

Westside
Community Development District

Proposed Budget
FY2025



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Westside
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 589,729	\$ 476,243	\$ 113,486	\$ 589,729	\$ 589,729
Assessments - Direct Bill	\$ -	\$ 8,727	\$ 26,180	\$ 34,907	\$ -
Interest Income	\$ 1,000	\$ 6,165	\$ 3,083	\$ 9,248	\$ 1,000
Miscellaneous Revenue	\$ -	\$ 3,017	\$ -	\$ 3,017	\$ -
Carry Forward Balance	\$ 259,257	\$ 393,702	\$ -	\$ 393,702	\$ 302,953
Total Revenues	\$ 849,987	\$ 887,854	\$ 142,749	\$ 1,030,603	\$ 893,682

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 1,200	\$ 1,800	\$ 3,000	\$ 12,000
FICA Expense	\$ 918	\$ 92	\$ 138	\$ 230	\$ 918
Engineering Fees	\$ 15,000	\$ 3,796	\$ 6,204	\$ 10,000	\$ 15,000
Legal Services	\$ 40,000	\$ 8,571	\$ 8,571	\$ 17,142	\$ 40,000
Arbitrage Fees	\$ 3,600	\$ 2,250	\$ 1,350	\$ 3,600	\$ 3,600
Management Fees	\$ 48,386	\$ 24,193	\$ 24,193	\$ 48,386	\$ 52,015
Information Technology	\$ 1,908	\$ 954	\$ 954	\$ 1,908	\$ 2,004
Website Maintenance	\$ 1,272	\$ 636	\$ 636	\$ 1,272	\$ 1,336
Dissemination Fees	\$ 22,260	\$ 11,130	\$ 11,130	\$ 22,260	\$ 23,373
Trustee Fees	\$ 29,042	\$ 18,484	\$ 5,760	\$ 24,244	\$ 29,042
Assessment Roll Services	\$ 13,250	\$ 13,250	\$ -	\$ 13,250	\$ 13,913
Auditing Services	\$ 4,950	\$ -	\$ 3,850	\$ 3,850	\$ 4,950
Telephone	\$ 100	\$ -	\$ 50	\$ 50	\$ 100
Postage	\$ 2,250	\$ 161	\$ 500	\$ 661	\$ 2,250
Insurance - General Liability	\$ 10,188	\$ 9,586	\$ -	\$ 9,586	\$ 10,545
Printing and Binding	\$ 1,500	\$ 168	\$ 500	\$ 668	\$ 1,500
Legal Advertising	\$ 1,800	\$ -	\$ 1,800	\$ 1,800	\$ 1,800
Other Current Charges	\$ 1,600	\$ 646	\$ 660	\$ 1,306	\$ 1,600
Office Supplies	\$ 400	\$ 37	\$ 23	\$ 60	\$ 400
Property Appraiser's Fee	\$ 1,400	\$ 1,265	\$ -	\$ 1,265	\$ 1,400
Property Taxes	\$ 200	\$ 4	\$ 196	\$ 200	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 212,199	\$ 96,598	\$ 68,315	\$ 164,913	\$ 218,121

Westside
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
<i>Operations & Maintenance</i>					
Landscape Maintenance	\$ 332,250	\$ 166,125	\$ 166,125	\$ 332,250	\$ 348,863
Oak Tree Maintenance	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Irrigation Repairs	\$ 20,000	\$ 25,948	\$ 9,052	\$ 35,000	\$ 25,000
Plant Replacement	\$ 30,000	\$ -	\$ 7,140	\$ 7,140	\$ 30,000
Electric	\$ 1,815	\$ 185	\$ 215	\$ 400	\$ 1,997
Streetlighting	\$ 64,680	\$ 29,301	\$ 35,379	\$ 64,680	\$ 71,148
Irrigation Water	\$ 70,180	\$ 27,518	\$ 27,518	\$ 55,036	\$ 77,198
Property Insurance	\$ 1,784	\$ 1,701	\$ -	\$ 1,701	\$ 1,922
Field Management	\$ 21,505	\$ 10,752	\$ 10,752	\$ 21,505	\$ 22,581
Lake & Wetland Maintenance	\$ 25,574	\$ 7,670	\$ 9,330	\$ 17,000	\$ 26,853
Sidewalk Repairs & Maintenance	\$ 4,000	\$ -	\$ 2,000	\$ 2,000	\$ 4,000
Contingency	\$ 26,000	\$ -	\$ 13,000	\$ 13,000	\$ 26,000
Stormwater/Lake Repair	\$ 15,000	\$ 590	\$ -	\$ 590	\$ 15,000
Total Operations & Maintenance	\$ 637,788	\$ 269,790	\$ 280,512	\$ 550,303	\$ 675,561
Total Expenditures	\$ 849,987	\$ 366,388	\$ 348,827	\$ 715,216	\$ 893,682
Excess Revenues/(Expenditures)	\$ -	\$ 521,466	\$ (206,079)	\$ 315,387	\$ -

	<u>FY2021</u>	<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>
Net Assessments	\$566,228	\$566,228	\$566,228	\$589,729	\$589,729
Add: Discounts & Collections	\$36,142	\$36,142	\$36,142	\$37,642	\$37,642
Gross Assessments	\$602,370	\$602,370	\$602,370	\$627,372	\$627,372
Units	3828.11	3828.11	3828.11	3987.11	3987.11
Per Unit Gross Assessment	\$157	\$157	\$157	\$157	\$157
Net Assessments	\$566,228	\$566,228	\$566,228	\$589,729	\$589,729
Total Developable Units	3828.11	3828.11	3828.11	3987.11	3987.11
Per Unit Net Assessments	\$148	\$148	\$148	\$148	\$148

**Westside
Community Development District
General Fund Budget**

Revenues:

Maintenance Assessments

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

Interest Income

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

Expenditures:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Legal Services

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

Westside

Community Development District

General Fund Budget

Arbitrage Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Dissemination Fees

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

Trustee Fees

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

Westside

Community Development District

General Fund Budget

Assessment Roll Services

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

Auditing Services

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

Telephone

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

Postage

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

Insurance – General Liability

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

Printing and Binding

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

Legal Advertising

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

Other Current Charges

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

**Westside
Community Development District
General Fund Budget**

Office Supplies

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

Property Appraiser’s Fee

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

Property Taxes

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance

Landscape Maintenance

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

Description	Monthly Amount	Annual Amount
Original Agreement	\$7,804	\$93,648
Solara Ponds	\$1,025	\$12,300
Solara Phase 1	\$5,002	\$60,024
Solara Phase 2	\$3,791	\$45,491
Goodman Road	\$1,335	\$16,020
Westside Blvd Extension	\$2,840	\$34,080
Estimated Solara Future Areas	\$1,550	\$18,600
Estimated Soleil Areas	\$5,725	\$68,700
Total		\$348,863

Westside Community Development District General Fund Budget

Oak Tree Maintenance

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

Irrigation Repairs

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

Plant Replacement

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

Electric

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

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
15704 70086	9000 W Irlo Bronson Memorial Hwy	\$65	\$782
	Contingency		\$1,215
Total			\$1,997

Streetlights

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

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
09047 36125	000 Westside Blvd Lite, Entrance	\$5,500	\$66,000
	Contingency - Streetlight		\$5,148
Total			\$71,148

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Irrigation Water

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

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
2118575-1129340	0 Westside Blvd Reclaim	\$5,000	\$60,000
2118575-1124768	2400 Blk Even Westside Blvd	\$40	\$480
2118575-920460	0 Westside Blvd Reclaim D	\$40	\$480
	Contingency		\$16,238
Total			\$77,198

Property Insurance

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

Field Management

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

Lake and Wetland Maintenance

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

Description	Monthly Amount	Annual Amount
Stormwater Pond Plant Management	\$1,075	\$12,900
Quarterly Fountain Maintenance		\$749
Quarterly Mitigation Maintenance		\$6,000
Estimated New Ponds		\$3,600
Contingency		\$3,604
Total		\$ 26,853

**Westside
Community Development District
General Fund Budget**

Sidewalk Repairs & Maintenance

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

Contingency

Any other miscellaneous charges incurred by the District.

Stormwater/Lake Repair

Represents contingency for potential repairs to stormwater system.

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

	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues					
Interest	\$ -	\$ 21,515	\$ 10,758	\$ 32,273	\$ -
Carry Forward Surplus	\$ 1,282,718	\$ 1,243,073	\$ -	\$ 1,243,073	\$ 1,239,846
Total Revenues	\$ 1,282,718	\$ 1,264,588	\$ 10,758	\$ 1,275,346	\$ 1,239,846
Expenditures					
Miscellaneous Expense	\$ 1,500	\$ 232	\$ 268	\$ 500	\$ 1,500
Capital Outlay - Landscaping	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ 50,000
Total Expenditures	\$ 1,500	\$ 232	\$ 35,268	\$ 35,500	\$ 51,500
Excess Revenues/(Expenditures)	\$ 1,281,218	\$ 1,264,356	\$ (24,510)	\$ 1,239,846	\$ 1,188,346

Westside
Community Development District
Capital Reserve Budget

Revenues:

Interest Income

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

Expenditures:

Miscellaneous Expense

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

Capital Outlay - Landscaping

Represents the landscaping expenses within the District, including: General (mowing, edging, trimming, weeding, pruning and maintenance), irrigation inspection, fertilization, and pest control services.

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

	Adopted Budget FY2024	Proposed Budget FY2025
Revenues		
Assessments - Series 2005-2	\$ 110,963	\$ 110,963
Total Revenues	\$ 110,963	\$ 110,963
Expenditures		
Debt Service Obligation	\$ 110,963	\$ 110,963
Total Expenditures	\$ 110,963	\$ 110,963
Excess Revenues/(Expenditures)	\$ -	\$ -

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

	Adopted Budget FY2024	Proposed Budget FY2025
<u>Revenues</u>		
Assessments - Series 2007-2	\$ 39,800	\$ 39,800
Total Revenues	\$ 39,800	\$ 39,800
<u>Expenditures</u>		
Debt Service Obligation	\$ 39,800	\$ 39,800
Total Expenditures	\$ 39,800	\$ 39,800
Excess Revenues/(Expenditures)	\$ -	\$ -

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

	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 230,130	\$ 21,515	\$ 208,615	\$ 230,130	\$ 230,130
Interest	\$ -	\$ 5,761	\$ 2,881	\$ 8,642	\$ -
Carryforward Surplus (1)	\$ 120,257	\$ 125,715	\$ -	\$ 125,715	\$ 135,437
Total Revenues	\$ 350,387	\$ 152,991	\$ 211,495	\$ 364,487	\$ 365,567
Expenditures					
Interest - 11/1	\$ 82,025	\$ 82,025	\$ -	\$ 82,025	\$ 80,400
Interest - 5/1	\$ 82,025	\$ -	\$ 82,025	\$ 82,025	\$ 80,400
Principal - 5/1	\$ 65,000	\$ -	\$ 65,000	\$ 65,000	\$ 70,000
Total Expenditures	\$ 229,050	\$ 82,025	\$ 147,025	\$ 229,050	\$ 230,800
Excess Revenues/(Expenditures)	\$ 121,337	\$ 70,966	\$ 64,470	\$ 135,437	\$ 134,767

Interest - 11/1/2025 \$ 78,650

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

Westside
Community Development District
Series 2018 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/24	\$ 3,145,000.00	\$ -	\$ 80,400.00	\$ 227,425.00
05/01/25	\$ 3,145,000.00	\$ 70,000.00	\$ 80,400.00	\$ -
11/01/25	\$ 3,075,000.00	\$ -	\$ 78,650.00	\$ 229,050.00
05/01/26	\$ 3,075,000.00	\$ 70,000.00	\$ 78,650.00	\$ -
11/01/26	\$ 3,005,000.00	\$ -	\$ 76,900.00	\$ 225,550.00
05/01/27	\$ 3,005,000.00	\$ 75,000.00	\$ 76,900.00	\$ -
11/01/27	\$ 2,930,000.00	\$ -	\$ 75,025.00	\$ 226,925.00
05/01/28	\$ 2,930,000.00	\$ 80,000.00	\$ 75,025.00	\$ -
11/01/28	\$ 2,850,000.00	\$ -	\$ 73,025.00	\$ 228,050.00
05/01/29	\$ 2,850,000.00	\$ 85,000.00	\$ 73,025.00	\$ -
11/01/29	\$ 2,765,000.00	\$ -	\$ 70,900.00	\$ 228,925.00
05/01/30	\$ 2,765,000.00	\$ 90,000.00	\$ 70,900.00	\$ -
11/01/30	\$ 2,675,000.00	\$ -	\$ 68,650.00	\$ 229,550.00
05/01/31	\$ 2,675,000.00	\$ 95,000.00	\$ 68,650.00	\$ -
11/01/31	\$ 2,580,000.00	\$ -	\$ 66,275.00	\$ 229,925.00
05/01/32	\$ 2,580,000.00	\$ 100,000.00	\$ 66,275.00	\$ -
11/01/32	\$ 2,480,000.00	\$ -	\$ 63,775.00	\$ 230,050.00
05/01/33	\$ 2,480,000.00	\$ 105,000.00	\$ 63,775.00	\$ -
11/01/33	\$ 2,375,000.00	\$ -	\$ 61,150.00	\$ 229,925.00
05/01/34	\$ 2,375,000.00	\$ 110,000.00	\$ 61,150.00	\$ -
11/01/34	\$ 2,265,000.00	\$ -	\$ 58,400.00	\$ 229,550.00
05/01/35	\$ 2,265,000.00	\$ 115,000.00	\$ 58,400.00	\$ -
11/01/35	\$ 2,150,000.00	\$ -	\$ 55,525.00	\$ 228,925.00
05/01/36	\$ 2,150,000.00	\$ 120,000.00	\$ 55,525.00	\$ -
11/01/36	\$ 2,030,000.00	\$ -	\$ 52,525.00	\$ 228,050.00
05/01/37	\$ 2,030,000.00	\$ 125,000.00	\$ 52,525.00	\$ -
11/01/37	\$ 1,905,000.00	\$ -	\$ 49,400.00	\$ 226,925.00
05/01/38	\$ 1,905,000.00	\$ 130,000.00	\$ 49,400.00	\$ -
11/01/38	\$ 1,775,000.00	\$ -	\$ 46,150.00	\$ 225,550.00
05/01/39	\$ 1,775,000.00	\$ 140,000.00	\$ 46,150.00	\$ -
11/01/39	\$ 1,635,000.00	\$ -	\$ 42,510.00	\$ 228,660.00
05/01/40	\$ 1,635,000.00	\$ 145,000.00	\$ 42,510.00	\$ -
11/01/40	\$ 1,490,000.00	\$ -	\$ 38,740.00	\$ 226,250.00
05/01/41	\$ 1,490,000.00	\$ 155,000.00	\$ 38,740.00	\$ -
11/01/41	\$ 1,335,000.00	\$ -	\$ 34,710.00	\$ 228,450.00
05/01/42	\$ 1,335,000.00	\$ 165,000.00	\$ 34,710.00	\$ -
11/01/42	\$ 1,170,000.00	\$ -	\$ 30,420.00	\$ 230,130.00
05/01/43	\$ 1,170,000.00	\$ 170,000.00	\$ 30,420.00	\$ -
11/01/43	\$ 1,000,000.00	\$ -	\$ 26,000.00	\$ 226,420.00
05/01/44	\$ 1,000,000.00	\$ 180,000.00	\$ 26,000.00	\$ -
11/01/44	\$ 820,000.00	\$ -	\$ 21,320.00	\$ 227,320.00
05/01/45	\$ 820,000.00	\$ 190,000.00	\$ 21,320.00	\$ -
11/01/45	\$ 630,000.00	\$ -	\$ 16,380.00	\$ 227,700.00
05/01/46	\$ 630,000.00	\$ 200,000.00	\$ 16,380.00	\$ -
11/01/46	\$ 430,000.00	\$ -	\$ 11,180.00	\$ 227,560.00
05/01/47	\$ 430,000.00	\$ 210,000.00	\$ 11,180.00	\$ -
11/01/47	\$ 220,000.00	\$ -	\$ 5,720.00	\$ 226,900.00
05/01/48	\$ 220,000.00	\$ 220,000.00	\$ 5,720.00	\$ 225,720.00
		\$ 3,210,000.00	\$ 2,489,485.00	\$ 5,699,485.00

Westside
Community Development District
Special Assessment Revenue Bonds - Series 2018

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

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

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

	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 203,846	\$ 21,515	\$ 182,331	\$ 203,846	\$ 203,846
Interest	\$ -	\$ 4,789	\$ 2,395	\$ 7,184	\$ -
Carryforward Surplus (1)	\$ 93,051	\$ 97,865	\$ -	\$ 97,865	\$ 104,792
Total Revenues	\$ 296,897	\$ 124,170	\$ 184,725	\$ 308,895	\$ 308,638
Expenditures					
Interest - 11/1	\$ 69,552	\$ 69,552	\$ -	\$ 69,552	\$ 68,374
Interest - 5/1	\$ 69,552	\$ -	\$ 69,552	\$ 69,552	\$ 68,374
Principal - 5/1	\$ 65,000	\$ -	\$ 65,000	\$ 65,000	\$ 65,000
Total Expenditures	\$ 204,104	\$ 69,552	\$ 134,552	\$ 204,104	\$ 201,748
Excess Revenues/(Expenditures)	\$ 92,793	\$ 54,618	\$ 50,173	\$ 104,792	\$ 106,890
				Interest - 11/1/2025	\$ 67,106.25

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

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

Date	Balance	Principal	Interest	Total
11/01/24	\$ 2,935,000.00	\$ -	\$ 68,373.75	\$ 202,925.63
05/01/25	\$ 2,935,000.00	\$ 65,000.00	\$ 68,373.75	\$ -
11/01/25	\$ 2,870,000.00	\$ -	\$ 67,106.25	\$ 200,480.00
05/01/26	\$ 2,870,000.00	\$ 70,000.00	\$ 67,106.25	\$ -
11/01/26	\$ 2,800,000.00	\$ -	\$ 65,741.25	\$ 202,847.50
05/01/27	\$ 2,800,000.00	\$ 70,000.00	\$ 65,741.25	\$ -
11/01/27	\$ 2,730,000.00	\$ -	\$ 64,376.25	\$ 200,117.50
05/01/28	\$ 2,730,000.00	\$ 75,000.00	\$ 64,376.25	\$ -
11/01/28	\$ 2,655,000.00	\$ -	\$ 62,913.75	\$ 202,290.00
05/01/29	\$ 2,655,000.00	\$ 75,000.00	\$ 62,913.75	\$ -
11/01/29	\$ 2,580,000.00	\$ -	\$ 61,451.25	\$ 199,365.00
05/01/30	\$ 2,580,000.00	\$ 80,000.00	\$ 61,451.25	\$ -
11/01/30	\$ 2,500,000.00	\$ -	\$ 59,601.25	\$ 201,052.50
05/01/31	\$ 2,500,000.00	\$ 85,000.00	\$ 59,601.25	\$ -
11/01/31	\$ 2,415,000.00	\$ -	\$ 57,635.63	\$ 202,236.88
05/01/32	\$ 2,415,000.00	\$ 90,000.00	\$ 57,635.63	\$ -
11/01/32	\$ 2,325,000.00	\$ -	\$ 55,554.38	\$ 203,190.00
05/01/33	\$ 2,325,000.00	\$ 90,000.00	\$ 55,554.38	\$ -
11/01/33	\$ 2,235,000.00	\$ -	\$ 53,473.13	\$ 199,027.50
05/01/34	\$ 2,235,000.00	\$ 95,000.00	\$ 53,473.13	\$ -
11/01/34	\$ 2,140,000.00	\$ -	\$ 51,276.25	\$ 199,749.38
05/01/35	\$ 2,140,000.00	\$ 100,000.00	\$ 51,276.25	\$ -
11/01/35	\$ 2,040,000.00	\$ -	\$ 48,963.75	\$ 200,240.00
05/01/36	\$ 2,040,000.00	\$ 105,000.00	\$ 48,963.75	\$ -
11/01/36	\$ 1,935,000.00	\$ -	\$ 46,535.63	\$ 200,499.38
05/01/37	\$ 1,935,000.00	\$ 110,000.00	\$ 46,535.63	\$ -
11/01/37	\$ 1,825,000.00	\$ -	\$ 43,991.88	\$ 200,527.50
05/01/38	\$ 1,825,000.00	\$ 115,000.00	\$ 43,991.88	\$ -
11/01/38	\$ 1,710,000.00	\$ -	\$ 41,332.50	\$ 200,324.38
05/01/39	\$ 1,710,000.00	\$ 120,000.00	\$ 41,332.50	\$ -
11/01/39	\$ 1,590,000.00	\$ -	\$ 38,557.50	\$ 199,890.00
05/01/40	\$ 1,590,000.00	\$ 125,000.00	\$ 38,557.50	\$ -
11/01/40	\$ 1,465,000.00	\$ -	\$ 35,526.25	\$ 199,083.75
05/01/41	\$ 1,465,000.00	\$ 135,000.00	\$ 35,526.25	\$ -
11/01/41	\$ 1,330,000.00	\$ -	\$ 32,252.50	\$ 202,778.75
05/01/42	\$ 1,330,000.00	\$ 140,000.00	\$ 32,252.50	\$ -
11/01/42	\$ 1,190,000.00	\$ -	\$ 28,857.50	\$ 201,110.00
05/01/43	\$ 1,190,000.00	\$ 145,000.00	\$ 28,857.50	\$ -
11/01/43	\$ 1,045,000.00	\$ -	\$ 25,341.25	\$ 199,198.75
05/01/44	\$ 1,045,000.00	\$ 155,000.00	\$ 25,341.25	\$ -
11/01/44	\$ 890,000.00	\$ -	\$ 21,582.50	\$ 201,923.75
05/01/45	\$ 890,000.00	\$ 160,000.00	\$ 21,582.50	\$ -
11/01/45	\$ 730,000.00	\$ -	\$ 17,702.50	\$ 199,285.00
05/01/46	\$ 730,000.00	\$ 170,000.00	\$ 17,702.50	\$ -
11/01/46	\$ 560,000.00	\$ -	\$ 13,580.00	\$ 201,282.50
05/01/47	\$ 560,000.00	\$ 180,000.00	\$ 13,580.00	\$ -
11/01/47	\$ 380,000.00	\$ -	\$ 9,215.00	\$ 202,795.00
05/01/48	\$ 380,000.00	\$ 185,000.00	\$ 9,215.00	\$ -
11/01/48	\$ 195,000.00	\$ -	\$ 4,728.75	\$ 198,943.75
05/01/49	\$ 195,000.00	\$ 195,000.00	\$ 4,728.75	\$ 199,728.75
		\$ 3,000,000.00	\$ 2,220,893.13	\$ 5,220,893.13

Westside
Community Development District
Special Assessment Revenue Bonds - Series 2019

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

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

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

	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 1,007,205	\$ 21,515	\$ 985,690	\$ 1,007,205	\$ 1,007,205
Interest	\$ -	\$ 27,518	\$ 13,759	\$ 41,277	\$ -
Carryforward Surplus (1)	\$ 816,035	\$ 542,367	\$ -	\$ 542,367	\$ 579,736
Total Revenues	\$ 1,823,240	\$ 591,401	\$ 999,449	\$ 1,590,850	\$ 1,586,942
Expenditures					
Interest - 11/1	\$ 218,057	\$ 218,057	\$ -	\$ 218,057	\$ 207,994
Interest - 5/1	\$ 218,057	\$ -	\$ 218,057	\$ 218,057	\$ 207,994
Principal - 5/1	\$ 575,000	\$ -	\$ 575,000	\$ 575,000	\$ 595,000
Total Expenditures	\$ 1,011,114	\$ 218,057	\$ 793,057	\$ 1,011,114	\$ 1,010,989
Excess Revenues/(Expenditures)	\$ 812,126	\$ 373,344	\$ 206,392	\$ 579,736	\$ 575,953

Interest - 11/1/2025 \$ 196,838.13

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

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

Date	Balance	Principal	Interest	Total
11/01/24	\$ 10,400,000.00	\$ -	\$ 207,994.38	\$ 1,001,051.25
05/01/25	\$ 10,400,000.00	\$ 595,000.00	\$ 207,994.38	\$ -
11/01/25	\$ 9,805,000.00	\$ -	\$ 196,838.13	\$ 999,832.50
05/01/26	\$ 9,805,000.00	\$ 625,000.00	\$ 196,838.13	\$ -
11/01/26	\$ 9,180,000.00	\$ -	\$ 185,119.38	\$ 1,006,957.50
05/01/27	\$ 9,180,000.00	\$ 645,000.00	\$ 185,119.38	\$ -
11/01/27	\$ 8,535,000.00	\$ -	\$ 173,025.63	\$ 1,003,145.00
05/01/28	\$ 8,535,000.00	\$ 670,000.00	\$ 173,025.63	\$ -
11/01/28	\$ 7,865,000.00	\$ -	\$ 160,463.13	\$ 1,003,488.75
05/01/29	\$ 7,865,000.00	\$ 695,000.00	\$ 160,463.13	\$ -
11/01/29	\$ 7,170,000.00	\$ -	\$ 147,431.88	\$ 1,002,895.00
05/01/30	\$ 7,170,000.00	\$ 725,000.00	\$ 147,431.88	\$ -
11/01/30	\$ 6,445,000.00	\$ -	\$ 132,527.50	\$ 1,004,959.38
05/01/31	\$ 6,445,000.00	\$ 755,000.00	\$ 132,527.50	\$ -
11/01/31	\$ 5,690,000.00	\$ -	\$ 117,006.25	\$ 1,004,533.75
05/01/32	\$ 5,690,000.00	\$ 785,000.00	\$ 117,006.25	\$ -
11/01/32	\$ 4,905,000.00	\$ -	\$ 100,868.13	\$ 1,002,874.38
05/01/33	\$ 4,905,000.00	\$ 820,000.00	\$ 100,868.13	\$ -
11/01/33	\$ 4,085,000.00	\$ -	\$ 84,010.63	\$ 1,004,878.75
05/01/34	\$ 4,085,000.00	\$ 850,000.00	\$ 84,010.63	\$ -
11/01/34	\$ 3,235,000.00	\$ -	\$ 66,536.25	\$ 1,000,546.88
05/01/35	\$ 3,235,000.00	\$ 885,000.00	\$ 66,536.25	\$ -
11/01/35	\$ 2,350,000.00	\$ -	\$ 48,342.50	\$ 999,878.75
05/01/36	\$ 2,350,000.00	\$ 925,000.00	\$ 48,342.50	\$ -
11/01/36	\$ 1,425,000.00	\$ -	\$ 29,326.25	\$ 1,002,668.75
05/01/37	\$ 1,425,000.00	\$ 960,000.00	\$ 29,326.25	\$ -
11/01/37	\$ 465,000.00	\$ -	\$ 9,590.63	\$ 998,916.88
05/01/38	\$ 465,000.00	\$ 465,000.00	\$ 9,590.63	\$ 474,590.63
		\$ 10,975,000.00	\$ 3,536,218.13	\$ 14,511,218.13

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

Allocation Methodology									
Refunding Bonds									
<u>PRODUCT</u>	<u>No. of Units</u>	Par Debt Per Unit	Par Debt Per Unit	Par Debt Per	Net Annual	Gross Annual			
		2005-1	2007-1	Unit	Debt	Debt	Assessment	Assessment Per	Maximum
				Combined	Per Unit	Unit (1)			Annual Debt
									Service
Single Family 70' - Calabria	75	\$ 10,518	\$ 1,673	\$ 12,191	\$ 948	\$ 1,008			\$ 71,093
LR - Paradise Palms	553	\$ 0	\$ 4,714	\$ 4,714	\$ 357	\$ 379			\$ 197,216
Townhome - Caribe Cove	187	\$ 5,259	\$ 1,673	\$ 6,932	\$ 537	\$ 572			\$ 100,462
Single Family 50' - Tuscany	68	\$ 6,299	\$ 1,673	\$ 7,971	\$ 618	\$ 658			\$ 42,051
Townhome - Bayhama Bay II	170	\$ 5,259	\$ 1,673	\$ 6,932	\$ 537	\$ 572			\$ 91,329
Townhome - Golden Cay	124	\$ 4,750	\$ 1,673	\$ 6,423	\$ 497	\$ 529			\$ 61,689
Townhome - Parcel K	100	\$ 5,249	\$ 1,673	\$ 6,922	\$ 536	\$ 571			\$ 53,643
Single Family 40' - Parcel K	77	\$ 5,774	\$ 1,673	\$ 7,447	\$ 577	\$ 614			\$ 44,461
Single Family 50' - Parcel K	14	\$ 6,299	\$ 1,673	\$ 7,971	\$ 618	\$ 658			\$ 8,658
Townhome - Parcel L	158	\$ 5,249	\$ 1,673	\$ 6,922	\$ 536	\$ 571			\$ 84,756
Single Family 50' - Parcel L	192	\$ 6,299	\$ 1,673	\$ 7,971	\$ 618	\$ 658			\$ 118,733
Townhome - M1	276	\$ 0	\$ 6,375	\$ 6,375	\$ 482	\$ 513			\$ 133,115
TOTAL	1,994								\$ 1,007,205

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

	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 78,845	\$ 76,343	\$ 2,502	\$ 78,845	\$ 78,845
Interest	\$ -	\$ 2,078	\$ 1,039	\$ 3,117	\$ -
Carryforward Surplus (1)	\$ 57,621	\$ 60,128	\$ -	\$ 60,128	\$ 68,149
Total Revenues	\$ 136,466	\$ 138,549	\$ 3,540	\$ 142,089	\$ 146,994
Expenditures					
Interest - 11/1	\$ 36,970	\$ 36,970	\$ -	\$ 36,970	\$ 36,970
Interest - 5/1	\$ 36,970	\$ -	\$ 36,970	\$ 36,970	\$ 36,970
Total Expenditures	\$ 73,940	\$ 36,970	\$ 36,970	\$ 73,940	\$ 73,940
Excess Revenues/(Expenditures)	\$ 62,526	\$ 101,579	\$ (33,430)	\$ 68,149	\$ 73,054

Interest - 11/1/2025 \$36,970

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

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

Date	Balance	Prinicipal	Interest	Total
11/01/24	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/25	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/25	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/26	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/26	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/27	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/27	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/28	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/28	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/29	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/29	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/30	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/30	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/31	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/31	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/32	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ -
11/01/32	\$ 1,860,000.00	\$ -	\$ 36,970.00	\$ 73,940.00
05/01/33	\$ 1,860,000.00	\$ 5,000.00	\$ 36,970.00	\$ -
11/01/33	\$ 1,855,000.00	\$ -	\$ 36,875.00	\$ 78,845.00
05/01/34	\$ 1,855,000.00	\$ 5,000.00	\$ 36,875.00	\$ -
11/01/34	\$ 1,850,000.00	\$ -	\$ 36,780.00	\$ 78,655.00
05/01/35	\$ 1,850,000.00	\$ 5,000.00	\$ 36,780.00	\$ -
11/01/35	\$ 1,845,000.00	\$ -	\$ 36,685.00	\$ 78,465.00
05/01/36	\$ 1,845,000.00	\$ 5,000.00	\$ 36,685.00	\$ -
11/01/36	\$ 1,840,000.00	\$ -	\$ 36,590.00	\$ 78,275.00
05/01/37	\$ 1,840,000.00	\$ 5,000.00	\$ 36,590.00	\$ -
11/01/37	\$ 1,835,000.00	\$ -	\$ 36,495.00	\$ 78,085.00
05/01/38	\$ 1,835,000.00	\$ 90,000.00	\$ 36,495.00	\$ -
11/01/38	\$ 1,745,000.00	\$ -	\$ 34,785.00	\$ 161,280.00
05/01/39	\$ 1,745,000.00	\$ 115,000.00	\$ 34,785.00	\$ -
11/01/39	\$ 1,630,000.00	\$ -	\$ 32,600.00	\$ 182,385.00
05/01/40	\$ 1,630,000.00	\$ 120,000.00	\$ 32,600.00	\$ -
11/01/40	\$ 1,510,000.00	\$ -	\$ 30,200.00	\$ 182,800.00
05/01/41	\$ 1,510,000.00	\$ 125,000.00	\$ 30,200.00	\$ -
11/01/41	\$ 1,385,000.00	\$ -	\$ 27,700.00	\$ 182,900.00
05/01/42	\$ 1,385,000.00	\$ 130,000.00	\$ 27,700.00	\$ -
11/01/42	\$ 1,255,000.00	\$ -	\$ 25,100.00	\$ 182,800.00
05/01/43	\$ 1,255,000.00	\$ 135,000.00	\$ 25,100.00	\$ -
11/01/43	\$ 1,120,000.00	\$ -	\$ 22,400.00	\$ 182,500.00
05/01/44	\$ 1,120,000.00	\$ 140,000.00	\$ 22,400.00	\$ -
11/01/44	\$ 980,000.00	\$ -	\$ 19,600.00	\$ 182,000.00
05/01/45	\$ 980,000.00	\$ 145,000.00	\$ 19,600.00	\$ -
11/01/45	\$ 835,000.00	\$ -	\$ 16,700.00	\$ 181,300.00
05/01/46	\$ 835,000.00	\$ 155,000.00	\$ 16,700.00	\$ -
11/01/46	\$ 680,000.00	\$ -	\$ 13,600.00	\$ 185,300.00
05/01/47	\$ 680,000.00	\$ 160,000.00	\$ 13,600.00	\$ -
11/01/47	\$ 520,000.00	\$ -	\$ 10,400.00	\$ 184,000.00
05/01/48	\$ 520,000.00	\$ 165,000.00	\$ 10,400.00	\$ -
11/01/48	\$ 355,000.00	\$ -	\$ 7,100.00	\$ 182,500.00
05/01/49	\$ 355,000.00	\$ 175,000.00	\$ 7,100.00	\$ -
11/01/49	\$ 180,000.00	\$ -	\$ 3,600.00	\$ 185,700.00
05/01/50	\$ 180,000.00	\$ 180,000.00	\$ 3,600.00	\$ 183,600.00
	\$ 1,860,000.00	\$ 1,667,760.00	\$ 3,564,730.00	

Westside
Community Development District
Special Assessment Revenue Bonds - Series 2019

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

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

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

	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 113,770	\$ 21,515	\$ 92,254	\$ 113,770	\$ 113,770
Interest	\$ -	\$ 4,377	\$ 2,188	\$ 6,565	\$ -
Carryforward Surplus (1)	\$ 60,928	\$ 62,247	\$ -	\$ 62,247	\$ 68,812
Total Revenues	\$ 174,698	\$ 88,139	\$ 94,443	\$ 182,582	\$ 182,582
Expenditures					
Interest - 11/1	\$ 56,885	\$ 56,885	\$ -	\$ 56,885	\$ 56,885
Interest - 5/1	\$ 56,885	\$ -	\$ 56,885	\$ 56,885	\$ 56,885
Total Expenditures	\$ 113,770	\$ 56,885	\$ 56,885	\$ 113,770	\$ 113,770
Excess Revenues/(Expenditures)	\$ 60,928	\$ 31,254	\$ 37,558	\$ 68,812	\$ 68,812

Interest - 11/1/2025 \$ 56,885.00

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

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

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

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

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

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

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

	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Total Projected 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 241,568	\$ 21,515	\$ 220,053	\$ 241,568	\$ 241,568
Interest	\$ -	\$ 5,158	\$ 2,579	\$ 7,737	\$ -
Carryforward Surplus (1)	\$ 103,331	\$ 104,780	\$ -	\$ 104,780	\$ 113,105
Total Revenues	\$ 344,899	\$ 131,453	\$ 222,632	\$ 354,085	\$ 354,673
Expenditures					
Interest - 11/1	\$ 97,990	\$ 97,990	\$ -	\$ 97,990	\$ 96,809
Interest - 5/1	\$ 97,990	\$ -	\$ 97,990	\$ 97,990	\$ 96,809
Principal - 5/1	\$ 45,000	\$ -	\$ 45,000	\$ 45,000	\$ 45,000
Total Expenditures	\$ 240,980	\$ 97,990	\$ 142,990	\$ 240,980	\$ 238,618
Excess Revenues/(Expenditures)	\$ 103,919	\$ 33,463	\$ 79,642	\$ 113,105	\$ 116,056

Interest - 11/1/2025 \$ 95,627.50

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

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

Date	Balance	Prinicipal	Interest	Total
11/01/24	\$ 3,315,000.00	\$ -	\$ 96,808.75	\$ 239,798.75
05/01/25	\$ 3,315,000.00	\$ 45,000.00	\$ 96,808.75	\$ -
11/01/25	\$ 3,270,000.00	\$ -	\$ 95,627.50	\$ 237,436.25
05/01/26	\$ 3,270,000.00	\$ 50,000.00	\$ 95,627.50	\$ -
11/01/26	\$ 3,220,000.00	\$ -	\$ 94,315.00	\$ 239,942.50
05/01/27	\$ 3,220,000.00	\$ 50,000.00	\$ 94,315.00	\$ -
11/01/27	\$ 3,170,000.00	\$ -	\$ 93,002.50	\$ 237,317.50
05/01/28	\$ 3,170,000.00	\$ 55,000.00	\$ 93,002.50	\$ -
11/01/28	\$ 3,115,000.00	\$ -	\$ 91,558.75	\$ 239,561.25
05/01/29	\$ 3,115,000.00	\$ 60,000.00	\$ 91,558.75	\$ -
11/01/29	\$ 2,860,000.00	\$ -	\$ 89,983.75	\$ 241,542.50
05/01/30	\$ 2,860,000.00	\$ 60,000.00	\$ 89,983.75	\$ -
11/01/30	\$ 2,860,000.00	\$ -	\$ 88,408.75	\$ 238,392.50
05/01/31	\$ 2,860,000.00	\$ 65,000.00	\$ 88,408.75	\$ -
11/01/31	\$ 2,860,000.00	\$ -	\$ 86,702.50	\$ 240,111.25
05/01/32	\$ 2,860,000.00	\$ 70,000.00	\$ 86,702.50	\$ -
11/01/32	\$ 2,860,000.00	\$ -	\$ 84,865.00	\$ 241,567.50
05/01/33	\$ 2,860,000.00	\$ 70,000.00	\$ 84,865.00	\$ -
11/01/33	\$ 2,790,000.00	\$ -	\$ 82,835.00	\$ 237,700.00
05/01/34	\$ 2,790,000.00	\$ 75,000.00	\$ 82,835.00	\$ -
11/01/34	\$ 2,715,000.00	\$ -	\$ 80,660.00	\$ 238,495.00
05/01/35	\$ 2,715,000.00	\$ 80,000.00	\$ 80,660.00	\$ -
11/01/35	\$ 2,635,000.00	\$ -	\$ 78,340.00	\$ 239,000.00
05/01/36	\$ 2,635,000.00	\$ 85,000.00	\$ 78,340.00	\$ -
11/01/36	\$ 2,550,000.00	\$ -	\$ 75,875.00	\$ 239,215.00
05/01/37	\$ 2,550,000.00	\$ 90,000.00	\$ 75,875.00	\$ -
11/01/37	\$ 2,460,000.00	\$ -	\$ 73,265.00	\$ 239,140.00
05/01/38	\$ 2,460,000.00	\$ 95,000.00	\$ 73,265.00	\$ -
11/01/38	\$ 2,365,000.00	\$ -	\$ 70,510.00	\$ 238,775.00
05/01/39	\$ 2,365,000.00	\$ 100,000.00	\$ 70,510.00	\$ -
11/01/39	\$ 2,045,000.00	\$ -	\$ 67,610.00	\$ 238,120.00
05/01/40	\$ 2,045,000.00	\$ 105,000.00	\$ 67,610.00	\$ -
11/01/40	\$ 1,925,000.00	\$ -	\$ 64,565.00	\$ 237,175.00
05/01/41	\$ 1,925,000.00	\$ 115,000.00	\$ 64,565.00	\$ -
11/01/41	\$ 1,925,000.00	\$ -	\$ 61,230.00	\$ 240,795.00
05/01/42	\$ 1,925,000.00	\$ 120,000.00	\$ 61,230.00	\$ -
11/01/42	\$ 1,925,000.00	\$ -	\$ 57,750.00	\$ 238,980.00
05/01/43	\$ 1,925,000.00	\$ 125,000.00	\$ 57,750.00	\$ -
11/01/43	\$ 1,800,000.00	\$ -	\$ 54,000.00	\$ 236,750.00
05/01/44	\$ 1,800,000.00	\$ 135,000.00	\$ 54,000.00	\$ -
11/01/44	\$ 1,665,000.00	\$ -	\$ 49,950.00	\$ 238,950.00
05/01/45	\$ 1,665,000.00	\$ 145,000.00	\$ 49,950.00	\$ -
11/01/45	\$ 1,520,000.00	\$ -	\$ 45,600.00	\$ 240,550.00
05/01/46	\$ 1,520,000.00	\$ 155,000.00	\$ 45,600.00	\$ -
11/01/46	\$ 1,365,000.00	\$ -	\$ 40,950.00	\$ 241,550.00
05/01/47	\$ 1,365,000.00	\$ 160,000.00	\$ 40,950.00	\$ -
11/01/47	\$ 1,205,000.00	\$ -	\$ 36,150.00	\$ 237,100.00
05/01/48	\$ 1,205,000.00	\$ 170,000.00	\$ 36,150.00	\$ -
11/01/48	\$ 1,035,000.00	\$ -	\$ 31,050.00	\$ 237,200.00
05/01/49	\$ 1,035,000.00	\$ 185,000.00	\$ 31,050.00	\$ -
11/01/49	\$ 850,000.00	\$ -	\$ 25,500.00	\$ 241,550.00
05/01/50	\$ 850,000.00	\$ 195,000.00	\$ 25,500.00	\$ -
11/01/50	\$ 655,000.00	\$ -	\$ 19,650.00	\$ 240,150.00
05/01/51	\$ 655,000.00	\$ 205,000.00	\$ 19,650.00	\$ -
11/01/51	\$ 450,000.00	\$ -	\$ 13,500.00	\$ 238,150.00
05/01/52	\$ 450,000.00	\$ 220,000.00	\$ 13,500.00	\$ -
11/01/52	\$ 230,000.00	\$ -	\$ 6,900.00	\$ 240,400.00
05/01/53	\$ 230,000.00	\$ 230,000.00	\$ 6,900.00	\$ 236,900.00
		\$ 3,360,000.00	\$ 3,996,862.83	\$ 7,356,862.83

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

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

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