

*Westside Community  
Development District*

*Agenda*

*February 6, 2024*

# AGENDA

# *Westside*

## *Community Development District*

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219 E. Livingston Street, Orlando, FL 32801

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

January 30, 2024

### **Board of Supervisors Westside Community Development District**

Dear Board Members:

The Board of Supervisors of Westside Community Development District will meet **Tuesday, February 6, 2024 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. Acceptance of Resignation of Jose Lagunilla, Jr. from Seat #2
  - B. Appointment of Individual(s) to Fulfill Seats #2, #3, #4 & #5
  - C. Administration of Oaths of Office to Newly Appointed Supervisor(s)
  - D. Election of Officers
  - E. Consideration of Resolution 2024-01 Electing Officers
4. Approval of Minutes of the October 3, 2023 Meeting
5. Ratification of Series 2022-2 Requisition #2
6. Staff Reports
  - A. Attorney
    - i. Discussion of Phase 2 Pond 4 Drainage Issue
    - ii. CDD Ethics Training Requirement
  - 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. Presentation of Arbitrage Rebate Calculation Report for the Series 2019 Bonds
7. Supervisor's Requests
8. Other Business
9. Adjournment

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

Sincerely,

A handwritten signature in black ink, appearing to read "J.M. Showe", with a stylized flourish at the end.

Jason M. Showe  
District Manager

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

Enclosures

# SECTION III

# SECTION A

**From:** Stacie Vanderbilt svanderbilt@gmscfl.com  
**Subject:** Resignation  
**Date:** January 31, 2024 at 4:23 PM  
**To:**



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On Oct 11, 2023, at 9:27 AM, Jose Lagunilla Jr <jslagunilla@msn.com> wrote:

Good morning Jason,

Please accept my resignation effective immediately as member of the Westside CDD Board due to health issues.

Thank you for the opportunity to be of service to the Board and I wish all the best moving forward.

Thank you,  
Jose Lagunilla

# SECTION E



**RESOLUTION 2024-01**

**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 **February 6, 2024** 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 6<sup>th</sup> DAY OF FEBRUARY, 2024.**

\_\_\_\_\_  
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, October 3, 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       |
| Robert Bagwell | Assistant Secretary |

Also present were:

|                 |                   |
|-----------------|-------------------|
| Jason Showe     | District Manager  |
| Jay Lazarovich  | Latham Shuker     |
| Mark Vincutonis | District Engineer |
| Andy Hatton     | Field Manager     |

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

- A. Appointment of Individuals to Fill Seats 3, 4 & 5**
- B. Oath of Office for Newly Appointed Supervisors**
- C. Election of Officers Resolution 2024-01**

Items A through C were tabled to a future agenda.

**FOURTH ORDER OF BUSINESS**

**Approval of the Minutes of the July 11, 2023 Meeting**

|  |
|--|
| On MOTION by Mr. Franklin seconded by Mr. Bagwell with all in favor the minutes of the July 11, 2023 meeting were approved as presented. |
|--|

**FIFTH ORDER OF BUSINESS**

**Ratification of Landscape Maintenance Addendum with Yellowstone Landscape for Soleil Pond Areas**

Mr. Hatton stated this is for the maintenance of the Soleil Phase 3 pond at the end of Westside Boulevard.

On MOTION by Mr. Bagwell seconded by Mr. Franklin with all in favor the addendum to the Yellowstone Landscape contract to include the Soleil Pond areas was ratified.

**SIXTH ORDER OF BUSINESS**

**Ratification of Series 2022-2 Requisition No. 1 and Related Documents**

**A. Post-Closing Conveyance Agreement**

Mr. Franklin stated some of these documents are signed by Brett Evans and notarized by Sara Evans. Just check to make sure those are okay.

Mr. Showe stated I don't think it is applicable to our process but we can check.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Requisition no. 1 and the pre-closing conveyance agreement were ratified.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from AMTEC to Provide Arbitrage Rebate Calculation Services for the Series 2018 and Series 2022-1 Bonds**

Mr. Showe stated we are required to perform the arbitrage rebate calculations and we have provided a proposal from AMTEC in the amount of \$450 per year for each of those reports. It is a reasonable price.

On MOTION by Mr. Franklin seconded by Mr. Bagwell with all in favor the proposal from AMTEC to provide arbitrage rebate calculation services for the series 2018 and 2022-1 Bonds was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Opening Money Market**

Mr. Showe stated we started using Bank United money market to earn additional investment income. Currently you are in the SBA that pays between 2% and 3% and this money market gets close to 5% interest.

On MOTION by Mr. Bagwell seconded by Mr. Stewart with all in favor staff was authorized to open a money market account at BankUnited.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Lazarovich stated we received the stormwater analysis report regarding the Phase 2 Pond 4 that is still being reviewed internally.

**B. Engineer**

Mr. Vincutonis stated we have looked at Soleil and I don't know if they have repaired those sidewalks.

Mr. Hatton stated they have.

**C. District Manager's Report**

**i. Approval of Check Register**

Mr. Showe presented the check register from June 1, 2023 through September 19, 2023 in the amount of \$264,472.45.

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

**ii. Balance Sheet and Income Statement**

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

**iii. Presentation of Arbitrage Rebate Calculation Report for the Series 2018 Bonds**

A copy of the arbitrage rebate calculation report for the Series 2018 Bonds was included in the agenda package.

**iv. Discussion of Direct Bill Status**

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

**v. Field Manager's Report**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS            Other Business**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS            Adjournment**

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the meeting adjourned at 11:16 a.m.

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

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

# SECTION V

**FORM OF REQUISITION 2022-2 ACQUISITION AND CONSTRUCTION ACCOUNT**

Westside Community Development District  
Osceola County, Florida

U.S. Bank Trust Company, N.A., as Trustee  
Orlando, Florida

**WESTSIDE COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2022-2  
(SOLEIL AT WESTSIDE)**

The undersigned, a Responsible Officer of the Westside Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, N.A. (formerly U.S. Bank National Association, as successor in interest to SunTrust Bank, National Association) as trustee (the “Trustee”), dated as of February 1, 2005, as amended, and as supplemented by that certain Ninth Supplemental Trust Indenture dated as of November 1, 2022 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

- (A) Requisition Number; #2
- (B) Name of Payee; Latham, Luna, Eden & Beaudine
- (C) Amount Payable; \$ 838.50
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 119906 for July 2023
- (E) Account from which disbursement to be made:  
**2022-2 Acquisition and Construction Account**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Account referenced in “E” above;



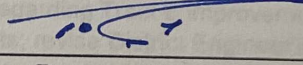
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Project;
4. each disbursement represents a Cost of the Assessment Area Two Project which has not previously been paid; and
5. the costs set forth in the requisition are reasonable.

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

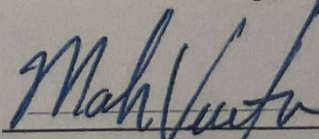
The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

WESTSIDE COMMUNITY  
DEVELOPMENT DISTRICT

By:   
Responsible Officer TOM FRANKLIN  
Date: 11-10-2023 CHAIRMAN

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area Two Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area Two Project improvements being acquired from the proceeds of the 2022-2 Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area Two Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area Two Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area Two Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

  
District Engineer 11-9-23



201 S. ORANGE AVE, STE 1400  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32801

August 4, 2023

Invoice #: 119906  
Federal ID #:59-3366512

**Westside CDD**  
c/o GMS-CFL, LLC  
219 E. LIVINGSTON STREET  
Orlando, FL 32801

Matter ID: 9105-016                      Conveyances/Requisitions

**For Professional Services Rendered:**

|                                     |     |   |                  |                 |
|-------------------------------------|-----|---|------------------|-----------------|
| 7/12/2023                           | JEL | Email correspondence follow up on Tract E conveyance documents  | 0.10             | \$21.50         |
| 7/17/2023                           | JEL | Email Developer regarding Tract E Soleil transfer   | 0.10             | \$21.50         |
| 7/18/2023                           | JEL | Review of bill of sale; phone call with Developer's counsel regarding Tract E conveyance documents; email to District Manager regarding pond conveyance   | 1.20             | \$258.00        |
| 7/24/2023                           | JEL | Review of requisitions/conveyances status   | 0.10             | \$21.50         |
| 7/25/2023                           | JEL | Review developer comments to conveyance documents, revise bill of sale and owner's affidavit related to tract E conveyance and email to developer's counsel regarding same; email to Fidelity regarding updated title request   | 1.20             | \$258.00        |
| 7/26/2023                           | JEL | Review proposal for consulting engineer; review revised title and updated owners affidavit; email correspondence with District Engineer regarding Tract E improvements; email with Developer's counsel regarding improvements; revise District Engineer's Certificate; phone call with District Engineer regarding improvements; review of Engineer's Report; continue to revise conveyance documents | 1.10             | \$236.50        |
| 7/28/2023                           | JEL | Continue work on Certificate of District Engineer revision  | 0.10             | \$21.50         |
| <b>Total Professional Services:</b> |     |   | <b>3.90</b>      | <b>\$838.50</b> |
|                                     |     |   | Total            | \$838.50        |
|                                     |     |   | Previous Balance | \$0.00          |
|                                     |     |   | <b>Total Due</b> | <b>\$838.50</b> |

# SECTION VI

# SECTION A

# SECTION 2

**From:** Jay Lazarovich jlazarovich@lathamluna.com

**Subject:** CDD Ethics Training Requirement (Westside CDD)

**Date:** January 23, 2024 at 9:00 AM

**To:** Tom Franklin Sr. tomsr@kpmfranklin.com, Scott Stewart sds252@hotmail.com, Robert Bagwell mousekadeals@gmail.com, Jose Lagunilla Jr jslagunilla@msn.com

**Cc:** Jan Carpenter JCarpenter@lathamluna.com, Audeliz Matos amatos@lathamluna.com, Jason Showe jshowe@gmscfl.com, Stacie Vanderbilt svanderbilt@gmscfl.com

Good morning, below is information to help you comply with the new ethics training required for all CDD Supervisors.

As a reminder, the new ethics training requirement applies to calendar year 2024. Therefore, you will need to certify that you completed this requirement on the Form 1 for calendar year 2024, due on July 1, 2025. As a second reminder, your Form 1 for calendar year 2023 is due on July 1, 2024 and, for the first time, is **required** to be submitted electronically via the Electronic Disclosure Management System at <https://disclosure.floridaethics.gov/Account/Login>.

### **Background:**

Beginning on January 1, 2024, Section 112.3142, *Florida Statutes*, requires each elected local officer of an independent special district and each person who is appointed to fill a vacancy for an unexpired term to complete four (4) hours of ethics training each calendar year. This ethics training must address, at a minimum: Section 8, Article II of the Florida Constitution; the Code of Ethics for Public Officers and Employees; and Florida's public records and public meetings laws.

Training "hours" are permitted to be measured in 50-minute increments and a combination two hours of ethics training, one hour of open meetings training and one hour of public records training is sufficient to satisfy the four-hour requirement (See CEO 13-15 and CEO 13-24).

The training may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar or presentation, so long as the required subject matter is covered. We strongly recommend that you keep track of all of the ethics training you complete (including dates and times) since you will be required to self-certify on your annual Form 1 that you have completed the required ethics training for that year.

### **Resources to complete the new requirement:**

#### **(1) Free option:**

-Website of the **Florida Commission on Ethics** (<https://ethics.state.fl.us/Training/Training.aspx>) and click "Training" located at the top of the page and then click "Training Opportunities")

-Website of the **Attorney General** (<https://www.myfloridalegal.com/open-government/training>) and click "Training" located at the top of the page)

An example set to satisfy the requirement is: (a) the 58 min. "Voting Conflicts – Local Officers" video and the 50 min. "Gifts" video located on the **Florida Commission on Ethics** website to satisfy the two ethics hours needed; plus (b) the two hour "Public Meetings and Public Records Law" video located on the **Attorney General** website to satisfy the one public records hour needed and the one open meetings hour needed.

(2) FLC University (sponsored by the Florida League of Cities) offers an "On-Line Learning Library" with virtual training to fulfill the requirement. For more info., visit their website at <https://www.floridaleagueofcities.com/education-and-events/ethics-education> or contact FLC University at (407) 367-3443 or by email to [university@flcities.com](mailto:university@flcities.com).

(3) Other sources that charge a fee:

-Florida Institute of Government (\$79): <https://iog.fsu.edu/online-ethics> We understand they are going to launch a new program specifically addressed to the new requirement on February 1, 2024.

-The Florida Ethics Institute (\$75): <https://floridaethics.org/courses/florida-ethics-law-4-hour-course/>

Additionally, the Florida Association of Special Districts has announced that they will offer a 4 hour course soon. We will keep you informed if we learn of new resources to satisfy this requirement and of any additional updates to the law.

Please feel free to contact us or your District Manager if you have questions.

***As a reminder, please be careful to not "Reply All" in order to maintain compliance with the Sunshine Laws. Thank you!***

Jay E. Lazarovich, Esq.



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# SECTION C



# SECTION 1

# Westside Community Development District

## Summary of Check Register

December 18, 2023 through January 27, 2024

| <b>Fund</b>         | <b>Date</b> | <b>Check No.'s</b> | <b>Amount</b>          |
|---------------------|-------------|--------------------|------------------------|
| General Fund        | 12/22/23    | 1971-1973          | \$ 1,645.02            |
|                     | 1/22/24     | 1974-1975          | \$ 1,503,598.72        |
|                     | 1/23/24     | 1976-1978          | \$ 6,407.66            |
|                     | 1/25/24     | 1979-1980          | \$ 9,101.82            |
|                     | 1/26/24     | 1981               | \$ 287.00              |
| <b>Total Amount</b> |             |                    | <b>\$ 1,521,040.22</b> |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE  | EXPENSED TO YRMO | ACCT#     | SUB   | SUBCLASS                           | VENDOR NAME               | STATUS | AMOUNT     | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----------|-------|------------------------------------|---------------------------|--------|------------|--------------|---------|
| 12/22/23   | 00034 | 12/21/23     | 6391-12- | 202312           | 310-51300 | 31200 |                                    | ASSESS REVENUE BONDS 2019 | *      | 450.00     |              |         |
|            |       |              |          |                  |           |       | AMTEC                              |                           |        |            | 450.00       | 001971  |
| 12/22/23   | 00022 | 12/14/23     | 5289312  | 202311           | 310-51300 | 31100 |                                    | ENGINEERING SVCS-NOV23    | *      | 71.25      |              |         |
|            |       |              |          |                  |           |       | HANSON, WALTER & ASSOCIATES, INC.  |                           |        |            | 71.25        | 001972  |
| 12/22/23   | 00029 | 12/13/23     | 122747   | 202311           | 310-51300 | 31500 |                                    | ATTORNEY SVCS-NOV23       | *      | 1,123.77   |              |         |
|            |       |              |          |                  |           |       | LATHAM, LUNA, EDEN & BEAUDINE, LLP |                           |        |            | 1,123.77     | 001973  |
| 1/22/24    | 00016 | 1/17/24      | 01172024 | 202401           | 300-20700 | 10000 |                                    | FY23 ON ROLL ASMT S2018   | *      | 1,885.55   |              |         |
|            |       | 1/17/24      | 01172024 | 202401           | 300-20700 | 10000 |                                    | FY23 ON ROLL ASMT S2019   | *      | 1,670.96   |              |         |
|            |       | 1/17/24      | 01172024 | 202401           | 300-20700 | 10000 |                                    | FY23 ON ROLL ASMT S2019R  | *      | 6,663.74   |              |         |
|            |       | 1/17/24      | 01172024 | 202401           | 300-20700 | 10000 |                                    | FY23 ON ROLL ASMT S2019K  | *      | 646.64     |              |         |
|            |       | 1/17/24      | 01172024 | 202401           | 300-20700 | 10000 |                                    | DIRECT ASSESSMENT S2005 2 | *      | 27,740.75  |              |         |
|            |       | 1/17/24      | 01172024 | 202401           | 300-20700 | 10000 |                                    | DIRECT ASSESSMENT S2007 2 | *      | 9,950.00   |              |         |
|            |       |              |          |                  |           |       | WESTSIDE CDD C/O USBANK            |                           |        |            | 48,557.64    | 001974  |
| 1/22/24    | 00016 | 1/18/24      | 01182024 | 202401           | 300-20700 | 10000 |                                    | FY24 ON ROLL ASMT S2018   | *      | 178,391.40 |              |         |
|            |       | 1/18/24      | 01182024 | 202401           | 300-20700 | 10000 |                                    | FY24 ON ROLL ASMT S2019   | *      | 158,089.41 |              |         |
|            |       | 1/18/24      | 01182024 | 202401           | 300-20700 | 10000 |                                    | FY24 ON ROLL ASMT S2019R  | *      | 781,627.73 |              |         |
|            |       | 1/18/24      | 01182024 | 202401           | 300-20700 | 10000 |                                    | FY24 ON ROLL ASMT S2019K  | *      | 61,178.06  |              |         |
|            |       | 1/18/24      | 01182024 | 202401           | 300-20700 | 10000 |                                    | FY24 ON ROLL ASMT S22 AA1 | *      | 88,289.34  |              |         |
|            |       | 1/18/24      | 01182024 | 202401           | 300-20700 | 10000 |                                    | FY24 ON ROLL ASMT S22 AA2 | *      | 187,465.14 |              |         |
|            |       |              |          |                  |           |       | WESTSIDE CDD C/O USBANK            |                           |        |            | 1,455,041.08 | 001975  |
| 1/23/24    | 00056 | 12/20/23     | 17015    | 202312           | 320-53800 | 46400 |                                    | WESTSIDE CDD STORM WATER  | *      | 600.00     |              |         |
|            |       | 12/20/23     | 17015    | 202312           | 320-53800 | 46400 |                                    | P-4 HERBICIDE MAINT       | *      | 100.00     |              |         |
|            |       | 12/20/23     | 17015    | 202312           | 320-53800 | 46400 |                                    | SOLARA PONDS S1,S2 AND S3 | *      | 275.00     |              |         |

WEST WESTSIDE AGUZMAN

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                       | STATUS | AMOUNT       | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--|-----------------------------------|--------|--------------|----------------------------|
|               |       | 12/20/23 17015                    | 202312 320-53800-46400                           | GOODMAN POND HERBICIDE            | *      | 100.00       |                            |
|               |       |                                   |  | AQUATIC WEED MANAGEMENT, INC.     |        |              | 1,075.00 001976            |
| 1/23/24 00081 |       | 12/18/23 2146                     | 202312 320-53800-46400                           | DISCING SOLEOL POND-DEC23         | *      | 300.00       |                            |
|               |       |                                   |  | TOOLE'S TRACTOR SERVICE &         |        |              | 300.00 001977              |
| 1/23/24 00039 |       | 12/19/23 OS 63613                 | 202312 320-53800-46300                           | IRRIGATION REPAIRS-LEAK           | *      | 1,155.74     |                            |
|               |       | 12/19/23 OS 63613                 | 202312 320-53800-46300                           | IRRIGATION REPAIRS-PIPES          | *      | 516.62       |                            |
|               |       | 12/19/23 OS 63613                 | 202310 320-53800-46300                           | IRRIGATION INSPECTION             | *      | 2,316.88     |                            |
|               |       | 12/20/23 OS 63643                 | 202312 320-53800-46300                           | IRRIGATION REPAIRS-VALVE          | *      | 1,043.42     |                            |
|               |       |                                   |  | YELLOWSTONE LANDSCAPE             |        |              | 5,032.66 001978            |
| 1/25/24 00001 |       | 1/01/24 459                       | 202401 310-51300-34000                           | MANAGEMENT FEES-JAN24             | *      | 4,032.17     |                            |
|               |       | 1/01/24 459                       | 202401 310-51300-35200                           | WEBSITE MANAGEMENT-JAN24          | *      | 106.00       |                            |
|               |       | 1/01/24 459                       | 202401 310-51300-35100                           | INFORMATION TECH-JAN24            | *      | 159.00       |                            |
|               |       | 1/01/24 459                       | 202401 310-51300-31300                           | DISSEMINATION SVCS-JAN24          | *      | 1,855.00     |                            |
|               |       | 1/01/24 459                       | 202401 310-51300-51000                           | OFFICE SUPPLIES                   | *      | .06          |                            |
|               |       | 1/01/24 459                       | 202401 310-51300-42000                           | POSTAGE                           | *      | 1.26         |                            |
|               |       | 1/01/24 460                       | 202401 320-53800-49000                           | FIELD MANAGEMENT-JAN24            | *      | 1,792.08     |                            |
|               |       |                                   |  | GOVERNMENTAL MANAGEMENT SERVICES  |        |              | 7,945.57 001979            |
| 1/25/24 00022 |       | 1/15/24 5289624                   | 202312 310-51300-31100                           | ENGINEERING SVCS-DEC23            | *      | 1,156.25     |                            |
|               |       |                                   |  | HANSON, WALTER & ASSOCIATES, INC. |        |              | 1,156.25 001980            |
| 1/26/24 00007 |       | 10/30/23 08012899                 | 202309 310-51300-48000                           | NOTICE OF MEETING FY23            | *      | 287.00       |                            |
|               |       |                                   |  | ORLANDO SENTINEL                  |        |              | 287.00 001981              |
|               |       |                                   |  | TOTAL FOR BANK A                  |        | 1,521,040.22 |                            |
|               |       |                                   |  | TOTAL FOR REGISTER                |        | 1,521,040.22 |                            |
|               |       |                                   |  | WEST WESTSIDE                     |        |              | AGUZMAN                    |

# SECTION 2

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

***Unaudited Financial Reporting***  
***December 31, 2023***



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

|   | General<br>Fund     | Debt Service<br>Fund | Capital Projects<br>Fund | Capital Reserve<br>Fund | Totals<br>Governmental Funds |
|---|---------------------|----------------------|--------------------------|-------------------------|------------------------------|
| <b>Assets:</b>                              |                     |                      |                          |                         |                              |
| <b>Cash:</b>                                |                     |                      |                          |                         |                              |
| Operating Account                           | \$ 1,934,894        | \$ -                 | \$ -                     | \$ 523,849              | \$ 2,458,743                 |
| Capital Projects Account                    | \$ -                | \$ -                 | \$ 23,911                | \$ -                    | \$ 23,911                    |
| <b>Investments:</b>                         |                     |                      |                          |                         |                              |
| <u>Series 2005 - 2</u>                      |                     |                      |                          |                         |                              |
| Reserve                                     | \$ -                | \$ 100,342           | \$ -                     | \$ -                    | \$ 100,342                   |
| Revenue                                     | \$ -                | \$ 60,651            | \$ -                     | \$ -                    | \$ 60,651                    |
| Prepayment                                  | \$ -                | \$ 4,152             | \$ -                     | \$ -                    | \$ 4,152                     |
| <u>Series 2007 - 2</u>                      |                     |                      |                          |                         |                              |
| Reserve                                     | \$ -                | \$ 36,260            | \$ -                     | \$ -                    | \$ 36,260                    |
| Revenue                                     | \$ -                | \$ 29,043            | \$ -                     | \$ -                    | \$ 29,043                    |
| Prepayment                                  | \$ -                | \$ 2,929             | \$ -                     | \$ -                    | \$ 2,929                     |
| <u>Series 2018</u>                          |                     |                      |                          |                         |                              |
| Reserve                                     | \$ -                | \$ 115,065           | \$ -                     | \$ -                    | \$ 115,065                   |
| Revenue                                     | \$ -                | \$ 44,638            | \$ -                     | \$ -                    | \$ 44,638                    |
| Construction                                | \$ -                | \$ -                 | \$ 2                     | \$ -                    | \$ 2                         |
| <u>Series 2019</u>                          |                     |                      |                          |                         |                              |
| Reserve                                     | \$ -                | \$ 101,595           | \$ -                     | \$ -                    | \$ 101,595                   |
| Revenue                                     | \$ -                | \$ 28,982            | \$ -                     | \$ -                    | \$ 28,982                    |
| Construction                                | \$ -                | \$ -                 | \$ 2                     | \$ -                    | \$ 2                         |
| <u>Series 2019 K</u>                        |                     |                      |                          |                         |                              |
| Reserve                                     | \$ -                | \$ 92,850            | \$ -                     | \$ -                    | \$ 92,850                    |
| Revenue                                     | \$ -                | \$ 24,385            | \$ -                     | \$ -                    | \$ 24,385                    |
| Construction                                | \$ -                | \$ -                 | \$ 9,786                 | \$ -                    | \$ 9,786                     |
| <u>Series 2019 R</u>                        |                     |                      |                          |                         |                              |
| Reserve                                     | \$ -                | \$ 503,479           | \$ -                     | \$ -                    | \$ 503,479                   |
| Revenue                                     | \$ -                | \$ 323,317           | \$ -                     | \$ -                    | \$ 323,317                   |
| Cost of Issuance                            | \$ -                | \$ 7,262             | \$ -                     | \$ -                    | \$ 7,262                     |
| <u>Series 2022 AA1</u>                      |                     |                      |                          |                         |                              |
| Reserve                                     | \$ -                | \$ 124,025           | \$ -                     | \$ -                    | \$ 124,025                   |
| Revenue                                     | \$ -                | \$ 7,603             | \$ -                     | \$ -                    | \$ 7,603                     |
| Construction                                | \$ -                | \$ -                 | \$ 1,561,349             | \$ -                    | \$ 1,561,349                 |
| <u>Series 2022 AA2</u>                      |                     |                      |                          |                         |                              |
| Reserve                                     | \$ -                | \$ 120,784           | \$ -                     | \$ -                    | \$ 120,784                   |
| Revenue                                     | \$ -                | \$ 9,376             | \$ -                     | \$ -                    | \$ 9,376                     |
| Construction                                | \$ -                | \$ -                 | \$ 11,253                | \$ -                    | \$ 11,253                    |
| Due from General Fund                       | \$ -                | \$ 1,503,599         | \$ -                     | \$ -                    | \$ 1,503,599                 |
| Investments - SBA                           | \$ 219,456          | \$ -                 | \$ -                     | \$ 769,937              | \$ 989,392                   |
| <b>Total Assets</b>                         | <b>\$ 2,154,350</b> | <b>\$ 3,240,335</b>  | <b>\$ 1,606,302</b>      | <b>\$ 1,293,786</b>     | <b>\$ 8,294,773</b>          |
| <b>Liabilities:</b>                         |                     |                      |                          |                         |                              |
| Accounts Payable                            | \$ 9,351            | \$ -                 | \$ -                     | \$ -                    | \$ 9,351                     |
| Due to Debt Service                         | \$ 1,503,599        | \$ -                 | \$ -                     | \$ -                    | \$ 1,503,599                 |
| Accrued Interest Payable                    | \$ -                | \$ 28,521            | \$ -                     | \$ -                    | \$ 28,521                    |
| Accrued Principal Payable                   | \$ -                | \$ 140,000           | \$ -                     | \$ -                    | \$ 140,000                   |
| <b>Total Liabilities</b>                    | <b>\$ 1,512,950</b> | <b>\$ 168,521</b>    | <b>\$ -</b>              | <b>\$ -</b>             | <b>\$ 1,681,471</b>          |
| <b>Fund Balance:</b>                        |                     |                      |                          |                         |                              |
| Restricted for:                             |                     |                      |                          |                         |                              |
| Debt Service - Series 2005 - 2              | \$ -                | \$ 81,864            | \$ -                     | \$ -                    | \$ 81,864                    |
| Debt Service - Series 2007 - 2              | \$ -                | \$ 20,681            | \$ -                     | \$ -                    | \$ 20,681                    |
| Debt Service - Series 2018                  | \$ -                | \$ 339,980           | \$ -                     | \$ -                    | \$ 339,980                   |
| Debt Service - Series 2019                  | \$ -                | \$ 290,337           | \$ -                     | \$ -                    | \$ 290,337                   |
| Debt Service - Series 2019 K                | \$ -                | \$ 179,060           | \$ -                     | \$ -                    | \$ 179,060                   |
| Debt Service - Series 2019 R                | \$ -                | \$ 1,622,350         | \$ -                     | \$ -                    | \$ 1,622,350                 |
| Debt Service - Series 2019 R                | \$ -                | \$ 219,917           | \$ -                     | \$ -                    | \$ 219,917                   |
| Debt Service - Series 2019 R                | \$ -                | \$ 317,625           | \$ -                     | \$ -                    | \$ 317,625                   |
| Capital Projects                            | \$ -                | \$ -                 | \$ 1,606,302             | \$ -                    | \$ 1,606,302                 |
| Unassigned                                  | \$ 641,400          | \$ -                 | \$ -                     | \$ 1,293,786            | \$ 1,935,186                 |
| <b>Total Fund Balances</b>                  | <b>\$ 641,400</b>   | <b>\$ 3,071,814</b>  | <b>\$ 1,606,302</b>      | <b>\$ 1,293,786</b>     | <b>\$ 6,613,302</b>          |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 2,154,350</b> | <b>\$ 3,240,335</b>  | <b>\$ 1,606,302</b>      | <b>\$ 1,293,786</b>     | <b>\$ 8,294,773</b>          |



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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2023**

|   | Adopted<br>Budget | Prorated Budget<br>Thru 12/31/23 | Actual<br>Thru 12/31/23 | Variance         |
|---|-------------------|----------------------------------|-------------------------|------------------|
| <b>Revenues:</b>                            |                   |                                  |                         |                  |
| Assessments - Tax Roll                      | \$ 589,729        | \$ 430,563                       | \$ 430,563              | \$ -             |
| Interest                                    | \$ 1,000          | \$ 1,000                         | \$ 3,093                | \$ 2,093         |
| Miscellaneous Revenue                       | \$ -              | \$ -                             | \$ 3,017                | \$ 3,017         |
| <b>Total Revenues</b>                       | <b>\$ 590,729</b> | <b>\$ 431,563</b>                | <b>\$ 436,673</b>       | <b>\$ 5,110</b>  |
| <b>Expenditures:</b>                        |                   |                                  |                         |                  |
| <b><u>General &amp; Administrative:</u></b> |                   |                                  |                         |                  |
| Supervisor Fees                             | \$ 12,000         | \$ 3,000                         | \$ 600                  | \$ 2,400         |
| FICA Expense                                | \$ 918            | \$ 230                           | \$ 46                   | \$ 184           |
| Engineering Fees                            | \$ 15,000         | \$ 3,750                         | \$ 2,989                | \$ 761           |
| Legal Services                              | \$ 40,000         | \$ 10,000                        | \$ 2,300                | \$ 7,700         |
| Arbitrage Fees                              | \$ 3,600          | \$ 450                           | \$ 450                  | \$ -             |
| Management Fees                             | \$ 48,386         | \$ 12,096                        | \$ 12,097               | \$ -             |
| Information Technology                      | \$ 1,908          | \$ 477                           | \$ 477                  | \$ -             |
| Website Maintenance                         | \$ 1,272          | \$ 318                           | \$ 318                  | \$ -             |
| Dissemination Fees                          | \$ 22,260         | \$ 5,565                         | \$ 5,565                | \$ -             |
| Trustee Fees                                | \$ 29,042         | \$ 8,364                         | \$ 8,364                | \$ -             |
| Assessment Roll Services                    | \$ 13,250         | \$ 13,250                        | \$ 13,250               | \$ -             |
| Auditing Services                           | \$ 4,950          | \$ -                             | \$ -                    | \$ -             |
| Telephone                                   | \$ 100            | \$ 25                            | \$ -                    | \$ 25            |
| Postage                                     | \$ 2,250          | \$ 563                           | \$ 128                  | \$ 435           |
| Insurance - General Liability               | \$ 10,188         | \$ 10,188                        | \$ 9,586                | \$ 602           |
| Printing and Binding                        | \$ 1,500          | \$ 375                           | \$ 132                  | \$ 243           |
| Legal Advertising                           | \$ 1,800          | \$ 450                           | \$ -                    | \$ 450           |
| Other Current Charges                       | \$ 1,600          | \$ 400                           | \$ 307                  | \$ 93            |
| Office Supplies                             | \$ 400            | \$ 100                           | \$ 26                   | \$ 74            |
| Property Appraiser's Fee                    | \$ 1,400          | \$ -                             | \$ -                    | \$ -             |
| Property Taxes                              | \$ 200            | \$ 4                             | \$ 4                    | \$ -             |
| Dues, Licenses & Subscriptions              | \$ 175            | \$ 175                           | \$ 175                  | \$ -             |
| <b>Total General &amp; Administrative</b>   | <b>\$ 212,199</b> | <b>\$ 69,779</b>                 | <b>\$ 56,813</b>        | <b>\$ 12,967</b> |

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

|  | Adopted<br>Budget   | Prorated Budget<br>Thru 12/31/23 | Actual<br>Thru 12/31/23 | Variance         |
|--|---------------------|----------------------------------|-------------------------|------------------|
| <b><i>Operations &amp; Maintenance</i></b>               |                     |                                  |                         |                  |
| <b>Field Expenditures</b>                                |                     |                                  |                         |                  |
| Landscape Maintenance                                    | \$ 332,250          | \$ 83,063                        | \$ 83,063               | \$ -             |
| Oak Tree Maintenance                                     | \$ 25,000           | \$ 6,250                         | \$ -                    | \$ 6,250         |
| Irrigation Repairs                                       | \$ 20,000           | \$ 5,000                         | \$ 10,532               | \$ (5,532)       |
| Plant Replacement  | \$ 30,000           | \$ 7,500                         | \$ -                    | \$ 7,500         |
| Electric   | \$ 1,815            | \$ 454                           | \$ 92                   | \$ 361           |
| Streetlighting   | \$ 64,680           | \$ 16,170                        | \$ 14,803               | \$ 1,367         |
| Irrigation Water   | \$ 70,180           | \$ 17,545                        | \$ 13,673               | \$ 3,872         |
| Property Insurance                                       | \$ 1,784            | \$ 1,784                         | \$ 1,701                | \$ 83            |
| Field Management   | \$ 21,505           | \$ 5,376                         | \$ 5,376                | \$ -             |
| Lake & Wetland Maintenance                               | \$ 25,574           | \$ 6,393                         | \$ 5,025                | \$ 1,368         |
| Sidewalk Repairs & Maintenance                           | \$ 4,000            | \$ 1,000                         | \$ -                    | \$ 1,000         |
| Contingency  | \$ 26,000           | \$ 6,500                         | \$ -                    | \$ 6,500         |
| Stormwater/Lake Repair                                   | \$ 15,000           | \$ 3,750                         | \$ -                    | \$ 3,750         |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 637,788</b>   | <b>\$ 160,785</b>                | <b>\$ 134,265</b>       | <b>\$ 26,519</b> |
| <b>Total Expenditures</b>                                | <b>\$ 849,987</b>   | <b>\$ 230,564</b>                | <b>\$ 191,078</b>       | <b>\$ 39,486</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (259,257)</b> |                                  | <b>\$ 245,595</b>       |                  |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 259,257</b>   |                                  | <b>\$ 395,805</b>       |                  |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>         |                                  | <b>\$ 641,400</b>       |                  |

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

|  | Adopted<br>Budget | Prorated Budget<br>Thru 12/31/23 | Actual<br>Thru 12/31/23 | Variance        |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| <b>Revenues:</b>   |                   |                                  |                         |                 |
| Assessments - Direct Bill                                | \$ 110,963        | \$ -                             | \$ -                    | \$ -            |
| Interest   | \$ -              | \$ -                             | \$ 2,948                | \$ 2,948        |
| <b>Total Revenues</b>                                    | <b>\$ 110,963</b> | <b>\$ -</b>                      | <b>\$ 2,948</b>         | <b>\$ 2,948</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                 |
| Debt Service Obligation                                  | \$ 110,963        | \$ 86,728                        | \$ 86,728               | \$ -            |
| <b>Total Expenditures</b>                                | <b>\$ 110,963</b> | <b>\$ 86,728</b>                 | <b>\$ 86,728</b>        | <b>\$ -</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>       |                                  | <b>\$ (83,780)</b>      | <b>\$ 2,948</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                                  | <b>\$ 165,644</b>       |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       |                                  | <b>\$ 81,864</b>        |                 |

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

|  | Adopted<br>Budget | Prorated Budget<br>Thru 12/31/23 | Actual<br>Thru 12/31/23 | Variance        |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| <b>Revenues:</b>   |                   |                                  |                         |                 |
| Assessments - Direct Bill                                | \$ 39,800         | \$ -                             | \$ -                    | \$ -            |
| Interest   | \$ -              | \$ -                             | \$ 1,232                | \$ 1,232        |
| <b>Total Revenues</b>                                    | <b>\$ 39,800</b>  | <b>\$ -</b>                      | <b>\$ 1,232</b>         | <b>\$ 1,232</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>\$ (36,208)</b>      |                 |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>       |                                  | <b>\$ 56,889</b>        |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>       |                                  | <b>\$ 20,681</b>        |                 |

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

|  | Adopted<br>Budget | Prorated Budget<br>Thru 12/31/23 | Actual<br>Thru 12/31/23 | Variance        |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| <b>Revenues:</b>   |                   |                                  |                         |                 |
| Assessments - Tax Roll                                   | \$ 230,130        | \$ 178,391                       | \$ 178,391              | \$ -            |
| Interest   | \$ -              | \$ -                             | \$ 2,834                | \$ 2,834        |
| <b>Total Revenues</b>                                    | <b>\$ 230,130</b> | <b>\$ 178,391</b>                | <b>\$ 181,225</b>       | <b>\$ 2,834</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                 |
| Interest - 11/1  | \$ 82,025         | \$ 82,025                        | \$ 82,025               | \$ -            |
| Principal - 5/1  | \$ 65,000         | \$ -                             | \$ -                    | \$ -            |
| Interest - 5/1   | \$ 82,025         | \$ -                             | \$ -                    | \$ -            |
| <b>Total Expenditures</b>                                | <b>\$ 229,050</b> | <b>\$ 82,025</b>                 | <b>\$ 82,025</b>        | <b>\$ -</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 1,080</b>   |                                  | <b>\$ 99,200</b>        |                 |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 120,257</b> |                                  | <b>\$ 240,780</b>       |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ 121,337</b> |                                  | <b>\$ 339,980</b>       |                 |

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

|  | Adopted<br>Budget | Prorated Budget<br>Thru 12/31/23 | Actual<br>Thru 12/31/23 | Variance        |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| <b>Revenues:</b>   |                   |                                  |                         |                 |
| Assessments - Tax Roll                                   | \$ 203,846        | \$ 158,089                       | \$ 158,089              | \$ -            |
| Interest   | \$ -              | \$ -                             | \$ 2,339                | \$ 2,339        |
| <b>Total Revenues</b>                                    | <b>\$ 203,846</b> | <b>\$ 158,089</b>                | <b>\$ 160,428</b>       | <b>\$ 2,339</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                 |
| Interest - 11/1  | \$ 69,552         | \$ 69,552                        | \$ 69,552               | \$ -            |
| Principal - 5/1  | \$ 65,000         | \$ -                             | \$ -                    | \$ -            |
| Interest - 5/1   | \$ 69,552         | \$ -                             | \$ -                    | \$ -            |
| <b>Total Expenditures</b>                                | <b>\$ 204,104</b> | <b>\$ 69,552</b>                 | <b>\$ 69,552</b>        | <b>\$ -</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (258)</b>   |                                  | <b>\$ 90,876</b>        |                 |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 93,051</b>  |                                  | <b>\$ 199,460</b>       |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ 92,793</b>  |                                  | <b>\$ 290,337</b>       |                 |

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

|  | Adopted<br>Budget   | Prorated Budget<br>Thru 12/31/23 | Actual<br>Thru 12/31/23 | Variance         |
|--|---------------------|----------------------------------|-------------------------|------------------|
| <b>Revenues:</b>   |                     |                                  |                         |                  |
| Assessments - Tax Roll                                   | \$ 1,007,205        | \$ 781,628                       | \$ 781,628              | \$ -             |
| Interest   | \$ -                | \$ -                             | \$ 12,932               | \$ 12,932        |
| <b>Total Revenues</b>                                    | <b>\$ 1,007,205</b> | <b>\$ 781,628</b>                | <b>\$ 794,560</b>       | <b>\$ 12,932</b> |
| <b>Expenditures:</b>                                     |                     |                                  |                         |                  |
| Interest - 11/1  | \$ 218,057          | \$ 218,057                       | \$ 218,057              | \$ -             |
| Principal - 5/1  | \$ 575,000          | \$ -                             | \$ -                    | \$ -             |
| Interest - 5/1   | \$ 218,057          | \$ -                             | \$ -                    | \$ -             |
| <b>Total Expenditures</b>                                | <b>\$ 1,011,114</b> | <b>\$ 218,057</b>                | <b>\$ 218,057</b>       | <b>\$ -</b>      |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (3,908)</b>   |                                  | <b>\$ 576,503</b>       |                  |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 816,035</b>   |                                  | <b>\$ 1,045,846</b>     |                  |
| <b>Fund Balance - Ending</b>                             | <b>\$ 812,126</b>   |                                  | <b>\$ 1,622,350</b>     |                  |

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

|  | Adopted<br>Budget | Prorated Budget<br>Thru 12/31/23 | Actual<br>Thru 12/31/23 | Variance        |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| <b>Revenues:</b>   |                   |                                  |                         |                 |
| Assessments - Tax Roll                                   | \$ 78,845         | \$ 61,178                        | \$ 61,178               | \$ -            |
| Interest   | \$ -              | \$ -                             | \$ 1,874                | \$ 1,874        |
| <b>Total Revenues</b>                                    | <b>\$ 78,845</b>  | <b>\$ 61,178</b>                 | <b>\$ 63,052</b>        | <b>\$ 1,874</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                 |
| Interest - 11/1  | \$ 36,970         | \$ 36,970                        | \$ 36,970               | \$ -            |
| Interest - 5/1   | \$ 36,970         | \$ -                             | \$ -                    | \$ -            |
| <b>Total Expenditures</b>                                | <b>\$ 73,940</b>  | <b>\$ 36,970</b>                 | <b>\$ 36,970</b>        | <b>\$ -</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 4,905</b>   |                                  | <b>\$ 26,082</b>        |                 |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 57,621</b>  |                                  | <b>\$ 152,978</b>       |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ 62,526</b>  |                                  | <b>\$ 179,060</b>       |                 |



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

|  | Adopted<br>Budget | Prorated Budget<br>Thru 12/31/23 | Actual<br>Thru 12/31/23 | Variance        |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| <b>Revenues:</b>   |                   |                                  |                         |                 |
| Assessments - Tax Roll                                   | \$ 113,770        | \$ 88,289                        | \$ 88,289               | \$ -            |
| Interest   | \$ -              | \$ -                             | \$ 2,241                | \$ 2,241        |
| <b>Total Revenues</b>                                    | <b>\$ 113,770</b> | <b>\$ 88,289</b>                 | <b>\$ 90,530</b>        | <b>\$ 2,241</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                 |
| Interest - 11/1  | \$ 56,885         | \$ 56,885                        | \$ 56,885               | \$ -            |
| Interest - 5/1   | \$ 56,885         | \$ -                             |                         | \$ -            |
| <b>Total Expenditures</b>                                | <b>\$ 113,770</b> | <b>\$ 56,885</b>                 | <b>\$ 56,885</b>        | <b>\$ -</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (0)</b>     |                                  | <b>\$ 33,645</b>        |                 |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 60,928</b>  |                                  | <b>\$ 186,272</b>       |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ 60,928</b>  |                                  | <b>\$ 219,917</b>       |                 |

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

|  | Adopted<br>Budget | Prorated Budget<br>Thru 12/31/23 | Actual<br>Thru 12/31/23 | Variance        |
|--|-------------------|----------------------------------|-------------------------|-----------------|
| <b>Revenues:</b>   |                   |                                  |                         |                 |
| Assessments - Tax Roll                                   | \$ 241,568        | \$ 187,465                       | \$ 187,465              | \$ -            |
| Interest   | \$ -              | \$ -                             | \$ 2,586                | \$ 2,586        |
| <b>Total Revenues</b>                                    | <b>\$ 241,568</b> | <b>\$ 187,465</b>                | <b>\$ 190,051</b>       | <b>\$ 2,586</b> |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                 |
| Interest - 11/1  | \$ 97,990         | \$ 97,990                        | \$ 97,990               | \$ -            |
| Principal - 5/1  | \$ 45,000         | \$ -                             | \$ -                    | \$ -            |
| Interest - 5/1   | \$ 97,990         | \$ -                             | \$ -                    | \$ -            |
| <b>Total Expenditures</b>                                | <b>\$ 240,980</b> | <b>\$ 97,990</b>                 | <b>\$ 97,990</b>        | <b>\$ -</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 588</b>     |                                  | <b>\$ 92,061</b>        |                 |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 103,331</b> |                                  | <b>\$ 225,564</b>       |                 |
| <b>Fund Balance - Ending</b>                             | <b>\$ 103,919</b> |                                  | <b>\$ 317,625</b>       |                 |

# Westside

## Community Development District

### Capital Projects Funds

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

For The Period Ending December 31, 2023

|  | Series      | Series           | Series      | Series      | Series          | Series              | Series           | Series   | Series              |
|--|-------------|------------------|-------------|-------------|-----------------|---------------------|------------------|----------|---------------------|
|  | 2005-2      | 2007-2           | 2018        | 2019        | 2019K           | 2022 AA1            | 2022 AA2         | 2022 AA2 | Total               |
| <b>Revenues</b>  |             |                  |             |             |                 |                     |                  |          |                     |
| Interest   | \$ -        | \$ 1             | \$ 0        | \$ 0        | \$ 129          | \$ 20,588           | \$ 151           |          | 20,868              |
| <b>Total Revenues</b>                                    | <b>\$ -</b> | <b>\$ 1</b>      | <b>\$ 0</b> | <b>\$ 0</b> | <b>\$ 129</b>   | <b>\$ 20,588</b>    | <b>\$ 151</b>    |          | <b>\$ 20,868</b>    |
| <b>Expenditures:</b>                                     |             |                  |             |             |                 |                     |                  |          |                     |
| Capital Outlay   | \$ -        | \$ -             | \$ -        | \$ -        | \$ -            | \$ -                | \$ 917           |          | 917                 |
| Contingency  | \$ -        | \$ 177           | \$ -        | \$ -        | \$ -            | \$ -                | \$ -             |          | 177                 |
| <b>Total Expenditures</b>                                | <b>\$ -</b> | <b>\$ 177</b>    | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b>     | <b>\$ -</b>         | <b>\$ 917</b>    |          | <b>\$ 1,094</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b> | <b>\$ (176)</b>  | <b>\$ 0</b> | <b>\$ 0</b> | <b>\$ 129</b>   | <b>\$ 20,588</b>    | <b>\$ (766)</b>  |          | <b>\$ 19,774</b>    |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b> | <b>\$ 24,087</b> | <b>\$ 2</b> | <b>\$ 1</b> | <b>\$ 9,657</b> | <b>\$ 1,540,761</b> | <b>\$ 12,019</b> |          | <b>\$ 1,586,528</b> |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b> | <b>\$ 23,911</b> | <b>\$ 2</b> | <b>\$ 2</b> | <b>\$ 9,786</b> | <b>\$ 1,561,349</b> | <b>\$ 11,253</b> |          | <b>\$ 1,606,302</b> |

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

|  | Adopted<br>Budget   | Prorated Budget<br>Thru 12/31/23 | Actual<br>Thru 12/31/23 | Variance         |
|--|---------------------|----------------------------------|-------------------------|------------------|
| <b>Revenues:</b>   |                     |                                  |                         |                  |
| Interest   | \$ -                | \$ -                             | \$ 10,807               | \$ 10,807        |
| <b>Total Revenues</b>                                    | <b>\$ -</b>         | <b>\$ -</b>                      | <b>\$ 10,807</b>        | <b>\$ 10,807</b> |
| <b>Expenditures:</b>                                     |                     |                                  |                         |                  |
| Miscellaneous Expense                                    | \$ 1,500            | \$ 375                           | \$ 114                  | \$ 261           |
| <b>Total Expenditures</b>                                | <b>\$ 1,500</b>     | <b>\$ 375</b>                    | <b>\$ 114</b>           | <b>\$ 261</b>    |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (1,500)</b>   |                                  | <b>\$ 10,693</b>        |                  |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 1,282,718</b> |                                  | <b>\$ 1,283,093</b>     |                  |
| <b>Fund Balance - Ending</b>                             | <b>\$ 1,281,218</b> |                                  | <b>\$ 1,293,786</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 | \$ -            | \$ 107,449        | \$ 323,114        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 430,563        |
| Interest               | \$ 1,031        | \$ 1,010          | \$ 1,052          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 3,093          |
| Miscellaneous Revenue  | \$ -            | \$ -              | \$ 3,017          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 3,017          |
| <b>Total Revenues</b>  | <b>\$ 1,031</b> | <b>\$ 108,459</b> | <b>\$ 327,183</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 436,673</b> |

|   |                  |                 |                 |             |             |             |             |             |             |             |             |             |                  |
|---|------------------|-----------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------------|
| <b>Expenditures:</b>                      |                  |                 |                 |             |             |             |             |             |             |             |             |             |                  |
| <b>General &amp; Administrative:</b>      |                  |                 |                 |             |             |             |             |             |             |             |             |             |                  |
| Supervisor Fees                           | \$ 600           | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 600           |
| FICA Expense                              | \$ 46            | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 46            |
| Engineering Fees                          | \$ 1,334         | \$ 71           | \$ 1,584        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2,989         |
| Legal Services                            | \$ 1,176         | \$ 1,124        | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 2,300         |
| Arbitrage Fees                            | \$ -             | \$ -            | \$ 450          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 450           |
| Management Fees                           | \$ 4,032         | \$ 4,032        | \$ 4,032        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 12,097        |
| Information Technology                    | \$ 159           | \$ 159          | \$ 159          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 477           |
| Website Maintenance                       | \$ 106           | \$ 106          | \$ 106          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 318           |
| Dissemination Fees                        | \$ 1,855         | \$ 1,855        | \$ 1,855        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 5,565         |
| Trustee Fees                              | \$ 8,364         | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 8,364         |
| Assessment Roll Services                  | \$ 13,250        | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 13,250        |
| Auditing Services                         | \$ -             | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| Telephone                                 | \$ -             | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| Postage                                   | \$ 6             | \$ 120          | \$ 3            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 128           |
| Insurance - General Liability             | \$ 9,586         | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 9,586         |
| Printing and Binding                      | \$ 123           | \$ 9            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 132           |
| Legal Advertising                         | \$ -             | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| Other Current Charges                     | \$ 101           | \$ 101          | \$ 105          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 307           |
| Office Supplies                           | \$ 13            | \$ 13           | \$ 0            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 26            |
| Property Appraiser's Fee                  | \$ -             | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -             |
| Property Taxes                            | \$ -             | \$ 4            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 4             |
| Dues, Licenses & Subscriptions            | \$ 175           | \$ -            | \$ -            | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 175           |
| <b>Total General &amp; Administrative</b> | <b>\$ 40,926</b> | <b>\$ 7,593</b> | <b>\$ 8,294</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 56,813</b> |

**Westside**  
**Community Development District**  
**Month to Month**

|  | Oct                | Nov              | Dec               | Jan         | Feb         | March       | April       | May         | June        | July        | Aug         | Sept        | Total             |
|--|--------------------|------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| <b><i>Operations &amp; Maintenance</i></b>               |                    |                  |                   |             |             |             |             |             |             |             |             |             |                   |
| <b>Field Expenditures</b>                                |                    |                  |                   |             |             |             |             |             |             |             |             |             |                   |
| Landscape Maintenance                                    | \$ 27,688          | \$ 27,688        | \$ 27,688         | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 83,063         |
| Oak Tree Maintenance                                     | \$ -               | \$ -             | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Irrigation Repairs                                       | \$ 7,816           | \$ -             | \$ 2,716          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 10,532         |
| Plant Replacement  | \$ -               | \$ -             | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Electric   | \$ 31              | \$ 31            | \$ 31             | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 92             |
| Streetlighting   | \$ 4,934           | \$ 4,934         | \$ 4,934          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 14,803         |
| Irrigation Water   | \$ 3,855           | \$ 3,654         | \$ 6,165          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 13,673         |
| Property Insurance                                       | \$ 1,701           | \$ -             | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 1,701          |
| Field Management   | \$ 1,792           | \$ 1,792         | \$ 1,792          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 5,376          |
| Lake & Wetland Maintenance                               | \$ 1,075           | \$ 1,075         | \$ 2,875          | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ 5,025          |
| Sidewalk Repairs & Maintenance                           | \$ -               | \$ -             | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Contingency  | \$ -               | \$ -             | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| Stormwater/Lake Repair                                   | \$ -               | \$ -             | \$ -              | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -        | \$ -              |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 48,892</b>   | <b>\$ 39,174</b> | <b>\$ 46,200</b>  | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 134,265</b> |
| <b>Total Expenditures</b>                                | <b>\$ 89,817</b>   | <b>\$ 46,767</b> | <b>\$ 54,494</b>  | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 191,078</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ (88,786)</b> | <b>\$ 61,692</b> | <b>\$ 272,689</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 245,595</b> |

**Westside**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2024**

Gross Assessments \$ 590,237.15 \$ 244,548.00 \$ 216,717.00 \$ 1,071,494.97 \$ 83,866.00 \$ 121,031.50 \$ 256,986.72 \$ 2,584,881.34  
 Net Assessments \$ 554,822.92 \$ 229,875.12 \$ 203,713.98 \$ 1,007,205.27 \$ 78,834.04 \$ 113,769.61 \$ 241,567.52 \$ 2,429,788.46

**ON ROLL ASSESSMENTS**

22.83%      9.46%      8.38%      41.45%      3.24%      4.68%      9.94%      100.00%

| Date         | Distribution | Gross Amount           | Discount/Penalty      | Commission            | Interest    | Net Receipts           | O&M Portion          | 2018 Debt Service    | 2019 Debt Service    | 2019 Refund Debt Service | 2019 Parcel k Debt Service | 2022 AA1 Debt Service | 2022 AA2 Debt Service | Total                  |
|--------------|--------------|------------------------|-----------------------|-----------------------|-------------|------------------------|----------------------|----------------------|----------------------|--------------------------|----------------------------|-----------------------|-----------------------|------------------------|
| 11/10/23     | ACH          | \$4,902.47             | \$0.00                | (\$98.05)             | \$0.00      | \$4,804.42             | \$1,097.05           | \$454.53             | \$402.80             | \$1,991.55               | \$155.88                   | \$224.96              | \$477.65              | \$4,804.42             |
| 11/24/23     | ACH          | \$495,062.89           | (\$19,801.79)         | (\$9,505.22)          | \$0.00      | \$465,755.88           | \$106,351.66         | \$44,063.79          | \$39,049.07          | \$193,066.92             | \$15,111.36                | \$21,808.02           | \$46,305.06           | \$465,755.88           |
| 12/11/23     | ACH          | \$158.35               | \$0.00                | (\$3.17)              | \$0.00      | \$155.18               | \$35.43              | \$14.68              | \$13.01              | \$64.33                  | \$5.03                     | \$7.27                | \$15.43               | \$155.18               |
| 12/11/23     | ACH          | \$824.07               | \$0.00                | (\$16.48)             | \$0.00      | \$807.59               | \$184.41             | \$76.40              | \$67.71              | \$334.77                 | \$26.20                    | \$37.81               | \$80.29               | \$807.59               |
| 12/11/23     | ACH          | \$1,340,274.50         | \$0.00                | (\$26,805.49)         | \$0.00      | \$1,313,469.01         | \$299,920.23         | \$124,263.43         | \$110,121.52         | \$544,464.23             | \$42,615.26                | \$61,500.36           | \$130,583.98          | \$1,313,469.01         |
| 12/22/23     | ACH          | \$102,664.97           | \$0.00                | (\$2,053.32)          | \$0.00      | \$100,611.65           | \$22,973.87          | \$9,518.57           | \$8,435.30           | \$41,705.93              | \$3,264.33                 | \$4,710.92            | \$10,002.73           | \$100,611.65           |
| <b>TOTAL</b> |              | <b>\$ 1,943,887.25</b> | <b>\$ (19,801.79)</b> | <b>\$ (38,481.73)</b> | <b>\$ -</b> | <b>\$ 1,885,603.73</b> | <b>\$ 430,562.65</b> | <b>\$ 178,391.40</b> | <b>\$ 158,089.41</b> | <b>\$ 781,627.73</b>     | <b>\$ 61,178.06</b>        | <b>\$ 88,289.34</b>   | <b>\$ 187,465.14</b>  | <b>\$ 1,885,603.73</b> |

|                      |                                     |
|----------------------|-------------------------------------|
| <b>78%</b>           | <b>Net Percent Collected</b>        |
| <b>\$ 544,184.73</b> | <b>Balance Remaining to Collect</b> |

# SECTION 3



| <u>District</u> | <u>Landowner</u>          | <u>Total O&amp;M</u> | <u>Total Debt</u> | <u>Total Due</u> |       | <u>O&amp;M</u> | <u>Debt</u>   | <u>Total</u>  | <u>Paid</u>       |
|-----------------|---------------------------|----------------------|-------------------|------------------|-------|----------------|---------------|---------------|-------------------|
| Westside        |                           |                      |                   |                  |       |                |               |               |                   |
|                 | CORNERSTONE-ICM B-BAY LLC |                      |                   |                  |       |                |               |               |                   |
|                 | 07-25-27-5461-0001-0015   | \$ 34,906.52         | \$ 150,763.00     | \$ 185,669.52    | Nov   | \$ 17,453.26   | \$ 75,381.50  | \$ 92,834.76  | Paid half 1/24/24 |
|                 |                           |                      |                   |                  | Feb   | \$ 8,726.63    | \$ 37,690.75  | \$ 46,417.38  |                   |
|                 |                           | Series 2005          | \$ 110,963.00     |                  | May   | \$ 8,726.63    | \$ 37,690.75  | \$ 46,417.38  |                   |
|                 |                           | Series 2007          | \$ 39,800.00      |                  | Total | \$ 34,906.52   | \$ 150,763.00 | \$ 185,669.52 |                   |

# SECTION 4

# **REBATE REPORT**

**\$13,095,000**

**Westside Community  
Development District  
(Osceola County, Florida)**

**Special Assessment Revenue Refunding Bonds,  
Series 2019**

**Dated: September 30, 2019  
Delivered: September 30, 2019**

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**Rebate Report to the Computation Date  
September 30, 2027  
Reflecting Activity To  
September 30, 2023**



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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
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December 21, 2023

Westside Community Development District  
c/o Ms. Katie Costa  
Director of Operations – Accounting Division  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

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

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Westside Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of September 30, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the September 30, 2027 Computation Date  
Reflecting Activity from September 30, 2019 through September 30, 2023

| Fund Description                          | Taxable Inv Yield | Net Income         | Rebatable Arbitrage   |
|---|-------------------|--------------------|-----------------------|
| 2019-1 Escrow Fund                        | 0.000000%         | 0.00               | (63,319.01)           |
| 2019-2 Escrow Fund                        | 0.000000%         | 0.00               | (60,945.28)           |
| 2019-1 & 2019-2 Debt Service Reserve Fund | 0.884016%         | 18,009.34          | (163,039.60)          |
| 2019-1 & 2019-2 Capitalized Interest Fund | 0.152794%         | 5.78               | (386.95)              |
| 2019-1 & 2019-2 Cost of Issuance Fund     | 0.788033%         | 259.08             | (2,724.32)            |
| <b>Totals</b>                             | <b>0.558352%</b>  | <b>\$18,274.20</b> | <b>\$(290,415.16)</b> |
| <b>Bond Yield</b>                         | <b>6.432500%</b>  |                    |                       |
| Rebate Computation Credits                |                   |                    | (10,380.39)           |
| <b>Net Rebatable Arbitrage</b>            |                   |                    | <b>\$(300,795.55)</b> |

**Based upon our computations, no rebate liability exists.**

# SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

## COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from September 30, 2019, the date of the closing, to September 30, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of September 30, 2027.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between September 30, 2019 and September 30, 2023, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## DEFINITIONS

### **6. Computation Date**

September 30, 2027.

### **7. Computation Period**

The period beginning on September 30, 2019, the date of the closing, and ending on September 30, 2023.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

## 9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

## 10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

## 11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

## 12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

## 13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

| <b>Fund</b>          | <b>Account Number</b> |
|----------------------|-----------------------|
| Revenue              | 234304000             |
| 2005-1 Escrow Fund   | Verification Report   |
| 2007-1 Escrow Fund   | Verification Report   |
| Cost of Issuance     | 234304005             |
| Capitalized Interest | 234304001             |
| Sinking              | 234304002             |
| Prepayment           | 234304004             |
| Debt Service Reserve | 234304003             |



## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of September 30, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to September 30, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on September 30, 2027, is the Rebateable Arbitrage.

**\$13,095,000**  
**Westside Community Development District**  
**(Osceola County, Florida)**  
**Special Assessment Revenue Refunding Bonds, Series 2019**  
**Delivered: September 30, 2019**

| <b>SOURCES</b>                     | <b>2019-1 Bonds</b>   | <b>2019-2 Bonds</b>   | <b>Totals</b>          |
|------------------------------------|-----------------------|-----------------------|------------------------|
| <b>Par Amount</b>                  | <b>\$6,780,000.00</b> | <b>\$6,315,000.00</b> | <b>\$13,095,000.00</b> |
| <b>Net Original Issue Discount</b> | <b>-5,137.55</b>      | <b>-11,458.35</b>     | <b>-16,595.90</b>      |
| <b>Prior Bond Monies</b>           | <b>716,095.51</b>     | <b>887,312.91</b>     | <b>1,603,408.42</b>    |
| <b>Totals</b>                      | <b>\$7,490,957.96</b> | <b>\$7,190,854.56</b> | <b>\$14,681,812.52</b> |

| <b>USES</b>                      | <b>2019-1 Bonds</b>   | <b>2019-2 Bonds</b>   | <b>Totals</b>          |
|----------------------------------|-----------------------|-----------------------|------------------------|
| <b>Escrow Fund</b>               | <b>\$7,017,806.25</b> | <b>\$6,754,720.00</b> | <b>\$13,772,526.25</b> |
| <b>Debt Service Reserve Fund</b> | <b>264,713.13</b>     | <b>238,890.63</b>     | <b>503,603.76</b>      |
| <b>Capitalized Interest Fund</b> | <b>22,665.09</b>      | <b>21,278.59</b>      | <b>43,943.68</b>       |
| <b>Cost of Issuance Fund</b>     | <b>84,073.49</b>      | <b>81,240.34</b>      | <b>165,313.83</b>      |
| <b>Underwriter's Discount</b>    | <b>101,700.00</b>     | <b>94,725.00</b>      | <b>196,425.00</b>      |
| <b>Totals</b>                    | <b>\$7,490,957.96</b> | <b>\$7,190,854.56</b> | <b>\$14,681,812.52</b> |

\$13,095,000  
 Westside Community Development District  
 (Osceola County, Florida)  
 Special Assessment Revenue Refunding Bonds, Series 2019  
 2019-1 Escrow Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

| DATE     | DESCRIPTION | RECEIPTS<br>(PAYMENTS) | FUTURE VALUE @<br>BOND YIELD OF<br>(6.432500%) |
|----------|-------------|------------------------|--|
| 09/30/19 | Beg Bal     | -7,017,806.25          | -11,645,834.05                                 |
| 11/01/19 |             | 7,017,806.25           | 11,582,515.04                                  |
| -----    |             |                        |  |
| 09/30/27 | TOTALS:     | 0.00                   | -63,319.01                                     |
| -----    |             |                        |  |

|             |           |                      |            |
|-------------|-----------|----------------------|------------|
| ISSUE DATE: | 09/30/19  | REBATABLE ARBITRAGE: | -63,319.01 |
| COMP DATE:  | 09/30/27  | NET INCOME:          | 0.00       |
| BOND YIELD: | 6.432500% | TAX INV YIELD:       | 0.000000%  |

\$13,095,000  
 Westside Community Development District  
 (Osceola County, Florida)  
 Special Assessment Revenue Refunding Bonds, Series 2019  
 2019-2 Escrow Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

| DATE        | DESCRIPTION | RECEIPTS<br>(PAYMENTS) | FUTURE VALUE @<br>BOND YIELD OF<br>(6.432500%) |
|-------------|-------------|------------------------|--|
| 09/30/19    | Beg Bal     | -6,754,720.00          | -11,209,250.49                                 |
| 11/01/19    |             | 6,754,720.00           | 11,148,305.21                                  |
| -----       |             |                        |  |
| 09/30/27    | TOTALS:     | 0.00                   | -60,945.28                                     |
| -----       |             |                        |  |
| ISSUE DATE: | 09/30/19    | REBATABLE ARBITRAGE:   | -60,945.28                                     |
| COMP DATE:  | 09/30/27    | NET INCOME:            | 0.00   |
| BOND YIELD: | 6.432500%   | TAX INV YIELD:         | 0.000000%                                      |

\$13,095,000  
 Westside Community Development District  
 (Osceola County, Florida)  
 Special Assessment Revenue Refunding Bonds, Series 2019  
 2019-1 & 2019-2 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

| DATE     | DESCRIPTION | RECEIPTS<br>(PAYMENTS) | FUTURE VALUE @<br>BOND YIELD OF<br>(6.432500%) |
|----------|-------------|------------------------|--|
| 09/30/19 | Beg Bal     | -503,603.76            | -835,714.98                                    |
| 10/02/19 |             | 2.07                   | 3.43   |
| 11/04/19 |             | 64.16                  | 105.84   |
| 12/03/19 |             | 62.09                  | 101.90   |
| 01/03/20 |             | 64.16                  | 104.74   |
| 02/04/20 |             | 63.98                  | 103.88   |
| 03/03/20 |             | 52.97                  | 85.57  |
| 04/02/20 |             | 23.87                  | 38.36  |
| 05/01/20 |             | 125.01                 | 199.89   |
| 05/04/20 |             | 4.13                   | 6.60   |
| 06/02/20 |             | 4.26                   | 6.77   |
| 07/02/20 |             | 2.48                   | 3.92   |
| 08/04/20 |             | 2.34                   | 3.68   |
| 09/02/20 |             | 2.13                   | 3.33   |
| 10/02/20 |             | 2.06                   | 3.21   |
| 11/03/20 |             | 2.13                   | 3.30   |
| 12/02/20 |             | 2.06                   | 3.17   |
| 01/05/21 |             | 2.13                   | 3.26   |
| 02/02/21 |             | 2.14                   | 3.26   |
| 03/02/21 |             | 1.93                   | 2.93   |
| 04/02/21 |             | 2.14                   | 3.23   |
| 05/04/21 |             | 2.07                   | 3.11   |
| 06/02/21 |             | 2.14                   | 3.19   |
| 07/02/21 |             | 2.07                   | 3.07   |
| 08/03/21 |             | 2.14                   | 3.16   |
| 09/02/21 |             | 2.14                   | 3.14   |
| 10/04/21 |             | 2.07                   | 3.02   |
| 11/02/21 |             | 2.14                   | 3.11   |
| 12/02/21 |             | 2.07                   | 2.99   |
| 01/04/22 |             | 2.14                   | 3.08   |
| 02/02/22 |             | 2.14                   | 3.06   |
| 03/02/22 |             | 1.93                   | 2.75   |
| 04/04/22 |             | 2.17                   | 3.07   |
| 05/03/22 |             | 2.07                   | 2.92   |
| 06/02/22 |             | 2.17                   | 3.04   |
| 07/05/22 |             | 2.07                   | 2.88   |
| 08/02/22 |             | 2.14                   | 2.97   |
| 09/01/22 |             | 332.08                 | 458.08   |
| 10/04/22 |             | 620.73                 | 851.29   |
| 11/02/22 |             | 761.43                 | 1,039.12                                       |
| 12/02/22 |             | 806.95                 | 1,095.45                                       |
| 01/04/23 |             | 940.75                 | 1,269.92                                       |
| 02/02/23 |             | 1,000.75               | 1,344.28                                       |
| 03/02/23 |             | 907.64                 | 1,212.79                                       |
| 04/04/23 |             | 1,224.90               | 1,627.53                                       |
| 05/02/23 |             | 1,528.37               | 2,020.77                                       |
| 06/02/23 |             | 1,582.16               | 2,080.88                                       |
| 07/05/23 |             | 1,572.51               | 2,056.22                                       |

\$13,095,000  
 Westside Community Development District  
 (Osceola County, Florida)  
 Special Assessment Revenue Refunding Bonds, Series 2019  
 2019-1 & 2019-2 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

| DATE     | DESCRIPTION | RECEIPTS<br>(PAYMENTS) | FUTURE VALUE @<br>BOND YIELD OF<br>(6.432500%) |
|----------|-------------|------------------------|--|
| 08/02/23 |             | 1,832.53               | 2,384.88                                       |
| 09/05/23 |             | 2,287.72               | 2,960.04                                       |
| 09/30/23 | MMkt Bal    | 503,478.75             | 648,583.29                                     |
| 09/30/23 | MMkt Acc    | 2,213.92               | 2,851.98                                       |
| -----    |             |                        |  |
| 09/30/27 | TOTALS:     | 18,009.34              | -163,039.60                                    |
| -----    |             |                        |  |

|             |           |                      |             |
|-------------|-----------|----------------------|-------------|
| ISSUE DATE: | 09/30/19  | REBATABLE ARBITRAGE: | -163,039.60 |
| COMP DATE:  | 09/30/27  | NET INCOME:          | 18,009.34   |
| BOND YIELD: | 6.432500% | TAX INV YIELD:       | 0.884016%   |

\$13,095,000  
 Westside Community Development District  
 (Osceola County, Florida)  
 Special Assessment Revenue Refunding Bonds, Series 2019  
 2019-1 & 2019-2 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

| DATE        | DESCRIPTION | RECEIPTS<br>(PAYMENTS) | FUTURE VALUE @<br>BOND YIELD OF<br>(6.432500%) |
|-------------|-------------|------------------------|--|
| 09/30/19    | Beg Bal     | -43,943.68             | -72,923.19                                     |
| 10/02/19    |             | 0.18                   | 0.30   |
| 11/01/19    |             | 43,943.68              | 72,526.70                                      |
| 11/04/19    |             | 5.60                   | 9.24   |
| 05/01/20    |             | -255,156.88            | -408,000.51                                    |
| 05/01/20    |             | 255,156.88             | 408,000.51                                     |
| -----       |             |                        |  |
| 09/30/27    | TOTALS:     | 5.78                   | -386.95  |
| -----       |             |                        |  |
| ISSUE DATE: | 09/30/19    | REBATABLE ARBITRAGE:   | -386.95  |
| COMP DATE:  | 09/30/27    | NET INCOME:            | 5.78   |
| BOND YIELD: | 6.432500%   | TAX INV YIELD:         | 0.152794%                                      |

\$13,095,000  
 Westside Community Development District  
 (Osceola County, Florida)  
 Special Assessment Revenue Refunding Bonds, Series 2019  
 2019-1 & 2019-2 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

| DATE     | DESCRIPTION | RECEIPTS<br>(PAYMENTS) | FUTURE VALUE @<br>BOND YIELD OF<br>(6.432500%) |
|----------|-------------|------------------------|--|
| 09/30/19 | Beg Bal     | -165,313.83            | -274,333.23                                    |
| 10/01/19 |             | 73,500.00              | 121,949.54                                     |
| 10/01/19 |             | 35,500.00              | 58,900.80                                      |
| 10/09/19 |             | 500.00                 | 828.42   |
| 10/09/19 |             | 5,375.00               | 8,905.54                                       |
| 10/16/19 |             | 1,500.00               | 2,482.21                                       |
| 11/05/19 |             | 42,000.00              | 69,270.01                                      |
| 09/30/23 | MMkt Bal    | 7,166.55               | 9,231.98                                       |
| 09/30/23 | MMkt Acc    | 31.36                  | 40.40  |
| -----    |             |                        |  |
| 09/30/27 | TOTALS:     | 259.08                 | -2,724.32                                      |
| -----    |             |                        |  |

|             |           |                      |           |
|-------------|-----------|----------------------|-----------|
| ISSUE DATE: | 09/30/19  | REBATABLE ARBITRAGE: | -2,724.32 |
| COMP DATE:  | 09/30/27  | NET INCOME:          | 259.08    |
| BOND YIELD: | 6.432500% | TAX INV YIELD:       | 0.788033% |



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

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

| DATE     | DESCRIPTION | RECEIPTS<br>(PAYMENTS) | FUTURE VALUE @<br>BOND YIELD OF<br>(6.432500%) |
|----------|-------------|------------------------|--|
| 09/30/20 |             | -1,760.00              | -2,741.48                                      |
| 09/30/21 |             | -1,780.00              | -2,602.54                                      |
| 09/30/22 |             | -1,830.00              | -2,511.49                                      |
| 09/30/23 |             | -1,960.00              | -2,524.88                                      |
| -----    |             |                        |  |
| 09/30/27 | TOTALS:     | -7,330.00              | -10,380.39                                     |
| -----    |             |                        |  |

ISSUE DATE: 09/30/19      REBATABL ARBITRAGE: -10,380.39  
 COMP DATE: 09/30/27  
 BOND YIELD: 6.432500%