM B-BAY LLC							
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2005 - 2	Series 2007 - 2
				\$185,669.52	\$34,906.52	\$110,963.00	\$39,800.00
10/25/22	11/1/22	1321	\$92,834.76	\$92,834.76	\$17,453.26	\$55,481.50	\$19,900.00
	2/1/23		\$46,417.38		\$0.00	\$0.00	\$0.00
	5/1/23		\$46,417.38		\$0.00	\$0.00	\$0.00
			\$185,669.52	\$92,834.76	\$17,453.26	\$55,481.50	\$19,900.00

GOLDEN CAY LLC						
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2019R
				\$80,030.10	\$18,340.72	\$61,689.38
	11/1/22		\$40,015.05		\$0.00	\$0.00
	2/1/23		\$20,007.52		\$0.00	\$0.00
	5/1/23		\$20,007.52		\$0.00	\$0.00
			\$80,030.09	\$0.00	\$0.00	\$0.00

SECTION 3

<u>District</u>	<u>Landowner</u>	<u>Total O&M</u>	<u>Total Debt</u>	<u>Total Due</u>		<u>O&M</u>	<u>Debt</u>	<u>Total</u>	<u>Paid</u>
Westside									
	Golden Cay	\$ 18,340.72	\$ 61,689.38	\$ 80,030.10					
	07-25-27-5461-0001-00D0				Nov	\$ 9,170.36	\$ 30,844.69	\$ 40,015.05	
		Series 2019	\$ 61,689.38		Feb	\$ 4,585.18	\$ 15,422.35	\$ 20,007.52	
					May	\$ 4,585.18	\$ 15,422.35	\$ 20,007.52	
					Total	\$ 18,340.72	\$ 61,689.38	\$ 80,030.10	
	Mattamy H	\$ 40,822.88	\$ 133,594.42	\$ 174,417.30					
	18-25-27-3160-000B-0110				Nov	\$ 20,411.44	\$ 66,797.21	\$ 87,208.65	Paid 11/1/22
		Series 2019	\$ 133,594.42		Feb	\$ 10,205.72	\$ 33,398.60	\$ 43,604.32	
					May	\$ 10,205.72	\$ 33,398.60	\$ 43,604.32	
					Total	\$ 40,822.88	\$ 133,594.42	\$ 174,417.30	
	CORNERSTONE-ICM B-BAY LLC								
	07-25-27-5461-0001-0015	\$ 34,906.52	\$ 150,763.00	\$ 185,669.52	Nov	\$ 17,453.26	\$ 75,381.50	\$ 92,834.76	Paid 11/1/22
					Feb	\$ 8,726.63	\$ 37,690.75	\$ 46,417.38	
		Series 2005	\$ 110,963.00		May	\$ 8,726.63	\$ 37,690.75	\$ 46,417.38	
		Series 2007	\$ 39,800.00		Total	\$ 34,906.52	\$ 150,763.00	\$ 185,669.52	