

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

***Proposed Budget***  
***FY2026***



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

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
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**Revenues**

Assessments - Tax Roll	\$ 589,729	\$ 458,264	\$ 131,466	\$ 589,729	\$ 589,729
Interest Income	\$ 1,000	\$ 2,440	\$ 3,416	\$ 5,856	\$ 2,928
Miscellaneous Revenue	\$ -	\$ 110	\$ -	\$ 110	\$ -
Carry Forward Balance	\$ 259,753	\$ 317,637	\$ -	\$ 317,637	\$ 56,249

<b>Total Revenues</b>	<b>\$ 850,482</b>	<b>\$ 778,451</b>	<b>\$ 134,882</b>	<b>\$ 913,333</b>	<b>\$ 648,906</b>
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**Expenditures**

*Administrative*

Supervisor Fees	\$ 12,000	\$ 1,200	\$ 3,000	\$ 4,200	\$ 12,000
FICA Expense	\$ 918	\$ 92	\$ 230	\$ 321	\$ 918
Engineering Fees	\$ 15,000	\$ 1,913	\$ 8,088	\$ 10,000	\$ 15,000
Legal Services	\$ 40,000	\$ 11,666	\$ 16,800	\$ 28,466	\$ 40,000
Arbitrage Fees	\$ 3,600	\$ 1,800	\$ 1,800	\$ 3,600	\$ 3,600
Management Fees	\$ 52,015	\$ 21,673	\$ 30,342	\$ 52,015	\$ 53,575
Information Technology	\$ 2,004	\$ 835	\$ 1,169	\$ 2,004	\$ 2,064
Website Maintenance	\$ 1,336	\$ 557	\$ 779	\$ 1,336	\$ 1,376
Dissemination Fees	\$ 23,373	\$ 9,739	\$ 13,634	\$ 23,373	\$ 24,074
Trustee Fees	\$ 29,042	\$ 12,185	\$ 16,858	\$ 29,042	\$ 31,947
Assessment Roll Services	\$ 13,913	\$ 13,913	\$ -	\$ 13,913	\$ 14,330
Auditing Services	\$ 4,950	\$ -	\$ 4,000	\$ 4,000	\$ 4,950
Telephone	\$ 100	\$ -	\$ 58	\$ 58	\$ 100
Postage	\$ 2,250	\$ 500	\$ 1,000	\$ 1,500	\$ 2,250
Insurance - General Liability	\$ 10,545	\$ 10,545	\$ -	\$ 10,545	\$ 12,127
Printing and Binding	\$ 1,500	\$ 37	\$ 500	\$ 537	\$ 1,500
Legal Advertising	\$ 1,800	\$ 512	\$ 1,288	\$ 1,800	\$ 1,800
Other Current Charges	\$ 1,600	\$ 518	\$ 770	\$ 1,288	\$ 1,600
Office Supplies	\$ 400	\$ 31	\$ 29	\$ 60	\$ 400
Property Appraiser's Fee	\$ 1,400	\$ 924	\$ -	\$ 924	\$ 1,400
Property Taxes	\$ 200	\$ 3	\$ 197	\$ 200	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total Administrative</b>	<b>\$ 218,121</b>	<b>\$ 88,817</b>	<b>\$ 100,541</b>	<b>\$ 189,359</b>	<b>\$ 225,387</b>
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**Westside**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<i>Operations &amp; Maintenance</i>					
Landscape Maintenance	\$ 348,863	\$ 138,438	\$ 193,813	\$ 332,250	\$ 348,863
Oak Tree Maintenance	\$ 25,000	\$ 24,727	\$ 273	\$ 25,000	\$ 20,000
Irrigation Repairs	\$ 25,000	\$ 21,567	\$ 40,181	\$ 61,748	\$ 30,000
Plant Replacement	\$ 30,000	\$ 15,528	\$ 14,472	\$ 30,000	\$ 30,000
Electric	\$ 1,997	\$ 191	\$ 280	\$ 471	\$ 1,997
Streetlighting	\$ 64,311	\$ 23,740	\$ 34,260	\$ 58,000	\$ 64,311
Irrigation Water	\$ 47,759	\$ 34,259	\$ 47,957	\$ 82,216	\$ 90,438
Property Insurance	\$ 1,922	\$ 1,464	\$ -	\$ 1,464	\$ 1,922
Field Management	\$ 22,581	\$ 9,409	\$ 13,172	\$ 22,581	\$ 23,258
Lake & Wetland Maintenance	\$ 24,653	\$ 6,977	\$ 10,500	\$ 17,477	\$ 24,653
Sidewalk Repairs & Maintenance	\$ 4,000	\$ 9,755	\$ -	\$ 9,755	\$ 4,000
Contingency	\$ 36,275	\$ 5,603	\$ 21,161	\$ 26,764	\$ -
<b>Total Operations &amp; Maintenance</b>	<b>\$ 632,361</b>	<b>\$ 291,657</b>	<b>\$ 376,069</b>	<b>\$ 667,726</b>	<b>\$ 639,441</b>
<b>Total Expenditures</b>	<b>\$ 850,482</b>	<b>\$ 380,474</b>	<b>\$ 476,610</b>	<b>\$ 857,084</b>	<b>\$ 864,828</b>
<i>Other Sources/(Uses)</i>					
Transfer In - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 215,921
<b>Subtotal Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 215,921</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 397,977</b>	<b>\$ (341,728)</b>	<b>\$ 56,249</b>	<b>\$ -</b>

	FY2022	FY2023	FY2024	FY2025	FY2026
Net Assessments	\$566,228	\$566,228	\$589,729	\$589,729	\$589,729
Add: Discounts & Collections	\$36,142	\$36,142	\$37,642	\$37,642	\$37,642
<b>Gross Assessments</b>	<b>\$602,370</b>	<b>\$602,370</b>	<b>\$627,372</b>	<b>\$627,372</b>	<b>\$627,372</b>
Units	3828.11	3828.11	3987.11	3987.11	3987.11
<b>Per Unit Gross Assessment</b>	<b>\$157</b>	<b>\$157</b>	<b>\$157</b>	<b>\$157</b>	<b>\$157</b>
Net Assessments	\$566,228	\$566,228	\$589,729	\$589,729	\$589,729
Total Developable Units	3828.11	3828.11	3987.11	3987.11	3987.11
<b>Per Unit Net Assessments</b>	<b>\$148</b>	<b>\$148</b>	<b>\$148</b>	<b>\$148</b>	<b>\$148</b>

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

**Revenues:**

Maintenance Assessments

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

Interest Income

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

**Expenditures:**

**Administrative:**

Supervisor Fees

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

FICA Expense

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

Engineering Fees

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

Legal Services

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

# **Westside**

## **Community Development District**

### **General Fund Budget**

#### Arbitrage Fees

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

#### Management Fees

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

#### Information Technology

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

#### Website Maintenance

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

#### Dissemination Fees

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

#### Trustee Fees

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

# **Westside**

## **Community Development District**

### **General Fund Budget**

#### Assessment Roll Services

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

#### Auditing Services

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

#### Telephone

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

#### Postage

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

#### Insurance – General Liability

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

#### Printing and Binding

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

#### Legal Advertising

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

#### Other Current Charges

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



**Westside  
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
<b>Total</b>		<b>\$348,863</b>

## Westside Community Development District General Fund Budget

### Oak Tree Maintenance

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

### Irrigation Repairs

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

### Plant Replacement

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

### Electric

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

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

### 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	\$5,000	\$60,000
	Contingency - Streetlight		\$4,311
<b>Total</b>			<b>\$64,311</b>

## Westside Community Development District General Fund Budget

### Irrigation Water

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

Account #	Address	Estimated Monthly Amount	Estimated Annual Amount
2118575-1129340	0 Westside Blvd Reclaim	\$5,833	\$70,000
2118575-1124768	2400 Blk Even Westside Blvd	\$40	\$480
2118575-920460	0 Westside Blvd Reclaim D	\$40	\$480
	Contingency		\$19,478
<b>Total</b>			<b>\$90,438</b>

### Property Insurance

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

### Field Management

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

### Lake and Wetland Maintenance

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

Description	Monthly Amount	Annual Amount
Stormwater Pond Plant Management	\$1,075	\$12,900
Quarterly Fountain Maintenance		\$749
Quarterly Mitigation Maintenance		\$6,000
Estimated New Ponds		\$3,600
Contingency		\$1,314
<b>Total</b>		<b>\$ 24,653</b>

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

Sidewalk Repairs & Maintenance

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

Contingency

Any other miscellaneous charges incurred by the District.

Stormwater/Lake Repair

Represents contingency for potential repairs to stormwater system.

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

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Interest	\$ -	\$ 13,057	\$ 18,279	\$ 31,336	\$ -
Carry Forward Surplus	\$ 1,285,537	\$ 1,245,806	\$ -	\$ 1,245,806	\$ 1,240,642
<b>Total Revenues</b>	<b>\$ 1,285,537</b>	<b>\$ 1,258,863</b>	<b>\$ 18,279</b>	<b>\$ 1,277,142</b>	<b>\$ 1,240,642</b>
<b>Expenditures</b>					
Miscellaneous Expense	\$ 1,500	\$ 203	\$ 1,297	\$ 1,500	\$ 1,500
Capital Outlay - Landscaping	\$ 50,000	\$ -	\$ 35,000	\$ 35,000	\$ 50,000
<b>Total Expenditures</b>	<b>\$ 51,500</b>	<b>\$ 203</b>	<b>\$ 36,297</b>	<b>\$ 36,500</b>	<b>\$ 51,500</b>
<b>Other Sources</b>					
Transfer In (Out)	\$ -	\$ -	\$ -	\$ -	\$ (215,921)
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (215,921)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 1,234,037</b>	<b>\$ 1,258,660</b>	<b>\$ (18,018)</b>	<b>\$ 1,240,642</b>	<b>\$ 973,221</b>

**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 FY2025	Proposed Budget FY2026
<b>Revenues</b>		
Assessments - Series 2005-2	\$ 110,963	\$ 110,963
<b>Total Revenues</b>	<b>\$ 110,963</b>	<b>\$ 110,963</b>
<b>Expenditures</b>		
Debt Service Obligation	\$ 110,963	\$ 110,963
<b>Total Expenditures</b>	<b>\$ 110,963</b>	<b>\$ 110,963</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>

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

	Adopted Budget FY2025	Proposed Budget FY2026
<b><u>Revenues</u></b>		
Assessments - Series 2007-2	\$ 39,800	\$ 39,800
<b>Total Revenues</b>	<b>\$ 39,800</b>	<b>\$ 39,800</b>
<b><u>Expenditures</u></b>		
Debt Service Obligation	\$ 39,800	\$ 39,800
<b>Total Expenditures</b>	<b>\$ 39,800</b>	<b>\$ 39,800</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>



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

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ 230,130	\$ 178,630	\$ 51,500	\$ 230,130	\$ 230,130
Interest	\$ -	\$ 4,408	\$ 6,172	\$ 10,580	\$ -
Carryforward Surplus (1)	\$ 140,098	\$ 143,927	\$ -	\$ 143,927	\$ 153,837
<b>Total Revenues</b>	<b>\$ 370,228</b>	<b>\$ 326,965</b>	<b>\$ 57,672</b>	<b>\$ 384,637</b>	<b>\$ 383,967</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 80,400	\$ 80,400	\$ -	\$ 80,400	\$ 78,650
Interest - 5/1	\$ 80,400	\$ -	\$ 80,400	\$ 80,400	\$ 78,650
Principal - 5/1	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 70,000
<b>Total Expenditures</b>	<b>\$ 230,800</b>	<b>\$ 80,400</b>	<b>\$ 150,400</b>	<b>\$ 230,800</b>	<b>\$ 227,300</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 139,428</b>	<b>\$ 246,565</b>	<b>\$ (92,728)</b>	<b>\$ 153,837</b>	<b>\$ 156,667</b>

Interest - 11/1/2026 \$ 76,900

(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
11/01/25	\$ 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
		<b>\$ 3,145,000.00</b>	<b>\$ 2,327,060.00</b>	<b>\$ 5,472,060.00</b>

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

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

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

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

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ 203,846	\$ 158,301	\$ 45,545	\$ 203,846	\$ 203,846
Interest	\$ -	\$ 3,634	\$ 5,088	\$ 8,722	\$ -
Carryforward Surplus (1)	\$ 108,847	\$ 112,196	\$ -	\$ 112,196	\$ 123,016
<b>Total Revenues</b>	<b>\$ 312,693</b>	<b>\$ 274,131</b>	<b>\$ 50,633</b>	<b>\$ 324,764</b>	<b>\$ 326,862</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 68,374	\$ 68,374	\$ -	\$ 68,374	\$ 67,106
Interest - 5/1	\$ 68,374	\$ -	\$ 68,374	\$ 68,374	\$ 67,106
Principal - 5/1	\$ 65,000	\$ -	\$ 65,000	\$ 65,000	\$ 70,000
<b>Total Expenditures</b>	<b>\$ 201,748</b>	<b>\$ 68,374</b>	<b>\$ 133,374</b>	<b>\$ 201,748</b>	<b>\$ 204,213</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 110,946</b>	<b>\$ 205,757</b>	<b>\$ (82,741)</b>	<b>\$ 123,016</b>	<b>\$ 122,650</b>

Interest - 11/1/2026 \$ 65,741.25

(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
11/01/25	\$ 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
		<b>\$ 2,935,000.00</b>	<b>\$ 2,082,967.50</b>	<b>\$ 5,017,967.50</b>

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

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

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

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

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ 1,007,205	\$ 782,674	\$ 224,532	\$ 1,007,205	\$ 1,007,205
Interest	\$ -	\$ 20,657	\$ 28,920	\$ 49,577	\$ -
Carryforward Surplus (1)	\$ 602,389	\$ 617,859	\$ -	\$ 617,859	\$ 663,652
<b>Total Revenues</b>	<b>\$ 1,609,595</b>	<b>\$ 1,421,189</b>	<b>\$ 253,451</b>	<b>\$ 1,674,641</b>	<b>\$ 1,670,858</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 207,994	\$ 207,994	\$ -	\$ 207,994	\$ 196,838
Interest - 5/1	\$ 207,994	\$ -	\$ 207,994	\$ 207,994	\$ 196,838
Principal - 5/1	\$ 595,000	\$ -	\$ 595,000	\$ 595,000	\$ 625,000
<b>Total Expenditures</b>	<b>\$ 1,010,989</b>	<b>\$ 207,994</b>	<b>\$ 802,994</b>	<b>\$ 1,010,989</b>	<b>\$ 1,018,676</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 598,606</b>	<b>\$ 1,213,195</b>	<b>\$ (549,543)</b>	<b>\$ 663,652</b>	<b>\$ 652,181</b>

Interest - 11/1/2026 \$ 185,119.38

(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
11/01/25	\$ 9,805,000.00	\$ -	\$ 196,838.13	\$ 999,832.50
05/01/26	\$ 9,805,000.00	\$ 625,000.00	\$ 196,838.13	\$ -
11/01/26	\$ 9,180,000.00	\$ -	\$ 185,119.38	\$ 1,006,957.50
05/01/27	\$ 9,180,000.00	\$ 645,000.00	\$ 185,119.38	\$ -
11/01/27	\$ 8,535,000.00	\$ -	\$ 173,025.63	\$ 1,003,145.00
05/01/28	\$ 8,535,000.00	\$ 670,000.00	\$ 173,025.63	\$ -
11/01/28	\$ 7,865,000.00	\$ -	\$ 160,463.13	\$ 1,003,488.75
05/01/29	\$ 7,865,000.00	\$ 695,000.00	\$ 160,463.13	\$ -
11/01/29	\$ 7,170,000.00	\$ -	\$ 147,431.88	\$ 1,002,895.00
05/01/30	\$ 7,170,000.00	\$ 725,000.00	\$ 147,431.88	\$ -
11/01/30	\$ 6,445,000.00	\$ -	\$ 132,527.50	\$ 1,004,959.38
05/01/31	\$ 6,445,000.00	\$ 755,000.00	\$ 132,527.50	\$ -
11/01/31	\$ 5,690,000.00	\$ -	\$ 117,006.25	\$ 1,004,533.75
05/01/32	\$ 5,690,000.00	\$ 785,000.00	\$ 117,006.25	\$ -
11/01/32	\$ 4,905,000.00	\$ -	\$ 100,868.13	\$ 1,002,874.38
05/01/33	\$ 4,905,000.00	\$ 820,000.00	\$ 100,868.13	\$ -
11/01/33	\$ 4,085,000.00	\$ -	\$ 84,010.63	\$ 1,004,878.75
05/01/34	\$ 4,085,000.00	\$ 850,000.00	\$ 84,010.63	\$ -
11/01/34	\$ 3,235,000.00	\$ -	\$ 66,536.25	\$ 1,000,546.88
05/01/35	\$ 3,235,000.00	\$ 885,000.00	\$ 66,536.25	\$ -
11/01/35	\$ 2,350,000.00	\$ -	\$ 48,342.50	\$ 999,878.75
05/01/36	\$ 2,350,000.00	\$ 925,000.00	\$ 48,342.50	\$ -
11/01/36	\$ 1,425,000.00	\$ -	\$ 29,326.25	\$ 1,002,668.75
05/01/37	\$ 1,425,000.00	\$ 960,000.00	\$ 29,326.25	\$ -
11/01/37	\$ 465,000.00	\$ -	\$ 9,590.63	\$ 998,916.88
05/01/38	\$ 465,000.00	\$ 465,000.00	\$ 9,590.63	\$ 474,590.63
		<b>\$ 10,400,000.00</b>	<b>\$ 3,110,166.88</b>	<b>\$ 13,510,166.88</b>



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

<b>Allocation Methodology</b>									
<b>Refunding Bonds</b>									
<b><u>PRODUCT</u></b>	<b><u>No. of Units</u></b>	<b>Par Debt Per Unit</b>	<b>Par Debt Per Unit</b>	<b>Par Debt Per</b>	<b>Net Annual</b>	<b>Gross Annual</b>			
		<b>2005-1</b>	<b>2007-1</b>	<b>Unit</b>	<b>Debt</b>	<b>Debt</b>	<b>Assessment</b>	<b>Assessment Per</b>	<b>Maximum</b>
				<b>Combined</b>	<b>Per Unit</b>	<b>Unit (1)</b>			<b>Annual Debt</b>
									<b>Service</b>
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
<b>TOTAL</b>	<b>1,994</b>								<b>\$ 1,007,205</b>

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

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ 78,845	\$ 61,260	\$ 17,585	\$ 78,845	\$ 78,845
Interest	\$ -	\$ 2,931	\$ 4,103	\$ 7,033	\$ -
Carryforward Surplus (1)	\$ 73,167	\$ 74,635	\$ -	\$ 74,635	\$ 86,573
<b>Total Revenues</b>	<b>\$ 152,012</b>	<b>\$ 138,825</b>	<b>\$ 21,688</b>	<b>\$ 160,513</b>	<b>\$ 165,418</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 36,970	\$ 36,970	\$ -	\$ 36,970	\$ 36,970
Interest - 5/1	\$ 36,970	\$ -	\$ 36,970	\$ 36,970	\$ 36,970
<b>Total Expenditures</b>	<b>\$ 73,940</b>	<b>\$ 36,970</b>	<b>\$ 36,970</b>	<b>\$ 73,940</b>	<b>\$ 73,940</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 78,072</b>	<b>\$ 101,855</b>	<b>\$ (15,282)</b>	<b>\$ 86,573</b>	<b>\$ 91,478</b>

Interest - 11/1/2026                      \$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
11/01/25	\$ 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
	<b>\$ 1,860,000.00</b>	<b>\$ 1,482,910.00</b>	<b>\$ 3,342,910.00</b>	

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

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

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

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

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ 113,770	\$ 88,407	\$ 25,362	\$ 113,770	\$ 113,770
Interest	\$ -	\$ 3,345	\$ 4,684	\$ 8,029	\$ -
Carryforward Surplus (1)	\$ 72,010	\$ 74,056	\$ -	\$ 74,056	\$ 82,084
<b>Total Revenues</b>	<b>\$ 185,779</b>	<b>\$ 165,808</b>	<b>\$ 30,046</b>	<b>\$ 195,854</b>	<b>\$ 195,854</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 56,885	\$ 56,885	\$ -	\$ 56,885	\$ 56,885
Interest - 5/1	\$ 56,885	\$ -	\$ 56,885	\$ 56,885	\$ 56,885
<b>Total Expenditures</b>	<b>\$ 113,770</b>	<b>\$ 56,885</b>	<b>\$ 56,885</b>	<b>\$ 113,770</b>	<b>\$ 113,770</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 72,009</b>	<b>\$ 108,923</b>	<b>\$ (26,839)</b>	<b>\$ 82,084</b>	<b>\$ 82,084</b>

Interest - 11/1/2026 \$ 56,885

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

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

Date	Balance	Prinicipal	Interest	Total
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	\$ 2,220,375.00	\$ 4,055,375.00

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

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

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

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

	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments	\$ 241,568	\$ 187,716	\$ 53,852	\$ 241,568	\$ 241,568
Interest	\$ -	\$ 3,925	\$ 5,495	\$ 9,419	\$ -
Carryforward Surplus (1)	\$ 117,779	\$ 121,876	\$ -	\$ 121,876	\$ 134,245
<b>Total Revenues</b>	<b>\$ 359,347</b>	<b>\$ 313,516</b>	<b>\$ 59,347</b>	<b>\$ 372,863</b>	<b>\$ 375,813</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 96,809	\$ 96,809	\$ -	\$ 96,809	\$ 95,628
Interest - 5/1	\$ 96,809	\$ -	\$ 96,809	\$ 96,809	\$ 95,628
Principal - 5/1	\$ 45,000	\$ -	\$ 45,000	\$ 45,000	\$ 50,000
<b>Total Expenditures</b>	<b>\$ 238,618</b>	<b>\$ 96,809</b>	<b>\$ 141,809</b>	<b>\$ 238,618</b>	<b>\$ 241,255</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 120,729</b>	<b>\$ 216,708</b>	<b>\$ (82,462)</b>	<b>\$ 134,245</b>	<b>\$ 134,558</b>

Interest - 11/1/2026    \$    94,315.00

(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
11/01/25	\$ 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
		<b>\$ 3,315,000.00</b>	<b>\$ 3,617,516.25</b>	<b>\$ 6,932,516.25</b>

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

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

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