

*Westside Community  
Development District*

*Agenda*

*July 11, 2023*

# AGENDA

# *Westside*

## *Community Development District*

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

July 4, 2023

**Board of Supervisors  
Westside Community  
Development District**

Dear Board Members:

The Board of Supervisors of Westside Community Development District will meet **Tuesday, July 11, 2023 at 11:00 AM at the offices of Hanson, Walter & Associates, 8 Broadway Avenue, Suite 104, Kissimmee, FL 34741.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Appointment of Individual(s) to Fulfill Seats #3, #4 & #5
  - B. Administration of Oaths of Office to Newly Appointed Supervisor(s)
  - C. Election of Officers
  - D. Consideration of Resolution 2023-15 Electing Officers
4. Approval of Minutes of the May 2, 2023 Meeting
5. Public Hearing
  - A. Consideration of Resolution 2023-12 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations
  - B. Consideration of Resolution 2023-13 Imposing Special Assessments and Certifying an Assessment Roll
6. Review and Acceptance of Fiscal Year 2022 Audit Report
7. Consideration of Resolution 2023-14 Designating Assistant Treasurer of the District
8. Ratification of Landscape Maintenance Addendum with Yellowstone Landscape for Soleil Area
9. Discussion Items
  - A. Request from Landowner to Permit District's Access Easement
  - B. Engaging Consulting Engineer
10. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Discussion of Direct Bill Status

iv. Approval of Fiscal Year 2024 Meeting Schedule

11. Supervisor's Requests
12. Other Business
13. 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  
District Manager

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

Enclosures

## SECTION III

# SECTION D

**RESOLUTION 2023-15**

**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 **July 11, 2023** 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
_____	Assistant Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

**PASSED AND ADOPTED THIS 11<sup>th</sup> DAY OF JULY, 2023.**

\_\_\_\_\_  
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, May 2, 2023 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	District Counsel
Mark Vincutonis	District Engineer

**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, 4 & 5**
- B. Oath of Office for Newly Appointed Supervisors**
- C. Consideration of Resolution 2023-12 Electing Officers**

Items A through C were tabled to a future meeting.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the March 7, 2023 Meeting**

On MOTION by Mr. Franklin seconded by Mr. Lagunilla with all in favor the minutes of the March 7, 2023 meeting were approved as presented.
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**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-11  
Approving the Proposed Fiscal Year 2024  
Budget and Setting a Public Hearing**

Mr. Showe stated that Resolution 2023-11 approves the proposed Fiscal Year 2024 budget and sets the public hearing for July 11, 2024. There are some contractual increases along with an increase in insurance and there are new landscape areas coming online but the assessments will remain level.

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor Resolution 2023-11 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for July 11, 2024, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Lazarovich stated at a previous meeting we discussed the three ponds in Paradise Palms HOA and their attorney would like an Engineer’s Report on those three ponds in order to accept a quit claim deed.

On MOTION by Mr. Franklin seconded by Mr. Stewart, with all in favor, the Engineer was authorized to inspect the three ponds in Paradise Palms prior to acceptance of the quit claim deed.

**B. Engineer**

Mr. Vincutonis stated I have been working with the County on an overall ownership map to bring in Solara Phase 3 and Solay. The only other outstanding item is the dry/wet pond. It was designed and permitted as a dry pond.

**C. Manager**

**i. Approval of Check Register**

Mr. Showe presented the check register from March 1, 2023 through March 31, 2023 in the amount of \$1,373,356.90.

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. Presentation of Arbitrage Rebate Calculation Report for Series 2019 Bonds**

Mr. Showe stated included in the agenda package is a copy of the arbitrage rebate calculation report for the series 2019 bonds. This is an annual test the Board is required to perform to make sure the District is not collecting more in interest than we are legally allowed. There is no rebate liability, meaning the District is in compliance.

**iv. Discussion of Direct Bill Status**

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

**v. Presentation of Number of Registered Voters – 1,245**

A copy of the letter from the Supervisor of Elections indicating that there are 1,245 registered voters residing within the District was distributed at the meeting.

**SEVENTH ORDER OF BUSINESS                      Supervisor’s Requests**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS                      Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS                      Adjournment**

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

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

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

## SECTION V

# SECTION A

## RESOLUTION 2023-12

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2023, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Westside Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set July 11, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2023 and/or revised projections for Fiscal Year 2024.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Westside Community Development District for the Fiscal Year Ending September 30, 2024,” as adopted by the Board of Supervisors on July 11, 2023.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the Westside Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S) – SERIES 2005-2	\$ _____
DEBT SERVICE FUND(S) – SERIES 2007-2	\$ _____
DEBT SERVICE FUND(S) – SERIES 2018	\$ _____
DEBT SERVICE FUND(S) – SERIES 2019	\$ _____
DEBT SERVICE FUND(S) – SERIES 2019 REFUNDING	\$ _____
DEBT SERVICE FUND(S) – SERIES 2019 PARCEL K	\$ _____
DEBT SERVICE FUND(S) – SERIES 2022 AA1	\$ _____
DEBT SERVICE FUND(S) – SERIES 2022 AA2	\$ _____
CAPITAL RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

**Section 3. Supplemental Appropriations**

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this **11<sup>th</sup> day of July, 2023.**

ATTEST:

**WESTSIDE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Its: \_\_\_\_\_



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

***Proposed Budget***  
***FY2024***



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**Westside**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Maintenance Assessments	\$ 566,228	\$ 569,066	\$ -	\$ 569,066	\$ 589,729
Interest Income	\$ 1,000	\$ 8,157	\$ 4,079	\$ 12,236	\$ 1,000
Carry Forward Balance	\$ 261,645	\$ 428,738	\$ -	\$ 428,738	\$ 259,257
<b>Total Revenues</b>	<b>\$ 828,872</b>	<b>\$ 1,005,961</b>	<b>\$ 4,079</b>	<b>\$ 1,010,040</b>	<b>\$ 849,987</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 3,400	\$ 4,000	\$ 7,400	\$ 12,000
FICA Expense	\$ 918	\$ 260	\$ 306	\$ 566	\$ 918
Engineering Fees	\$ 10,500	\$ 8,855	\$ 4,427	\$ 13,282	\$ 15,000
Legal Services	\$ 40,000	\$ 17,388	\$ 8,694	\$ 26,081	\$ 40,000
Arbitrage Fees	\$ 3,250	\$ 2,700	\$ 450	\$ 3,150	\$ 3,600
Management Fees	\$ 45,647	\$ 30,431	\$ 15,216	\$ 45,647	\$ 48,386
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,908
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,272
Dissemination Fees	\$ 14,000	\$ 11,083	\$ 5,833	\$ 16,917	\$ 22,260
Trustee Fees	\$ 20,142	\$ 13,321	\$ 6,821	\$ 20,142	\$ 29,042
Assessment Roll Services	\$ 12,500	\$ 12,500	\$ -	\$ 12,500	\$ 13,250
Auditing Services	\$ 4,100	\$ -	\$ 3,850	\$ 3,850	\$ 4,950
Telephone	\$ 100	\$ -	\$ 33	\$ 33	\$ 100
Postage	\$ 2,250	\$ 652	\$ 500	\$ 1,152	\$ 2,250
Insurance - General Liability	\$ 9,693	\$ 9,262	\$ -	\$ 9,262	\$ 10,188
Printing and Binding	\$ 1,500	\$ 817	\$ 500	\$ 1,317	\$ 1,500
Legal Advertising	\$ 1,800	\$ 4,772	\$ 1,800	\$ 6,572	\$ 1,800
Other Current Charges	\$ 1,600	\$ 888	\$ 440	\$ 1,328	\$ 1,600
Office Supplies	\$ 400	\$ 27	\$ 50	\$ 77	\$ 400
Property Appraiser's Fee	\$ 1,100	\$ 1,311	\$ -	\$ 1,311	\$ 1,400
Property Taxes	\$ 200	\$ 183	\$ -	\$ 183	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 184,875</b>	<b>\$ 120,026</b>	<b>\$ 53,921</b>	<b>\$ 173,947</b>	<b>\$ 212,199</b>

**Westside**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Proposed Budget FY2024
<i>Operations &amp; Maintenance</i>					
Landscape Maintenance	\$ 223,115	\$ 167,319	\$ 81,650	\$ 248,969	\$ 332,250
Oak Tree Maintenance	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 25,000
Irrigation Repairs	\$ 15,000	\$ 11,045	\$ 5,000	\$ 16,045	\$ 20,000
Plant Replacement	\$ 30,000	\$ -	\$ 15,000	\$ 15,000	\$ 30,000
Electric	\$ 1,650	\$ 241	\$ 124	\$ 365	\$ 1,815
Streetlighting	\$ 80,300	\$ 38,234	\$ 19,600	\$ 57,834	\$ 64,680
Irrigation Water	\$ 63,800	\$ 19,737	\$ 12,000	\$ 31,737	\$ 70,180
Property Insurance	\$ 5,000	\$ 1,189	\$ -	\$ 1,189	\$ 1,784
Field Management	\$ 20,288	\$ 13,525	\$ 6,763	\$ 20,288	\$ 21,505
Lake & Wetland Maintenance	\$ 19,845	\$ 12,462	\$ 6,300	\$ 18,762	\$ 25,574
Sidewalk Repairs & Maintenance	\$ 4,000	\$ -	\$ 1,333	\$ 1,333	\$ 4,000
Contingency	\$ 26,000	\$ 13,906	\$ 8,667	\$ 22,573	\$ 26,000
Stormwater/Lake Repair	\$ 15,000	\$ 21,115	\$ -	\$ 21,115	\$ 15,000
<b>Total Operations &amp; Maintenance</b>	<b>\$ 528,998</b>	<b>\$ 298,773</b>	<b>\$ 181,437</b>	<b>\$ 480,210</b>	<b>\$ 637,788</b>
<b>Total Expenditures</b>	<b>\$ 713,872</b>	<b>\$ 418,799</b>	<b>\$ 235,358</b>	<b>\$ 654,157</b>	<b>\$ 849,987</b>
<i>Other Sources/(Uses)</i>					
Transfer Out - Capital Reserve	\$ (115,000)	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Other Sources/(Uses)</b>	<b>\$ (115,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 587,162</b>	<b>\$ (231,279)</b>	<b>\$ 355,883</b>	<b>\$ -</b>

	FY2021	FY2022	FY2023	FY2024
Net Assessments	\$566,228	\$566,228	\$566,228	\$589,729
Add: Discounts & Collections	\$36,142	\$36,142	\$36,142	\$37,642
<b>Gross Assessments</b>	<b>\$602,370</b>	<b>\$602,370</b>	<b>\$602,370</b>	<b>\$627,372</b>
Units	3828.11	3828.11	3828.11	3987.11
<b>Per Unit Gross Assessment</b>	<b>\$157</b>	<b>\$157</b>	<b>\$157</b>	<b>\$157</b>
Net Assessments	\$566,228	\$566,228	\$566,228	\$589,729
Total Developable Units	3828.11	3828.11	3828.11	3987.11
<b>Per Unit Net Assessments</b>	<b>\$148</b>	<b>\$148</b>	<b>\$148</b>	<b>\$148</b>

**Westside**  
**Community Development District**  
**General Fund Budget**

**Revenues:**

Maintenance Assessments

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

Interest Income

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

**Expenditures:**

**Administrative:**

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Legal Services

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

**Westside**  
**Community Development District**  
**General Fund Budget**

Arbitrage Fees

The District has contracted with AMTEC, an independent certified public accountant, to annually calculate the District's Arbitrage Rebate Liability on the Series 2005, 2007, 2018, 2019, 2019 Refunding, 2019 Parcel K, 2022-1 and 2022-2 Bonds.

Management Fees

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

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional report requirements for unrated bond issues. Governmental Management Services-Central Florida LLC provides this service for the Series 2018, Series 2019, Series 2019 Refunding, Series 2019 Parcel K, Series 2022-1 and Series 2022-2 bonds. Governmental Management Services – Central Florida, LLC provides these services.

Trustee Fees

The District will pay annual fees for Series 2018, 2019, 2019 Refunding, 2019 Parcel K, 2022-1 and 2022-2 Special Assessment Revenue Bonds that are deposited with a Trustee at US Bank, N.A.

**Westside**  
**Community Development District**  
**General Fund Budget**

Assessment Roll Services

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

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm.

Telephone

Telephone and fax machine expenses. Governmental Management Services – Central Florida, LLC provides these services.

Postage

Represents postage cost used for District mailings including agenda packages, vendor checks and other correspondence. Governmental Management Services – Central Florida, LLC provides these services.

Insurance – General Liability

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

Printing and Binding

Includes copy charges for printing of agenda packages, required mailings, and other special projects. Governmental Management Services – Central Florida, LLC provides these services.

Legal Advertising

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

Other Current Charges

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



**Westside**  
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**General Fund Budget**

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects. Governmental Management Services – Central Florida, LLC provides these services.

Property Appraiser’s Fee

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

Property Taxes

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance

Landscape Maintenance

The District currently has a contract to maintain the landscaping within the District, including: General (mowing, edging, trimming, weeding, pruning and maintenance), irrigation inspection, fertilization, Solara pond mowings and pest control services. The District has contracted with Yellowstone Landscape.

Description	Monthly Amount	Annual Amount
Original Agreement	\$7,108	\$85,290
Solara Ponds	\$1,025	\$12,300
Solara Phase 1	\$4,530	\$54,360
Solara Phase 2	\$3,575	\$42,900
Goodman Road	\$1,335	\$16,020
Westside Blvd Extension	\$2,840	\$34,080
Estimated Solara Future Areas	\$1,550	\$18,600
Estimated Soleil Areas	\$5,725	\$68,700
<b>Total</b>		<b>\$332,250</b>

**Westside**  
**Community Development District**  
**General Fund Budget**

Oak Tree Maintenance

The District will incur costs for the maintenance of the oak trees.

Irrigation Repairs

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

Plant Replacement

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

Electric

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

<b>Account #</b>	<b>Address</b>	<b>Estimated Monthly Amount</b>	<b>Estimated Annual Amount</b>
15704 70086	9000 W Irlo Bronson Memorial Hwy	\$50	\$600
	Contingency		\$1,215
<b>Total</b>			<b>\$1,815</b>

Streetlights

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

<b>Account #</b>	<b>Address</b>	<b>Estimated Monthly Amount</b>	<b>Estimated Annual Amount</b>
09047 36125	000 Westside Blvd Lite, Entrance	\$4,900	\$58,800
	Contingency - Streetlight		\$5,880
<b>Total</b>			<b>\$64,680</b>

**Westside  
Community Development District  
General Fund Budget**

Irrigation Water

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

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
2118575-1129340	0 Westside Blvd Reclaim	\$4,300	\$51,600
2118575-1124768	2400 Blk Even Westside Blvd	\$20	\$240
2118575-920460	0 Westside Blvd Reclaim D	\$20	\$240
	Contingency		\$18,100
<b>Total</b>			<b>\$70,180</b>

Property Insurance

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

Field Management

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

Lake and Wetland Maintenance

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

Description	Monthly Amount	Annual Amount
Stormwater Pond Plant Management	\$1,075	\$12,900
Quarterly Fountain Maintenance		\$749
Quarterly Mitigation Maintenance		\$6,000
Estimated New Ponds		\$3,600
Contingency		\$2,325
<b>Total</b>		<b>\$ 25,574</b>

**Westside**  
**Community Development District**  
**General Fund Budget**

Sidewalk Repairs & Maintenance

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

Contingency

Any other miscellaneous charges incurred by the District.

Stormwater/Lake Repair

Represents contingency for potential repairs to stormwater system.

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2005-2 Debt Service Fund**

	Adopted Budget FY2023	Proposed Budget FY2024
<b>Revenues</b>		
Assessments - Series 2005-2	\$ 110,963	\$ 110,963
<b>Total Revenues</b>	<b>\$ 110,963</b>	<b>\$ 110,963</b>
<b>Expenditures</b>		
Debt Service Obligation	\$ 110,963	\$ 110,963
<b>Total Expenditures</b>	<b>\$ 110,963</b>	<b>\$ 110,963</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2007-2 Debt Service Fund**

	Adopted Budget FY2023	Proposed Budget FY2024
<b>Revenues</b>		
Assessments - Series 2007-2	\$ 39,800	\$ 39,800
<b>Total Revenues</b>	<b>\$ 39,800</b>	<b>\$ 39,800</b>
<b>Expenditures</b>		
Debt Service Obligation	\$ 39,800	\$ 39,800
<b>Total Expenditures</b>	<b>\$ 39,800</b>	<b>\$ 39,800</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2018 - Solara Phase 1 Debt Service Fund**

	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ 230,130	\$ 222,613	\$ 7,517	\$ 230,130	\$ 230,130
Interest	\$ -	\$ 3,437	\$ 1,718	\$ 5,155	\$ -
Carryforward Surplus (1)	\$ 108,325	\$ 112,022	\$ -	\$ 112,022	\$ 120,257
<b>Total Revenues</b>	<b>\$ 338,455</b>	<b>\$ 338,072</b>	<b>\$ 9,236</b>	<b>\$ 347,307</b>	<b>\$ 350,387</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 83,525	\$ 83,525	\$ -	\$ 83,525	\$ 82,025
Interest - 5/1	\$ 83,525	\$ 83,525	\$ -	\$ 83,525	\$ 82,025
Principal - 5/1	\$ 60,000	\$ 60,000	\$ -	\$ 60,000	\$ 65,000
<b>Total Expenditures</b>	<b>\$ 227,050</b>	<b>\$ 227,050</b>	<b>\$ -</b>	<b>\$ 227,050</b>	<b>\$ 229,050</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 111,405</b>	<b>\$ 111,022</b>	<b>\$ 9,236</b>	<b>\$ 120,257</b>	<b>\$ 121,337</b>

Interest - 11/1/2024 \$ 80,400

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

**Westside**  
**Community Development District**  
**Series 2018 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/23	\$ 3,210,000.00	\$ -	\$ 82,025.00	\$ 225,550.00
05/01/24	\$ 3,210,000.00	\$ 65,000.00	\$ 82,025.00	\$ -
11/01/24	\$ 3,145,000.00	\$ -	\$ 80,400.00	\$ 227,425.00
05/01/25	\$ 3,145,000.00	\$ 70,000.00	\$ 80,400.00	\$ -
11/01/25	\$ 3,075,000.00	\$ -	\$ 78,650.00	\$ 229,050.00
05/01/26	\$ 3,075,000.00	\$ 70,000.00	\$ 78,650.00	\$ -
11/01/26	\$ 3,005,000.00	\$ -	\$ 76,900.00	\$ 225,550.00
05/01/27	\$ 3,005,000.00	\$ 75,000.00	\$ 76,900.00	\$ -
11/01/27	\$ 2,930,000.00	\$ -	\$ 75,025.00	\$ 226,925.00
05/01/28	\$ 2,930,000.00	\$ 80,000.00	\$ 75,025.00	\$ -
11/01/28	\$ 2,850,000.00	\$ -	\$ 73,025.00	\$ 228,050.00
05/01/29	\$ 2,850,000.00	\$ 85,000.00	\$ 73,025.00	\$ -
11/01/29	\$ 2,765,000.00	\$ -	\$ 70,900.00	\$ 228,925.00
05/01/30	\$ 2,765,000.00	\$ 90,000.00	\$ 70,900.00	\$ -
11/01/30	\$ 2,675,000.00	\$ -	\$ 68,650.00	\$ 229,550.00
05/01/31	\$ 2,675,000.00	\$ 95,000.00	\$ 68,650.00	\$ -
11/01/31	\$ 2,580,000.00	\$ -	\$ 66,275.00	\$ 229,925.00
05/01/32	\$ 2,580,000.00	\$ 100,000.00	\$ 66,275.00	\$ -
11/01/32	\$ 2,480,000.00	\$ -	\$ 63,775.00	\$ 230,050.00
05/01/33	\$ 2,480,000.00	\$ 105,000.00	\$ 63,775.00	\$ -
11/01/33	\$ 2,375,000.00	\$ -	\$ 61,150.00	\$ 229,925.00
05/01/34	\$ 2,375,000.00	\$ 110,000.00	\$ 61,150.00	\$ -
11/01/34	\$ 2,265,000.00	\$ -	\$ 58,400.00	\$ 229,550.00
05/01/35	\$ 2,265,000.00	\$ 115,000.00	\$ 58,400.00	\$ -
11/01/35	\$ 2,150,000.00	\$ -	\$ 55,525.00	\$ 228,925.00
05/01/36	\$ 2,150,000.00	\$ 120,000.00	\$ 55,525.00	\$ -
11/01/36	\$ 2,030,000.00	\$ -	\$ 52,525.00	\$ 228,050.00
05/01/37	\$ 2,030,000.00	\$ 125,000.00	\$ 52,525.00	\$ -
11/01/37	\$ 1,905,000.00	\$ -	\$ 49,400.00	\$ 226,925.00
05/01/38	\$ 1,905,000.00	\$ 130,000.00	\$ 49,400.00	\$ -
11/01/38	\$ 1,775,000.00	\$ -	\$ 46,150.00	\$ 225,550.00
05/01/39	\$ 1,775,000.00	\$ 140,000.00	\$ 46,150.00	\$ -
11/01/39	\$ 1,635,000.00	\$ -	\$ 42,510.00	\$ 228,660.00
05/01/40	\$ 1,635,000.00	\$ 145,000.00	\$ 42,510.00	\$ -
11/01/40	\$ 1,490,000.00	\$ -	\$ 38,740.00	\$ 226,250.00
05/01/41	\$ 1,490,000.00	\$ 155,000.00	\$ 38,740.00	\$ -
11/01/41	\$ 1,335,000.00	\$ -	\$ 34,710.00	\$ 228,450.00
05/01/42	\$ 1,335,000.00	\$ 165,000.00	\$ 34,710.00	\$ -
11/01/42	\$ 1,170,000.00	\$ -	\$ 30,420.00	\$ 230,130.00
05/01/43	\$ 1,170,000.00	\$ 170,000.00	\$ 30,420.00	\$ -
11/01/43	\$ 1,000,000.00	\$ -	\$ 26,000.00	\$ 226,420.00



**Westside**  
**Community Development District**  
**Series 2018 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/44	\$ 1,000,000.00	\$ 180,000.00	\$ 26,000.00	\$ -
11/01/44	\$ 820,000.00	\$ -	\$ 21,320.00	\$ 227,320.00
05/01/45	\$ 820,000.00	\$ 190,000.00	\$ 21,320.00	\$ -
11/01/45	\$ 630,000.00	\$ -	\$ 16,380.00	\$ 227,700.00
05/01/46	\$ 630,000.00	\$ 200,000.00	\$ 16,380.00	\$ -
11/01/46	\$ 430,000.00	\$ -	\$ 11,180.00	\$ 227,560.00
05/01/47	\$ 430,000.00	\$ 210,000.00	\$ 11,180.00	\$ -
11/01/47	\$ 220,000.00	\$ -	\$ 5,720.00	\$ 226,900.00
05/01/48	\$ 220,000.00	\$ 220,000.00	\$ 5,720.00	\$ 225,720.00
		<b>\$ 3,270,000.00</b>	<b>\$ 2,738,560.00</b>	<b>\$ 6,153,585.00</b>

**Westside**  
**Community Development District**  
**Special Assessment Revenue Bonds - Series 2018**

<b>Allocation Methodology</b>											
<b>For Solara Phase 1 Assessment Area</b>											
<b><u>PRODUCT</u></b>	<b><u>No. of Units</u></b>	<b>Allocation of Par</b>		<b>Total Par</b>	<b>Maximum</b>	<b>Net Annual</b>	<b>Gross Annual</b>				
		<b>Debt Per Product</b>	<b>Type</b>	<b>Debt Per Unit</b>	<b>Annual Debt</b>	<b>Debt</b>	<b>Debt</b>				
					<b>Service</b>	<b>Assessment</b>	<b>Assessment Per</b>				
						<b>Per Unit</b>	<b>Unit (1)</b>				
Townhomes	76	\$	757,829	\$	9,971	\$	49,971	\$	658	\$	699
Single Family 40'	92	\$	1,009,109	\$	10,969	\$	66,540	\$	723	\$	769
Single Family 50'	144	\$	1,723,062	\$	11,966	\$	113,618	\$	789	\$	839
<b>TOTAL</b>	<b>312</b>	<b>\$</b>	<b>3,490,000</b>			<b>\$</b>	<b>230,129</b>				

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

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2019 - Solara Phase 2 Debt Service Fund**

	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ 203,846	\$ 197,278	\$ 6,568	\$ 203,846	\$ 203,846
Interest	\$ -	\$ 2,879	\$ 1,439	\$ 4,318	\$ -
Carryforward Surplus (1)	\$ 82,804	\$ 86,166	\$ -	\$ 86,166	\$ 93,051
<b>Total Revenues</b>	<b>\$ 286,650</b>	<b>\$ 286,323</b>	<b>\$ 8,007</b>	<b>\$ 294,330</b>	<b>\$ 296,897</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 70,639	\$ 70,639	\$ -	\$ 70,639	\$ 69,552
Interest - 5/1	\$ 70,639	\$ 60,000	\$ -	\$ 60,000	\$ 69,552
Principal - 5/1	\$ 60,000	\$ 70,639	\$ -	\$ 70,639	\$ 65,000
<b>Total Expenditures</b>	<b>\$ 201,279</b>	<b>\$ 201,279</b>	<b>\$ -</b>	<b>\$ 201,279</b>	<b>\$ 204,104</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 85,371</b>	<b>\$ 85,044</b>	<b>\$ 8,007</b>	<b>\$ 93,051</b>	<b>\$ 92,793</b>

Interest - 11/1/2024                      \$68,374

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

**Westside**  
**Community Development District**  
**Series 2019 (Solara Ph2) Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/23	\$ 3,000,000.00	\$ -	\$ 69,551.88	\$ 200,191.25
05/01/24	\$ 3,000,000.00	\$ 65,000.00	\$ 69,551.88	\$ -
11/01/24	\$ 2,935,000.00	\$ -	\$ 68,373.75	\$ 202,925.63
05/01/25	\$ 2,935,000.00	\$ 65,000.00	\$ 68,373.75	\$ -
11/01/25	\$ 2,870,000.00	\$ -	\$ 67,106.25	\$ 200,480.00
05/01/26	\$ 2,870,000.00	\$ 70,000.00	\$ 67,106.25	\$ -
11/01/26	\$ 2,800,000.00	\$ -	\$ 65,741.25	\$ 202,847.50
05/01/27	\$ 2,800,000.00	\$ 70,000.00	\$ 65,741.25	\$ -
11/01/27	\$ 2,730,000.00	\$ -	\$ 64,376.25	\$ 200,117.50
05/01/28	\$ 2,730,000.00	\$ 75,000.00	\$ 64,376.25	\$ -
11/01/28	\$ 2,655,000.00	\$ -	\$ 62,913.75	\$ 202,290.00
05/01/29	\$ 2,655,000.00	\$ 75,000.00	\$ 62,913.75	\$ -
11/01/29	\$ 2,580,000.00	\$ -	\$ 61,451.25	\$ 199,365.00
05/01/30	\$ 2,580,000.00	\$ 80,000.00	\$ 61,451.25	\$ -
11/01/30	\$ 2,500,000.00	\$ -	\$ 59,601.25	\$ 201,052.50
05/01/31	\$ 2,500,000.00	\$ 85,000.00	\$ 59,601.25	\$ -
11/01/31	\$ 2,415,000.00	\$ -	\$ 57,635.63	\$ 202,236.88
05/01/32	\$ 2,415,000.00	\$ 90,000.00	\$ 57,635.63	\$ -
11/01/32	\$ 2,325,000.00	\$ -	\$ 55,554.38	\$ 203,190.00
05/01/33	\$ 2,325,000.00	\$ 90,000.00	\$ 55,554.38	\$ -
11/01/33	\$ 2,235,000.00	\$ -	\$ 53,473.13	\$ 199,027.50
05/01/34	\$ 2,235,000.00	\$ 95,000.00	\$ 53,473.13	\$ -
11/01/34	\$ 2,140,000.00	\$ -	\$ 51,276.25	\$ 199,749.38
05/01/35	\$ 2,140,000.00	\$ 100,000.00	\$ 51,276.25	\$ -
11/01/35	\$ 2,040,000.00	\$ -	\$ 48,963.75	\$ 200,240.00
05/01/36	\$ 2,040,000.00	\$ 105,000.00	\$ 48,963.75	\$ -
11/01/36	\$ 1,935,000.00	\$ -	\$ 46,535.63	\$ 200,499.38
05/01/37	\$ 1,935,000.00	\$ 110,000.00	\$ 46,535.63	\$ -
11/01/37	\$ 1,825,000.00	\$ -	\$ 43,991.88	\$ 200,527.50
05/01/38	\$ 1,825,000.00	\$ 115,000.00	\$ 43,991.88	\$ -
11/01/38	\$ 1,710,000.00	\$ -	\$ 41,332.50	\$ 200,324.38
05/01/39	\$ 1,710,000.00	\$ 120,000.00	\$ 41,332.50	\$ -
11/01/39	\$ 1,590,000.00	\$ -	\$ 38,557.50	\$ 199,890.00
05/01/40	\$ 1,590,000.00	\$ 125,000.00	\$ 38,557.50	\$ -
11/01/40	\$ 1,465,000.00	\$ -	\$ 35,526.25	\$ 199,083.75
05/01/41	\$ 1,465,000.00	\$ 135,000.00	\$ 35,526.25	\$ -
11/01/41	\$ 1,330,000.00	\$ -	\$ 32,252.50	\$ 202,778.75
05/01/42	\$ 1,330,000.00	\$ 140,000.00	\$ 32,252.50	\$ -
11/01/42	\$ 1,190,000.00	\$ -	\$ 28,857.50	\$ 201,110.00
05/01/43	\$ 1,190,000.00	\$ 145,000.00	\$ 28,857.50	\$ -
11/01/43	\$ 1,045,000.00	\$ -	\$ 25,341.25	\$ 199,198.75

**Westside**  
**Community Development District**  
**Series 2019 (Solara Ph2) Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Prinicpal	Interest	Total
05/01/44	\$ 1,045,000.00	\$ 155,000.00	\$ 25,341.25	\$ -
11/01/44	\$ 890,000.00	\$ -	\$ 21,582.50	\$ 201,923.75
05/01/45	\$ 890,000.00	\$ 160,000.00	\$ 21,582.50	\$ -
11/01/45	\$ 730,000.00	\$ -	\$ 17,702.50	\$ 199,285.00
05/01/46	\$ 730,000.00	\$ 170,000.00	\$ 17,702.50	\$ -
11/01/46	\$ 560,000.00	\$ -	\$ 13,580.00	\$ 201,282.50
05/01/47	\$ 560,000.00	\$ 180,000.00	\$ 13,580.00	\$ -
11/01/47	\$ 380,000.00	\$ -	\$ 9,215.00	\$ 202,795.00
05/01/48	\$ 380,000.00	\$ 185,000.00	\$ 9,215.00	\$ -
11/01/48	\$ 195,000.00	\$ -	\$ 4,728.75	\$ 198,943.75
05/01/49	\$ 195,000.00	\$ 195,000.00	\$ 4,728.75	\$ 199,728.75
		\$ 3,060,000.00	\$ 2,431,723.75	\$ 5,623,450.63

**Westside**  
**Community Development District**  
**Special Assessment Revenue Bonds - Series 2019**

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

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

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2019 - Refunding Bonds Debt Service Fund**

	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ 1,007,205	\$ 966,599	\$ 40,606	\$ 1,007,205	\$ 1,007,205
Interest	\$ -	\$ 213,260	\$ 106,630	\$ 319,890	\$ -
Carryforward Surplus (1)	\$ 490,066	\$ 504,653	\$ -	\$ 504,653	\$ 816,035
<b>Total Revenues</b>	<b>\$ 1,497,271</b>	<b>\$ 1,684,512</b>	<b>\$ 147,236</b>	<b>\$ 1,831,749</b>	<b>\$ 1,823,240</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 227,857	\$ 227,857	\$ -	\$ 227,857	\$ 218,057
Interest - 5/1	\$ 227,857	\$ 227,857	\$ -	\$ 227,857	\$ 218,057
Principal - 5/1	\$ 560,000	\$ 560,000	\$ -	\$ 560,000	\$ 575,000
<b>Total Expenditures</b>	<b>\$ 1,015,714</b>	<b>\$ 1,015,714</b>	<b>\$ -</b>	<b>\$ 1,015,714</b>	<b>\$ 1,011,114</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 481,558</b>	<b>\$ 668,798</b>	<b>\$ 147,236</b>	<b>\$ 816,035</b>	<b>\$ 812,126</b>

Interest - 11/1/2024      \$207,994

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

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

Date	Balance	Prinicipal	Interest	Total
11/01/23	\$ 10,975,000.00	\$ -	\$ 218,056.88	\$ 1,005,913.75
05/01/24	\$ 10,975,000.00	\$ 575,000.00	\$ 218,056.88	\$ -
11/01/24	\$ 10,400,000.00	\$ -	\$ 207,994.38	\$ 1,001,051.25
05/01/25	\$ 10,400,000.00	\$ 595,000.00	\$ 207,994.38	\$ -
11/01/25	\$ 9,805,000.00	\$ -	\$ 196,838.13	\$ 999,832.50
05/01/26	\$ 9,805,000.00	\$ 625,000.00	\$ 196,838.13	\$ -
11/01/26	\$ 9,180,000.00	\$ -	\$ 185,119.38	\$ 1,006,957.50
05/01/27	\$ 9,180,000.00	\$ 645,000.00	\$ 185,119.38	\$ -
11/01/27	\$ 8,535,000.00	\$ -	\$ 173,025.63	\$ 1,003,145.00
05/01/28	\$ 8,535,000.00	\$ 670,000.00	\$ 173,025.63	\$ -
11/01/28	\$ 7,865,000.00	\$ -	\$ 160,463.13	\$ 1,003,488.75
05/01/29	\$ 7,865,000.00	\$ 695,000.00	\$ 160,463.13	\$ -
11/01/29	\$ 7,170,000.00	\$ -	\$ 147,431.88	\$ 1,002,895.00
05/01/30	\$ 7,170,000.00	\$ 725,000.00	\$ 147,431.88	\$ -
11/01/30	\$ 6,445,000.00	\$ -	\$ 132,527.50	\$ 1,004,959.38
05/01/31	\$ 6,445,000.00	\$ 755,000.00	\$ 132,527.50	\$ -
11/01/31	\$ 5,690,000.00	\$ -	\$ 117,006.25	\$ 1,004,533.75
05/01/32	\$ 5,690,000.00	\$ 785,000.00	\$ 117,006.25	\$ -
11/01/32	\$ 4,905,000.00	\$ -	\$ 100,868.13	\$ 1,002,874.38
05/01/33	\$ 4,905,000.00	\$ 820,000.00	\$ 100,868.13	\$ -
11/01/33	\$ 4,085,000.00	\$ -	\$ 84,010.63	\$ 1,004,878.75
05/01/34	\$ 4,085,000.00	\$ 850,000.00	\$ 84,010.63	\$ -
11/01/34	\$ 3,235,000.00	\$ -	\$ 66,536.25	\$ 1,000,546.88
05/01/35	\$ 3,235,000.00	\$ 885,000.00	\$ 66,536.25	\$ -
11/01/35	\$ 2,350,000.00	\$ -	\$ 48,342.50	\$ 999,878.75
05/01/36	\$ 2,350,000.00	\$ 925,000.00	\$ 48,342.50	\$ -
11/01/36	\$ 1,425,000.00	\$ -	\$ 29,326.25	\$ 1,002,668.75
05/01/37	\$ 1,425,000.00	\$ 960,000.00	\$ 29,326.25	\$ -
11/01/37	\$ 465,000.00	\$ -	\$ 9,590.63	\$ 998,916.88
05/01/38	\$ 465,000.00	\$ 465,000.00	\$ 9,590.63	\$ 474,590.63
		<b>\$ 11,535,000.00</b>	<b>\$ 4,209,988.75</b>	<b>\$ 16,522,295.63</b>



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

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

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2019 - Parcel K Debt Service Fund**

	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ 78,845	\$ 76,343	\$ 2,502	\$ 78,845	\$ 78,845
Interest	\$ -	\$ 2,078	\$ 1,039	\$ 3,117	\$ -
Carryforward Surplus (1)	\$ 48,212	\$ 49,599	\$ -	\$ 49,599	\$ 57,621
<b>Total Revenues</b>	<b>\$ 127,057</b>	<b>\$ 128,020</b>	<b>\$ 3,540</b>	<b>\$ 131,561</b>	<b>\$ 136,466</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 36,970	\$ 36,970	\$ -	\$ 36,970	\$ 36,970
Interest - 5/1	\$ 36,970	\$ 36,970	\$ -	\$ 36,970	\$ 36,970
<b>Total Expenditures</b>	<b>\$ 73,940</b>	<b>\$ 73,940</b>	<b>\$ -</b>	<b>\$ 73,940</b>	<b>\$ 73,940</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 53,117</b>	<b>\$ 54,080</b>	<b>\$ 3,540</b>	<b>\$ 57,621</b>	<b>\$ 62,526</b>

Interest - 11/1/2024                      \$36,970

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

**Westside**  
**Community Development District**  
**Series 2019 (Windsor Parcel K) Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Prinicipal	Interest	Total
11/01/23	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/24	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/24	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/25	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/25	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/26	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/26	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/27	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/27	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/28	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/28	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/29	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/29	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/30	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/30	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/31	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/31	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/32	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/32	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/33	\$ 1,860,000.00	\$ 5,000.00	\$ 36,970.00	\$ -
11/01/33	\$ 1,855,000.00	\$ -	\$ 36,875.00	\$ 78,845.00
05/01/34	\$ 1,855,000.00	\$ 5,000.00	\$ 36,875.00	\$ -
11/01/34	\$ 1,850,000.00	\$ -	\$ 36,780.00	\$ 78,655.00
05/01/35	\$ 1,850,000.00	\$ 5,000.00	\$ 36,780.00	\$ -
11/01/35	\$ 1,845,000.00	\$ -	\$ 36,685.00	\$ 78,465.00
05/01/36	\$ 1,845,000.00	\$ 5,000.00	\$ 36,685.00	\$ -
11/01/36	\$ 1,840,000.00	\$ -	\$ 36,590.00	\$ 78,275.00
05/01/37	\$ 1,840,000.00	\$ 5,000.00	\$ 36,590.00	\$ -
11/01/37	\$ 1,835,000.00	\$ -	\$ 36,495.00	\$ 78,085.00
05/01/38	\$ 1,835,000.00	\$ 90,000.00	\$ 36,495.00	\$ -
11/01/38	\$ 1,745,000.00	\$ -	\$ 34,785.00	\$ 161,280.00
05/01/39	\$ 1,745,000.00	\$ 115,000.00	\$ 34,785.00	\$ -
11/01/39	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 182,385.00
05/01/40	\$ 1,630,000.00	\$ 120,000.00	\$ 32,600.00	\$ -
11/01/40	\$ 1,510,000.00	\$ -	\$ 30,200.00	\$ 182,800.00
05/01/41	\$ 1,510,000.00	\$ 125,000.00	\$ 30,200.00	\$ -
11/01/41	\$ 1,385,000.00	\$ -	\$ 27,700.00	\$ 182,900.00
05/01/42	\$ 1,385,000.00	\$ 130,000.00	\$ 27,700.00	\$ -
11/01/42	\$ 1,255,000.00	\$ -	\$ 25,100.00	\$ 182,800.00
05/01/43	\$ 1,255,000.00	\$ 135,000.00	\$ 25,100.00	\$ -
11/01/43	\$ 1,120,000.00	\$ -	\$ 22,400.00	\$ 182,500.00

**Westside**  
**Community Development District**  
**Series 2019 (Windsor Parcel K) Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/44	\$ 1,120,000.00	\$ 140,000.00	\$ 22,400.00	\$ -
11/01/44	\$ 980,000.00	\$ -	\$ 19,600.00	\$ 182,000.00
05/01/45	\$ 980,000.00	\$ 145,000.00	\$ 19,600.00	\$ -
11/01/45	\$ 835,000.00	\$ -	\$ 16,700.00	\$ 181,300.00
05/01/46	\$ 835,000.00	\$ 155,000.00	\$ 16,700.00	\$ -
11/01/46	\$ 680,000.00	\$ -	\$ 13,600.00	\$ 185,300.00
05/01/47	\$ 680,000.00	\$ 160,000.00	\$ 13,600.00	\$ -
11/01/47	\$ 520,000.00	\$ -	\$ 10,400.00	\$ 184,000.00
05/01/48	\$ 520,000.00	\$ 165,000.00	\$ 10,400.00	\$ -
11/01/48	\$ 355,000.00	\$ -	\$ 7,100.00	\$ 182,500.00
05/01/49	\$ 355,000.00	\$ 175,000.00	\$ 7,100.00	\$ -
11/01/49	\$ 180,000.00	\$ -	\$ 3,600.00	\$ 185,700.00
05/01/50	\$ 180,000.00	\$ 180,000.00	\$ 3,600.00	\$ 183,600.00
		<b>\$ 1,860,000.00</b>	<b>\$ 1,667,760.00</b>	<b>\$ 3,564,730.00</b>

**Westside**  
**Community Development District**  
**Special Assessment Revenue Bonds - Series 2019**

<b>Allocation Methodology</b>						
<b>For Parcel K Assessment Area FY 2021 through FY 2037</b>						
<b><u>PRODUCT</u></b>	<b><u>No. of Units</u></b>	<b>Series 2019 (Refunding) Gross Assessment Per Unit (1)</b>	<b>Series 2019 (Parcel K) Gross Assessment Per Unit (1)</b>	<b>Series 2019 (Parcel K) Net Annual Per Unit</b>	<b>Series 2019 (Parcel K) Gross Annual Per Unit</b>	<b>Total Combined Gross Annual Debt Assessment Per Unit (1)</b>
Single Family 40'	77	\$ 614	\$ 33,142	\$ 430	\$ 458	\$ 1,072
Single Family 50'	14	\$ 658	\$ 6,574	\$ 470	\$ 500	\$ 1,158
Townhome	100	\$ 571	\$ 39,129	\$ 391	\$ 416	\$ 987
<b>TOTAL</b>	<b>191</b>		<b>\$ 78,845</b>			

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

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2022 AA1 - Debt Service Fund**

	Proposed Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 113,770
Interest	\$ 4,043	\$ 2,696	\$ 1,348	\$ 4,043	\$ -
Carryforward Surplus (1)	\$ -	\$ -	\$ -	\$ -	\$ 60,928
<b>Total Revenues</b>	<b>\$ 4,043</b>	<b>\$ 2,696</b>	<b>\$ 1,348</b>	<b>\$ 4,043</b>	<b>\$ 174,698</b>
<b>Expenditures</b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 56,885
Interest - 5/1	\$ 50,248	\$ 50,248	\$ -	\$ 50,248	\$ 56,885
<b>Total Expenditures</b>	<b>\$ 50,248</b>	<b>\$ 50,248</b>	<b>\$ -</b>	<b>\$ 50,248</b>	<b>\$ 113,770</b>
<b>Other Financing Sources/(Uses)</b>					
Bond Proceeds	\$ 231,158	\$ 231,158	\$ -	\$ 231,158	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 231,158</b>	<b>\$ 231,158</b>	<b>\$ -</b>	<b>\$ 231,158</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 184,953</b>	<b>\$ 183,606</b>	<b>\$ 1,348</b>	<b>\$ 184,953</b>	<b>\$ 60,928</b>

Interest - 11/1/2024                      \$56,885

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

**Westside**  
**Community Development District**  
**Series 2022-1 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/23	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 107,133.42
05/01/24	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/24	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/25	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/25	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/26	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/26	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/27	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/27	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/28	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/28	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/29	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/29	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/30	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/30	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/31	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/31	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/32	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/32	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/33	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/33	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/34	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/34	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/35	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/35	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/36	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/36	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/37	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/37	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/38	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ -
11/01/38	\$ 1,835,000.00	\$ -	\$ 56,885.00	\$ 113,770.00
05/01/39	\$ 1,835,000.00	\$ 135,000.00	\$ 56,885.00	\$ -
11/01/39	\$ 1,700,000.00	\$ -	\$ 52,700.00	\$ 244,585.00
05/01/40	\$ 1,700,000.00	\$ 145,000.00	\$ 52,700.00	\$ -
11/01/40	\$ 1,555,000.00	\$ -	\$ 48,205.00	\$ 245,905.00
05/01/41	\$ 1,555,000.00	\$ 155,000.00	\$ 48,205.00	\$ -
11/01/41	\$ 1,400,000.00	\$ -	\$ 43,400.00	\$ 246,605.00
05/01/42	\$ 1,400,000.00	\$ 165,000.00	\$ 43,400.00	\$ -
11/01/42	\$ 1,235,000.00	\$ -	\$ 38,285.00	\$ 246,685.00
05/01/43	\$ 1,235,000.00	\$ 175,000.00	\$ 38,285.00	\$ -
11/01/43	\$ 1,060,000.00	\$ -	\$ 32,860.00	\$ 246,145.00
05/01/44	\$ 1,060,000.00	\$ 185,000.00	\$ 32,860.00	\$ -
11/01/44	\$ 875,000.00	\$ -	\$ 27,125.00	\$ 244,985.00
05/01/45	\$ 875,000.00	\$ 200,000.00	\$ 27,125.00	\$ -
11/01/45	\$ 675,000.00	\$ -	\$ 20,925.00	\$ 248,050.00
05/01/46	\$ 675,000.00	\$ 210,000.00	\$ 20,925.00	\$ -
11/01/46	\$ 465,000.00	\$ -	\$ 14,415.00	\$ 245,340.00
05/01/47	\$ 465,000.00	\$ 225,000.00	\$ 14,415.00	\$ -
11/01/47	\$ 240,000.00	\$ -	\$ 7,440.00	\$ 246,855.00
05/01/48	\$ 240,000.00	\$ 240,000.00	\$ 7,440.00	\$ 247,440.00
		\$ 1,835,000.00	\$ 2,441,278.42	\$ 4,276,278.42

**Westside**  
**Community Development District**  
**Special Assessment Revenue Bonds - Series 2022AA1**

<b>Allocation Methodology For Solara Phase 3 Assessment Area</b>											
<u>PRODUCT</u>	<u>No. of Units</u>	<u>Allocation of Par Debt Per Product</u>		<u>Total Par Debt Per Unit</u>	<u>Maximum Annual Debt Service</u>	<u>Net Annual Debt Assessment Per Unit</u>	<u>Gross Annual Debt Assessment Per Unit (1)</u>				
		Type									
Townhomes	60	\$	417,046	\$	6,951	\$	22,672	\$	378	\$	402
Single Family 40'	110	\$	917,499	\$	8,341	\$	55,947	\$	509	\$	541
Single Family 50'	48	\$	500,455	\$	10,426	\$	35,151	\$	732	\$	779
<b>TOTAL</b>	<b>218</b>	<b>\$</b>	<b>1,835,000</b>			<b>\$</b>	<b>113,770</b>				

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



**Westside**  
**Community Development District**  
**Proposed Budget**  
**Series 2022 AA2 - Debt Service Fund**

	Proposed Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 241,568
Interest	\$ 5,341	\$ 3,561	\$ 1,780	\$ 5,341	\$ -
Carryforward Surplus (1)	\$ -	\$ -	\$ -	\$ -	\$ 103,331
<b>Total Revenues</b>	<b>\$ 5,341</b>	<b>\$ 3,561</b>	<b>\$ 1,780</b>	<b>\$ 5,341</b>	<b>\$ 344,899</b>
<b>Expenditures</b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 97,990
Interest - 5/1	\$ 86,558	\$ 86,558	\$ -	\$ 86,558	\$ 97,990
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 45,000
<b>Total Expenditures</b>	<b>\$ 86,558</b>	<b>\$ 86,558</b>	<b>\$ -</b>	<b>\$ 86,558</b>	<b>\$ 240,980</b>
<b>Other Financing Sources/(Uses)</b>					
Bond Proceeds	\$ 305,332	\$ 305,332	\$ -	\$ 305,332	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 305,332</b>	<b>\$ 305,332</b>	<b>\$ -</b>	<b>\$ 305,332</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 224,115</b>	<b>\$ 222,334</b>	<b>\$ 1,780</b>	<b>\$ 224,115</b>	<b>\$ 103,919</b>

Interest - 11/1/2024    \$    96,808.75

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

**Westside**  
**Community Development District**  
**Series 2022-2 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/23	\$ 3,360,000.00	\$ -	\$ 97,990.00	\$ 184,547.83
05/01/24	\$ 3,360,000.00	\$ 45,000.00	\$ 97,990.00	\$ -
11/01/24	\$ 3,315,000.00	\$ -	\$ 96,808.75	\$ 239,798.75
05/01/25	\$ 3,315,000.00	\$ 45,000.00	\$ 96,808.75	\$ -
11/01/25	\$ 3,270,000.00	\$ -	\$ 95,627.50	\$ 237,436.25
05/01/26	\$ 3,270,000.00	\$ 50,000.00	\$ 95,627.50	\$ -
11/01/26	\$ 3,220,000.00	\$ -	\$ 94,315.00	\$ 239,942.50
05/01/27	\$ 3,220,000.00	\$ 50,000.00	\$ 94,315.00	\$ -
11/01/27	\$ 3,170,000.00	\$ -	\$ 93,002.50	\$ 237,317.50
05/01/28	\$ 3,170,000.00	\$ 55,000.00	\$ 93,002.50	\$ -
11/01/28	\$ 3,115,000.00	\$ -	\$ 91,558.75	\$ 239,561.25
05/01/29	\$ 3,115,000.00	\$ 60,000.00	\$ 91,558.75	\$ -
11/01/29	\$ 2,860,000.00	\$ -	\$ 89,983.75	\$ 241,542.50
05/01/30	\$ 2,860,000.00	\$ 60,000.00	\$ 89,983.75	\$ -
11/01/30	\$ 2,860,000.00	\$ -	\$ 88,408.75	\$ 238,392.50
05/01/31	\$ 2,860,000.00	\$ 65,000.00	\$ 88,408.75	\$ -
11/01/31	\$ 2,860,000.00	\$ -	\$ 86,702.50	\$ 240,111.25
05/01/32	\$ 2,860,000.00	\$ 70,000.00	\$ 86,702.50	\$ -
11/01/32	\$ 2,860,000.00	\$ -	\$ 84,865.00	\$ 241,567.50
05/01/33	\$ 2,860,000.00	\$ 70,000.00	\$ 84,865.00	\$ -
11/01/33	\$ 2,790,000.00	\$ -	\$ 82,835.00	\$ 237,700.00
05/01/34	\$ 2,790,000.00	\$ 75,000.00	\$ 82,835.00	\$ -
11/01/34	\$ 2,715,000.00	\$ -	\$ 80,660.00	\$ 238,495.00
05/01/35	\$ 2,715,000.00	\$ 80,000.00	\$ 80,660.00	\$ -
11/01/35	\$ 2,635,000.00	\$ -	\$ 78,340.00	\$ 239,000.00
05/01/36	\$ 2,635,000.00	\$ 85,000.00	\$ 78,340.00	\$ -
11/01/36	\$ 2,550,000.00	\$ -	\$ 75,875.00	\$ 239,215.00
05/01/37	\$ 2,550,000.00	\$ 90,000.00	\$ 75,875.00	\$ -
11/01/37	\$ 2,460,000.00	\$ -	\$ 73,265.00	\$ 239,140.00
05/01/38	\$ 2,460,000.00	\$ 95,000.00	\$ 73,265.00	\$ -
11/01/38	\$ 2,365,000.00	\$ -	\$ 70,510.00	\$ 238,775.00
05/01/39	\$ 2,365,000.00	\$ 100,000.00	\$ 70,510.00	\$ -
11/01/39	\$ 2,045,000.00	\$ -	\$ 67,610.00	\$ 238,120.00
05/01/40	\$ 2,045,000.00	\$ 105,000.00	\$ 67,610.00	\$ -
11/01/40	\$ 1,925,000.00	\$ -	\$ 64,565.00	\$ 237,175.00
05/01/41	\$ 1,925,000.00	\$ 115,000.00	\$ 64,565.00	\$ -
11/01/41	\$ 1,925,000.00	\$ -	\$ 61,230.00	\$ 240,795.00
05/01/42	\$ 1,925,000.00	\$ 120,000.00	\$ 61,230.00	\$ -
11/01/42	\$ 1,925,000.00	\$ -	\$ 57,750.00	\$ 238,980.00
05/01/43	\$ 1,925,000.00	\$ 125,000.00	\$ 57,750.00	\$ -
11/01/43	\$ 1,800,000.00	\$ -	\$ 54,000.00	\$ 236,750.00
05/01/44	\$ 1,800,000.00	\$ 135,000.00	\$ 54,000.00	\$ -
11/01/44	\$ 1,665,000.00	\$ -	\$ 49,950.00	\$ 238,950.00
05/01/45	\$ 1,665,000.00	\$ 145,000.00	\$ 49,950.00	\$ -
11/01/45	\$ 1,520,000.00	\$ -	\$ 45,600.00	\$ 240,550.00
05/01/46	\$ 1,520,000.00	\$ 155,000.00	\$ 45,600.00	\$ -
11/01/46	\$ 1,365,000.00	\$ -	\$ 40,950.00	\$ 241,550.00
05/01/47	\$ 1,365,000.00	\$ 160,000.00	\$ 40,950.00	\$ -
11/01/47	\$ 1,205,000.00	\$ -	\$ 36,150.00	\$ 237,100.00
05/01/48	\$ 1,205,000.00	\$ 170,000.00	\$ 36,150.00	\$ -

**Westside**  
**Community Development District**  
**Series 2022-2 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/48	\$ 1,035,000.00	\$ -	\$ 31,050.00	\$ 237,200.00
05/01/49	\$ 1,035,000.00	\$ 185,000.00	\$ 31,050.00	\$ -
11/01/49	\$ 850,000.00	\$ -	\$ 25,500.00	\$ 241,550.00
05/01/50	\$ 850,000.00	\$ 195,000.00	\$ 25,500.00	\$ -
11/01/50	\$ 655,000.00	\$ -	\$ 19,650.00	\$ 240,150.00
05/01/51	\$ 655,000.00	\$ 205,000.00	\$ 19,650.00	\$ -
11/01/51	\$ 450,000.00	\$ -	\$ 13,500.00	\$ 238,150.00
05/01/52	\$ 450,000.00	\$ 220,000.00	\$ 13,500.00	\$ -
11/01/52	\$ 230,000.00	\$ -	\$ 6,900.00	\$ 240,400.00
05/01/53	\$ 230,000.00	\$ 230,000.00	\$ 6,900.00	\$ 236,900.00
		<b>\$ 3,360,000.00</b>	<b>\$ 3,996,862.83</b>	<b>\$ 7,356,862.83</b>

**Westside**  
**Community Development District**  
**Special Assessment Revenue Bonds - Series 2022AA2**

<b>Allocation Methodology For Soleil Assessment Area</b>							
<b><u>PRODUCT</u></b>	<b><u>No. of Units</u></b>	<b>Allocation of Par Debt Per Product Type</b>		<b>Total Par Debt Per Unit</b>	<b>Maximum Annual Debt Service</b>	<b>Net Annual Debt Assessment Per Unit</b>	<b>Gross Annual Debt Assessment Per Unit (1)</b>
Townhomes	128	\$	1,673,466	\$ 13,074	\$ 120,314	\$ 940	\$ 1,000
Single Family 50'	86	\$	1,686,534	\$ 19,611	\$ 121,254	\$ 1,410	\$ 1,500
<b>TOTAL</b>	<b>214</b>	<b>\$</b>	<b>3,360,000</b>		<b>\$ 241,568</b>		

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

**Westside**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Interest	\$ -	\$ 26,744	\$ 13,372	\$ 40,116	\$ -
Carry Forward Surplus	\$ 1,212,507	\$ 1,243,073	\$ -	\$ 1,243,073	\$ 1,282,718
<b>Total Revenues</b>	<b>\$ 1,212,507</b>	<b>\$ 1,269,817</b>	<b>\$ 13,372</b>	<b>\$ 1,283,189</b>	<b>\$ 1,282,718</b>
<b>Expenditures</b>					
Miscellaneous Expense	\$ 1,500	\$ 319	\$ 152	\$ 471	\$ 1,500
<b>Total Expenditures</b>	<b>\$ 1,500</b>	<b>\$ 319</b>	<b>\$ 152</b>	<b>\$ 471</b>	<b>\$ 1,500</b>
<b>Other Sources</b>					
Transfer In (Out)	\$ 115,000	\$ -	\$ -	\$ -	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ 115,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 1,326,007</b>	<b>\$ 1,269,498</b>	<b>\$ 13,220</b>	<b>\$ 1,282,718</b>	<b>\$ 1,281,218</b>

# SECTION B

## **RESOLUTION 2023-13**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is located in Osceola County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2023-2024 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2023-2024; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots and a portion of unplatted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

**WHEREAS**, the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted and unplatted lots as set forth in the budget; and

**WHEREAS**, the District desires to levy and directly collect, on a portion of the unplatted lands, special assessments reflecting their portion of the District's operations and maintenance budget; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Westside Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll for the assessments to be collected on the tax roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and a portion of the unplatted lots shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on a portion of the unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment



payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2024 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which is to be collected on the tax roll is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Westside Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

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

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

**PASSED AND ADOPTED** this 11<sup>th</sup> day of July, 2023.

ATTEST:

**WESTSIDE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Its: \_\_\_\_\_

# SECTION VI

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS**

September 30, 2022

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
**FINANCIAL STATEMENTS**  
**September 30, 2022**

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors  
Westside Community Development District  
Osceola County, Florida

**Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Westside Community Development District, Osceola County, Florida ("District") as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

**Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

#### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with Government Auditing Standards, we have also issued our report dated June 26, 2023, on our consideration of the Westside Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated June 26, 2023 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.  
Fort Pierce, Florida  
June 26, 2023

# **WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2022

Our discussion and analysis of Westside Community Development District, Osceola County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### **FINANCIAL HIGHLIGHTS**

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$21,564,906.
- The change in the District's total net position in comparison with the prior fiscal year was (\$610,820), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$3,402,673. A portion of fund balance is assigned to operating reserves and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### **OVERVIEW OF FINANCIAL STATEMENTS**

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.



## **WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**

### **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2022

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

#### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

#### **Governmental Funds**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

#### **Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
September 30, 2022

**GOVERNMENT WIDE FINANCIAL ANALYSIS**

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position		
	2022	2021
Current assets	\$ 3,596,470	\$ 3,646,296
Capital assets	39,772,507	41,100,891
Total assets	43,368,977	44,747,187
Deferred amount on refunding	387,255	412,106
Current liabilities	1,340,307	1,387,220
Long-term liabilities	20,851,019	21,596,347
Total liabilities	22,191,326	22,983,567
Net position		
Net investment in capital assets	18,558,743	20,352,541
Restricted for capital projects	22,021	403,100
Restricted for debt service	1,312,332	-
Unrestricted	1,671,810	1,420,085
Total net position	\$21,564,906	\$ 22,175,726

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position		
	2022	2021
Program revenues	\$ 2,267,273	\$ 2,349,115
General revenues	13,472	1,541
Gain on cancellation of debt	-	714,382
Total revenues	2,280,745	3,065,038
Expenses		
General government	123,082	115,931
Physical environment	1,757,258	1,665,615
Interest on long-term debt	1,011,225	1,062,449
Total expenses	2,891,565	2,843,995
Change in net position	(610,820)	221,043
Net position - beginning of year	22,175,726	21,954,683
Net position - end of year	\$21,564,906	\$22,175,726

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
September 30, 2022

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$2,891,565, which primarily consisted of costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments.

**GENERAL BUDGETING HIGHLIGHTS**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were significantly lower than the original budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

Capital Assets

At September 30, 2022, the District had \$39,772,507 invested in capital assets and construction in process. Construction in process has not completed as of September 30, 2022 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$21,601,019 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

**ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION**

For the fiscal year 2023, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
September 30, 2022

**CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Westside Community Development District's Finance Department at 219 East Livingston Street Orlando, Florida 32801.

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF NET POSITION**  
September 30, 2022

	<b>GOVERNMENTAL ACTIVITIES</b>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 473,246
Investments	1,268,151
Assessments receivable	3,825
Prepaid items	15,098
Restricted assets:	
Investments	1,800,633
Cash and cash equivalents	24,793
Assessments receivable	10,724
Capital assets:	
Non-depreciable	15,938,715
Depreciable	23,833,792
<b>TOTAL ASSETS</b>	<b>43,368,977</b>
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred refunding obligation	387,255
<b>TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES</b>	<b>\$ 43,756,232</b>
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	\$ 25,276
Accrued interest payable	396,510
Matured bonds payable	140,000
Matured interest payable	28,521
Bonds payable, due within one year	750,000
Bonds payable, due in more than one year	20,851,019
<b>TOTAL LIABILITIES</b>	<b>22,191,326</b>
 <b>NET POSITION</b>	
Net investment in capital assets	18,558,743
Restricted for:	
Capital projects	22,021
Debt service	1,312,332
Unrestricted	1,671,810
<b>TOTAL NET POSITION</b>	<b>\$ 21,564,906</b>

The accompanying notes are an integral part of this financial statement

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF ACTIVITIES**  
**Year Ended September 30, 2022**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Contributions	Governmental Activities
Governmental activities				
General government	\$ 123,082	\$ 123,082	\$ -	\$ -
Physical environment	1,757,258	451,394	-	(1,305,864)
Interest on long-term debt	1,011,225	1,692,797	-	681,572
Total governmental activities	\$ 2,891,565	\$ 2,267,273	\$ -	(624,292)
General revenues:				
Investment earnings				13,472
Total general revenues				13,472
Change in net position				(610,820)
Net position - October 1, 2021				22,175,726
Net position - September 30, 2022				\$ 21,564,906

The accompanying notes are an integral part of this financial statement

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET – GOVERNMENTAL FUNDS**  
September 30, 2022

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<b><u>ASSETS</u></b>				
Cash and cash equivalents	\$ 473,246	\$ -	\$ -	\$ 473,246
Investments	1,268,151	-	-	1,268,151
Assessments receivable	3,825	-	-	3,825
Due from other funds	-	75,382	-	75,382
Prepaid items	15,098	-	-	15,098
Restricted Assets:				
Investments	-	1,791,257	9,376	1,800,633
Cash and cash equivalents	-	-	24,793	24,793
Assessments receivable	-	10,724	-	10,724
<b>TOTAL ASSETS</b>	<b>\$ 1,760,320</b>	<b>\$1,877,363</b>	<b>\$ 34,169</b>	<b>\$ 3,671,852</b>
<b><u>LIABILITIES AND FUND BALANCES</u></b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 25,276	\$ -	\$ -	\$ 25,276
Due to other funds	63,234	-	12,148	75,382
Matured bonds payable	-	140,000	-	140,000
Matured interest payable	-	28,521	-	28,521
<b>TOTAL LIABILITIES</b>	<b>88,510</b>	<b>168,521</b>	<b>12,148</b>	<b>269,179</b>
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid items	15,098	-	-	15,098
Restricted for:				
Debt service	-	1,708,842	-	1,708,842
Capital projects	-	-	22,021	22,021
Unassigned	1,656,712	-	-	1,656,712
<b>TOTAL FUND BALANCES</b>	<b>1,671,810</b>	<b>1,708,842</b>	<b>22,021</b>	<b>3,402,673</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 1,760,320</b>	<b>\$1,877,363</b>	<b>\$ 34,169</b>	<b>\$ 3,671,852</b>

The accompanying notes are an integral part of this financial statement

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
September 30, 2022

Total Governmental Fund Balances in the Balance Sheet	\$ 3,402,673
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Deferred charges on refunding of long-term debt are shown as deferred outflows of resources in the government-wide financial statements; however, this amount is not reported in the governmental financial statements.	387,255
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	55,651,586
Less accumulated depreciation	(15,879,079)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(396,510)
Original issue discount	38,981
Governmental bonds payable	(21,640,000)
Net Position of Governmental Activities	\$ 21,564,906

The accompanying notes are an integral part of this financial statement



**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**Year Ended September 30, 2022**

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<b>REVENUES</b>				
Special assessments	\$ 574,476	1,692,797	\$ -	\$ 2,267,273
Investment earnings	12,202	1,260	10	13,472
<b>TOTAL REVENUES</b>	<u>586,678</u>	<u>1,694,057</u>	<u>10</u>	<u>2,280,745</u>
<b>EXPENDITURES</b>				
General government	123,082	-	-	123,082
Physical environment	428,170	-	704	428,874
Bond issuance costs	-	275	12,148	12,423
Debt				
Principal	-	730,000	-	730,000
Interest expense	-	981,884	-	981,884
<b>TOTAL EXPENDITURES</b>	<u>551,252</u>	<u>1,712,159</u>	<u>12,852</u>	<u>2,276,263</u>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	<u>35,426</u>	<u>(18,102)</u>	<u>(12,842)</u>	<u>4,482</u>
<b>FUND BALANCE</b>				
Beginning of year	<u>1,636,384</u>	<u>1,726,944</u>	<u>34,863</u>	<u>3,398,191</u>
End of year	<u>\$ 1,671,810</u>	<u>\$ 1,708,842</u>	<u>\$ 22,021</u>	<u>\$ 3,402,673</u>

The accompanying notes are an integral part of this financial statement

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**Year Ended September 30, 2022**

Net Change in Fund Balances - Total Governmental Funds	\$	4,482
Amount reported for governmental activities in the Statement of Activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:		
Payments on long-term debt		730,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:		
Current year provision for depreciation		(1,328,384)
Change in accrued interest payable		12,605
Provision for amortization of bond discount		(4,672)
Provision for amortization of deferred charges		<u>(24,851)</u>
Change in Net Position of Governmental Activities	\$	<u>(610,820)</u>

The accompanying notes are an integral part of this financial statement

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022

**NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY**

Westside Community Development District ("District") was established on August 30, 2004 by the Board of County Commissioners of Osceola County, Florida Ordinance 04-34, subsequently amended by Florida Ordinance 07-19 on August 20, 2007, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the qualified electors of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statement 14, and Statement 39, an amendment of GASB Statement 14. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (continued)**

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

**Assessments**

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)**

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

**Assets, Liabilities and Net Position or Equity**

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Assets, Liabilities and Net Position or Equity (continued)**

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

**Inventories and Prepaid Items**

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2022

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Assets, Liabilities and Net Position or Equity (continued)**

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	30
Improvements other than buildings	10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Assets, Liabilities and Net Position or Equity (continued)**

Deferred Outflows/Inflows of Resources (continued)

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Fund Equity/Net Position (continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.



**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022

**NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Other Disclosures**

**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**NOTE C - BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

**NOTE D – DEPOSITS AND INVESTMENTS**

**Deposits**

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022

**NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)**

**Investments**

The District’s investments were held as follows at September 30, 2022:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Money Market	\$ 1,800,633	Not Available	Not Available
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	<u>1,268,151</u>	S&P AAAM	maturity: 21 days
Total Investments	<u>\$ 3,068,784</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022

**NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)**

**Investments (continued)**

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

The District participated in the following external investment pools:

The State Board of Administration for participation in the Local Government Investment Pool (Florida Prime™) created by Section 218.415, Florida Statutes is an investment pool that operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in Florida Prime™, a qualified external investment pool, meet the requirements of GASB Statement No. 79 and are reported at amortized cost.

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022

**NOTE E - CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Balance 10/01/2021	Increases	Decreases	Balance 09/30/22
<b>Governmental activities:</b>				
Capital assets, not being depreciated:				
Land and improvements	\$ 11,741,451	\$ -	\$ -	\$ 11,741,451
Construction in progress	4,197,264	-	-	4,197,264
Total capital assets, not being depreciated	15,938,715	-	-	15,938,715
Capital assets, being depreciated				
Infrastructure	38,985,916	-	-	38,985,916
Improvements other than buildings	726,955	-	-	726,955
Total capital assets, being depreciated	39,712,871	-	-	39,712,871
Less accumulated depreciation for:				
Infrastructure	13,852,594	1,299,530	-	15,152,124
Improvements other than buildings	698,101	28,854	-	726,955
Total accumulated depreciation	14,550,695	1,328,384	-	15,879,079
Total capital assets, being depreciated - net	25,162,176	(1,328,384)	-	23,833,792
Governmental activities capital assets - net	\$ 41,100,891	\$(1,328,384)	\$ -	\$39,772,507

Depreciation expense was charged to physical environment.

**NOTE F – LONG-TERM LIABILITIES**

During the year, the scheduled debt service payments on the Series 2005-2 Bonds, \$84,186 in interest and \$60,000 in principal, Series 2007-2 Bonds, \$35,640 in interest and \$10,000 in principal, were not paid by the District. These amounts are reflected in the balance of matured interest payable and matured bonds payable in the accompanying financial statements.

**\$2,285,000 Special Assessment Revenue Bonds, Series 2005-2** – On April 18, 2019, the District issued \$2,285,000 in Special Assessment Revenue Bonds, Series 2005-2. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2037. The Bonds bear interest at 5.65% payable semi-annually on the first day of each May and November. Principal is due serially each May 1.

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022

**NOTE F – LONG-TERM LIABILITIES (CONTINUED)**

**\$715,000 Special Assessment Revenue Bonds, Series 2007-2** – On April 18, 2019, the District issued \$715,000 in Special Assessment Revenue Bonds, Series 2007-2. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2038. The Bonds bear interest at 7.2% payable semi-annually on the first day of each May and November. Principal is due serially each May 1.

**\$3,490,000 Special Assessment Revenue Bonds, Series 2018 (Solara Phase 1 Assessment Area)** – On February 27, 2018, the District issued \$3,490,000 in Special Assessment Revenue Bonds, Series 2018 (Solara Phase 1 Assessment Area). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2048. The Bonds bear interest ranging from 5.0% to 5.2% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2019.

**\$13,095,000 Special Assessment Revenue Refunding Bonds, Series 2019** – On September 30, 2019, the District issued \$13,095,000 in Special Assessment Revenue Refunding Bonds, Series 2019. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2038. The Bonds bear interest ranging from 3.5% to 4.125% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2020.

**\$3,230,000 Special Assessment Revenue Bonds, Series 2019 (Solara Phase 2 Assessment Area)** – On April 4, 2019, the District issued \$3,230,000 in Special Assessment Revenue Bonds, Series 2019 (Solara Phase 2 Assessment Area). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2049. The Bonds bear interest ranging from 3.625% to 4.85% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2020.

**\$1,860,000 Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K)** – On December 6, 2019, the District issued \$1,860,000 in Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2050. The Bonds bear interest ranging from 3.8% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2033.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
September 30, 2022

**NOTE F – LONG-TERM LIABILITIES (CONTINUED)**

The District is in compliance with those requirements of the Bond Indenture at September 30, 2022.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2022:

	Balance 10/1/2021	Additions	Deletions	Balance 9/30/2022	Due Within One Year
Special Assessment Revenue Bonds, Series 2005-2	\$ 1,490,000	\$ -	\$ 60,000	\$ 1,430,000	\$ 60,000
Special Assessment Revenue Bonds, Series 2007-2	495,000	-	10,000	485,000	10,000
Special Assessment Revenue Bonds, Series 2018	3,330,000	-	60,000	3,270,000	60,000
Special Assessment Revenue Refunding Bonds, Series 2019	12,075,000	-	540,000	11,535,000	560,000
Special Assessment Revenue Bonds, Series 2019	3,120,000	-	60,000	3,060,000	60,000
Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K)	1,860,000	-	-	1,860,000	-
	22,370,000	-	730,000	21,640,000	750,000
Unamortized bond discount	(43,653)	-	(4,672)	(38,981)	-
	<u>\$ 22,326,347</u>	<u>\$ -</u>	<u>\$ 725,328</u>	<u>\$21,601,019</u>	<u>\$ 750,000</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

September 30,	Principal	Interest	Total
2023	\$ 750,000	\$ 953,699	\$ 1,703,699
2024	785,000	924,814	1,709,814
2025	815,000	894,327	1,709,327
2026	855,000	860,947	1,715,947
2027	890,000	825,961	1,715,961
2028-2032	5,090,000	3,535,247	8,625,247
2033-2037	6,370,000	2,298,262	8,668,262
2038-2042	2,470,000	1,153,043	3,623,043
2043-2047	2,495,000	619,528	3,114,528
2048-2050	1,120,000	81,527	1,201,527
	<u>\$21,640,000</u>	<u>\$ 12,147,355</u>	<u>\$ 33,787,355</u>

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022

**NOTE G - MANAGEMENT COMPANY**

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE H - RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

**NOTE I – SUBSEQUENT EVENTS**

Subsequent to year end, the District made interest payments on the Series 2005-2 and Series 2007-2 Bonds for interest due as of November 1, 2022 accrued from November 1, 2021 to October 31, 2022 bringing the District current on required interest payments.

Subsequent to year end, the District issued \$1,835,000 Special Assessment Revenue Bonds, Series 2022-1 and \$3,360,000 Special Assessment Revenue Bonds, Series 2022-2. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District.

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES AND EXPENDITURES**  
**BUDGET AND ACTUAL – GENERAL FUND**  
**Year Ended September 30, 2022**

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
<b>REVENUES</b>			
Special assessments	\$ 566,228	\$ 574,476	\$ 8,248
Investment earnings	1,000	12,202	11,202
TOTAL REVENUES	567,228	586,678	19,450
<b>EXPENDITURES</b>			
Current			
General government	181,383	123,082	58,301
Physical environment	504,179	428,170	76,009
TOTAL EXPENDITURES	685,562	551,252	134,310
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(118,334)	35,426	153,760
<b>OTHER FINANCING SOURCES (USES)</b>			
Carry forward balance	268,334	-	(268,334)
Transfer out - capital reserve	(150,000)	-	150,000
TOTAL OTHER FINANCING SOURCES (USES)	118,334	-	(118,334)
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES</b>	\$ -	35,426	\$ 35,426
<b>FUND BALANCES</b>			
Beginning of year		1,636,384	
End of year		\$ 1,671,810	

\* Original and final budget.



**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were significantly lower than the original budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING  
STANDARDS*

To the Board of Supervisors  
Westside Community Development District  
Osceola County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Westside Community Development District, as of September 30, 2022 and for the year ended, which collectively comprise the Westside Community Development District's basic financial statements and have issued our report thereon dated June 26, 2023.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*DiBartolomeo, McBee, Hartley & Barnes*

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

Fort Pierce, Florida

June 26, 2023

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF  
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE  
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors  
Westside Community Development District  
Osceola County, Florida

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Westside Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.  
Fort Pierce, Florida  
June 26, 2023

Management Letter

To the Board of Supervisors  
Westside Community Development District  
Osceola County, Florida

**Report on the Financial Statements**

We have audited the financial statements of Westside Community Development District as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 26, 2023.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing 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 and Chapter 10.550, Rules of the Auditor General.

**Other Reports and Schedule**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 26, 2023, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. The current status of the prior findings is as follows:

Finding 2011-01

The District had been unable to make certain scheduled debt service payments and meet debt service reserve requirements on the Series 2005 Special Assessment Revenue Bonds and Series 2007 Special Assessment Revenue Bonds.

Management Response

During a prior year, property held by the SPE was sold and a portion of the proceeds was provided to the District as landholder contributions. The District made unscheduled debt service payments to pay off certain matured principal and interest on the Series 2005 and Series 2007 Bonds with the proceeds from the landholder contributions. The Series 2005 and 2007 Bonds were bifurcated, and a portion of the bifurcated Bonds were cancelled in 2021.

A portion of the Series 2005-2 and Series 2007-2 Bonds needs to be cancelled in order for the annual assessments securing the Series 2005-2 and Series 2007-2 Bonds to be sufficient to make the annual principal and interest payments. The District is working with the Trustee and Bondholders to accomplish this adjustment.

#### Current Status

During the year, the balance outstanding, after a payment was made, on the unexchanged Series 2005 and 2007 Bonds was cancelled. However, the District did not make all of the scheduled debt service payments for the Series 2005-2 and 2007-2 Bonds during fiscal year 2022.

#### **Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Refer to Note A in the notes to the financial statements.

#### **Financial Condition**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report results of our determination as to whether or not Westside Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific conditions met. In connection with our audit, we determined that Westside Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor Westside Community Development District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

#### **Specific Information**

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Westside Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 3.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 5.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$2,400.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$734,196.

- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Westside Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$159 to \$1,008 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$2,267,273.
- c. The total amount of outstanding bonds issued by the district as \$21,640,000.

#### **Other Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any findings in addition to the current status of prior audit findings noted above.

#### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Chairman and Members of the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*DiBartolomeo, McBee, Hartley & Barnes*

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

Fort Pierce, Florida

June 26, 2023

## SECTION VII



**RESOLUTION 2023-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WESTSIDE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Westside Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

**SECTION 1.** Darrin Mossing, Sr. is appointed Assistant Treasurer.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of July, 2023.

ATTEST:

**WESTSIDE COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

## SECTION VIII



**Westside CDD - Soleil Addendum**  
**Exhibit A**  
**Landscape Management Service Pricing Sheet**

Core Maintenance Services

<b>Mowing &amp; Clean Up &amp; Detailing</b>	<b>\$63,260.00</b>
<i>Includes mowing, edging, string-trimming, clean-up, shrub pruning, and weed removal</i>	
<b>IPM - Fertilization &amp; Pest Control</b>	<b>Included</b>
<i>Fertilization/Fungicide/Insecticide/herbicide/weed control</i>	
<b>Irrigation Inspections</b>	<b>Included</b>
<i>Includes monthly inspections and minor adjustments</i>	
<b>Chocolate Mulch Install</b>	<b>\$5,440.00</b>
<i>Estimated 80 cubic yards (1x per year)</i>	
<b>Palm Pruning</b>	<b>Included</b>
<i>Includes palm pruning 1x per year</i>	
<b>Grand Total Annual (Core Services)</b>	<b>\$68,700.00</b>
<b>Monthly</b>	<b>\$5,725.00</b>

Client Initial:

# SECTION IX

# SECTION A

**From:** Stacie Vanderbilt svanderbilt@gmscfl.com  
**Subject:** Fwd: Westside CDD - Fwd: Easement  
**Date:** July 5, 2023 at 6:52 PM  
**To:**

---

Begin forwarded message:

**From:** dawn delavallade <[ddelavallade@yahoo.com](mailto:ddelavallade@yahoo.com)>  
**Subject: Re: Easement**  
**Date:** May 17, 2023 at 5:22:46 PM EDT  
**To:** Jason Showe <[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)>

okay great thanks. Here are screen shots of the area just behind Westside Elementary School on Westside Blvd and North Goodman Road. Please let me know if you need more information. I can call zoning and planning and see if they can provide me with your parcel number. Thanks for your consideration.

On Wednesday, May 17, 2023 at 01:37:58 PM EDT, Jason Showe <[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)> wrote:

Please provide a sketch of the area you need and we can review.

Sincerely,

<image002.png>

Jason M. Showe  
Senior District Manager  
Governmental Management  
Services, Central Florida  
219 E. Livingston St  
Orlando, FL 32801  
407-841-5524 X 105 - Office  
407-839-1526 - Fax  
407-470-8825 - Cell  
[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

History.—s. 1, ch. 2006-232.

On May 17, 2023, at 1:34 PM, dawn delavallade  
<[ddelavallade@yahoo.com](mailto:ddelavallade@yahoo.com)> wrote:

Thanks for your reply. I am not looking to purchase the land from the CDD.  
I am requesting an easement agreement.

Sent from my iPhone

On May 17, 2023, at 1:30 PM, Jason Showe  
<[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)> wrote:

CDD can not sell any property

Sincerely,

Jason M. Showe  
Senior District Manager  
Governmental Management  
Services, Central Florida  
219 E. Livingston St  
Orlando, FL 32801  
407-841-5524 X 105 - Office  
407-839-1526 - Fax  
407-470-8825 - Cell  
[jshowe@gmscfl.com](mailto:jshowe@gmscfl.com)

Under Florida law, e-mail addresses are public records. If you do not  
want your e-mail address released in response to a public records  
request, do not send electronic mail to this entity. Instead, contact this  
office by phone or in writing.

History.—s. 1, ch. 2006-232.

On May 17, 2023, at 1:00 PM, dawn delavallade  
<[ddelavallade@yahoo.com](mailto:ddelavallade@yahoo.com)> wrote:

Good day, Mr Showe

I am a land investor in the Orlando area. I have a client  
interested in a plot of vacant land off North Goodman Road  
in the Four Corners area of Osceola County just behind  
Westside Elementary School. In order to gain access to the  
land, my client would need an easement agreement from the  
adjacent plot of land on which the owner listed as Westside  
CDD. How may I have a conversation about this possibility?

Dawn D.



## Parcel Result

Parcel: 1825273160000A0070

TRIM Notice Property Record Card Map Image Tax Collector Map View E-Mail Parcel NEW Bird's Eye View

### Owner Information

**Owner Name** WESTSIDE CDD  
**Mailing Address** C/O GOVERNMENTAL MGMT SERVICES  
 219 E LIVINGSTON ST  
 ORLANDO, FL 32801-1508  
**Physical Address** N GOODMAN RD, KISSIMMEE FL 34747  
**Description** RESIDENTIAL COMMON ELEMENTS/AREA VAC  
**Tax District** 300 - OSCEOLA COUNTY

### Tax Values

[View Tax Estimate](#)

#### Current Values

Current Value represents working appraised values as of 07/04/2023, which are subject to change prior to certification

**Land** \$2  
**AG Benefit** \$0  
**Extra Features** \$0  
**Buildings** \$0  
**Appraised(Just)** \$2  
**Assessed(estimated)** \$2  
**Exemption(estimated)** \$2  
**Taxable(estimated)** \$0

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

#### Certified Values

Certified Value represents certified values that appeared on the tax roll as of 03/24/2023

**Land** \$2  
**AG Benefit** \$0  
**Extra Features** \$0  
**Buildings** \$0  
**Appraised(Just)** \$2  
**Assessed\*** \$2  
**Exemption** \$2  
**Taxable** \$0

\* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	3604-1048	\$6,150,000	2007-12-03	Warranty Deed (WD)
1	1658-0724	\$7,840,000	1999-09-22	Warranty Deed (WD)
2	1102-0020	\$0	1992-12-23	Warranty Deed (WD)
3	1102-0022	\$0	1992-12-23	Warranty Deed (WD)
4	1102-0024	\$0	1992-12-23	Warranty Deed (WD)

### Land Information - Total Acreage: 0.82

Land Description	Units	Depth	Land Type	Land Value
RURAL ACREAGE	0.82	0.00	AC	\$28,700

### Legal Description

**Legal Description** FLA FRUIT & TRUCK LAND CO PB B PG 68 A PORTION OF BLK A: BEG AT NW COR OF NE 1/4 OF NE 1/4 OF SEC, S 289.71 FT TO N/R/W PROPOSED GOODMAN RD & NON-TAN CURVE, CURVE LEFT, RAD 1000 FT, CENT ANG 41 DEG, (CH BEARING N 70 DEG W 699.17 FT) WLY ALONG CURVE 714.25 FT, S 89 DEG W 573.96 FT TO POC, CURVE RIGHT, RAD 25 FT, CENT ANG 91 DEG, NWLY ALONG CURVE 39.58 FT TO E/R/W PROPOSED WESTSIDE BLVD, N 1302.14 FT TO N/L OF SW 1/4 OF SE 1/4 OF SEC 7, E 1314.05 FT TO NE COR OF SW 1/4 OF SE 1/4 OF SEC 7, S 1325.76 FT TO POB LYING WITHIN SECTION 18 LESS COM AT NW COR OF NE 1/4 OF NE 1/4 OF SEC 18, S 89 DEG W 173.35 FT TO POB; S 155.74 FT TO N/R/W OF PROPOSED GOODMAN RD & NON-TAN CURVE, CURVE LEFT, RADIUS PT LIES S 32 DEG W, RADIAL DIST 1000 FT, CENT ANG 32 DEG, WLY ALONG CURVE 565.58 FT, S 89 DEG W 573.96 FT TO POC, CURVE RIGHT, RAD 25 FT, CENT ANG 91 DEG, NWLY ALONG CURVE 39.58 FT TO PROPOSED E/R/W OF WESTSIDE BLVD, N 1302.14 FT TO N/L OF SW 1/4 OF SE 1/4 OF SEC 7, N 89 DEG E 399.93 FT, S 39 DEG E 1182.14 FT, S 394.68 FT TO POB LYING WITHIN THE ABOVE LEGAL

**NUMBER**  
407-742-5000

**EMAIL**  
info@property-appraiser.org

**ADDRESS**  
Property Appraiser's Office  
2605 E Irlo Bronson Memorial Hwy  
Kissimmee, FL 34744

[View Map](#)

### Business Hours

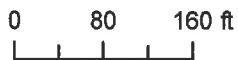
HOURS OF OPERATION





This map was prepared for the Osceola County Property Appraiser's Office. It is maintained for the function of this office only. It is not intended for conveyance, nor is it a survey.

Date Generated: 7/5/2023



**Katrina S. Scarborough, CFA, CCF, MCF**  
**Osceola County Property Appraiser**

# SECTION X

# SECTION C

# SECTION 1

**Westside  
Community Development District**

**Summary of Check Register**

May 01, 2023 through May 31, 2023

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	5/3/23	1911-1912	\$ 53,811.10
	5/12/23	1913-1916	\$ 15,342.63
<b>Total Amount</b>			<b>\$ 69,153.73</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/03/23	00016	5/02/23 05022023	202305 300-20700-10000 DIRECT ASSESSMENTS S2019R	WESTSIDE CDD C/O USBANK	*	33,398.60	33,398.60 001911
5/03/23	00039	5/01/23 OS 51904	202305 320-53800-46200 LANDSCAPE MAINT-MAY23	YELLOWSTONE LANDSCAPE	*	20,412.50	20,412.50 001912
5/12/23	00056	5/01/23 15983	202305 320-53800-46400 WESTSIDE CDD STORM WATER		*	600.00	
		5/01/23 15983	202305 320-53800-46400 P-4 HERBICIDE MAINT		*	100.00	
		5/01/23 15983	202305 320-53800-46400 SOLARA PONDS S1,S2 AND S3		*	275.00	
		5/01/23 15983	202305 320-53800-46400 GOODMAN POND HERBICIDE	AQUATIC WEED MANAGEMENT, INC.	*	100.00	1,075.00 001913
5/12/23	00001	5/01/23 441	202305 310-51300-34000 MANAGEMENT FEES-MAY23		*	3,803.92	
		5/01/23 441	202305 310-51300-35200 WEBSITE MANAGEMENT-MAY23		*	100.00	
		5/01/23 441	202305 310-51300-35100 INFORMATION TECH-MAY23		*	150.00	
		5/01/23 441	202305 310-51300-31300 DISSEMINATION SVCS-MAY23		*	1,458.33	
		5/01/23 441	202305 310-51300-51000 OFFICE SUPPLIES		*	.12	
		5/01/23 441	202305 310-51300-42000 POSTAGE		*	2.18	
		5/01/23 441	202305 310-51300-42500 COPIES		*	41.40	
		5/01/23 442	202305 320-53800-49000 FIELD MANAGEMENT-MAY23	GOVERNMENTAL MANAGEMENT SERVICES	*	1,690.67	7,246.62 001914
5/12/23	00022	1/16/23 5285746	202312 310-51300-31100 ENGINEERING SVCS-DEC22		*	427.50	
		2/16/23 5286053	202301 310-51300-31100 ENGINEERING SVCS-JAN23		*	546.25	
		3/24/23 5286345	202302 310-51300-31100 ENGINEERING SVCS-FEB23	HANSON, WALTER & ASSOCIATES, INC.	*	1,293.67	2,267.42 001915
5/12/23	00029	4/05/23 111333	202303 310-51300-31500 GENERAL COUNSEL -MAR23	WEST WESTSIDE ZYAN	*	3,752.00	

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
WESTSIDE CDD - GENERAL FUND  
BANK A WESTSIDE CDD

RUN 7/05/23

PAGE 2

\*\*\* CHECK DATES 05/01/2023 - 05/31/2023 \*\*\*

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/03/23 113472	202304 310-51300-31500		*	1,001.59	
		GENERAL COUNSEL -MAR23		LATHAM,LUNA,EDEN & BEAUDINE, LLP			4,753.59 001916
-----							
						TOTAL FOR BANK A	69,153.73
						TOTAL FOR REGISTER	69,153.73

WEST WESTSIDE

ZYAN

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

***Unaudited Financial Reporting***  
***May 31, 2023***





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**Westside**  
**Community Development District**  
**Combined Balance Sheet**  
**May 31, 2023**

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 389,930	\$ -	\$ -	\$ 524,084	\$ 914,014
Capital Projects Account	\$ -	\$ -	\$ 24,322	\$ -	\$ 24,322
<b>Investments:</b>					
<b>Series 2005 - 2</b>					
Reserve	\$ -	\$ 100,342	\$ -	\$ -	\$ 100,342
Revenue	\$ -	\$ 140,867	\$ -	\$ -	\$ 140,867
Prepayment	\$ -	\$ 4,152	\$ -	\$ -	\$ 4,152
<b>Series 2007 - 2</b>					
Reserve	\$ -	\$ 36,260	\$ -	\$ -	\$ 36,260
Revenue	\$ -	\$ 63,755	\$ -	\$ -	\$ 63,755
Prepayment	\$ -	\$ 2,929	\$ -	\$ -	\$ 2,929
<b>Series 2018</b>					
Reserve	\$ -	\$ 115,065	\$ -	\$ -	\$ 115,065
Revenue	\$ -	\$ 108,263	\$ -	\$ -	\$ 108,263
Construction	\$ -	\$ -	\$ 2	\$ -	\$ 2
<b>Series 2019</b>					
Reserve	\$ -	\$ 101,595	\$ -	\$ -	\$ 101,595
Revenue	\$ -	\$ 82,599	\$ -	\$ -	\$ 82,599
Construction	\$ -	\$ -	\$ 1	\$ -	\$ 1
<b>Series 2019 K</b>					
Reserve	\$ -	\$ 92,850	\$ -	\$ -	\$ 92,850
Revenue	\$ -	\$ 53,135	\$ -	\$ -	\$ 53,135
Construction	\$ -	\$ -	\$ 9,519	\$ -	\$ 9,519
<b>Series 2019 R</b>					
Reserve	\$ -	\$ 503,479	\$ -	\$ -	\$ 503,479
Revenue	\$ -	\$ 455,625	\$ -	\$ -	\$ 455,625
Cost of Issuance	\$ -	\$ 7,064	\$ -	\$ -	\$ 7,064
<b>Series 2022 AA1</b>					
Reserve	\$ -	\$ 124,025	\$ -	\$ -	\$ 124,025
Revenue	\$ -	\$ 2,696	\$ -	\$ -	\$ 2,696
Interest	\$ -	\$ 56,885	\$ -	\$ -	\$ 56,885
Construction	\$ -	\$ -	\$ 1,518,703	\$ -	\$ 1,518,703
<b>Series 2022 AA2</b>					
Reserve	\$ -	\$ 120,784	\$ -	\$ -	\$ 120,784
Revenue	\$ -	\$ 3,561	\$ -	\$ -	\$ 3,561
Interest	\$ -	\$ 97,990	\$ -	\$ -	\$ 97,990
Construction	\$ -	\$ -	\$ 2,900,070	\$ -	\$ 2,900,070
Due from General Fund	\$ -	\$ 15,899	\$ -	\$ -	\$ 15,899
Investments - SBA	\$ 212,466	\$ -	\$ -	\$ 745,414	\$ 957,880
Prepaid Expenses	\$ 2,478	\$ -	\$ -	\$ -	\$ 2,478
<b>Total Assets</b>	<b>\$ 604,874</b>	<b>\$ 2,289,819</b>	<b>\$ 4,452,617</b>	<b>\$ 1,269,498</b>	<b>\$ 8,616,807</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 1,813	\$ -	\$ -	\$ -	\$ 1,813
Due to Debt Service	\$ 15,899	\$ -	\$ -	\$ -	\$ 15,899
Accrued Interest Payable	\$ -	\$ 28,521	\$ -	\$ -	\$ 28,521
Accrued Principal Payable	\$ -	\$ 140,000	\$ -	\$ -	\$ 140,000
<b>Total Liabilities</b>	<b>\$ 17,711</b>	<b>\$ 168,521</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 186,232</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 2,478	\$ -	\$ -	\$ -	\$ 2,478
<b>Restricted for:</b>					
Debt Service - Series 2005 - 2	\$ -	\$ 134,340	\$ -	\$ -	\$ 134,340
Debt Service - Series 2007 - 2	\$ -	\$ 45,444	\$ -	\$ -	\$ 45,444
Debt Service - Series 2018	\$ -	\$ 226,087	\$ -	\$ -	\$ 226,087
Debt Service - Series 2019	\$ -	\$ 186,639	\$ -	\$ -	\$ 186,639
Debt Service - Series 2019 K	\$ -	\$ 146,931	\$ -	\$ -	\$ 146,931
Debt Service - Series 2019 R	\$ -	\$ 975,917	\$ -	\$ -	\$ 975,917
Debt Service - Series 2019 R	\$ -	\$ 183,606	\$ -	\$ -	\$ 183,606
Debt Service - Series 2019 R	\$ -	\$ 222,334	\$ -	\$ -	\$ 222,334
Capital Projects	\$ -	\$ -	\$ 4,452,617	\$ -	\$ 4,452,617
Unassigned	\$ 584,684	\$ -	\$ -	\$ 1,269,498	\$ 1,854,183
<b>Total Fund Balances</b>	<b>\$ 587,163</b>	<b>\$ 2,121,297</b>	<b>\$ 4,452,617</b>	<b>\$ 1,269,498</b>	<b>\$ 8,430,575</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 604,874</b>	<b>\$ 2,289,819</b>	<b>\$ 4,452,617</b>	<b>\$ 1,269,498</b>	<b>\$ 8,616,807</b>

**Westside**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 472,157	\$ 472,157	\$ 488,308	\$ 16,151
Assessments - Direct Bill	\$ 94,070	\$ 94,070	\$ 80,758	\$ (13,312)
Interest	\$ 1,000	\$ 1,000	\$ 8,157	\$ 7,157
<b>Total Revenues</b>	<b>\$ 567,228</b>	<b>\$ 567,228</b>	<b>\$ 577,223</b>	<b>\$ 9,996</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 3,400	\$ 4,600
FICA Expense	\$ 918	\$ 612	\$ 260	\$ 352
Engineering Fees	\$ 10,500	\$ 7,000	\$ 8,855	\$ (1,855)
Legal Services	\$ 40,000	\$ 26,667	\$ 17,388	\$ 9,279
Arbitrage Fees	\$ 3,250	\$ 2,700	\$ 2,700	\$ -
Management Fees	\$ 45,647	\$ 30,431	\$ 30,431	\$ (0)
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Maintenance	\$ 1,200	\$ 800	\$ 800	\$ -
Dissemination Fees	\$ 14,000	\$ 9,333	\$ 11,083	\$ (1,750)
Trustee Fees	\$ 20,142	\$ 13,321	\$ 13,321	\$ -
Assessment Roll Services	\$ 12,500	\$ 12,500	\$ 12,500	\$ -
Auditing Services	\$ 4,100	\$ -	\$ -	\$ -
Telephone	\$ 100	\$ 67	\$ -	\$ 67
Postage	\$ 2,250	\$ 1,500	\$ 652	\$ 848
Insurance - General Liability	\$ 9,693	\$ 9,693	\$ 9,262	\$ 431
Printing and Binding	\$ 1,500	\$ 1,000	\$ 817	\$ 183
Legal Advertising	\$ 1,800	\$ 1,200	\$ 4,772	\$ (3,572)
Other Current Charges	\$ 1,600	\$ 1,067	\$ 888	\$ 178
Office Supplies	\$ 400	\$ 267	\$ 27	\$ 239
Property Appraiser's Fee	\$ 1,100	\$ 1,100	\$ 1,311	\$ (211)
Property Taxes	\$ 200	\$ 183	\$ 183	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 184,875</b>	<b>\$ 128,815</b>	<b>\$ 120,026</b>	<b>\$ 8,789</b>

**Westside**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Landscape Maintenance	\$ 223,115	\$ 148,743	\$ 167,319	\$ (18,576)
Oak Tree Maintenance	\$ 25,000	\$ 16,667	\$ -	\$ 16,667
Irrigation Repairs	\$ 15,000	\$ 10,000	\$ 11,045	\$ (1,045)
Plant Replacement	\$ 30,000	\$ 20,000	\$ -	\$ 20,000
Electric	\$ 1,650	\$ 1,100	\$ 241	\$ 859
Streetlighting	\$ 80,300	\$ 53,533	\$ 38,234	\$ 15,300
Irrigation Water	\$ 63,800	\$ 42,533	\$ 19,737	\$ 22,796
Property Insurance	\$ 5,000	\$ 5,000	\$ 1,189	\$ 3,811
Field Management	\$ 20,288	\$ 13,525	\$ 13,525	\$ (0)
Lake & Wetland Maintenance	\$ 19,845	\$ 13,230	\$ 12,462	\$ 768
Sidewalk Repairs & Maintenance	\$ 4,000	\$ 2,667	\$ -	\$ 2,667
Contingency	\$ 26,000	\$ 17,333	\$ 13,906	\$ 3,427
Stormwater/Lake Repair	\$ 15,000	\$ 10,000	\$ 21,115	\$ (11,115)
<b>Total Operations &amp; Maintenance</b>	<b>\$ 528,998</b>	<b>\$ 354,332</b>	<b>\$ 298,773</b>	<b>\$ 55,559</b>
<b>Total Expenditures</b>	<b>\$ 713,872</b>	<b>\$ 483,146</b>	<b>\$ 418,799</b>	<b>\$ 64,347</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (146,645)</b>		<b>\$ 158,424</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ (115,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (115,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (261,645)</b>		<b>\$ 158,424</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 261,645</b>		<b>\$ 428,738</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 587,163</b>	

**Westside**  
**Community Development District**  
**Debt Service Fund Series 2005-2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b>Revenues:</b>				
Assessments - Direct Bill	\$ 110,963	\$ 110,963	\$ 83,222	\$ (27,741)
Interest	\$ -	\$ -	\$ 2,807	\$ 2,807
<b>Total Revenues</b>	<b>\$ 110,963</b>	<b>\$ 110,963</b>	<b>\$ 86,029</b>	<b>\$ (24,934)</b>
<b>Expenditures:</b>				
Debt Service Obligation	\$ 110,963	\$ 43,364	\$ 43,364	\$ -
<b>Total Expenditures</b>	<b>\$ 110,963</b>	<b>\$ 43,364</b>	<b>\$ 43,364</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$42,665</b>	<b>\$ (24,934)</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 91,675</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 134,340</b>	

**Westside**  
**Community Development District**  
**Debt Service Fund Series 2007-2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b>Revenues:</b>				
Assessments - Direct Bill	\$ 39,800	\$ 39,800	\$ 29,850	\$ (9,950)
Interest	\$ -	\$ -	\$ 1,298	\$ 1,298
<b>Total Revenues</b>	<b>\$ 39,800</b>	<b>\$ 39,800</b>	<b>\$ 31,148</b>	<b>\$ (8,652)</b>
<b>Expenditures:</b>				
Debt Service Obligation	\$ 39,800	\$ 37,440	\$ 37,440	\$ -
<b>Total Expenditures</b>	<b>\$ 39,800</b>	<b>\$ 37,440</b>	<b>\$ 37,440</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (6,292)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 51,736</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 45,444</b>	

**Westside**  
**Community Development District**  
**Debt Service Fund Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 230,130	\$ 230,130	\$ 222,613	\$ (7,517)
Interest	\$ -	\$ -	\$ 3,437	\$ 3,437
<b>Total Revenues</b>	<b>\$ 230,130</b>	<b>\$ 230,130</b>	<b>\$ 226,050</b>	<b>\$ (4,081)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 83,525	\$ 83,525	\$ 83,525	\$ -
Principal - 5/1	\$ 60,000	\$ 60,000	\$ 60,000	\$ -
Interest - 5/1	\$ 83,525	\$ 83,525	\$ 83,525	\$ -
<b>Total Expenditures</b>	<b>\$ 227,050</b>	<b>\$ 227,050</b>	<b>\$ 227,050</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 3,080</b>		<b>\$ (1,001)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 108,325</b>		<b>\$ 227,087</b>	
<b>Fund Balance - Ending</b>	<b>\$ 111,405</b>		<b>\$ 226,087</b>	

**Westside**  
**Community Development District**  
**Debt Service Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 203,846	\$ 203,846	\$ 197,278	\$ (6,568)
Interest	\$ -	\$ -	\$ 2,879	\$ 2,879
<b>Total Revenues</b>	<b>\$ 203,846</b>	<b>\$ 203,846</b>	<b>\$ 200,157</b>	<b>\$ (3,689)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 70,639	\$ 70,639	\$ 70,639	\$ -
Principal - 5/1	\$ 60,000	\$ 60,000	\$ 60,000	\$ -
Interest - 5/1	\$ 70,639	\$ 70,639	\$ 70,639	\$ -
<b>Total Expenditures</b>	<b>\$ 201,279</b>	<b>\$ 201,279</b>	<b>\$ 201,279</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 2,567</b>		<b>\$ (1,122)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 82,804</b>		<b>\$ 187,761</b>	
<b>Fund Balance - Ending</b>	<b>\$ 85,371</b>		<b>\$ 186,639</b>	



**Westside**  
**Community Development District**  
**Debt Service Fund Series 2019R**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 811,922	\$ 811,922	\$ 786,738	\$ (25,184)
Assessments - Direct Bill	\$ 195,284	\$ 195,284	\$ 179,861	\$ (15,422)
Interest	\$ -	\$ -	\$ 16,899	\$ 16,899
<b>Total Revenues</b>	<b>\$ 1,007,205</b>	<b>\$ 1,007,205</b>	<b>\$ 983,498</b>	<b>\$ (23,707)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 227,857	\$ 227,857	\$ 227,857	\$ -
Principal - 5/1	\$ 560,000	\$ 560,000	\$ 560,000	\$ -
Interest - 5/1	\$ 227,857	\$ 227,857	\$ 227,857	\$ -
<b>Total Expenditures</b>	<b>\$ 1,015,714</b>	<b>\$ 1,015,714</b>	<b>\$ 1,015,714</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (8,508)</b>		<b>\$ (32,215)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 490,066</b>		<b>\$ 1,008,132</b>	
<b>Fund Balance - Ending</b>	<b>\$ 481,558</b>		<b>\$ 975,917</b>	

**Westside**  
**Community Development District**  
**Debt Service Fund Series 2019K**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 78,845	\$ 78,845	\$ 76,343	\$ (2,502)
Interest	\$ -	\$ -	\$ 2,078	\$ 2,078
<b>Total Revenues</b>	<b>\$ 78,845</b>	<b>\$ 78,845</b>	<b>\$ 78,421</b>	<b>\$ (424)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 36,970	\$ 36,970	\$ 36,970	\$ -
Interest - 5/1	\$ 36,970	\$ 36,970	\$ 36,970	\$ -
<b>Total Expenditures</b>	<b>\$ 73,940</b>	<b>\$ 73,940</b>	<b>\$ 73,940</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 4,905</b>		<b>\$ 4,481</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 48,212</b>		<b>\$ 142,449</b>	
<b>Fund Balance - Ending</b>	<b>\$ 53,117</b>		<b>\$ 146,931</b>	

**Westside**  
**Community Development District**  
**Debt Service Fund Series 2022 AA1**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 2,696	\$ 2,696
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,696</b>	<b>\$ 2,696</b>
<b>Expenditures:</b>				
Interest - 5/1	\$ -	\$ -	\$ 50,248	\$ (50,248)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,248</b>	<b>\$ (50,248)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (47,553)</b>	
<b>Other Financing Sources/(Uses):</b>				
Bond Proceeds	\$ -	\$ -	\$ 231,158	\$ 231,158
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 231,158</b>	<b>\$ 231,158</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 183,606</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 183,606</b>	

**Westside**  
**Community Development District**  
**Debt Service Fund Series 2022 AA2**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 3,561	\$ 3,561
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,561</b>	<b>\$ 3,561</b>
<b>Expenditures:</b>				
Interest - 5/1	\$ -	\$ -	\$ 86,558	\$ (86,558)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 86,558</b>	<b>\$ (86,558)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (82,997)</b>	
<b>Other Financing Sources/(Uses):</b>				
Bond Proceeds	\$ -	\$ -	\$ 305,332	\$ 305,332
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 305,332</b>	<b>\$ 305,332</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 222,334</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 222,334</b>	

**Westside**  
**Community Development District**  
**Capital Projects Funds**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Series 2007-2	Series 2018	Series 2019	Series 2019K	Series 2022 AA1	Series 2022 AA2	Total
<b>Revenues</b>							
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 1	\$ -	\$ -	\$ 146	\$ 17,587	\$ 33,499	\$ 51,234
<b>Total Revenues</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 146</b>	<b>\$ 17,587</b>	<b>\$ 33,499</b>	<b>\$ 51,234</b>
<b>Expenditures:</b>							
Capital Outlay - COI	\$ 413	\$ -	\$ -	\$ -	\$ 103,704	\$ 180,269	\$ 284,386
<b>Total Expenditures</b>	<b>\$ 413</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 103,704</b>	<b>\$ 180,269</b>	<b>\$ 284,386</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (412)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 146</b>	<b>\$ (86,117)</b>	<b>\$ (146,770)</b>	<b>\$ (233,153)</b>
<b>Other Financing Sources/(Uses)</b>							
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ 1,609,140	\$ 3,054,668	\$ 4,663,808
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ (29)	\$ 29	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,609,111</b>	<b>\$ 3,054,697</b>	<b>\$ 4,663,808</b>
<b>Net Change in Fund Balance</b>	<b>\$ (412)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 146</b>	<b>\$ 1,522,994</b>	<b>\$ 2,907,927</b>	<b>\$ 4,430,656</b>
<b>Fund Balance - Beginning</b>	<b>\$ 24,734</b>	<b>\$ 2</b>	<b>\$ 1</b>	<b>\$ 9,373</b>	<b>\$ (4,291)</b>	<b>\$ (7,857)</b>	<b>\$ 21,961</b>
<b>Fund Balance - Ending</b>	<b>\$ 24,322</b>	<b>\$ 2</b>	<b>\$ 1</b>	<b>\$ 9,519</b>	<b>\$ 1,518,703</b>	<b>\$ 2,900,070</b>	<b>\$ 4,452,617</b>

**Westside**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 26,744	\$ 26,744
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 26,744</b>	<b>\$ 26,744</b>
<b>Expenditures:</b>				
Miscellaneous Expense	\$ 1,500	\$ 1,000	\$ 319	\$ 681
<b>Total Expenditures</b>	<b>\$ 1,500</b>	<b>\$ 1,000</b>	<b>\$ 319</b>	<b>\$ 681</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (1,500)</b>		<b>\$ 26,425</b>	
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 115,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 115,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 113,500</b>		<b>\$ 26,425</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 1,212,507</b>		<b>\$ 1,243,073</b>	
<b>Fund Balance - Ending</b>	<b>\$ 1,326,007</b>		<b>\$ 1,269,498</b>	

**Westside**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments - Tax Roll	\$ -	\$ 47,214	\$ 366,546	\$ 10,503	\$ 11,857	\$ 19,470	\$ 26,731	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ 488,308
Assessments - Direct Bill	\$ 37,865	\$ -	\$ 9,170	\$ 10,206	\$ -	\$ 13,312	\$ 10,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,758
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 816	\$ 990	\$ 1,130	\$ 1,203	\$ 1,142	\$ 1,053	\$ 881	\$ 943	\$ -	\$ -	\$ -	\$ -	\$ 8,157
<b>Total Revenues</b>	<b>\$ 38,681</b>	<b>\$ 48,203</b>	<b>\$ 376,846</b>	<b>\$ 21,911</b>	<b>\$ 12,999</b>	<b>\$ 33,835</b>	<b>\$ 37,817</b>	<b>\$ 6,931</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 577,223</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 200	\$ 600	\$ 800	\$ -	\$ 600	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ 3,400
FICA Expense	\$ 15	\$ 46	\$ 61	\$ -	\$ 46	\$ 46	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ 260
Engineering Fees	\$ 483	\$ 2,053	\$ -	\$ 4,391	\$ 1,294	\$ 208	\$ 428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,855
Legal Services	\$ 827	\$ 1,533	\$ 533	\$ 3,908	\$ 5,833	\$ 3,752	\$ 1,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,388
Arbitrage Fees	\$ -	\$ 450	\$ 900	\$ -	\$ -	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,700
Management Fees	\$ 3,804	\$ 3,804	\$ 3,804	\$ 3,804	\$ 3,804	\$ 3,804	\$ 3,804	\$ 3,804	\$ -	\$ -	\$ -	\$ -	\$ 30,431
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Dissemination Fees	\$ 1,167	\$ 1,167	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ 1,458	\$ -	\$ -	\$ -	\$ -	\$ 11,083
Trustee Fees	\$ 8,364	\$ -	\$ -	\$ 2,788	\$ -	\$ 2,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,321
Assessment Roll Services	\$ 12,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Auditing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 142	\$ 2	\$ 155	\$ 16	\$ 33	\$ 178	\$ 123	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ 652
Insurance - General Liability	\$ 9,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,262
Printing and Binding	\$ 176	\$ 106	\$ 60	\$ 134	\$ -	\$ 179	\$ 121	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ 817
Legal Advertising	\$ 4,355	\$ 416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,772
Other Current Charges	\$ 120	\$ 105	\$ 110	\$ 105	\$ 107	\$ 107	\$ 129	\$ 104	\$ -	\$ -	\$ -	\$ -	\$ 888
Office Supplies	\$ 0	\$ 13	\$ 13	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 27
Property Appraiser's Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,311
Property Taxes	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ 178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 41,841</b>	<b>\$ 10,549</b>	<b>\$ 8,145</b>	<b>\$ 16,855</b>	<b>\$ 13,426</b>	<b>\$ 14,240</b>	<b>\$ 8,665</b>	<b>\$ 6,386</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,026</b>

**Westside**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Landscape Maintenance	\$ 20,413	\$ 20,413	\$ 20,413	\$ 20,413	\$ 22,919	\$ 20,413	\$ 20,413	\$ 21,925	\$ -	\$ -	\$ -	\$ -	\$ 167,319
Oak Tree Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,148	\$ -	\$ 2,141	\$ 6,154	\$ -	\$ 1,601	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,045
Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 31	\$ 31	\$ 31	\$ 31	\$ 31	\$ 26	\$ 31	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ 241
Streetlighting	\$ 4,684	\$ 4,684	\$ 4,670	\$ 4,670	\$ 4,867	\$ 4,867	\$ 4,860	\$ 4,933	\$ -	\$ -	\$ -	\$ -	\$ 38,234
Irrigation Water	\$ 3,402	\$ 1,556	\$ 2,203	\$ 2,846	\$ 805	\$ 2,568	\$ 1,707	\$ 4,651	\$ -	\$ -	\$ -	\$ -	\$ 19,737
Property Insurance	\$ 1,189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,189
Field Management	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ -	\$ -	\$ -	\$ -	\$ 13,525
Lake & Wetland Maintenance	\$ 2,337	\$ 4,075	\$ 1,075	\$ 1,262	\$ 1,075	\$ 1,075	\$ 487	\$ 1,075	\$ -	\$ -	\$ -	\$ -	\$ 12,462
Sidewalk Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ 10,106	\$ -	\$ 3,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,906
Stormwater/Lake Repair	\$ 11,615	\$ 9,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,115
<b>Total Operations &amp; Maintenance</b>	<b>\$ 46,509</b>	<b>\$ 41,949</b>	<b>\$ 32,222</b>	<b>\$ 47,172</b>	<b>\$ 31,387</b>	<b>\$ 36,041</b>	<b>\$ 29,188</b>	<b>\$ 34,305</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 298,773</b>
<b>Total Expenditures</b>	<b>\$ 88,350</b>	<b>\$ 52,498</b>	<b>\$ 40,367</b>	<b>\$ 64,026</b>	<b>\$ 44,813</b>	<b>\$ 50,280</b>	<b>\$ 37,854</b>	<b>\$ 40,612</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 418,799</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (49,669)</b>	<b>\$ (4,295)</b>	<b>\$ 336,479</b>	<b>\$ (42,115)</b>	<b>\$ (31,814)</b>	<b>\$ (16,445)</b>	<b>\$ (36)</b>	<b>\$ (33,681)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 158,424</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (49,669)</b>	<b>\$ (4,295)</b>	<b>\$ 336,479</b>	<b>\$ (42,115)</b>	<b>\$ (31,814)</b>	<b>\$ (16,445)</b>	<b>\$ (36)</b>	<b>\$ (33,681)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 158,424</b>



**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	27.57%	12.57%	11.14%	44.42%	43.1%	100.00%
							O&M Portion	2018 Debt Service	2019 Debt Service	2019 Refund Debt Service	2019 Parcel k Debt Service	Total
11/18/22	ACH	\$6,076.82	\$0.00	(\$121.54)	\$0.00	\$5,955.28	\$1,641.76	\$748.45	\$663.27	\$2,645.12	\$256.68	\$5,955.28
11/22/22	ACH	\$168,680.47	\$0.00	(\$3,373.60)	\$0.00	\$165,306.87	\$45,571.94	\$20,775.61	\$18,411.23	\$73,423.24	\$7,124.85	\$165,306.87
12/09/22	ACH	\$161.30	\$0.00	(\$3.23)	\$0.00	\$158.07	\$43.57	\$19.87	\$17.61	\$70.21	\$6.81	\$158.07
12/09/22	ACH	\$474.11	\$0.00	(\$9.48)	\$0.00	\$464.63	\$128.09	\$58.39	\$51.75	\$206.37	\$20.03	\$464.63
12/09/22	ACH	\$1,242,319.50	\$0.00	(\$24,846.39)	\$0.00	\$1,217,473.11	\$335,634.02	\$153,010.88	\$135,597.34	\$540,756.87	\$52,474.00	\$1,217,473.11
12/22/22	ACH	\$113,781.93	\$0.00	(\$2,275.65)	\$0.00	\$111,506.28	\$30,740.14	\$14,014.01	\$12,419.13	\$49,527.00	\$4,806.00	\$111,506.28
01/10/23	ACH	\$158.17	\$0.00	(\$3.16)	\$0.00	\$155.01	\$42.74	\$19.48	\$17.26	\$68.85	\$6.68	\$155.01
01/10/23	ACH	\$3,009.55	\$0.00	(\$60.19)	\$0.00	\$2,949.36	\$813.08	\$370.67	\$328.49	\$1,310.00	\$127.12	\$2,949.36
01/10/23	ACH	\$34,759.77	\$0.00	(\$695.19)	\$0.00	\$34,064.58	\$9,390.95	\$4,281.20	\$3,793.98	\$15,130.24	\$1,468.21	\$34,064.58
01/24/23	ACH	\$0.00	\$0.00	\$0.00	\$927.79	\$927.79	\$255.78	\$116.60	\$103.33	\$412.09	\$39.99	\$927.79
02/09/23	ACH	\$158.32	\$0.00	(\$3.17)	\$0.00	\$155.15	\$42.77	\$19.50	\$17.28	\$68.91	\$6.69	\$155.15
02/09/23	ACH	\$1,165.84	\$0.00	(\$23.31)	\$0.00	\$1,142.53	\$314.98	\$143.59	\$127.25	\$507.47	\$49.24	\$1,142.53
02/09/23	ACH	\$42,564.95	\$0.00	(\$851.30)	\$0.00	\$41,713.65	\$11,499.66	\$5,242.53	\$4,645.90	\$18,527.67	\$1,797.89	\$41,713.65
03/09/23	ACH	\$158.44	\$0.00	(\$3.17)	\$0.00	\$155.27	\$42.81	\$19.51	\$17.29	\$68.97	\$6.69	\$155.27
03/09/23	ACH	\$225.43	\$0.00	(\$4.51)	\$0.00	\$220.92	\$60.90	\$27.77	\$24.61	\$98.12	\$9.52	\$220.92
03/10/23	ACH	\$71,683.12	\$0.00	(\$1,433.66)	\$0.00	\$70,249.46	\$19,366.43	\$8,828.89	\$7,824.11	\$31,202.23	\$3,027.80	\$70,249.46
04/11/23	ACH	\$3,943.84	\$0.00	(\$78.88)	\$0.00	\$3,864.96	\$1,065.51	\$485.74	\$430.66	\$1,716.67	\$166.58	\$3,864.96
04/11/23	ACH	\$158.58	\$0.00	(\$3.18)	\$0.00	\$155.40	\$42.84	\$19.53	\$17.31	\$69.02	\$6.70	\$155.40
04/11/23	ACH	\$94,604.15	\$0.00	(\$1,892.08)	\$0.00	\$92,712.07	\$25,558.94	\$11,651.97	\$10,325.90	\$41,179.30	\$3,995.96	\$92,712.07
04/24/23	ACH	\$0.00	\$0.00	\$0.00	\$230.57	\$230.57	\$63.56	\$28.98	\$25.68	\$102.41	\$9.94	\$230.57
05/10/23	ACH	\$158.72	\$0.00	(\$3.17)	\$0.00	\$155.55	\$42.89	\$19.55	\$17.32	\$69.09	\$6.70	\$155.55
05/10/23	ACH	\$22,003.60	\$0.00	(\$440.08)	\$0.00	\$21,563.52	\$5,944.66	\$2,710.08	\$2,401.66	\$9,577.72	\$929.40	\$21,563.52
<b>TOTAL</b>		<b>\$ 1,806,246.61</b>	<b>\$ -</b>	<b>(\$36,124.94)</b>	<b>\$ 1,158.36</b>	<b>\$ 1,771,280.03</b>	<b>\$ 488,308.02</b>	<b>\$ 222,612.80</b>	<b>\$ 197,778.16</b>	<b>\$ 766,737.57</b>	<b>\$ 76,343.48</b>	<b>\$ 1,771,280.03</b>

97%  
**\$ 57,784.50** Net Percent Collected  
 Balance Remaining to Collect

**DIRECT BILL ASSESSMENTS**

<b>MATTAMY ORLANDO LLC</b>							
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2015B	Term 2017-2
				\$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	
1/25/23	2/1/23	34595	\$43,604.32	\$43,604.32	\$10,205.72	\$33,398.60	
4/26/23	5/1/23	35750	\$43,604.32	\$43,604.32	\$10,205.72	\$33,398.60	
			<b>\$174,417.29</b>	<b>\$174,417.29</b>	<b>\$40,822.88</b>	<b>\$133,594.41</b>	

<b>CORNERSTONE-ICM B-BAY LLC</b>							
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2015-2	Term 2017-2
				\$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
3/16/23	2/1/23	1400	\$46,417.38	\$46,417.38	\$8,726.63	\$27,740.75	\$9,950.00
	5/1/23		\$46,417.38	\$0.00	\$0.00	\$0.00	\$0.00
			<b>\$185,669.52</b>	<b>\$139,252.14</b>	<b>\$26,179.89</b>	<b>\$83,222.25</b>	<b>\$29,850.00</b>

<b>GOLDEN CAY LLC</b>							
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Operations & Maintenance	Series 2015B	Term 2017-2
				\$80,030.10	\$18,340.72	\$61,689.38	
12/28/22	11/1/22	300075498	\$40,015.05	\$40,015.05	\$9,170.36	\$30,844.69	
3/14/23	2/1/23	0300124876	\$20,007.52	\$20,007.52	\$4,585.17	\$15,422.35	
	5/1/23		\$20,007.52	\$0.00	\$0.00	\$0.00	
			<b>\$80,030.09</b>	<b>\$60,022.57</b>	<b>\$13,755.53</b>	<b>\$46,267.04</b>	

# SECTION 3



# SECTION 4

**NOTICE OF MEETING DATES  
WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT  
Fiscal Year 2024**

The Board of Supervisors of the *Westside Community Development District* will hold their regularly scheduled public meetings for Fiscal Year 2024 at 11:00 am at the Offices of *Hanson Walter & Associates, 8 Broadway Avenue, Suite 104, Kissimmee, FL 34741*, on the first Tuesday of each month as follows, unless otherwise indicated below:

**October 3, 2023**  
**November 7, 2023**  
**December 5, 2023**  
**January 2, 2024**  
**February 6, 2024**  
**March 5, 2024**  
**April 2, 2024**  
**May 7, 2024**  
**June 4, 2024**  
**July 2, 2024**  
**August 6, 2024**  
**September 3, 2024**

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 219 E. Livingston Street, Orlando, FL 32801.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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