Westside Community Development District

Agenda

April 1, 2025

AGENDA

Westside

Community Development District

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

March 25, 2025

Board of Supervisors Westside Community Development District

Dear Board Members:

The Board of Supervisors of Westside Community Development District will meet **Tuesday**, **April 1, 2025 at 11:00 AM at Hart Memorial Central Library, 211 E Dakin Ave, Kissimmee, FL 34741.** Following is the advance agenda for the meeting:

- 1. Roll Call
- 2. Public Comment Period
- 3. Approval of Minutes of the January 7, 2025 Meeting
- 4. Organizational Matters
 - A. Appointment of Individual(s) to Fulfill Seats #2, #3, #4 & #5
 - B. Consideration of Resume(s)/Letter(s) of Interest
 - C. Administration of Oaths of Office to Newly Appointed Supervisor(s)
 - D. Election of Officers
 - E. Consideration of Resolution 2025-01 Electing Officers
- 5. Consideration of Resolution 2025-02 for Series 2018 Bond Completion
- 6. Consideration of Resolution 2025-03 for Series 2019 Bond Completion
- 7. Consideration of Resolution 2025-04 Approving Proposed Fiscal Year 2026 Budget and Setting a Public Hearing
- 8. Consideration of Agreement with Dewberry for Professional Engineering Services
- 9. Consideration of Work Authorization 2025-01
- 10. Presentation of Arbitrage Reports
- 11. Discussion of Pond Drainage Issues
- 12. Consideration of Settlement Offer from Mattamy
- 13. Consideration of Proposed Repair Plan from HWA
- 14. Consideration of Termination of Tolling Agreement and Pursuing Litigation Related to Pond 4
- 15. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - Approval of Check Register
 - ii. Balance Sheet and Income Statement
- 16. Supervisor's Requests
- 17. Other Business
- 18. Adjournment

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

Sincerely,

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

Sincerely,

Jason M. Showe

District Manager

CC: Jan Carpenter, District Counsel

Mark Vincutonis, District Engineer

Darrin Mossing, GMS

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, **January 7, 2025** at 11:00 a.m. at the Hart Memorial Central Library, 211 E. Dakin Avenue, Kissimmee, Florida

Present and constituting a quorum were:

Tom FranklinChairmanScott StewartVice ChairmanRobert BagwellAssistant Secretary

Also present were:

Jason ShoweDistrict ManagerKristen TruccoLatham LunaMark VincutonisDistrict EngineerThomas SantosField 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 no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 5, 2024 Meeting

On MOTION by Mr. Franklin seconded by Mr. Bagwell with all in favor the minutes of the November 5, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS Organizational Matters

- A. Review of Resume(s)/Letter(s) of Interest
- B. Appointment of Individual(s) to Fill Seats 2, 3, 4 and 5
- C. Consideration of Resolution 2025-01 Electing Officers

Mr. Showe stated we have received no resumes or letters of interest.

FIFTH ORDER OF BUSINESS

Ranking and Review of Proposals for District Engineering Services and Selection of District Engineer

Mr. Showe stated we put out an RFQ for engineering services and received one response from Dewberry.

On MOTION by Mr. Franklin seconded by Mr. Bagwell with all in favor Dewberry was ranked the number one vendor and staff was authorized to enter into an agreement for engineering services to be brought back to the next meeting for consideration.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Osceola County Property Appraiser for Data Sharing and Usage

Mr. Showe stated we are required to enter into this agreement annually with Osceola County.

On MOTION by Mr. Stewart seconded by Mr. Bagwell with all in favor the agreement with Osceola County Property Appraiser for data sharing and usage was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Trucco stated we are working on ironing out issues regarding pond maintenance with the HOA's counsel. We have asked for an acknowledgement and consent or similar document to acknowledge there has to be public access to the pond. We want to make sure we have something with the HOA in writing.

Mr. Showe stated that is for the Paradise Palms community. There are two ponds in there that the CDD does not maintain because they were not accessible through public means and the

HOA was maintaining them. By plat it is a CDD pond and they have asked us to start maintaining them. It is a minimal cost and we will be able to absorb it in the budget.

Ms. Trucco stated as to the litigation matter regarding the pond, we have no updates. As far as the towing rule that was postponed until the HOA agrees to enter into an enforcement agreement.

Mr. Showe stated the HOA came to us and asked that they be allowed to do parking enforcement. We started the rulemaking process with this board as well as presenting them with an agreement and to date they have declined to sign the agreement. We didn't want to proceed with a rulemaking hearing and incur those costs if they are not willing to enforce it.

Mr. Franklin stated the HOA can ask the county to enforce the state law.

Ms. Trucco stated they already have permission for traffic enforcement jurisdiction. It is up to the board but usually we would go to the county and explore options. We are hesitant because the statute talks about the ability to potentially charge a fee for that. I try to be careful about representations to the county because our position is that traffic enforcement should be provided.

Mr. Showe stated I can reach out to the county to see what the next steps would be for them to enforce it. Parking enforcement in front of a home they don't want to do.

B. Engineer

Mr. Vincutonis sated I have been working with Jay about the 2018 bonds. I found a second supplemental engineer's report for Solara Phase II and I sent that to Jay.

Mr. Showe stated there is no money left in the 2018 construction account and we are checking the paperwork to close those accounts and mark that project as complete.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Stewart seconded by Mr. Franklin 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.

D. Field Manager's Report

Mr. Santos stated the county is taking out part of the median so the firetrucks can make a left rather than making a right and a U-turn. I will take some before photos to make sure they don't mess with anything else that we maintain. As to the irrigation system, they have a plan, but I will be there Thursday to talk to them about that. The sidewalk going to Calabria is going to be an ongoing issue. We have to grind them because of the oak trees are too close to the sidewalk.

EIGHTH ORDER OF BUSINESS Supervisor's Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Stewart seconded by Mr. Franklin with all in favor the meeting adjourned at 11:20 a.m.

Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION IV

SECTION E

RESOLUTION 2025-01

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 April 1, 2025 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 elec	eted to the offices shown, to wit:
	Chairman
	Vice Chairman
	Treasurer
	Assistant Treasurer
	Secretary
	Assistant Secretary
	Assistant Secretary
	Assistant Secretary
	Assistant Secretary
PASSED AND ADOPTED THIS 1	
	Chairman/Vice Chairman
	Secretary/Assistant Secretary

SECTION V

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE **COMMUNITY** DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT SOLARA PHASE ONE AND TWO IS COMPLETE; DECLARING THE SOLARA PHASE ONE AND TWO PROJECT COMPLETE; FINALIZING THE **SPECIAL** ASSESSMENTS **SECURING** DISTRICT'S **SERIES** 2018 **SPECIAL ASSESSMENT** REVENUE BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, on October 12, 2004, the Board of Supervisors ("Board") of the Westside Community Development District ("District") adopted Resolution 2005-13 authorizing, among other things, the issuance of Westside Community Development District Special Assessment Revenue Bonds in an aggregate principal amount not-to-exceed \$85,000,000 in order to finance the costs of the construction, installation, and acquisition of public infrastructure, improvements, and services on lands within the District; and

WHEREAS, the District authorized and issued the \$3,490,000 "Westside Community Development District Special Assessment Revenue Bonds, Series 2018 (Solara Phase One and Two Project)" ("Series 2018 Bonds"), pursuant to the Master Trust Indenture between the District and U.S. Bank National Association, as Trustee, dated February 1, 2005 ("Master Trust Indenture") and the Fourth Supplemental Trust Indenture between the District and U.S. Bank National Association, as Trustee, dated February 1, 2018 ("Fourth Supplemental Indenture"), for the purpose of acquiring and constructing all or a portion of the District referred to as "Solara Phase One and Two Project" and

WHEREAS, the District adopted the "Westside Community Development District Engineer's Report for Phase 1 and 2," last revised October 29, 2007, and as supplemented by the "Second Supplement to Westside Community Development District Engineer's Report for Westside Phases 1, 2 & 3," revised January 16, 2018, as amended from time to time (collectively, the "Engineer's Report"), which identifies and describes the Capital Improvement Plan for Solara Phase One and Two, financed with the Series 2018 Bonds ("Solara Phase One and Two Project"); and

WHEREAS, the Solara Phase One and Two Project has been completed; and

WHEREAS, pursuant to Section 403 of the Master Trust Indenture, the District Engineer executed and delivered an Engineer's Certification of Completion dated February 14, 2025 ("Engineer's Certification"), attached hereto as Exhibit "A," wherein the District Engineer established completion of, and the completion date of the Solara Phase One and Two Project; and

WHEREAS, upon receipt of and in reliance upon the Engineer's Certification, the District's Board desires to certify the Solara Phase One and Two Project complete in accordance with the Indenture and to finalize the assessment roll; and

WHEREAS, Section 170.08, *Florida Statutes*, requires that upon completion of the Solara Phase One and Two Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the improvements.

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

- 1. Recitals. The recitals are true and correct and are hereby incorporated into and form a material part of this Agreement.
- **2. Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statues*.
- 3. Acceptance and Certification of Completion of the Solara Phase One and Two Project. The Board hereby accepts the Engineer's Certification and upon reliance thereon, certifies the Solara Phase One and Two Project is complete, as of February 14, 2025, in accordance with the Master Trust Indenture and Fourth Supplemental Trust Indenture.
- 4. Finalization of Special Assessments Securing the Series 2018 Bonds. The Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, Florida Statutes, and other applicable law, relating to the imposition, levy, collection and enforcement of special assessments and imposed and levied special assessments pursuant to Resolution Numbers 2017-10, 2017-11, 2018-01 and 2018-06 (the "Assessment Resolutions"). The par amount of special assessments levied pursuant to Resolution 2018-01, adopted by the Board on October 11, 2017, was later revised to \$3,490,000 by Resolution 2018-06, adopted by the Board on February 26, 2018 ("2018 Special Assessments") and, as noted in the Methodology Report (hereinafter defined), any lots remaining in Solara Phase One and Two without 2018 Series Assessments assigned when the Solara Phase One and Two Project is fully platted, will be subject to future bond issues and debt assessments. The Engineer's Certification indicates that the cost of the Solara Phase One and Two Project was in excess of \$3,490,000. Pursuant to Section 170.08, Florida Statutes, and the Assessment Resolutions, special assessments securing the Series 2018 Bonds on all developable land within Solara Phase One and Two are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Solara Phase One and Two Project. Attached hereto as Exhibit "B," and incorporated herein by reference, is that certain Master Assessment Methodology for Solara Development, Phases 1 and 2, dated September 6, 2017, as supplemented by that certain Supplemental Assessment Methodology for Solara Development Phase 1 Assessment Area, dated January 16, 2018 (collectively, the "Methodology Report"), which accurately reflects the amount of special assessments securing repayment of the Series 2018 Bonds. Therefore, pursuant to Section 170.08, Florida Statutes, and the Assessment Resolutions, the special assessments on lots specially benefitted by the Solara Phase One and Two Project are hereby finalized on the lots in the amount of the outstanding debt due on the Series 2018 Bonds in accordance with Exhibit

B herein, and is apportioned in accordance with the methodology described in Exhibit B and with the Final Assessment Lien Roll attached hereto as **Exhibit "C."**

- 5. Improvement Lien Book. Immediately following the adoption of this Resolution, the special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.
- 6. Other Provisions Remain in Effect. This Resolution is intended to supplement the Assessment Resolutions which remains in full force and effect. This Resolution and the Assessment Resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
- 7. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force or effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
- **8. Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
 - 9. Effective Date. This resolution shall take effect immediately upon its adoption.

SIGNATURE PAGE TO FOLLOW

PASSED AND ADOPTED THIS 4TH DAY OF MARCH, 2025.

ATTEST:	WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
Secretary	By:
	Its:

EXHIBIT A

ENGINEER'S CERTIFICATION DATED FEBRUARY 14, 2025

[ATTACHED BELOW]

ENGINEER'S CERTIFICATE

The undersigned representative of Hanson, Walter & Associates, Inc., a Florida corporation., as the designated engineer ("**District Engineer**") for the Westside Community Development District in connection with the \$3,490,000 "Westside Community Development District Special Assessment Revenue Bonds, Series 2018" ("Series 2018 Bonds") hereby certify:

- 1. The District Engineer prepared the "Westside Community Development District Engineer's Report for Phase 1 and 2," last revised October 29, 2007, and as supplemented by the "Second Supplement to Westside Community Development District Engineer's Report for Westside Phases 1, 2 & 3," revised January 16, 2018 (collectively, the "Engineer's Report"), which identifies and describes the public infrastructure deemed necessary for Solara Phase 1 and Solara Phase 2, financed with the Series 2018 Bonds, referred to therein as the 2017 Project ("Solara Phase 1 and Phase 2 Project"). Solara Phase 1 and Phase 2 is identified in the Engineer's Report as Solara Development Phases 1 and 2 in Exhibit 2 of the Engineer's Report and the total cost was anticipated to be \$[21,262,748.80].
- 2. The Solara Phase 1 and Phase 2 Project has been substantially completed in accordance with the Engineer's Report with no substantial deviations.
- 3. Pursuant to Section 403 of the Master Trust Indenture, the Completion Date is hereby established as of the date of this Certificate.
- 4. The final cost to complete the Solara Phase 1 and Phase 2 Project, as described in the Engineer's Report, was in excess of \$3,490,000.
- 5. Tract P-3A (formerly known as Tract P-3) has been conveyed to the District; however, due to alleged construction defects, the pond tract is currently the subject of potential litigation.

Hanson, Walter & Associates, Inc.,

Name: Mark Vincutonis

Title: DISTRICT ENGINEER

Dated: 2-14-25

EXHIBIT B

METHODOLOGY REPORT

[ATTACHED BELOW]

MASTER

ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES 1 AND 2

FOR

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

Date: September 6, 2017

Prepared by

Governmental Management Services - Central Florida, LLC 135 W. Central Blvd, Suite 320 Orlando, FL 32801

Table of Contents

1.0 Introduction	•
1.1 Purpose	*****
1.2 Background	•
1.3 Special Benetits and General Benefits	4
1.4 Requirements of a Valid Assessment Methodology	"
1.5 Special Benefits Exceed the Costs Allocated	5
2.0 Assessment Methodology	
2.1 Overview	5
2.2 Allocation of Debt	5
2.3 Allocation of Benefit	0
2.4 Lienability Test: Special and Peculiar Benefit to the Property	9
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pa	<i>[</i>
Non-Ad Valorem Assessments	y J
	1
3.0 True-Up Mechanism	8
4.0 Assessment Roll	_
T.O 7.000001110/14 (1011 1001110-11444411110-114114110-114110-114110-114110-114111-11411-11411-11411-11411-114	8
5.0 Appendix	:0
rable 1. Development Program	- 0
Table 2: Infrastructure Cost Estimates	40
Table 3: Bond Sizing	11
lable 4: Allocation of Improvement Costs	49
Table 5: Allocation of Total Par Debt to Each Product Type	42
Table 6: Par Debt and Annual Assessments	14
Table 7: Preliminary Assessment Roll	15

GMS-CF, LLC does not represent the Westside Community

Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Westside Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Westside Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District anticipates the issuance of, not to exceed, \$13,000,000 of special assessment bonds in one or more series ("Solara Development, Phases 1 and 2 Bonds"). The Solara Development, Phases 1 and 2 Bonds are anticipated to fund certain infrastructure improvements that benefit Westside Phase Three collectively referred to as Solara Development, Phases 1 and 2. The infrastructure to be financed is identified in the First Supplement to Westside Community Development District Engineer's Report for Westside Phase 1, 2 and 3, dated September 6, 2017, for Community wide Capital Improvements prepared by Hanson, Walter & Associates (the "Engineer's Report").

1.1 Purpose

This Master Assessment Methodology for Solara Development, Phase 1 and 2 (the "Assessment Report") provides for an assessment methodology for allocating the debt anticipated to be incurred by the District to benefiting properties within Solara Development, Phase 1 and 2. This Assessment Report allocates the debt to certain properties based on the special benefits each receives from the Solara Development, Phase 1 and 2 Project, as delineated in the Engineer's Report. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of the Solara Development, Phase 1 and 2 Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within Solara Development, Phase 1 and 2 based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 1,148.9 acres in Osceola County, Florida of which Phase Three represents approximately 243.15 acres. The proposed development plan is depicted in Table 1 (the "Development Plan"), as provided to the District by Mattamy Homes the developer of the Solara Development (referred to as "Developer"). The Development Plan envisions approximately 555 residential units. It is recognized that the Development Plan may change, and this Assessment Report will be modified accordingly. Additionally,

The capital public improvements contemplated by the District in the Solara Development, Phase 1 and 2 Project (as defined below) include master public facilities

that benefit certain properties within Solara Development, Phase 1 and 2 of the District. Specifically, the District will construct and/or acquire certain infrastructure including certain earthwork (excluding any assessable lands in Solara Development, Phase 1 and 2) and roadways, stormwater facilities, potable water, reuse water and wastewater, electrical undergrounding differential, landscaping, and hardscaping as detailed in the Engineer's Report. The acquisition and construction costs are summarized in Table 2 (herein, the "Solara Phase 1 and 2 Project").

The assessment methodology is a four-step process.

- The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the Solara Phase 1 and 2 Project.
- The District Engineer determines the assessable acres that benefit from the District's Solara Phase 1 and 2 Project.
- A calculation is made to determine the funding amounts necessary to acquire and/or construct the Solara Phase 1 and 2.
- 4. This assessments are initially divided equally among the benefited properties on a prorated gross acreage basis. As land is platted, this amount will be allocated to each of the benefited properties based on the number of platted units and product type.

1.3 Special Benefits and General Benefits

The Solara Phase 1 and 2 Project undertaken by the District creates special and peculiar benefits to assessable property within Solara Phase 1 and 2, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to certain property within the District. The implementation of the Solara Phase 1 and 2 Project enables properties within its boundaries to be developed. Without the District's Solara Phase 1 and 2, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's Solara Phase 1 and 2 One Project. However, these benefits will be incidental to the District's Solara Phase 1 and 2 Project, which is designed solely to meet the needs of property within Solara Phase 1 and 2 of the District. Properties outside the District boundaries do not depend upon the District's Solara Phase 1 and 2 Project. The property owners within the Solara

Phase 1 and 2 are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- The properties must receive a special benefit from the improvements being paid for.
- The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the Solara Development, Phase 1 and 2 are greater than the costs associated with providing these benefits. The District Engineer estimates that the Solara Phase 1 and 2 Project, that is necessary to support full development of property within Solara Development, Phase 1 and 2, will cost approximately \$10,201,194. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including the Solara Phase 1 and 2 Project, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$13,000,000. Without the Solara Phase 1 and 2, the property within Solara Phase 1 and 2 would not be able to be developed and occupied by future residents of the development.

2.0 Assessment Methodology

2.1 Overview

The District may issue up to \$13,000,000 in Solara Phase 1 and 2 Bonds to fund the District's Solara Phase 1 and 2 Project, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$13,000,000 in debt to the properties benefiting from the Solara Development, Phase 1 and 2 Project.

Table 1 identifies the land uses as indicated by the Developer of the land within Solara Phase 1 and 2. The construction costs needed for completion of the Solara Phase 1 and 2 Project are outlined in Table 2. The improvements needed to support the Development Plan are described in detail in the Engineer's Report and are estimated to cost \$10,201,194. Based on the estimated costs, the size of the bond issue needed to generate funds to pay for the Solara Development, Phase 1 and 2 Project and

related costs was determined by the District's Underwriter to total approximately \$13,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt assessments is a continuous process until the Development Plan is completed. The Solara Phase 1 and 2 Project funded by the Solara Development, Phase 1 and 2 Bonds benefits all developable acres within Solara Development, Phase 1 and 2.

The initial Master debt assessments will be levied on the gross acres within Solara Development, Phase 1 and 2 and then as platting into residential lots occurs such debt assessments will be assigned to the platted lots. A fair and reasonable methodology allocates the debt assessments incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the Solara Development, Phase 1 and 2 are benefiting from the improvements.

Once platting of lots or the recording of declaration of condominium, ("Assigned Properties") has occurred and lots are developed, the assessments will be assigned to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Solara Development, Phase 1 and 2 Bonds will be allocated to the planned 555 residential units within the Solara Development, Phase 1 and 2. The planned 555 residential units are the beneficiaries of the Solara Phase 1 and 2 Bonds, as depicted in Table 5 and Table 6. If there are changes to Development Plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt assessments in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Solara Phase 1 and 2 Project consists of certain earthwork (excluding any assessable lands in Solara Development, Phase 1 and 2) and roadways, stormwater facilities, potable water, reuse water and wastewater, electrical undergrounding differential, landscaping, and hardscaping as detailed in the Engineer's Report, and professional fees along with related incidental costs. There is one product type within the planned development. The townhome home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land use. It is important to note that the benefit derived from the Solara Phase 1 and 2 Project on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Solara Phase 1 and 2 Project will provide several types of systems, facilities and services for its residents. These include certain earthwork (excluding any assessable lands in Solara Development, Phase 1 and 2) stormwater facilities, potable water, reuse water and wastewater, electrical undergrounding differential, landscaping, and hardscaping, and professional fees along with related incidental costs. The Solara Phase 1 and 2 Project improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Solara Phase 1 and 2 Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the Solara Phase 1 and 2 Project described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Solara Phase 1 and 2 Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the product type categories.

Accordingly, no acre or parcel of property within Solara Phase 1 and 2 will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product type in Table 4, a total debt per unit and an annual assessment per unit have been calculated for the one product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Solara Phase 1 and 2 Project is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less then the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments.

4.0 Assessment Roll

The District will initially distribute the liens across the property platted into residential lots within Solara Development, Phase 1 and 2 of the District boundaries, with remaining liens placed on unplatted property on an equal gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the Development Plan changes, then the District will update Table 6 to reflect the changes. The current master assessment roll for the Solara Development, Phase 1 and Phase 2 is depicted in Table 7.

TABLE 1
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES 1 AND 2

Product Type	Phase 1	Phase 2	Total	ERUs per Unit (1)	Tatal EDIL
			TOLU	EROS PER OTILE (1)	Total ERUs
Single Family - 50'	144	83	227	1.20	272.4
Single Family - 40'	92	160	252	1.10	277.2
Townhomes	76	0	76	1.00	76.0
Total Units*	312	243	555		625.6

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

9

Prepared by: Governmental Management Services - Central Florida, LLC

^{* -} Unit mix is subject to change based on market and other factors

TABLE 2
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
MASTER ASSESSMENT METHODOLOGY FOR MASTER ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES 1 AND 2

Phase Three Assessment Area One Project (1)	Phase 1	Phase 2	Cost Estimate
Earthwork	\$512,484	\$52,530	tee ou
Roadways	\$0	\$0	\$565,014
Onsite Collector Roadway Drainage	\$1,152,500	\$1,590,000	\$0 \$2,742,500
Wastewater Collection	\$748,850	\$600,500	\$1,349,350
Potable Water Distribution	\$703,100	\$524,800	\$1,227,900
Reuse Water Distribution	\$361,200	\$387,600	\$748,800
Stormwater	\$1,195,796	\$122,570	\$1,318,366
Landscape, Hardscape, and Irrigation	\$873,600	\$729,800	\$1,603,400
Electrical	\$35,000	\$25,000	\$60,000
Professional and Inspection Fees, Other Misc. Fees	\$57,800	\$30,840	\$88,640
Contingency	\$90,860	\$406,364	\$497,224
Totals \$	5,731,190 \$	4,470,004	\$10,201,194

⁽¹⁾ A detailed description of these improvements is provided in the Engineer's Report revised September 6, 2017 prepared by Hanson, Walter, and Associates

TABLE 3
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
MASTER ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES 1 AND 2

Description	Total
Construction Funds	\$ 10,201,194
Debt Service Reserve	\$ 944,436
Capitalized Interest	\$ 1,170,000
Underwriters Discount	\$ 260,000
Cost of Issuance	\$ 350,000
Contingency	\$ 74,370
Par Amount*	\$ 13,000,000

Bond A	ssumption	ns:
--------	-----------	-----

Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	18 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

^{*} Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

ALLOCATION OF IMPROVEMENT COSTS

MASTER ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES 1 AND 2

Product Type	No. of Units *		Total ERUs	% of Total ERUs	I Improvement Per Product Type		ovement Costs Per Unit
Single Family - 50'	227	1.20	272.4	43.5%	\$ 4,441,824	Ś	19,568
Single Family - 40'	252	1.10	277.2	44.3%	\$ 4,520,094	\$	17,937
Townhomes	7 6	1.00	76.0	12.1%	\$ 1,239,275	\$	16,306
Totals	555		625.6	100.00%	\$ 10,201,194		

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

TABLE 5
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
MASTER ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES 1 AND 2

Product Type	No. of Units *	ERU Factor	ERU Totals	% of ERU	Improvement Costs by Product Type**	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family - 50'	227	1.20	272.40	43.5%	\$ 4,441,824	\$ 5,660,486	\$24,936
Single Family - 40'	252	1.10	277.20	44.3%	\$ 4,520,094	, ,	\$22,858
Townhomes	76	1.00	76.00	12.1%	\$ 1,239,275	• •	\$20,780
Totals	555		625.6	100%	\$ 10,201,194	\$ 13,000,000	

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

^{**} Balance of Infrastructure Needed for Project to be Funded by Developer

TABLE 6

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE

MASTER ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES 1 AND 2

Product Type	No. of Units *	Allocation of Par Debt Per Product Type		al Par Debt Per Unit	Maximum Annual Debt Service		Net Annual Debt Assessment Per Unit		Gross Annual Debt Assessment Per Unit (1)	
Single Family - 50'	227	\$ 5,660,486	\$	24,936	\$	411,228	\$	1,812	ė	1 027
Single Family - 40'	252	\$ 5,760,230	\$	22,858	\$	418,475	\$	1,661	\$	1,927 1,767
Townhomes	76	\$ 1,579,284	\$	20,780	\$	114,733	\$	1,510	\$	1,606
Totals	555	\$ 13,000,000			\$	944,436				

⁽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

T ABLE 7
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
PREUMINARY ASSESSMENT ROLL
MASTER ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES 1 AND 2

Owner	Property Address		Parcel ID	Product Type	A	Total Par Debt Allocation Per	Assessment	Gross Annual Debt Assessment
			, ander ty	Product Type	_	Unit	Aflocation.	Affocation (1)
MATTAMY ORLANDO LLC	1850 SAWYER PALM	PL	18-25-27-4941-0001-1000	SF -50	5	24.976	\$ 1,812	\$ 1,927
MATTAMY ORLANDO LLC	1840 SAWYER PALM	PL	18-25-27-4941-0001-1010	SF -50	\$	24,936	\$ 1,812	\$ 1,927
MATTAMY ORLANDO LLC	1830 SAWYER PALM	Pt.	18-25-27-4941-0001-1020	SF-50	5	24,936	5 1.812	
MATTAMY ORLANDO LLC	1820 SAWYER PALM	PL	18-25-27-4941-0001-1030	SF -50	Š	24,936	\$ 1.812	\$ 1,927 \$ 1,927
MATTAMY ORLANDO LLC	1810 SAWYER PALM	PL	18-25-27-4941-0001-1040	SF-50	š	24,536	\$ 1,812	
MATTAMY ORLANDO LLC	1800 SAWYER PALM	PL	18-25-27-4941-0001-1050	SF -50	š	24,936	\$ 1,812	
MATTAMY ORLANDO LLC	1790 SAWYER PALM	PL	18-25-27-4941-0001-1060	SF -50	š	24,936		
MATTAMY ORLANDO LLC	1780 SAWYER PALM	PL	18-25-27-4941-0001-1070	SF -50	\$	24,936		\$ 1,927
MATTAMY ORLANDO LLC	1770 SAWYER PALM	PL	18-25-27-4941-0001-1080	SF-50	Š	24,936		\$ 1,927
MATTAMY ORLANDO LLC	1760 SAWYER PALM	PL	18-25-27-4941-0001-1090	SF-50				\$ 1,927
MATTAMY ORLANDO LLC	1750 SAWYER PALM	PL	18-25-27-4941-0001-1100	SF -50	\$	24,938	\$ 1,812	\$ 1,927
MATTAMY ORLANDO LLC	1740 SAWYER PALM	PL	18-25-27-4941-0001-1110	SF-50		24,936	\$ 1,812	\$ 1,927
MATTAMY ORLANDO LLC	1730 SAWYER PALM	PL	18-25-27-4941-0001-1170	SF-50	\$	24,936	\$ 1,812	\$ 1,927
MATTAMY ORLANDO LLC	1720 SAWYER PALM	PL	18-25-27-4941-0001-1130	SF -50	\$	24,936		\$ 1,927
MATTAMY ORLANDO LLC	1710 SAWYER PALM	PL	18-25-27-4941-0001-1140	2011 (2009)	\$	24,985		\$ 1,927
MATTAMY ORLANDO LLC	9025 SUNSET PALMS	TER	18-25-27-4941-0001-1150	SF -50 SF -50	\$	24,995		\$ 1,927
MATTAMY ORLANDO LLC	9027 SUNSET PALMS	TER	18-25-27-4941-0001-1150		\$	24,936		\$ 1,927
MATTAMY ORLANDO LLC	9029 SUNSET PALMS	TER	18-25-27-4941-0001-1160	SF -50	5	24,935		\$ 1,927
MATTAMY ORLANDO LLC	9031 SUNSET PALMS	TER	18-25-27-4941-0001-1180	SF -50	\$	24,936		\$ 1,927
MATTAMY ORLANDO LLC	1633 NASSAU POINT	TRL	18-25-27-4941-0001-1180	SF -50	\$	24,936		\$ 1,927
MATTAMY ORLANDO LLC	1629 NASSAU POINT	TRL	18-25-27-4941-0001-1200	SF - 40	\$	22,858		\$ 1,767
MATTAMY ORLANDO LLC	1625 NASSAU POINT	TRL	18-25-27-4941-0001-1200	SF - 40	\$	22,858		\$ 1,767
MATTAMY ORLANDO LLC	1621 NASSAU POINT	TRL	18-25-27-4941-0001-1210	SF - 40	\$	22,858		\$ 1,767
MATTAMY ORLANDO LLC	1617 NASSAU POINT	TRL	18-25-27-4941-0001-1220	SF - 40	\$	22,858		\$ 1,767
MATTAMY ORLANDO LLC	1613 NASSAU POINT	TRL		SF - 40	5	22,858		\$ 1,767
MATTAMY ORLANDO LLC	0	INL	18-25-27-4941-0001-1240	SF - 40	\$			\$ 1,767
MATTAMY ORLANDO LLC	1616 HERONS GREEN	PATH	18-25-27-4941-0001-1250	SF - 40	\$			\$ 1,767
MATTAMY ORLANDO LLC	1612 HERONS GREEN	PATH	18-25-27-4941-0001-1260	SF - 40	\$			\$ 1.767
MATTAMY ORLANDO LLC	1608 HÉRONS GREEN		18-25-27-4941-0001-1270	SF - 40	\$		\$ 1,661	
MATTAMY ORLANDO LLC	1604 HERONS GREEN	PATH	18-25-27-4941-0001-1280	SF - 40	\$		\$ 1,661 :	3 1,767
MATTAMY ORLANDO LLC		1715	18-25-27-4941-0001-1290	SF - 40	\$		\$ 1,661	
MATTAMY ORLANDO LLC	1600 HERONS GREEN 1718 CARIBBEAN VIEW	PATH	18-25-27-4941-0001-1300	SF - 40	\$		\$ 1,661	1,767
MATTAMY ORLANDO LLC		TER	18-25-27-4941-0001-1310	SF - 40	\$	22,858	\$ 1,661	1,767
MATTAMY ORLANDO LLC	1712 CARIBBEAN VIEW	TER	18-25-27-4941-0001-1320	SF - 40	\$	22,858	\$ 1,681 ;	1,767
	1706 CARIBBEAN VIEW	TER	18-25-27-4941-0001-1330	SF - 40	\$	22,858	\$ 1,561	1,767
MATTAMY GRLANDO LLC	1700 CARIBBEAN VIEW	TER	18-25-27-4941-0001-1340	SF - 40	\$	22,858	\$ 1,661 \$	1.767
ATTAMY ORLANDO LLC	9013 SUNSET PALMS	TER	18-25-27-4941-0001-1350	SF - 40	5	22,858	\$ 1,661	1.767
IATTAMY ORLANDO LLC	9009 SUNSET PAUMS	TER	18-25-27-4941-0001-1360	SF - 40	\$	22,858	\$ 1,561 \$	1,767
ATTAMY ORLANDO LLC	9005 SUNSET PALMS	TER	18-25-27-4941-0001-1370	SF - 40	5	22,858	1,661 5	
ATTAMY ORLANDO LLC	9001 SUNSET PALMS	TER	18-25-27-4941-0001-1380	SF - 40	\$	22,858	5 1,661 5	
ATTAMY ORLANDO LLC	9036 EGRET MILLS	TER	18-25-27-4941-0001-1390	SF - 40	\$	22,858	1,661 \$	
ATTAMY ORLANDO ILC	9032 EGRET MILLS	TER	18-25-27-4941-0001-1400	SF - 40	\$	22,858		1.767
ATTAMY ORLANDO LLC	9028 EGRET MILLS	TER	18-25-27-4941-0001-1410	SF - 40	\$	22,858		1.767
ATTAMY ORLANDO LLC	9024 EGRET MILLS	TER	18-25-27-4941-0001-1420	SF - 40	\$	22,858		1,767
ATTAMY ORLANDO LLC	9020 EGRET MILLS	TER	18-25-27-4941-0001-1430	SF - 40	5	22,858		1,767
ATTAMY ORLANDO LLC	9012: EGRET MILLS	TER	18-25-27-4941-0001-1440	SF - 40	\$	22,858 \$		1,767
ATTAMY ORLANDO LLC	9008 EGRET MILLS	TER	18-25-27-4941-0001-1450	SF - 40	š	22,858 \$		
ATTAMY ORLANDO LLC	9004 EGRET MILLS	TER	18-25-27-4941-0001-1460	SF - 40	5	22,A58 S		1,767
ATTAMY ORLANDO LLC	9000 EGRET MILLS	TER	18-25-27-4941-0001-1470		\$	22,858 \$		1,767
ATTAMY ORLANDO LLC	9039 PELICAN COVE	TRACE	18-25-27-4941-0001-1480	10.20 U.S.	Š	22,858 \$		1,767
ATTAMY ORLANDO LLC	9035 PELICAN COVE	TRACE	18-25-27-4941-0001-1490		Š	22,858 5	-,	1,767
ATTAMY ORLANDO LLC	9031 PELICAN COVE	TRACE	18-25-27-4941-0001-1500		\$	22,858 S	1,661 \$	1,767
ATTAMY ORLANDO LLC	9027 PELICAN COVE	TRACE	18-25-27-4941-0001-1510		\$	22,858 \$	1,561 \$ 1,661 \$	1,767
ATTAMY ORLANDO LLC	9023 PELICAN COVE	TRACE					1,661 \$	1.767

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						otal Per Debt	Net Annual D	ebt i	Gross Annual Dubt
Owner:	Property Addr					location Per	Assessmen	rt	Assessment
MATTAMY ORLANDO LLC	1840 SANDY PARK		Parcel ID	Product Typ		Unit	Allocation		Affocation (1)
MATTAMY ORLANDO LLC	1836 SANDY PARK	TAL	15-25-27-4941-0001-2120	SF - 40	\$	22,858	\$ 1.6	61	\$ 1,767
MATTANY ORLANDO LLC		TRL	18-25-27-4941-0001-2130	SF - 40	\$	22,858	\$ 1,0	561	\$ 1,767
MATTAMY ORLANDO LLC	1812 SANDY PARK	TRI.	14-75-27-4941-0001-2140	SF - 40	\$	22,858	\$ 10		\$ 1,767
MATTANY ORLANDO LLC	1824 SANDY PARK	TRI,	28-25-27-4941-0001-2150	SF - 40	\$	22,858	\$ 10	61	\$ 1,767
MATTAMY ORLANDO LLC	1620 SANDY PARK 1616 SANDY PARK	TRU	18-25-27-4941-0001-2160	SF - 40	5	22,858			\$ 1,767
MATTAMY ORLANDO LLC		TAL	18-25-27-4941-0001-2170	SF - 40	\$	22,858			S 1,767
MATTAMY OREANDOLLC	1812 SANDY PARK	TRL	19-25-27-4941-0001-2180	SF - 40	\$	22,858	\$ 1.1	61	\$ 1.767
MATTANY DRIANDO LLC	1608 SANDY PARK	TRL	18-25-27-4941-0001-2190	SF - 40	\$	22,858			5 1,767
MATTAMY DIRANDO LLC	1804 SANDY PANK	TRE	18-25-27-4941-0001-2200	SF - 40	\$	22,858	\$ 12		\$ 1,767
MATTANY DRIANDO LLC	1800 SANDY PANK	TRL	18-25-27-4941-0001-2210	SF - 40	\$	22,858			\$ 1,767
MATTANY ORLANDO LLC	2042 SUNSKINE MOGE		18-25-27-4941-0001-2220	SF - 90	5	24,936			5 1,927
MATTAMY ORLANDO LLC	9098 STINSHINE RIDGE		16-25-27-4941-0001-2230	SF - 50	Ś	24,936		112	
	9034 SUNSHINE RIDGE		18-25-27-49-41-0001-22-40	SF - 50	5	24,936	\$ 1,8		-,
MATTANY ORLANDO LLC	BOOD SUMSHINE AIDGE		18-25-27-4941-0001-2250	SF - SO	\$	24,936		12	
MATTAMY ORLANDO LLC	9024 SUNSHINE RIDGE		18-25-27-4941-0001-2260	SF - 50	\$	24,936		12	-,
MATTAMY ORLANDO LLC	SOOD SHINSHINE BODGE		18-25-27-4941-0001-2270	SF - 50	\$	24,936	\$ 18		
MATTAMY ORLANDOLLC	9004 SUNSHINE ROOGE		18-25-27-4941-0001-2280	SF - 50	\$		\$ 1,8	_ ,	
MATTAMY ORLANDO LLC	9008 SUNSHINE RIDGE		18-25-27-4941-0001-2290	SF - 50	Š	-	\$ 1.8		
MATTAMY OR ANDO LLC	9014 SUNISHINE NOGE		18-25-27-4941-0001-2300	SF - 50	Š		\$ 1,8		
MATTAMY ORLANDO LLC	9016 SUMSHINE RIDGE	1009	18-25-27-4941-0001-2310	SF - 50	š	24,936	Š 1.8		
MATTAMY ORLANDO LLC	ROOD SUNSHINE RIDGE	1007	18-25-27-4941-0001-2320	SF - 30	š	24,936	\$ 1.8	,	
MATTAMY ORLANDO LLC	9005 SUNGHINE RIDGE	1000	18-25-27-4941-0001-2330	SF - 50	š		\$ 1.8	_ ,	
MATTAMY ORLANDO LLC	9009 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2340	SF - 50	Š				
MATTAMY ORLANDO LLC	9013 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2350	SF - 50	5		• -		-4
MATTAMY ORLANDO LLC	907.5 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2360	SF - 50	\$				
MATTAMY ORLANDO LLC	1533 CAREY PALM	CIR	18-25-27-4941-0001-2370	TH:	Š		—		
MATTAMY ORLANDO LLC	1585 GAREY PALM	CIR	18-25-27-4941-0001-2380	1H			\$ 1.5		1,506
MATTAMY ORLANDO U.C	1537 CAREY PALM	CIR	18-75-27-4941-0001-2390	TH	\$,	\$ 1,5		1,606
MATTAMY ORLANDO LLC	1539 CAREY PALM	CIR	18-25-27-4941-0001-2400	TH	\$		\$ 1,5: \$ 1.5:		1,606
MATTAMY ORLANDO LLC	FS41 CAREY PALM	CIR:	18-25-27-4941-0001-2410	714	Š		·		1,606
NATTAMY ORLANDO LLC	1543 GAREY PALM	CIR	18-25-27-4941-0001-2420	TH	Š		\$ 1,5: \$ 1.5:		1,606
MATTAMY ORLANDO LLC	1545 CAREY PALM	CIR	18-25-27-4941-0001-2430	TH	5		\$ 1,5:		1,606 1,606
MATTAMY ORLANDO LLC	1547 CAREY PALM	CIR:	18-25-27-4941-0001-2440	TH	Š		\$ 1,5;		1,606
MATTAMY ORLANDO LLC	1549 CAREY PALM	CTR	18-25-27-4941-0001-2450	TH	\$		5 1,5		1,606
MATTAMY ORLANDO LLC	1551 CAREY PALM	CIR	18-25-27-4941-0001-2460	TH	\$	20,780			1,608
MATTAMY ORLANDO LLC	1553 CAREY PALM 1555 CAREY PALM	GIR.	18-23-27-4941-0001-2470	TH	\$	20,780	1,51	0 \$	1,606
ATTAMY ORLANDO LLC	1537 CAREY PALM	CIR	18-25-27-4941-0001-2480	TH	\$	20,780			1,608
ATTAMY DRIANDO LLC	1550 CAREY PALM	CIR	ZB-25-27-4941-0001-2490	TH	\$	20,780			1,606
HATTAMIT ORLANDO LLC	1561 CAREY PALM	CIR	18-25-27-4941-0001-2500 18-25-27-4941-0001-2510	TH TH	Ş	20,780			1,606
MITARIY ORLANDO LLC	1563 CAREY PALM	CIR	18-25-27-4941-0001-2510	TH TH	Ś	20,780			1,606
TATTAMY DRIANDO LLC	1555 CAREY PALM	CIR	18-25-27-4942-0001-2530	TH	š	20,780 5 20,780 5			1,606
NATTAMY ORLANDO LLC	1567 CAREY PALM	CIR	18-25-27-4941-0001-2540	TH	\$	20,780			1,506
ATTAMY ORLANDO LLC	1569 CAREY PALM	CIR :	18-25-27-4941-0001-2550	TH	Š	20.780			1,606 1,606
ATTAMY ORLANDO LLC	1571 CAREY PALM	CIR	18-25-27-4941-0001-2560	TH	Š	20,780 5			1,606
ATTAMY ORLANDO LLC	1532 CAREY PALM	CIR	18-25-27-4941-0001-2570	TH	š	20,780 5			1,606
ATTAMY ORLANDO LLC	1534 CAREY PALM	GIR	18-25-27-4941-0001-2580	TH	Š	20,780 \$			1,606
ATTAMY ORLANDO LLC	1536 CAREY PALM	CIR	18-25-27-4941-0001-2590	TH	\$	20,780 \$	1.51		1,606
ATTAMY ORLANDO LLC	1538 CAREY PALM	CIR	18-25-27-4941-0001-2600	TH	š	20,780 \$	1.51		
ATTAMY ORLANDO LLC	1540 CAREY PALM	CLR	18-25-27-4941-0001-2610	TH	Š	20,780 S	1,510		1,608
ATTAMY ORLANDO LLC	1542 GAREY PALM	CIR	18-25-27-4941-0001-2620	TH	\$	20,780 S	1,510		1,606
ATTAMY ORLANDO LLC	1344 CAREY PALIS	CIH	1#-25-27-4941-0001-2630	TH	š	20,780 S	1,510		1,606
ATTAMY ORLANDO LLC	1546 CAREY PALM	CIR	16-25-27-4941-0001-2640	TH	š	20,780 \$	1,510		1,506
ATTAMY ORLANDO LLC	1548 CAREY PALM	CIR	18-25-27-4941-0001-2650	TH	Š	20,780 \$	1,510		1,505 1,608
ATTAMY ORLANDOLLIC	1550 CAREY PALM	CIR	19-25-27-4941-0001-2660	TH	\$	20,780 S	1,510		1,608
TTAMY ORLANDO LLC	1552 CAREY PALAI 1554 CAREY PALAI	CIR	18-25-27-4941-0001-2670	TH	š	20,780 \$	1,510		1,606
TTAMY ORLANDO LLC	1556 CAREY PALM	CIR	18-25-27-4941-0001-2680		Ś	20,780 \$	1,510		1,606
TTAMY ORLANDO LLC	1538 CAREY PALM	CIA	18-25-27-4941-0001-2690		\$	20,780 \$	1,510		1,606
TTAMY ORLANDO LLC	1960 CAREY PALM	CUN	18-26-27-4941-0001-2700 18-25-27-4941-0001-2700	TH	5	20,780 \$	1,510		1,605
TTAMY ORLANDO LLE	1562 CAREY PALM	COR	18-25-27-4941-0001-2710 18-25-27-4941-0001-2720		\$ \$	20,780 \$ 20,780 \$	1,510	\$	1,606
							1,510	\$	

•	4240				Total Par Debt Allocation Per	Net Annual Debt Assessment	Gross Annual Debt Assessment	
Owner	Property Address		Parcel ID	Product Type	- Unit	Allocation	Allocation (1)	
MATTAMY ORLANDO LLC	1564 CAREY FALM	CIR	18-25-27-4941-0001-2730	TH	\$ 20,780	3 1.510	5 1.606	
MATTAMY ORLANDO LLC	1566 CAREY PALM	CIR	18-25-27-4941-0001-2740	TH	5 20,780	\$ 1,510	\$ 1,606	
MATTAMY ORLANDO LLC	1568 CAREY PALM	Q R	18-25-27-4941-0001-2750	TH	\$ 20,780	\$ 1,510	\$ 1,606	
MATTAMY ORLANDO LLC	1570 CAREY PALM	CIR	18-25-27-4941-0001-2760	TH	\$ 20,780	\$ 1.510	\$ 1,606	
MATTAMY ORLANDO LLC	1618 CAREY PALSA	CIR	18-25-27-4941-0001-2770	TH	\$ 20,780	\$ 1,510	\$ 1,606	
MATTAMY ORLANDO LLC	1616 CAREY PALM	CIR	18-25-27-4941-0001-2780	TH	\$ 20,780	\$ 1.510	\$ 1,606	
MATTAMY ORLANDO LLC	1614 CAREY PALM	CIR	18-25-27-4941-0001-2790	TH	\$ 20,780	\$ 1,510	\$ 1,605	
MATTAMY ORLANDO LLC	1612 CAREY PALM	CIR	18-25-27-4941-0001-2800	TH	\$ 20,780	\$ 1,510	\$ 1,606	
MATTAMY ORLANDO LLC	1610 CAREY PALM	CIR	18-25-27-4941-0001-2810	TH	\$ 20,780	\$ 1,510	\$ 1,606	
MATTAMY ORLANDO LLC	1608 CAREY PALM	CIR	18-25-27-4941-0001-2820	TH	\$ 20,760	\$ 1,510	\$ 1,606	
MATTAMY ORLANDO LLC	1606 CAREY PALM	CIR	18-25-27-4941-0001-2630	TH	\$ 20,780	\$ 1,510	\$ 1,606	
MATTAMY ORLANDO LLC	1604 CAREY PALM	QR	18-25-27-4941-0001-2840	TH	\$ 20,780	\$ 1,510	5 1.506	
MATTAMY ORLANDO LLC	1602 CAREY PALM	CIR	18-25-27-4941-0001-2850	TH	5 20,780	\$ 1,510	\$ 1,506	
MATTAMY ORLANDO LLC	1800 CAREY PALM	CIR	18-25-27-4941-0001-2860	TH	\$ 20,780	\$ 1.510	\$ 1,606	
MATTAMY ORLANDO ILC	1598 CAREY PALM	CIR	18-25-27-4941-0001-2870	TH	\$ 20,780	\$ 1,510	\$ 1,606	
MATTAMY ORLANDO LLC	1596 CAREY PALM	CIR	18-25-27-4941-0001-2880	TH	\$ 20,780	\$ 1,510	S 1,606	
MATTAMY ORLANDO LLC	1594 CAREY PALM	CIR	18-25-27-4941-0001-2890	TH	5 20,780	\$ 1.510	\$ 1,606	
MATTAMY ORLANDO LLC	1592 CAREY PALM	CIR	18-25-27-4941-0001-2900	TH	5 20,780	\$ 1,510	\$ 1,606	
MATTAMY ORLANDO LLC	1590 CAREY PALM	CIR	18-25-27-4941-0001-2910	TH	\$ 20,780	\$ 1,510	\$ 1,606	
MATTAMY ORLANDO LLC	1588 CAREY PALM	CIR	18-25-27-4941-0001-2920	TH	\$ 20,780	\$ 1,510	\$ 1,606	
MATTAMY ORLANDO LLC	2586 CAREY PALM	CIR	18-25-27-4941-0001-2930	TH	\$ 20,780	\$ 1,510	\$ 1,606	
MATTAMY ORLANDO LLC	1584 CAREY PALM	CIR	18-25-27-4941-0001-2940	TH	\$ 20,780	\$ 1,510	-,	
MATTAMY ORLANDO LLC	1562 CAREY PALM	CIR	18-25-27-4941-0001-2950	TH	\$ 20,780	\$ 1,510	\$ 1,606 \$ 1,606	
MATTAMY ORLANDO LLC	1580 CAREY PALM	CIR	18-25-27-4941-0001-2960	TH	\$ 20,780	\$ 1,510		
MATTAMY ORLANDO ILC	1531 CAREY PALM	CIR	18-25-27-4941-0001-2970	TH	\$ 20,780	\$ 1,510		
MATTAMY ORLANDO LLC	1529 CAREY PALM	αR	18-25-27-4941-0001-2980	TH	\$ 20,780	\$ 1,510		
MATTAMY OFLANDO LLC	1527 CAREY PALM	CIR	18-25-27-4941-0001-2990	TH	\$ 20,780	-,		
MATTAMY ORLANDO LLC	1525 CAREY PALM	CIR	18-25-27-4941-0001-3000	TH	\$ 20,780		\$ 1,606	
MATTAMY ORLANDO LLC	1523 CAREY PALM	CIR	18-25-27-4941-0001-3010	TH	\$ 20,780		\$ 1,606	
MATTAMY OFLANDO LLC	1521 CAREY PALM	CIR	18-25-27-4941-0001-3020	TH:	\$ 20,780		\$ 1,606	
MATTAMY ORLANDO LLC	1519 CAREY PALM	CIR	18-25-27-4941-0001-3030	TH	\$ 20,780	-,	\$ 1,606	
MATTAMY ORLANDO LLC	1517 CAREY PALM	CIR	18-25-27-4941-0001-3040	TH	\$ 20,780	, 2020	\$ 1,606	
MATTAMY ORLANDO ILC	1515 CAREY PALM	CIR	18-25-27-4941-0001-3050	TH	\$ 20,780		\$ 1,606	
MATTAMY ORLANDO LLC	1513 CAREY PALM	CIR	18-25-27-4941-0001-3060	TH	\$ 20,780		\$ 1,606 \$ 1,606	
MATTAMY ORLANDO LLC	1511 CAREY PALM	CIR	18-25-27-4941-0001-3070	TH				
MATTAMY ORLANDO (LC	1509 CAREY PALM	CIR	18-25-27-4941-0001-3080	TH	\$ 20,780			
MATTAMY ORLANDO LLC	1507 CAREY PALM	CIR	18-23-27-4941-0001-3090	TH			\$ 1,606	
MATTAMY ORLANDO LLC	1506 CAREY PALM	CIR	18-25-27-4941-0001-3100				\$ 1,606 \$ 1,606	
MATTAMY ORLANDO LLC	1509 CAREY PALM	CR	18-25-27-4941-0001-3110				\$ 1,606 \$ 1,608	
MATTAMY ORLANDO LLC	1501 CAREY PALM	CIR	18-25-27-4941-0001-3120	TH		-,	\$ 1,606	
MATTAMY ORLANDO LLC	1810 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0100				\$ 1,927	
MATTAMY ORLANDO LEC	1804 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0110			,	S 1,927	
MATTAMY ORLANDO LLC	1798 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0120				\$ 1,927	
MATTAMY ORLANDO LLC	1792 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0130			:	\$ 1,927	
MATTAMY DIRLANDO LLC	1786 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0140			:	\$ 1,927	
MATTAMY ORLANDO LLC	1778 CARIBBEAN VIEW	TEA	18-25-27-4941-0001-0150				\$ 1,927	
MATTAMY ORLANDO LLC	1772 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0160				\$ 1,927	
JJJ ODNAJRO YMATTAN	1866 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0170					
ALL OGNALINO YMATTAN	1760 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0180				A 1125.	
HATTAMY ORLANDO LLC	1854 CARROCAN VIEW	TER	18-25-27-4941-0001-0190			5 1,812		
AATTAMY ORLANDO LLC	1748 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0200		24,936			
MATTAMY ORLANDO LLC	1742 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0210	SF - 50		_,,	-,	
MATTAMY ORLANDO LLC	1848 NASSAU POINT	TRE	16-25-27-4941-0001-0220			-,		
NATTAMY ORLANDO LLC	1644 NASSALI POINT	TRL	18-25-27-4941-0001-0230				4,000,000	
IATTAMY ORLANDO ILC	1640 NASSAU POINT	TROL	18-25-27-4941-0001-0240	SF - 50 S		1,612 \$		
LATTAMY GRLANDO LLC	1636 NASSAU POINT	TRL	18-25-27-4941-0001-0240	SF - 50 \$				
IATTAMY ORLANDO LLC	1632 NASSAU POINT	7RL	18-25-27-4941-0001-0260	SF - 50 \$				
·		. 146	T	SF - 50 \$	24,936 \$	1,812 5	1.927	

Total Par Debt Net Annual Debt Gross Annual Debt

Assessment

Allocation Per

Owner	Property Address					tal Per Debt location Per		Annual Debt		s Annual Deb
MATTAMY ORLANDO LLC	1773 CARIBREAN VIEW	TER	Parcel ID 18-25-27-4941-0001-0890	Product Type	_	Unit	_	Mocation	A	location (1)
MATTAMY ORLANDO LLC	1767 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0890	SF - 50	ş	24,936	\$	1,812	3	1,927
MATTAMY ORLANDO LLC	1761 CARIBBEAN VIEW	TER		SF - 50	\$	24,936	\$	1,812	\$	1,927
MATTAMY OFLANDO LLC	1749 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0910 18-25-27-4941-0001-0920	SF - 50	5	24,936	\$	1,812	5	1,927
MATTANY ORLANDO LLC	1743 CARGREAN VIEW	TER	18-25-27-4941-0001-0920	SF - 50	ş	24,936	\$	1,812	\$	1,927
MATTAMY ORLANDO LLC	1737 CARBBEAN VEW	TER		SF - SO	Ş	24,936	\$	1,812	\$	1,927
MATTAMY ORLANDO LLC	1731 CARBBEAN VIEW	TER	18-25-27-4941-0001-0940	SF - 50	ş	24,936	\$	1,812	\$	1,927
MATTAMY DRIANDO LLC	1725 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0950	\$F - 50	ş	24,936	\$	1,812	5	1,927
MATTAMY DRIANDO LLC	1719 CARRIBEAN VIEW	TER	18-25-27-4941-0001-0960	SF - 50	\$	24,936	\$	1.812	5	1,927
MATTAMY ORLANDO LLC	1870 SAWYER PALM		18-25-27-4941-0001-0970	SF - 50	\$	24,936	\$	1,812	\$	1,927
MATTAMY ORLANDO LLC		PL	18-25-27-4941-0001-0980	SF - 50	5	24,936	\$	1,812	\$	1,927
MATTAMY ORLANDO ILC	1880 SAWYER PALM	PL.	18-25-27-4941-0001-0990	SF - 50	5	24,936	\$	1,812	Ś	1.927
	1864 CARIBBEAN VIEW	TER	18-25-27-4941-0002-0010	SF - 50	\$	24,936	5	1.612	5	1,927
MATTAMY ORLANDO LLC	1858 CARIBBEAN VEW	TER	18-25-27-4941-0001-0020	SF - 50	\$	24.935	5	1.812	Š	1,927
MATTAMY OFLANDO ILC	1852 CARBREAN VIEW	TER	18-25-27-4941-0001-0030	SF - 50	Ś	24,936	4	1,812	•	1.927
MATTAMY ORLANDO LLC	1846 CARIBBEAN YIEW	TÉR	15-25-27-4941-0001-0040	SF - 50	Š	24,936	ě	1,812	į.	1.927
MATTAMY ORLANDO ILC	1840 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0050	SF - 50	Š	24,936	ě	1.817	ž	1,927
MATTAMY ORLANDO LLC	1834 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0060	SF - 50	č	24,936	ě	1,812	7	
MATTAMY ORLANDO ILC	1828 CARBBEAN VIEW	TER	18-25-27-4941-0000-0070	SF - 50	ě	24,936	ě	1,812	ž	1,927
MATTAMY ORLANDO ILC	1822 CARIEMAN VIEW	TER	18-25-27-4947-0001-0080	SF - 50	ē	24,936	:	1,812	?	1,927
MATTAMY ORLANDO ILC	1816 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0090	SF - 50	é	24,936	2	1,812	3	1,927
			Totals	312	š	7,273,016	3	528,390		1,927 562,117
MATTAMY ORLANDO LLC	Phuse 2		18-25-27-4941-0001-FD10	SBL050 Acres	\$	5,726,984	s	416,046		442,602
			Total Loc		\$	13,000,000	\$	944,436	\$	1,004,718

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

Annual Assessment Periods		30
Projected Bond Rate (%)		6.00%
Maximum Annual Debt Service	s	944,436

Prepared by: Governmental Management Services - Central Florida, ILC

20

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 1 ASSESSMENT AREA

FOR

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

Date: February 23, 2018

Prepared by

Governmental Management Services - Central Florida, LLC 135 W. Central Blvd, Suite 320 Orlando, FL 32801

Table of Contents

1.0 Introduction	3
1.1 Purpose	
1,2 Background	
1.3 Special Benefits and General Benefits	
1.4 Requirements of a Valid Assessment Methodology	
1.5 Special Benefits Exceed the Costs Allocated	
2.0 Assessment Methodology	5
2.1 Overview	
2.2 Allocation of Debt	. J
2.3 Allocation of Benefit	
2.4 Lienability Test: Special and Peculiar Benefit to the Property	
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay	. 1
Non-Ad Valorem Assessments	7
11011 / 10 12101 0111 1 100000110110	
3.0 True-Up Mechanism	. 8
4.0. Announce Poll	_
4.0 Assessment Roll	. გ
5.0 Appendix	۵
Table 1: Development Program	
Table 1: Development Program Table 2: Infrastructure Cost Estimates	. 7 40
Table 3: Bond Sizing	
Table 4: Allocation of Improvement Costs	
Table 5: Allocation of Total Par Debt to Each Product Type	
Table 6: Par Debt and Annual Assessments	
Table 7: Preliminary Assessment Roll	
table 1. I Tellifilially Assessment Noti	10

GMS-CF, LLC does not represent the Westside Community

Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Westside Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Westside Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District has issued \$3,490,000 of special assessment bonds ("Solara Phase 1 Assessment Area Bonds"). The Solara Phase 1 Assessment Area Bonds are to fund certain infrastructure improvements that benefit a portion of Westside Phase Three referred to as Solara, Phase 1. The infrastructure to be financed is identified in the First Supplement to Westside Community Development District Engineer's Report for Westside Phase 1, 2 and 3, dated January 16, 2018 for Community wide Capital Improvements prepared by Hanson, Walter & Associates (the "Engineer's Report")!.

1.1 Purpose

This Supplemental Assessment Methodology for Solara Phase 1 Assessment Area (the "Assessment Report") provides for an assessment methodology for allocating the debt anticipated to be incurred by the District to benefiting properties within Solara Phase 1 Assessment Area. This report supplements previously approved Master Assessment Methodology dated September 6, 2017. This Assessment Report allocates the debt to certain properties based on the special benefits each receives from the Solara Phase 1 Assessment Area, as delineated in the Engineer's Report. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of the Solara Phase 1 Assessment Area Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within Solara Phase 1 Assessment Area based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 1,148.9 acres in Osceola County, Florida of which Phase Three represents approximately 243.15 acres. Solara Phase 1 Assessment Area is a smaller portion of the Phase Three project. The proposed development plan is depicted in Table 1 (the "Development Plan"), as provided to the District by Mattamy Homes the developer of the Solara Development (referred to as "Developer"). The Development Plan envisions approximately 312 residential units. It is recognized that the Development Plan may change, and this Assessment Report will be modified accordingly.

The capital public improvements contemplated by the District in the Solara Phase 1 Assessment Area (as defined below) include master public facilities that benefit certain properties within Solara Phase 1 Assessment Area the District. Specifically, the District will construct and/or acquire certain infrastructure including certain earthwork (excluding any assessable lands in Solara Phase 1 Assessment Area) and roadways, stormwater facilities, potable water, reuse water and wastewater, electrical undergrounding differential, landscaping, and hardscaping as detailed in the Engineer's Report. The acquisition and construction costs are summarized in Table 2 (herein, the "2018 Project").

The assessment methodology is a four-step process.

- The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the Solara Phase 1 Assessment Area
- 2 The District Engineer determines the assessable acres that benefit from the District's Solara Phase 1 Assessment Area.
- A calculation is made to determine the funding amounts necessary to acquire and/or construct the Solara Phase 1 Assessment Area.
- 4. The assessments are initially divided equally among the benefited properties on a prorated gross acreage basis. As land is platted, this amount will be allocated to each of the benefited properties based on the number of platted units and product type.

1.3 Special Benefits and General Benefits

The Solara Phase 1 Assessment Area undertaken by the District creates special and peculiar benefits to assessable property within Solara Phase 1 Assessment Area, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to certain property within the District. The implementation of the Solara Phase 1 Assessment Area enables properties within its boundaries to be developed. Without the District's Solara Phase 1 Assessment Area Project, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's Solara Phase 1 Assessment Area Project. However, these benefits will be incidental to the District's 2018 Project, which is designed solely to meet the needs of property within Solara Phase 1 Assessment Area of the District. Properties outside the District boundaries do not depend upon the District's 2018 Project. The property owners within the Solara Phase 1 Assessment Area are

therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the Solara Phase 1 Assessment Area are greater than the costs associated with providing these benefits. The District Engineer estimates that the 2018 Project, that is necessary to support full development of property within Solara Phase 1 Assessment Area, will cost approximately \$4,555,394. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including a portion of the 2018 Project, requested to be funded by the District and the Developer the cost of issuance of the Solara Phase 1 Assessment Area Bonds, the funding of debt service reserves and capitalized interest, will be \$3,490,000. The funding in excess of bond proceeds required to complete the 2018 Project is to be funded by Developer; the Developer will enter into a Completion Agreement with the District on the date of the bond closing, in which the Developer agrees to complete or provide funds to the District to complete the 2018 Project.

2.0 Assessment Methodology

2.1 Overview

The District has issued \$3,490,000 in Solara Phase 1 Assessment Area Bonds to fund a portion of the District's 2018 Project, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$3,490,000 in debt to the properties benefiting from the 2018 Project.

Table 1 identifies the land uses as indicated by the Developer of the land within Solara Phase 1 Assessment Area. The construction costs needed for completion of the 2018 Project are outlined in Table 2. The improvements needed to support the Development Plan are described in detail in the Engineer's Report and are estimated to cost \$4,555,394. Based on the estimated costs, the size of the bond issue needed to generate funds to pay

for a portion of the 2018 Project requested by the District and the Developer and related costs was determined by the District's Underwriter to total \$3,490,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt assessments is a continuous process in the District until the Development Plan is completed. The Solara Phase 1 Assessment Area funded by the Solara Phase 1 Assessment Area Bonds benefits all developable acres within Solara Development Phase 1 Assessment Area. The Solara Assessment Area 1 is fully platted as of date.

The initial Series 2018 assessments will be levied on the 312 platted residential units within Solara Development Phase 1 Assessment Area as of the date of bond issuance. A fair and reasonable methodology allocates the debt assessments incurred by the District proportionately to the properties receiving the special benefits. At this point all of the platted lands within the Solara Phase 1 Assessment Area are benefiting from the improvements.

The platted 312 residential units in the Solara Phase 1 Assessment Area are the beneficiaries of the Solara Phase 1 Assessment Area, as depicted in Table 5 and Table 6. If there are changes to Development Plan and a replatting occurs, a true up of the assessment would be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt assessments in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The 2018 Project consists of certain earthwork (excluding any assessable lands in Solara Phase 1 Assessment Area) and roadways, stormwater facilities, potable water, reuse water and wastewater, electrical undergrounding differential, landscaping, and hardscaping as detailed in the Engineer's Report, and professional fees along with related incidental costs. There are three product types within the planned development. The townhome home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land use. It is important to note that the benefit derived from the 2018 Project on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed 2018 Project will provide several types of systems, facilities and services for its residents. These include certain earthwork (excluding any assessable lands in Solara Phase 1 Assessment Area) stormwater facilities, potable water, reuse water and wastewater, electrical undergrounding differential, landscaping, and hardscaping, and professional fees along with related incidental costs. The 2018 Project improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the 2018 Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the 2018 Project described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the 2018 Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the product type categories.

Accordingly, no acre or parcel of property within Solara Phase 1 Assessment Area will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product type in Table 4, a total debt per unit and an annual assessment per unit have been calculated for the one product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed 2018 Project is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the Whenever a plat, replat, declaration of course of platting and site planning. condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In Solara Phase 1 Assessment Area, the area is platted and therefore a true-up is not anticipated. However, if a replat is recorded, then the District will reallocate assets as provided in this Report. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less then the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments.

4.0 Assessment Roll

The District will initially distribute the liens across the property platted into residential lots within Solara Phase 1 Assessment Area of the District boundaries. If the Development Plan changes, then the District will update Table 6 to reflect the changes. The current master assessment roll for the Solara Phase 1 Assessment Area is depicted in Table 7.

TABLE 1
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 1 ASSESSMENT AREA

ERUs per Unit (1)	Total ERUs
	TOTAL ENUS
1.20	172.8
1.10	101.2
1.00	76.0
	350.0
	1.00

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

Prepared by: Governmental Management Services - Central Florida, LLC

^{* -} Unit mlx is subject to change based on market and other factors

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

INFRASTRUCTURE COST ESTIMATES

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 1 ASSESSMENT AREA

2018 Project (1)	 Phase 1
Earthwork	\$512,484
Roadways	\$0
Onsite Collector Roadway Drainage	\$1,052,920
Wastewater Collection	\$748,850
Potable Water Distribution	\$703,100
Reuse Water Distribution	\$361,200
Stormwater	\$119,580
Landscape, Hardscape, and Irrigation	\$873,600
Electrical	\$35,000
Professional and Inspection Fees, Other Misc. Fees	\$57,800
Contingency	\$90,860
Totals	\$ 4,555,394

⁽¹⁾ A detailed description of these improvements is provided in the Engineer's Report revised January 16, 2018 prepared by Hanson, Walter, and Associates

Description

Construction Funds

TABLE 3 WESTSIDE COMMUNITY DEVELOPMENT DISTRICT BOND SIZING SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 1 ASSESSMENT AREA

Daha Camita D	7	2,973,657
Debt Service Reserve	\$	115,065
Capitalized Interest	Ś	120,678
Underwriters Discount	· · · · · · · · · · · · · · · · · · ·	·
Cost of Issuance	?	69,800
	\$	193,650
Issue Discount	\$	17,150
Par Amount	\$	3,490,000
Bond Assumptions:		
Average Coupon Rate		5.14%
Amortization		30 years
Capitalized Interest		Through 11/1/2018
Debt Service Reserve		
Underwriters Discount		50% MADS D/S
Onder Writers Discount		2%

\$

Total

TABLE 4

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

ALLOCATION OF IMPROVEMENT COSTS

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 1 ASSESSMENT AREA

Product Type	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	I Improvement Per Product Type	lmp	rovement Costs Per Unit
Single Family - 50'	144	1.20	172.8	49.4%	\$ 2,249,063	\$	15,618
Single Family - 40'	92	1.10	101.2	28.9%	\$ 1,317,160	\$	14,317
Townhomes	76	1.00	76.0	21.7%	\$ 989,171	\$	13,015
Totals	312		350.0	100.00%	\$ 4,555,394		

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

TABLE 5

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 1 ASSESSMENT AREA

Product Type	No. of Units *	ERU Factor	ERU Totals	% of ERU		nprovement Costs by oduct Type**	Đ	Allocation of Par lebt Per Product Type	Par Debt Per Unit
Single Family - 50'	144	1.20	172.80	49.4%	ė	2,249,063		1 722 062	***
Single Family - 40'	92	1.10	101.20		<u>ې</u>		>	1,723,063	\$11 ,966
			101.20	28.9%	÷	1,317,160	Ş	1,009,109	\$10 ,96 9
Townhomes	76	1.00	76.00	21.7%	\$	989,171	\$	757,829	\$9,971
Totals	312		350.0	100%	Ś	4,555,394	Ś	3,490,000	

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

^{**} Balance of Infrastructure Needed for Project to be Funded by Developer

TABLE 6

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 1 ASSESSMENT AREA

			ocation of Par bt Per Product	Tota	al Par Debt	Maxi	mum Annual		Annual Debt essment	[s Annual Debt essment
Product Type	No. of Units *	Туре		, F	er Unit	De	bt Service	Per Unit		Per Unit (1)	
Single Family - 50'	144	\$	1,723,063	\$	11,966	\$	113,618	\$	789	\$	839
Single Family - 40'	92	\$	1,009,109	\$	10,969	\$	66,540	\$	723	\$	769
Townhomes	76	\$	757,829	\$	9,971	\$	49,971	\$	658	\$	699
Totals	312	\$	3,490,000			\$	230,130				

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

4

^{*} Unit mix is subject to change based on market and other factors

TABLE 7
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
PREUMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 1 ASSESSMENT AREA

						ital Par Debt location Per	Net Annual Debt Assessment	Gross Annual Debt	
Owner	Property Addre	55	Percel ID Product				Affocation	Assessment Allocation (1)	
MATTAMY ORLANDO LLC	1850 SAWYER PALM	PL	18-25-27-4941-0001-1000						
MATTAMY ORLANDO LLC	1840 SAWYER PALM	PL		SF -50	\$	11,966	\$ 789	\$ 839	
MATTAMY ORLANDO LLC	1830 SAWYER PALM	PL	18-25-27-4941-0001-1010	SF -50	\$	11,966	\$ 789	\$ 839	
MATTAMY ORLANDO LLC	1820 SAWYER PALM	PL	18-25-27-4941-0001-1020	SF -50	\$	11,956	\$ 789	\$ 839	
MATTAMY ORLANDO LLC	1810 SAWYER PALM	PL	18-25-27-4941-0001-1080	SF -50	\$	11,966	\$ 789	\$ 839	
MATTAMY ORLANDO LLC	1800 SAWYER PALM	PL PL	18-25-27-4941-0001-1040	SF -50	\$	11,966	5 789	\$ 839	
MATTAMY ORLANDO LLC	1790 SAWYER PALM	PL	18-25-27-4941-0001-1050	SF -50	\$	11,966	\$ 789	\$ 839	
MATTAMY ORLANDO LLC	1780 SAWYER PALM	PL	18-25-27-4941-0001-1060	SF -50	\$	11,966	\$ 789	\$ 839	
MATTAMY ORLANDO LLC	1770 SAWYER PALM	PL	18-75-27-4941-0001-1070	SF -50	\$	11,965	\$ 789	\$ 839	
MATTAMY ORLANDO LLC	1760 SAWYER PALM	PL.	18-25-27-4941-0001-1080	SF -50	\$	11,956	\$ 789	\$ 839	
MATTAMY ORLANDO LLC	1750 SAWYER PALM	PL	18-25-27-4941-0001-1090	SF -50	\$	11,966	\$ 729	\$ 839	
MATTAMY ORLANDO LLC	1740 SAWYER PALM	PL	18-25-27-4941-0001-1100 18-25-27-4941-0001-1110	SF -50	\$	11,966	\$ 789	\$ 839	
MATTAMY ORLANDO LLC	1730 SAWYER PALM	PL	18-25-27-4941-0001-1110	SF -50	\$	11,966	\$ 789	\$ 839	
MATTAMY ORLANDO ILC	1720 SAWYER PALM	Pt.	18-25-27-4941-0001-1120	SF -50	\$	11,965	\$ 789	\$ 839	
MATTAMY ORLANDO LLC	1710 SAWYER PALM	PL	18-25-27-4941-0001-1140	SF -50	\$	11,966	\$ 789	\$ 839	
MATTAMY ORLANDO LLC	9025 SUNSET PALMS	TER	18-25-27-4941-0001-1150	SF -50 SF -50	\$	11,966	\$ 789	\$ 839	
MATTAMY ORLANDO LLC	9027 SUNSET PALMS	TER	18-25-27-4941-0001-1160	SF -50	\$	11,966	5 789	\$ 839	
MATTAMY ORLANDO ILC	9029 SUNSET PALMS	TER	18-25-27-4941-0001-1170	SF-50	\$	11,966 11,966	\$ 789	\$ 839	
MATTAMY ORLANDO LLC	9031 SUNSET PALMS	TER	18-25-27-4941-0001-1180	SF - 50	Š	11,966	\$ 789 5 789	\$ 839	
MATTAMY ORLANDO ILC	1633 NASSAU POINT	TRL	18-25-27-4941-0001-1190	SF - 40	\$	10,969	3000	\$ 839 \$ 769	
MATTAMY ORLANDO LLC	1629 NASSAU POINT	TRL	18-25-27-4941-0001-1200	SF - 40	Š	10,969			
MATTAMY ORLANDO LLC	1625 NASSAU POINT	TRL	18-25-27-4941-0001-1210	SF - 40	\$	10,969		\$ 769	
MATTAMY ORLANDO LLC	1621 NASSAU POINT	TRL	18-25-27-4941-0001-1220	SF - 40	\$	10,969	\$ 723 \$ 773	\$ 769	
MATTAMY ORLANDO LLC	1617 NASSAU POINT	TRL	18-25-27-49/1-0001-1230	SF - 40	\$	10,969	\$ 723	\$ 769 \$ 769	
MATTAMY ORLANDO LLC	1613 NASSAU POINT	TRL	18-25-27-4941-0001-1240	SF - 40	5	10,969	\$ 723		
MATTAMY ORLANDO LLC	0	•••••	18-25-27-4941-0001-1250	SF - 40	5	10,969	\$ 723		
MATTAMY ORLANDO LLC	1616 HERONS GREEN	PATH	18-25-27-4941-0001-1260	SF - 40	5	10,969	\$ 723	\$ 769 \$ 769	
MATTAMY ORLANDO LLC	1612 HERONS GREEN	PATH	18-25-27-4941-0001-1270	SF - 40	Š	10,969	5 723	\$ 769	
MATTAMY ORLANDO LLC	1608 HERONS GREEN	PATH	18-25-27-4941-0001-1280	SF - 40	Š	10,969	\$ 723	\$ 769	
MATTAMY ORLANDO LLC	1604 HERONS GREEN	PATH	18-25-27-4941-0001-1290	SF - 40	Š	10,969	\$ 723	\$ 769	
MATTAMY ORLANDO LLC	1600 HERONS GREEN	PATH	18-25-27-4941-0001-1300	SF - 40	š	10,369	\$ 723	\$ 769	
MATTAMY ORLANDO LLC	1718 CARIBBEAN VIEW	TER	18-75-27-4941-0001-1310	SF - 40	Š	10,969	\$ 723	\$ 769	
MATTAMY ORLANDO ILC	1712 CARIBBEAN VIEW	TER	18-23-27-4941-0001-1320	SF - 40	Š	10,969		\$ 769	
MATTAMY ORLANDO LLC	1706 CARIBBEAN VIEW	TER	18-25-27-4941-0001-1330	SF - 40	Š	10,969	\$ 723	\$ 769	
MATTAMY ORLANDO LLC	1700 CARIBBEAN VIEW	TER	18-25-27-4941-0001-1340	SF - 40	Š	10,969	\$ 723	\$ 769	
MATTAMY ORLANDO LLC	9013 SUNSET PALMS	TER	18-25-27-4941-0001-1350	SF - 40	Š	10,969		\$ 769	
MATTAMY ORLANDO LLC	9009 SUNSET PALMS	TER	18-25-27-4941-0001-1360	SF - 40	Š			\$ 769	
MATTAMY ORLANDO LLC	9005 SUNSET PAUMS	TER	18-25-27-4942-0001-1370	SF - 40	Š			\$ 769	
MATTAMY ORLANDO LLC	9001 SUNSET PALMS	TER	18-25-27-4941-0001-1380	SF - 40	Ś		•	\$ 769	
MATTAMY ORLANDO ILC	9036 EGRET MILLS	TER	18-25-27-4941-0001-1390	SF - 40	\$	10,969		5 769	
MATTAMY ORLANDO LLC	9032 EGRET MILLS	TER	18-25-27-4941-0001-1400	SF - 40	\$	10,969		\$ 769	
MATTAMY ORLANDO LLC	9028 EGRET MILLS	TER	18-25-27-4941-0001-1410	SF - 40	\$	10,989		\$ 769	
MATTAMY ORLANDO LLC	9024 EGRET MILLS	TER	18-25-27-4941-0001-1420	SF - 40	\$	10,969		\$ 769	
MATTAMY ORLANDO LLC	9020 EGRET MILLS	TER	18-25-27-4941-0001-1430	SF - 40	5	10,969		5 769	
MATTAMY ORLANDO LLC	9012 EGRET MILLS	TER	18-25-27-4941-0001-1440	SF - 40	\$	10,969		5 769	
MATTAMY ORLANDO LLC	9008 EGRET MILLS	TER	18-25-27-4941-0001-1450	SF - 40	\$		5 723		
ATTAMY ORLANDO LLC	9004 EGRET MILLS	TER	18-25-27-4941-0001-1460	SF - 40	Š		723		
ATTAMY ORLANDO LLC	9000 EGRET MILLS	TER	18-25-27-4941-0001-1470	SF - 40	\$	10,969			
ATTAMY ORLANDO LLC	9039 PELICAN COVE	TRACE	18-25-27-4941-0001-1480		\$	10,969			
ATTAMY ORLANDO LLC	9035 PELICAN COVE	TRACE	18-25-27-4941-0001-1490		\$	10,969			
ATTAMY ORLANDO LLC	9031 PELICAN COVE	TRACE	18-25-27-4941-0001-1500		\$	10,969	,		
ATTAMY ORLANDO LLC	9027 PELICAN COVE	TRACE	18-25-27-4941-0001-1510		Š	10,969			
ATTAMY ORLANDO LLC	9023 PELICAN COVE	TRACE	18-25-27-4941-0001-1520	SF - 40	s	10,969			

⇔ 5

			***				Net Annual Debt	Grt	oss Annual Debt
02000			1200020	200200200	A	ocation Per	Assessment		Assessment
MATTAMY ORLANDO LLC	Property Address 9015 PELICAN COVE	TRACE	Parcel ID 18-25-27-4941-0001-1530	Product Type	-	Unit	Allocation		Allocation (1)
MATTAMY ORLANDO LLC	9013 PELICAN COVE	TRACE	18-25-27-4941-0001-1540	SF - 40 SF - 40	\$	10,969 10,969	\$ 723 \$ 723	\$	769 769
MATTAMY ORLANDO LLC	9007 PELICAN COVE	TRACE	18-25-27-4941-0001-1550	SF -40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	9003 PELICAN COVE	TRACE	18-25-27-4941-0001-1560	SF -40	Š	10,969	\$ 723	Š	769
MATTAMY ORLANDO LLC	9038 PELICAN COVE	TRACE	18-25-27-4941-0001-1570	SF - 40	\$	10,969	\$ 723	Š	769
MATTAMY ORLANDO LLC	9034 PELICAN COVE	TRACE	18-25-27-4941-0001-1580	SF - 40	Š	10,969	\$ 723	5	769
MATTAMY ORLANDO LLC	9030 PELICAN COVE	TRACE	18-25-27-4941-0001-1590	SF - 40	Š	10,969	\$ 723	5	769
MATTAMY ORLANDO LLC	9026 PELICAN COVE	TRACE	18-25-27-4941-0001-1600	SF - 40	š	10,969	5 723	Š	769
MATTAMY ORLANDO LLC	9022 PELICAN COVE	TRACE	18-25-27-4941-0001-1610	SF - 40	š	10,969	5 723	Š	769
MATTAMY ORLANDO LLC	9018 PELICAN COVE	TRACE	18-25-27-4941-0001-1620	SF - 40	š	10,959	5 723	5	769
MATTAMY ORLANDO LLC	9014 PELICAN COVE	TRACE	18-25-27-4941-0001-1530	SF - 50	\$	11,966	5 789	Š	839
MATTAMY ORLANDO LLC	9010 PELICAN COVE	TRACE	18-25-27-4941-0001-1640	SF - 50	\$	11,966	5 789	\$	839
MATTAMY ORLANDO LLC	9006 PELICAN COVE	TRACE	18-25-27-4941-0001-1650	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	9002 PELICAN COVE	TRACE	18-25-27-4941-0001-1660	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	9041 FLAMINGO KEY	WAY	18-25-27-4941-0001-1670	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	9037 FLAMINGO KEY	WAY	18-25-27-4941-0001-1680	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	9033 FLAMINGO KEY	WAY	18-25-27-4941-0001-1690	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	9029 FLAMINGO KEY	WAY	18-25-27-4941-0001-1700	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	9025 FLAMINGO KEY	WAY	18-25-27-4941-0001-1710	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	9021 FLAMINGO KEY	WAY	18-25-27-4941-0001-1720	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	9017 FLAMINGO KEY	WAY	18-25-27-4941-0001-1730	SF - 40	\$	10,969	\$ 723	5	769
MATTAMY ORLANDO LLC	9013 FLAMINGO KEY	WAY	18-25-27-4941-0001-1740	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	9009 FLAMINGO KEY	WAY	18-25-27-4941-0001-1750	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	9005 FLAMINGO KEY	WAY	18-25-27-4941-0001-1760	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	9011 FLAMINGO KEY	WAY	18-25-27-4941-0001-1770	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	9040 FLAMINGO KEY	WAY	18-25-27-4941-0001-1780	SF - 50	\$	11,966	\$ 789	\$	839
MATTAMY ORLANDO LLC	9032 Flamingo Key	WAY	18-25-27-4941-0001-1790	5F - 50	\$	11,966	\$ 789	\$	839
MATTAMY ORLANDO LLC	9028 FLAMINGO KEY	WAY	18-25-27-4941-0001-1800	SF - 50	\$	11,966	\$ 789	\$	539
MATTAMY ORLANDO LLC	9024 FLAMINGO KEY	WAY	18-25-27-4941-0001-1810	SF - 50	\$	11,966	\$ 789	\$	839
MATTAMY ORLANDO LLC	9020 FLAMINGO KEY	WAY	18-25-27-4941-0001-1820	SF - 50	\$	11,965	\$ 789	\$	839
MATTAMY ORLANDO LLC	9012 FLAMINGO KEY	WAY	18-25-27-4941-0001-1830	SF - 50	\$	11,966	\$ 789	\$	839
MATTAMY ORLANDO LLC	9008 FLAMINGO KEY	WAY	18-25-27-4941-0001-1840	SF - 50	\$	11,966	\$ 789	\$	839
MATTAMY ORLANDO ILC	9004 FLAMINGO KEY	WAY	18-25-27-4941-0001-1850	SF - 50	\$	11,965	\$ 789	\$	839
MATTAMY ORLANDO LLC	9000 FLAMINGO KEY	WAY	18-25-27-4941-0001-1860	SF - \$0	\$	11,966	\$ 789	\$	839
MATTAMY ORLANDO ILC	1537 NASSAU POINT	TRL	18-25-27-4941-0001-1870	SF - 50	\$	11,966	\$ 789	5	839
MATTAMY ORLANDO ILC	1533 NASSAU POINT	TRL	18-25-27-4941-0001-1880	SF - 50	\$	11,966	\$ 789	\$	839
MATTAMY ORLANDO LLC	1529 NASSAU POINT	TRL	18-25-27-4941-0001-1890	SF - 50	\$	11,966	\$ 789	\$	839
MATTAMY ORLANDO LLC	1525 NASSAU POINT	TRL	18-25-27-4941-0001-1900	SF - 50	\$	11,966	\$ 789	\$	839 839
MATTAMY ORLANDO LLC	1517 NASSAU POINT	TRL	18-25-27-4941-0001-1910 18-25-27-4941-0001-1920	SF - 50 SF - 50	\$	11,966 11,966	\$ 789 \$ 789	5	839
MATTAMY ORLANDO LLC	1513 NASSAU POINT 1909 NASSAU POINT	TRL TRL	18-25-27-4941-0001-1920	SF - 50	Ś	11,966	\$ 789	\$	839
MATTAMY ORLANDO U.C MATTAMY ORLANDO U.C	1505 NASSAU POINT	TRL	18-25-27-4941-0001-1940	SF - 50	Š	11,966	\$ 789	5	839
MATTAMY ORLANDO LLC	1501 NASSAU POINT	TRL	18-25-27-4941-0001-1950	SF - 50	ś	11,966	\$ 789	5	839
MATTAMY ORLANDO LLC	1871 SAWYER PALM	PL	18-25-27-4941-0001-1960	SF - 40	Š	10,969	5 723	\$	769
MATTAMY ORLANDO LLC	1861 SAWYER PALM	PL	18-25-27-4941-0001-1970	SF - 40	š	10,969	\$ 723	Š	769
MATTAMY ORLANDO ILC	1851 SAWYER PALM	PL	18-25-27-4941-0001-1980	SF - 40	ŝ	10,969	5 723	Š	769
MATTAMY ORLANDO LLC	1845 SAWYER PALM	PL	18-25-27-4941-0001-1990	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	1841 SAWYER PALM	PL	18-25-27-4941-0001-2000	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	1815 SAWYER PALM	PL	18-25-27-4941-0001-2010	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	1811 SAWYER PALM	PL	18-25-27-4941-0001-2020	SF - 40	\$	10,969	\$ 723	5	769
MATTAMY ORLANDO LLC	1801 SAWYER PALM	Pl.	18-25-27-4941-0001-2080	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	1791 SAWYER PALM	PL	18-25-27-4941-0001-2040	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	1781 SAWYER PALM	PL	18-25-27-4941-0001-2050	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	1775 SAWYER PALM	PL	18-25-27-4941-0001-2060	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	1771 SAWYER PALM	PL	18-25-27-4941-0001-2070	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	1761 SAWYER PALM	PL	18-25-27-4941-0001-2080	SF - 40	Ś	10,969	\$ 723	\$	769
MATTAMY ORLANDO ILC	1751 SAWYER PALM	PL	18-25-27-4941-0001-2090	SF - 40	Ś	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	1848 SANDY PARK	TRL	18-25-27-4941-0001-2100	SF - 40	\$	10,969	\$ 723	\$	769
MATTAMY ORLANDO LLC	1844 SANDY PARK	TRL	18-25-27-4941-0001-2110	SF - 40	\$	10,969	\$ 723	5	769

0						tal Par Debt ocation Per	Net Annual Debt Assessment	Gross Annual Debt
Owner	Property Addre	55	Parcel ID	Product Type	^'	Unit		Assessment
MATTAMY ORLANDO LLC	1840 SANDY PARK	TRL	18-25-27-4941-0001-2120	SF - 40	\$	10,969	Allocation 723	Allocation (1) S 769
MATTAMY ORLANDO LLC	1836 SANDY PARK	TRL	18-25-27-4941-0001-2130	SF - 40	š	10,969	\$ 723	
MATTAMY ORLANDO LLC	1832 SANDY PARK	TRL	18-25-27-4941-0001-2140	SF - 40	Š	10,969	\$ 723	
MATTAMY ORLANDO LLC	1824 SANDY PARK	TRL	18-25-27-4941-0001-2150	SF - 40	š	10,969	\$ 723	
MATTAMY ORLANDO LLC	1820 SANDY PARK	TRL	18-25-27-4941-0001-2150	SF - 40	Š	10,969	\$ 723	
MATTAMY ORLANDO LLC	1816 SANDY PARK	TRL	18-25-27-4941-0001-2170	SF - 40	š	10,969	\$ 723	5 769 \$ 769
MATTAMY ORLANDO LLC	1812 SANDY PARK	TRL	18-25-27-4941-0001-2180	SF - 40	\$	10,969	\$ 723	
MATTAMY ORLANDO LLC	1808 SANDY PARK	TRL	18-25-27-4941-0001-2190	SF - 40	Š	10,969	\$ 723	\$ 769 \$ 769
MATTAMY ORLANDO LLC	1804 SANDY PARK	TRL	18-25-27-4941-0001-2200	SF - 40	Š	10,969	5 723	\$ 769
MATTAMY ORLANDO LLC	1800 SANDY PARK	TRL	18-25-27-4941-0001-2210	SF - 40	\$	10,969	5 723	\$ 769
MATTAMY ORLANDO LLC	9042 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2220	SF - 50	Š	11,966	\$ 789	\$ 839
MATTANTY ORLANDO LLC	9038 Sunshine Ridge	LOOP	18-25-27-4941-0001-2230	SF - 50	Š	11,966	\$ 789	
MATTAMY DRIANDO LLC	9034 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2240	SF - SO	Š	11,966	\$ 789	
MATTAMY ORLANDO LLC	9030 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2250	SF - 50	Š	11,966	\$ 759	
MATTAMY ORLANDO ILC	9024 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2260	SF - 50	Š	11,966	\$ 789	
MATTAMY ORLANDO ILC	9000 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2270	SF - 50	Š	11,966	\$ 789	\$ 839 \$ 839
MATTAMY ORLANDO ILC	9004 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2280	SF - 50	\$	11,966	\$ 789	
MATTAMY ORLANDO LLC	9008 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2290	SF - 50	Š	11,966	\$ 789	:
MATTAMY ORLANDO LLC	9014 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2300	\$F - 50	\$	11,966	\$ 789	
MATTAMY ORLANDO LLC	9016 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2310	SF - 50	\$	11,966	\$ 789	\$ 839 \$ 839
MATTAMY DRIANDO LLC	9001 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2320	SF - 50	š	11,966	\$ 789	
MATTAMY ORLANDO LLC	9005 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2330	SF - 50	š	11,966	\$ 789	\$ 839 \$ 839
MATTAMY DRIANDO LLC	9009 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2340	SF - 50	š	11,966	\$ 789	: —
MATTAMY ORLANDO LLC	9013 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2350	SF - 50	š	11,966	\$ 789	5 839 5 839
MATTAMY ORLANDO LLC	9015 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-2360	SF - 50	š	11,966	\$ 789	\$ 839
MATTAMY ORLANDO LLC	1533 CAREY PALM	CIR	18-25-27-4941-0001-2370	TH	Ś		\$ 658	\$ 699
MATTAMY ORLANDO LLC	1595 CAREY PALM	CIR	18-25-27-4943-0001-2380	TH	\$	9.971	\$ 658	
MATTAMY ORLANDO ILC	1537 CAREY PALM	CIR	18-25-27-4941-0001-2390	TH	š			5 699 5 699
MATTAMY ORLANDO LLC	1589 CAREY PALM	CIR	18-25-27-4941-0001-2400	TH	\$	9,971		\$ 699
MATTAMY ORLANDO ILC MATTAMY ORLANDO ILC	1541 CAREY PALM	CIR	18-25-27-4941-0001-2410	TH	\$	9,971		\$ 699
MATTAMY ORLANDO ILC	1543 CAREY PALM	CIR	18-25-27-4941-0001-2420	TH	\$	9,971	\$ 658	\$ 699
MATTAMY ORLANDO LLC	1545 CAREY PALM 1547 CAREY PALM	CIA	18-25-27-4941-0001-2430	TH	\$			\$ 699
MATTAMY ORLANDO LLC	1549 CAREY PALM	CIR CIR	18-25-27-4941-0001-2440	TH	\$			\$ 699
MATTAMY ORLANDO LLC	1551 CAREY PALM	CIR	18-25-27-4941-0001-2450 18-25-27-4941-0001-2460	TH	ş			\$ 659
MATTAMY ORLANDO LLC	1553 CAREY PALM	CIR	18-25-27-4941-0001-2470	TH	\$			\$ 699
MATTAMY ORLANDO LLC	1555 CAREY PALM	CIR	18-25-27-4941-0001-2480	TH TH	5			\$ 699
MATTAMY ORLANDO LLC	1557 CAREY PALM	CIR	18-25-27-4941-0001-2490		Š			\$ 699 \$ 699
MATTAMY ORLANDO ILC	1559 CAREY PALM	CIR	18-25-27-4941-0001-2500		š			\$ 699 \$ 699
MATTAMY ORLANDO ILC	1561 CAREY PALM	CIR	18-25-27-4941-0001-2510		\$			\$ 699
MATTAMY ORLANDO LLC	1563 CAREY PALM	OR	18-25-27-4941-0001-2520		Š			\$ 699
MATTAMY ORLANDO LLC	1565 CAREY PALM	CIR.	18-25-27-4941-0002-2530	TH	\$			\$ 699
MATTAMY ORLANDO ILC	1507 CAREY PALM	CIR	18-25-27-4941-0001-2540	TH	\$	9,971	658	\$ 699
MATTAMY ORLANDO LLC MATTAMY ORLANDO LLC	1569 CAREY PALM	GR	18-25-27-4941-0001-2550		\$	9,971	658	\$ 699
MATTAMY ORLANDO LLC	1571 CAREY PALM 1582 CAREY PALM	CIR CIR	18-25-27-4941-0001-2560		\$	9,971		\$ 699
MATTAMY ORLANDO LLC	1534 CAREY PALM	CIR	18-25-27-4941-0001-2570 18-25-27-4941-0001-2580		\$	9,971		699
MATTAMY ORLANDO LLC	1536 CAREY PALM	CIR	18-25-27-4941-0001-2590		\$	9,971		
MATTAMY ORLANDO LLC	1538 CAREY PALM	CIR	18-25-27-4941-0001-2600		>	9,971		
SATTAMY ORLANDO LLC	1340 CAREY PALM	CIR	18-25-27-4941-0001-2610		\$	9,971 \$ 9,971 \$		
ATTAMY ORLANDO ILC	1542 CAREY PALM	CIR	18-25-27-4941-0001-2620	TH :		9,971 \$ 9,971 \$		
IATTAMY ORLANDO LLC	1544 CAREY PALM	CIR	18-25-27-4941-0001-2630	TH		9,971 S		
ATTAMY ORLANDO ILC	1546 CAREY PALM	CIR	18-25-27-4941-0001-2640	TH :		9,971 \$	938 S	
IATTAMY ORLANDO LLC IATTAMY ORLANDO LLC	1548 CAREY PALM	CIR	18-25-27-4941-0001-2650	TH S		9,971 \$	658 \$	
IATTAMY ORLANDO LLC	1550 CAREY PALM 1552 CAREY PALM	CIR	18-25-27-4941-0001-2660	TH S	;	9,971 \$	658 \$	
ATTAMY ORLANDO LLC	1554 CAREY PALM	CIR	18-25-27-4941-0001-2670	TH \$		9,971 \$	658 \$	699
ATTAMY ORLANDO LLC	1556 CAREY PALM	CIR	18-25-27-4941-0001-2680	TH \$	i	9,971 \$	658 \$	699
ATTAMY ORLANDO LLC	1558 CAREY PALM	CIR	18-25-27-4941-0001-2690	TH \$		9,971 \$	658 \$	699
ATTAMY ORLANDO LLC	1560 CAREY PALM	CIR	18-25-27-4941-0001-2700	TH \$		9,971 \$	658 \$	699
ATTAMY ORLANDO LLC	1562 CAREY PALM	CIR	18-25-27-4941-0001-2710	TH \$		9,971 \$	658 S	699
		Cin	18-25-27-4941-0001-2720	TH \$		9,971 \$	658 S	699

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						tal Par Debt location Per	A	ssessment	A	s Annual Debt ssessment
Owner	Property Address		Parcel IO	Product Type		Unit	- 1	Allocation	Al	location (1)
MATTAMY ORLANDO LLC	1773 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0890	SF - 50	\$	11,966	5	789	\$	839
MATTAMY ORLANDO LLC	1767 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0900	SF - 50	\$	11,966	\$	789	5	839
MATTAMY ORLANDO LLC	1761 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0910	SF - 50	\$	11,966	\$	789	5	839
MATTAMY ORLANDO ELC	1749 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0920	SF - 50	\$	11,966	\$	789	5	839
MATTAMY ORLANDO LLC	1743 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0930	SF - 50	\$	11,966	\$	789	5	839
MATTAMY ORLANDO LLC	1737 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0940	SF - 50	Ś	11,966	\$	789	\$	839
MATTAMY ORLANDO LLC	1731 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0950	SF - 50	\$	11,966	\$	789	S	839
MATTAMY ORLANDO LLC	1725 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0960	SF - 50	5	11,966	Ś	789	5	839
MATTAMY ORLANDO LLC	1719 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0970	SF - 50	\$	11,966	\$	789	5	839
MATTAMY ORLANDO LLC	1870 SAWYER PALM	PL	18-25-27-4941-0001-0980	SF - 50	\$	11,966	\$	789	\$	839
MATTAMY ORLANDO LLC	1860 SAWYER PALM	PL	18-25-27-4941-0001-0990	SF - 50	\$	11,966	\$	789	\$	839
MATTAMY ORLANDO LLC	1864 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0010	\$F - 50	5	11,965	\$	789	5	839
MATTAMY ORLANDO LLC	1858 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0020	SF - 50	\$	11,966	\$	789	\$	839
MATTAMY ORLANDO LLC	1852 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0030	SF - 50	\$	11,966	Ś	789	\$	839
MATTAMY ORLANDO LLC	1846 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0040	SF - 50	\$	11,966	\$	789	\$	839
MATTAMY ORLANDO LLC	1840 CARIBBEAN VIEW	TER	18-23-27-4941-0001-0050	SF - 50	\$	11,966	\$	789	\$	839
MATTAMY ORLANDO LLC	1834 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0060	SF - 50	\$	11,966	\$	789	\$	839
MATTAMY ORLANDO LLC	1826 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0070	SF - 50	\$	11,966	\$	789	\$	839
MATTAMY ORLANDO LLC	1822 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0080	SF - 50	\$	11,966	\$	789	\$	839
MATTAMY ORLANDO LLC	1816 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0090	SF - 50	Ś	11,966	. \$	789	\$	839
			Totals	312	3	3,490,000	3	230,130	3	244.819

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

Annual Assessment Periods	30
Average Coupon Rate	5.14%
Maximum Annual Debt Service	\$ 230,130

Prepared by: Governmental Management Services - Central Florida, LLC

EXHIBIT C

FINAL ASSESSMENT LIEN ROLL

[ATTACHED BELOW]

Series 2018 Lien Book			
Parcel ID	Units	Туре	Outstanding Series 2018 Bonds as of 2/17/2025
18-25-27-4941-0001-0010	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0020 18-25-27-4941-0001-0030	1 1	SOL-50 SOL-50	\$10,789.93 \$10,789.93
18-25-27-4941-0001-0040	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0050	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0060	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0070	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0080	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0090	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0100	1	SOL-50	\$10,789.93 \$10,789.93
18-25-27-4941-0001-0110 18-25-27-4941-0001-0120	1 1	SOL-50 SOL-50	\$10,789.93
18-25-27-4941-0001-0120	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0140	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0150	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0160	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0170	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0180	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0190	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0200	1 1	SOL-50	\$10,789.93
18-25-27-4941-0001-0210 18-25-27-4941-0001-0220	1	SOL-50 SOL-50	\$10,789.93 \$10,789.93
18-25-27-4941-0001-0220	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0240	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0250	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0260	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0270	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0280	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0290	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0300 18-25-27-4941-0001-0310	1 1	SOL-50 SOL-50	\$10,789.93 \$10,789.93
18-25-27-4941-0001-0310	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0330	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0340	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0350	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0360	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0370	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0380	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0390	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0400 18-25-27-4941-0001-0410	1 1	SOL-50 SOL-50	\$10,789.93 \$10,789.93
18-25-27-4941-0001-0420	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0430	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0440	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0450	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0460	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0470	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0480	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0490 18-25-27-4941-0001-0500	1 1	SOL-40 SOL-40	\$9,889.69 \$9,889.69
18-25-27-4941-0001-0510	1	SOL-40	\$9,889.69
18-25-27-4941-0001-0520	1	SOL-40	\$9,889.69
18-25-27-4941-0001-0530	1	SOL-40	\$9,889.69
18-25-27-4941-0001-0540	1	SOL-40	\$9,889.69
18-25-27-4941-0001-0550	1	SOL-40	\$9,889.69
18-25-27-4941-0001-0560 18-25-27-4941-0001-0570	1	SOL-40 SOL-40	\$9,889.69 \$9,889.69
18-25-27-4941-0001-0570	1	SOL-40 SOL-50	\$10,789.93
18-25-27-4941-0001-0590	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0600	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0610	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0620	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0630	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0640	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0650 18-25-27-4941-0001-0660	1 1	SOL-50 SOL-50	\$10,789.93 \$10,789.93
18-25-27-4941-0001-0670	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0680	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0690	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0700	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0710	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0720	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0730	1 1	SOL-50	\$10,789.93
18-25-27-4941-0001-0740 18-25-27-4941-0001-0750	1	SOL-50 SOL-50	\$10,789.93 \$10,789.93
18-25-27-4941-0001-0760	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0770	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0780	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0790	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0800	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0810	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0820	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0830 18-25-27-4941-0001-0840	1 1	SOL-50 SOL-50	\$10,789.93 \$10,789.93
18-25-27-4941-0001-0840	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0860	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0870	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0880	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0890	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0900	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0910	1	SOL-50	\$10,789.93

Parcel ID	Units	Туре	Outstanding Series 2018 Bonds as of 2/17/2025
18-25-27-4941-0001-0920	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0930	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0940 18-25-27-4941-0001-0950	1	SOL-50 SOL-50	\$10,789.93 \$10,789.93
18-25-27-4941-0001-0960	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0970	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0980	1	SOL-50	\$10,789.93
18-25-27-4941-0001-0990	1	SOL-50	\$10,789.93
18-25-27-4941-0001-1000	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1010 18-25-27-4941-0001-1020	1	SOL - 50	\$10,789.93 \$10,789.93
18-25-27-4941-0001-1020	1	SOL - 50 SOL - 50	\$10,789.93
18-25-27-4941-0001-1040	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1050	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1060	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1070	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1080 18-25-27-4941-0001-1090	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1090	1	SOL - 50 SOL - 50	\$10,789.93 \$10,789.93
18-25-27-4941-0001-1110	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1120	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1130	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1140	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1150	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1160	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1170 18-25-27-4941-0001-1180	1	SOL - 50 SOL - 50	\$10,789.93 \$10,789.93
18-25-27-4941-0001-1190	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1200	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1210	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1220	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1230	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1240	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1250 18-25-27-4941-0001-1260	1	SOL - 40 SOL - 40	\$9,889.69 \$9,889.69
18-25-27-4941-0001-1200 18-25-27-4941-0001-1270	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1280	1	SOL -40	\$9,889.69
18-25-27-4941-0001-1290	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1300	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1310	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1320	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1330	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1340 18-25-27-4941-0001-1350	1	SOL - 40 SOL - 40	\$9,889.69 \$9,889.69
18-25-27-4941-0001-1360	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1370	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1380	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1390	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1400	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1410	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1420 18-25-27-4941-0001-1430	1	SOL - 40 SOL - 40	\$9,889.69 \$9,889.69
18-25-27-4941-0001-1440	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1450	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1460	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1470	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1480	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1490	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1500 18-25-27-4941-0001-1510	1	SOL - 40 SOL - 40	\$9,889.69
18-25-27-4941-0001-1510 18-25-27-4941-0001-1520	1	SOL - 40	\$9,889.69 \$9,889.69
18-25-27-4941-0001-1530	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1540	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1550	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1560	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1570	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1580	1	SOL - 40 SOL - 40	\$9,889.69 \$9,889.69
18-25-27-4941-0001-1590 18-25-27-4941-0001-1600	1	SOL - 40 SOL - 40	\$9,889.69 \$9,889.69
18-25-27-4941-0001-1610	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1620	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1630	1	SOL - 50	\$9,889.69
18-25-27-4941-0001-1640	1	SOL - 50	\$9,889.69
18-25-27-4941-0001-1650	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1660	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1670 18-25-27-4941-0001-1680	1	SOL - 40 SOL - 40	\$9,889.69 \$9,889.69
18-25-27-4941-0001-1680 18-25-27-4941-0001-1690	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1690	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1710	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1720	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1730	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1740	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1750	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1760	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-1770 18-25-27-4941-0001-1780	1	SOL - 40 SOL - 50	\$9,889.69 \$10,789.93
18-25-27-4941-0001-1780 18-25-27-4941-0001-1790	1	SOL - 50	\$10,789.93
	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1800			
	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1810 18-25-27-4941-0001-1820	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1800 18-25-27-4941-0001-1810 18-25-27-4941-0001-1820 18-25-27-4941-0001-1830 18-25-27-4941-0001-1840			

Parcel ID	Units	Туре	Outstanding Series 2018 Bonds as of 2/17/2025
18-25-27-4941-0001-1860	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1870	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1880 18-25-27-4941-0001-1890	1	SOL - 50 SOL - 50	\$10,789.93 \$10,789.93
18-25-27-4941-0001-1900	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1910	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1920	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1930	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1940	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1950	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-1960	1	SOL -40	\$9,889.69
18-25-27-4941-0001-1970 18-25-27-4941-0001-1980	1	SOL -40 SOL -40	\$9,889.69 \$9,889.69
18-25-27-4941-0001-1990	1	SOL -40	\$9,889.69
18-25-27-4941-0001-2000	1	SOL -40	\$9,889.69
18-25-27-4941-0001-2010	1	SOL -40	\$9,889.69
18-25-27-4941-0001-2020	1	SOL-40	\$9,889.69
18-25-27-4941-0001-2030	1	SOL -40	\$9,889.69
18-25-27-4941-0001-2040	1	SOL -40	\$9,889.69
18-25-27-4941-0001-2050	1	SOL-40	\$9,889.69
18-25-27-4941-0001-2060	1	SOL-40	\$9,889.69
18-25-27-4941-0001-2070	1	SOL -40	\$9,889.69
18-25-27-4941-0001-2080	1	SOL -40	\$9,889.69
18-25-27-4941-0001-2090 18-25-27-4941-0001-2100	1	SOL -40 SOL -40	\$9,889.69 \$9,889.69
18-25-27-4941-0001-2110	1	SOL -40	\$9,889.69
18-25-27-4941-0001-2120	1	SOL -40	\$9,889.69
18-25-27-4941-0001-2130	1	SOL -40	\$9,889.69
18-25-27-4941-0001-2140	1	SOL-40	\$9,889.69
18-25-27-4941-0001-2150	1	SOL-40	\$9,889.69
18-25-27-4941-0001-2160	1	SOL -40	\$9,889.69
18-25-27-4941-0001-2170	1	SOL-40	\$9,889.69
18-25-27-4941-0001-2180	1	SOL -40	\$9,889.69
18-25-27-4941-0001-2190	1	SOL -40	\$9,889.69
18-25-27-4941-0001-2200	1	SOL -40	\$9,889.69
18-25-27-4941-0001-2210	1	SOL - 40	\$9,889.69
18-25-27-4941-0001-2220 18-25-27-4941-0001-2230	1	SOL - 50 SOL - 50	\$10,789.93 \$10,789.93
18-25-27-4941-0001-2240	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-2250	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-2260	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-2270	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-2280	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-2290	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-2300	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-2310	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-2320	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-2330	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-2340	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-2350	1	SOL - 50	\$10,789.93
18-25-27-4941-0001-2360 18-25-27-4941-0001-2370	1	SOL - 50 SOL - TH	\$10,789.93 \$8,989.46
18-25-27-4941-0001-2380	1	SOL TH	\$8,989.46
18-25-27-4941-0001-2390	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2400	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2410	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2420	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2430	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2440	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2450	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2460	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2470	1	SOL -TH	\$8,989.46
18-25-27-4941-0001-2480 18-25-27-4941-0001-2490	1	SOL - TH	\$8,989.46 \$8,989.46
18-25-27-4941-0001-2490 18-25-27-4941-0001-2500	1	SOL - TH SOL - TH	\$8,989.46 \$8,989.46
18-25-27-4941-0001-2500 18-25-27-4941-0001-2510	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2520	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2530	1	SOL -TH	\$8,989.46
18-25-27-4941-0001-2540	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2550	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2560	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2570	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2580	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2590	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2600	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2610	1	SOL -TH	\$8,989.46
18-25-27-4941-0001-2620	1	SOL TH	\$8,989.46
18-25-27-4941-0001-2630 18-25-27-4941-0001-2640	1	SOL - TH SOL - TH	\$8,989.46
18-25-27-4941-0001-2640 18-25-27-4941-0001-2650	1	SOL - TH	\$8,989.46 \$8,989.46
18-25-27-4941-0001-2660	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2660 18-25-27-4941-0001-2670	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2680	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2690	1	SOL -TH	\$8,989.46
18-25-27-4941-0001-2700	1	SOL -TH	\$8,989.46
18-25-27-4941-0001-2710	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2720	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2730	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2740	1	SOL - TH	\$8,989.46
10 35 37 4044 0004 3750	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2760	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2750 18-25-27-4941-0001-2760 18-25-27-4941-0001-2770 18-25-27-4941-0001-2780	1 1 1	SOL - TH SOL - TH SOL - TH	\$8,989.46 \$8,989.46 \$8,989.46

Parcel ID	Units	Туре	Outstanding Series 2018 Bonds as of 2/17/2025
18-25-27-4941-0001-2800	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2810	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2820	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2830	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2840	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2850	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2860	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2870	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2880	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2890	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2900	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2910	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2920	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2930	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2940	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2950	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2960	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2970	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2980	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-2990	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-3000	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-3010	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-3020	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-3030	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-3040	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-3050	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-3060	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-3070	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-3080	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-3090	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-3100	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-3110	1	SOL - TH	\$8,989.46
18-25-27-4941-0001-3120	1	SOL - TH	\$8,989.46
Total Outstanding Bonds	312		\$3,145,000.00

SECTION VI

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE **COMMUNITY** DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT SOLARA PHASE TWO IS COMPLETE; DECLARING THE SOLARA PHASE TWO PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES **SPECIAL ASSESSMENT** REVENUE **BONDS**; **PROVIDING FOR** A **SUPPLEMENT** TO THE **IMPROVEMENT** LIEN **BOOK**; **PROVIDING FOR** SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, on October 12, 2004, the Board of Supervisors ("Board") of the Westside Community Development District ("District") adopted Resolution 2005-13 authorizing, among other things, the issuance of Westside Community Development District Special Assessment Revenue Bonds in an aggregate principal amount not-to-exceed \$85,000,000 in order to finance the costs of the construction, installation, and acquisition of public infrastructure, improvements, and services on lands within the District; and

WHEREAS, the District authorized and issued the \$3,230,000 "Westside Community Development District Special Assessment Revenue Bonds, Series 2019 (Solara Phase Two Project)" ("Series 2019 Bonds"), pursuant to the Master Trust Indenture between the District and U.S. Bank National Association, as Trustee, dated February 1, 2005 ("Master Trust Indenture") and the Fifth Supplemental Trust Indenture between the District and U.S. Bank National Association, as Trustee, dated April 1, 2019 ("Fifth Supplemental Indenture"), for the purpose of acquiring and constructing all or a portion of the District referred to as "Solara Phase Two Project" and

WHEREAS, the District adopted the "Westside Community Development District Engineer's Report for Phase 1 and 2," last revised October 29, 2007, and as supplemented by the "Second Supplement to Westside Community Development District Engineer's Report for Westside Phases 1, 2 & 3 (Solara Development, Phase 2)" revised February 14, 2019, as amended from time to time (collectively, the "Engineer's Report"), which identifies and describes the Capital Improvement Plan for Solara Phase Two, financed with the Series 2019 Bonds ("Solara Phase Two Project"); and

WHEREAS, the Solara Phase Two Project has been completed; and

WHEREAS, pursuant to Section 403 of the Master Trust Indenture, the District Engineer executed and delivered an Engineer's Certification of Completion dated February 14, 2025 ("Engineer's Certification"), attached hereto as Exhibit "A," wherein the District Engineer established completion of, and the completion date of the Solara Phase Two Project; and

WHEREAS, upon receipt of and in reliance upon the Engineer's Certification, the District's Board desires to certify the Solara Phase Two Project complete in accordance with the Indenture and to finalize the assessment roll; and

WHEREAS, Section 170.08, *Florida Statutes*, requires that upon completion of the Solara Phase Two Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the improvements.

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

- 1. Recitals. The recitals are true and correct and are hereby incorporated into and form a material part of this Agreement.
- **2. Authority for this Resolution.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statues*.
- 3. Acceptance and Certification of Completion of the Solara Phase Two Project. The Board hereby accepts the Engineer's Certification and upon reliance thereon, certifies the Solara Phase Two Project is complete, as of February 14, 2025, in accordance with the Master Trust Indenture and Fifth Supplemental Trust Indenture.
- 4. Finalization of Special Assessments Securing the Series 2019 Bonds. The Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, Florida Statutes, and other applicable law, relating to the imposition, levy, collection and enforcement of special assessments and imposed and levied special assessments pursuant to Resolution Numbers 2017-10, 2017-11, 2018-01 and 2019-13 (the "Assessment Resolutions"). The par amount of special assessments levied pursuant to Resolution 2018-01, adopted by the Board on October 11, 2017, was later revised to \$3,230,000 by Resolution 2019-13, adopted by the Board on April 15, 2019 ("2019 Special Assessments") and, as noted in the Methodology Report (hereinafter defined), any lots remaining in Solara Phase Two without 2019 Series Assessments assigned when the Solara Phase Two Project is fully platted, will be subject to future bond issues and debt assessments. The Engineer's Certification indicates that the cost of the Solara Phase Two Project was in excess of \$3,230,000. Pursuant to Section 170.08, Florida Statutes, and the Assessment Resolutions, special assessments securing the Series 2019 Bonds on all developable land within Solara Phase Two are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Solara Phase Two Project. Attached hereto as Exhibit "B," and incorporated herein by reference, is that certain Master Assessment Methodology for Solara Development, Phases 1 and 2, dated September 6, 2017, as supplemented by that certain Supplemental Assessment Methodology for Solara Phase 2 Assessment Area, dated March 22, 2019 (collectively, the "Methodology Report"), which accurately reflects the amount of special assessments securing repayment of the Series 2019 Bonds. Therefore, pursuant to Section 170.08, Florida Statutes, and the Assessment Resolutions, the special assessments on lots specially benefitted by the Solara Phase Two Project are hereby finalized on the lots in the amount of the outstanding debt due on the Series 2019 Bonds in accordance with Exhibit B herein, and is apportioned in accordance with the

methodology described in Exhibit B and with the Final Assessment Lien Roll attached hereto as **Exhibit "C."**

- 5. Improvement Lien Book. Immediately following the adoption of this Resolution, the special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.
- 6. Other Provisions Remain in Effect. This Resolution is intended to supplement the Assessment Resolutions which remains in full force and effect. This Resolution and the Assessment Resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
- 7. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force or effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
- **8. Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
 - 9. Effective Date. This resolution shall take effect immediately upon its adoption.

[SIGNATURE PAGE TO FOLLOW]

PASSED AND ADOPTED THIS 4TH DAY OF MARCH, 2025.

ATTEST:	WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
Secretary	By:
-	Its:

EXHIBIT A

ENGINEER'S CERTIFICATION DATED FEBRUARY 14, 2025

[ATTACHED BELOW]

ENGINEER'S CERTIFICATE

The undersigned representative of Hanson, Walter & Associates, Inc., a Florida corporation., as the designated engineer ("**District Engineer**") for the Westside Community Development District in connection with the \$3,230,000 "Westside Community Development District Special Assessment Revenue Bonds, Series 2019" ("**Series 2019 Bonds**") hereby certify:

- 1. The District Engineer prepared the "Westside Community Development District Engineer's Report for Phase 1 and 2," last revised October 29, 2007, and as supplemented by the "Second Supplement to Westside Community Development District Engineer's Report for Westside Phases 1, 2 & 3 (Solara Development, Phase 2)" revised February 14, 2019 (collectively, the "Engineer's Report"), which identifies and describes the public infrastructure deemed necessary for Solara Phase 2, financed with the Series 2019 Bonds, referred to therein as the 2019 Project ("Solara Phase 2 Project"). Phase 2 is identified in the Engineer's Report as Solara Development Phase 2 in Exhibit 2 of the Engineer's Report and the total cost was anticipated to be \$9,657,298.01.
- 2. The Solara Phase 2 Project has been substantially completed in accordance with the Engineer's Report with no substantial deviations.
- 3. Pursuant to Section 403 of the Master Trust Indenture, the Completion Date is hereby established as of the date of this Certificate.
- 4. The final cost to complete the Solara Phase 2 Project, as described in the Engineer's Report, was in excess of \$3,230,000.
- 5. Tract P-3A (formerly known as Tract P-3) has been conveyed to the District; however, due to alleged construction defects, the pond tract is currently the subject of potential litigation.

Hanson, Walter & Associates, Inc.,

Name: Mark Vincutonis

Title: DISTRICT ENGINEER

Dated: 2-14-25

EXHIBIT B

METHODOLOGY REPORT

[ATTACHED BELOW]

MASTER ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES 1 AND 2

FOR

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

Date: September 6, 2017

Prepared by

Governmental Management Services - Central Florida, LLC 135 W. Central Blvd, Suite 320 Orlando, FL 32801

Table of Contents

1.0 Introduction	3
1.1 Purpose	
1.2 Background	3
1.3 Special Benefits and General Benefits	4
1.4 Requirements of a Valid Assessment Methodology	5
1.5 Special Benefits Exceed the Costs Allocated	5
2.0 Assessment Methodology	
2.1 Overview	5
2.2 Allocation of Debt	6
2.3 Allocation of Benefit	
2.4 Lienability Test: Special and Peculiar Benefit to the Property	
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pa	
Non-Ad Valorem Assessments	7
3.0 True-Up Mechanism	Я
	0
4.0 Assessment Roll	8
5.0 Appendix	9
Table 1: Development Program	
Table 2: Infrastructure Cost Estimates	.10
Table 3: Bond Sizing	
Table 4: Allocation of Improvement Costs	
Table 5: Allocation of Total Par Debt to Each Product Type	
Table 6: Par Debt and Annual Assessments	14
Table 7: Preliminary Assessment Roll	

GMS-CF, LLC does not represent the Westside Community

Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Westside Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Westside Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District anticipates the issuance of, not to exceed, \$13,000,000 of special assessment bonds in one or more series ("Solara Development, Phases 1 and 2 Bonds"). The Solara Development, Phases 1 and 2 Bonds are anticipated to fund certain infrastructure improvements that benefit Westside Phase Three collectively referred to as Solara Development, Phases 1 and 2. The infrastructure to be financed is identified in the First Supplement to Westside Community Development District Engineer's Report for Westside Phase 1, 2 and 3, dated September 6, 2017, for Community wide Capital Improvements prepared by Hanson, Walter & Associates (the "Engineer's Report").

1.1 Purpose

This Master Assessment Methodology for Solara Development, Phase 1 and 2 (the "Assessment Report") provides for an assessment methodology for allocating the debt anticipated to be incurred by the District to benefiting properties within Solara Development, Phase 1 and 2. This Assessment Report allocates the debt to certain properties based on the special benefits each receives from the Solara Development, Phase 1 and 2 Project, as delineated in the Engineer's Report. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of the Solara Development, Phase 1 and 2 Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within Solara Development, Phase 1 and 2 based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 1,148.9 acres in Osceola County, Florida of which Phase Three represents approximately 243.15 acres. The proposed development plan is depicted in Table 1 (the "Development Plan"), as provided to the District by Mattamy Homes the developer of the Solara Development (referred to as "Developer"). The Development Plan envisions approximately 555 residential units. It is recognized that the Development Plan may change, and this Assessment Report will be modified accordingly. Additionally,

The capital public improvements contemplated by the District in the Solara Development, Phase 1 and 2 Project (as defined below) include master public facilities

that benefit certain properties within Solara Development, Phase 1 and 2 of the District. Specifically, the District will construct and/or acquire certain infrastructure including certain earthwork (excluding any assessable lands in Solara Development, Phase 1 and 2) and roadways, stormwater facilities, potable water, reuse water and wastewater, electrical undergrounding differential, landscaping, and hardscaping as detailed in the Engineer's Report. The acquisition and construction costs are summarized in Table 2 (herein, the "Solara Phase 1 and 2 Project").

The assessment methodology is a four-step process.

- 1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the Solara Phase 1 and 2 Project.
- 2. The District Engineer determines the assessable acres that benefit from the District's Solara Phase 1 and 2 Project.
- 3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Solara Phase 1 and 2.
- 4. This assessments are initially divided equally among the benefited properties on a prorated gross acreage basis. As land is platted, this amount will be allocated to each of the benefited properties based on the number of platted units and product type.

1.3 Special Benefits and General Benefits

The Solara Phase 1 and 2 Project undertaken by the District creates special and peculiar benefits to assessable property within Solara Phase 1 and 2, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to certain property within the District. The implementation of the Solara Phase 1 and 2 Project enables properties within its boundaries to be developed. Without the District's Solara Phase 1 and 2, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's Solara Phase 1 and 2 One Project. However, these benefits will be incidental to the District's Solara Phase 1 and 2 Project, which is designed solely to meet the needs of property within Solara Phase 1 and 2 of the District. Properties outside the District boundaries do not depend upon the District's Solara Phase 1 and 2 Project. The property owners within the Solara

Phase 1 and 2 are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for,
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the Solara Development, Phase 1 and 2 are greater than the costs associated with providing these benefits. The District Engineer estimates that the Solara Phase 1 and 2 Project, that is necessary to support full development of property within Solara Development, Phase 1 and 2, will cost approximately \$10,201,194. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including the Solara Phase 1 and 2 Project, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$13,000,000. Without the Solara Phase 1 and 2, the property within Solara Phase 1 and 2 would not be able to be developed and occupied by future residents of the development.

2.0 Assessment Methodology

2.1 Overview

The District may issue up to \$13,000,000 in Solara Phase 1 and 2 Bonds to fund the District's Solara Phase 1 and 2 Project, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$13,000,000 in debt to the properties benefiting from the Solara Development, Phase 1 and 2 Project.

Table 1 identifies the land uses as indicated by the Developer of the land within Solara Phase 1 and 2. The construction costs needed for completion of the Solara Phase 1 and 2 Project are outlined in Table 2. The improvements needed to support the Development Plan are described in detail in the Engineer's Report and are estimated to cost \$10,201,194. Based on the estimated costs, the size of the bond issue needed to generate funds to pay for the Solara Development, Phase 1 and 2 Project and

related costs was determined by the District's Underwriter to total approximately \$13,000,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt assessments is a continuous process until the Development Plan is completed. The Solara Phase 1 and 2 Project funded by the Solara Development, Phase 1 and 2 Bonds benefits all developable acres within Solara Development, Phase 1 and 2.

The initial Master debt assessments will be levied on the gross acres within Solara Development, Phase 1 and 2 and then as platting into residential lots occurs such debt assessments will be assigned to the platted lots. A fair and reasonable methodology allocates the debt assessments incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the Solara Development, Phase 1 and 2 are benefiting from the improvements.

Once platting of lots or the recording of declaration of condominium, ("Assigned Properties") has occurred and lots are developed, the assessments will be assigned to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Solara Development, Phase 1 and 2 Bonds will be allocated to the planned 555 residential units within the Solara Development, Phase 1 and 2. The planned 555 residential units are the beneficiaries of the Solara Phase 1 and 2 Bonds, as depicted in Table 5 and Table 6. If there are changes to Development Plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt assessments in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Solara Phase 1 and 2 Project consists of certain earthwork (excluding any assessable lands in Solara Development, Phase 1 and 2) and roadways, stormwater facilities, potable water, reuse water and wastewater, electrical undergrounding differential, landscaping, and hardscaping as detailed in the Engineer's Report, and professional fees along with related incidental costs. There is one product type within the planned development. The townhome home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land use. It is important to note that the benefit derived from the Solara Phase 1 and 2 Project on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Solara Phase 1 and 2 Project will provide several types of systems, facilities and services for its residents. These include certain earthwork (excluding any assessable lands in Solara Development, Phase 1 and 2) stormwater facilities, potable water, reuse water and wastewater, electrical undergrounding differential, landscaping, and hardscaping, and professional fees along with related incidental costs. The Solara Phase 1 and 2 Project improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Solara Phase 1 and 2 Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the Solara Phase 1 and 2 Project described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Solara Phase 1 and 2 Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the product type categories.

Accordingly, no acre or parcel of property within Solara Phase 1 and 2 will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product type in Table 4, a total debt per unit and an annual assessment per unit have been calculated for the one product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Solara Phase 1 and 2 Project is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property, Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less then the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments.

4.0 Assessment Roll

The District will initially distribute the liens across the property platted into residential lots within Solara Development, Phase 1 and 2 of the District boundaries, with remaining liens placed on unplatted property on an equal gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the Development Plan changes, then the District will update Table 6 to reflect the changes. The current master assessment roll for the Solara Development, Phase 1 and Phase 2 is depicted in Table 7.

TABLE 1
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
MASTER ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES 1 AND 2

Product Type	Phase 1	Phase 2	Total	ERUs per Unit (1) Total ERUs	Total ERUs
Single Family - 50' Single Family - 40' Townhomes	144 92 76	83 160 0	227 252 76	1.20 1.10 1.00	272.4 277.2 76.0
Total Units*	312	243	555		625.6

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

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

Prepared by: Governmental Management Services - Central Florida, LLC

INFRASTRUCTURE COST ESTIMATES MASTER ASSESSMENT METHODOLOGY FOR MASTER ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES 1 AND 2 WESTSIDE COMMUNITY DEVELOPMENT DISTRICT TABLE 2

Phase Three Assessment Area One Project (1)	Phase 1	Phase 2	Cost Estimate

Earthwork	\$512,484	\$52.530	\$565 O14
Roadways	5		† † † † † † † † † † † † † † † † † † †
Operation Control of the Control of	O 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	O¢	γ, ,
Cliste Collector roadway Orainage	\$1,152,500	\$1,590,000	\$2,742,500
Wastewater Collection	\$748,850	\$600,500	\$1.349.350
Potable Water Distribution	\$703,100	\$524.800	\$1 227 900
Reuse Water Distribution	\$361,200	\$387,600	5748 800
Stormwater	\$1,195,796	5122 520	000,0154 325 916 15
Pandecana Hardenana and Irrigation	000 6200	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	מבי הנו ידה
במונקים מוס מספים מוס ווופספים	009,5/84	DD8,427.4	\$1,603,400
Electrical	\$35,000	\$25,000	\$50,000
Professional and Inspection Fees, Other Misc. Fees	\$57,800	\$30,840	\$88,640
Contingency	\$90,860	\$406,364	\$497,224
		•	
Totals \$	5,731,190 \$	4,470,004	\$10,201,194

(1) A detailed description of these improvements is provided in the Engineer's Report revised Septemeber 6, 2017 prepared by Hanson, Walter, and Associates

Prepared by: Governmental Management Services - Central Florida, LLC

MASTER ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES 1 AND 2 WESTSIDE COMMUNITY DEVELOPMENT DISTRICT **BOND SIZING** TABLE 3

Description		Total
Construction Funds	\$	10,201,194
Debt Service Reserve	· v s	944.436
Capitalized Interest	· 4/}	1.170,000
Underwriters Discount	. •	260.000
Cost of Issuance	· ‹ ‹›	350,000
Contingency	· ‹ ›	74,370
Par Amount*	4 /}-	13,000,000
	With Commence of the Commence	

7.2	
Assumptions:	
Bond,	

•	
Amonization	30 vears
Capitalized Interest	18 months
Debt Service Reserve	Max Annual D/S

^{*} Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

MASTER ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES 1 AND 2 WESTSIDE COMMUNITY DEVELOPMENT DISTRICT ALLOCATION OF IMPROVEMENT COSTS

				% of Total	Total Improvement	[mprovement Costs
Product Type	No. of Units * ERU Factor Total ERUs	ERU Factor	Total ERUs	ERUs	Costs Per Product Type	
Single Lamily EO	700		c t	, c	4	***************************************
Single Lanning - 20	177	T.20	4.7.7	43.5%	\$ 4,441,824	. \$ 19,568
Single Family - 40'	252	1.10	277.2	44.3%	\$ 4,520,094	₩.
Townhomes	92	1.00	76.0	12.1%	\$ 1,239,275	· ••••
						•
Totals	555		625.6	100.00%	\$ 10,201,194	

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

Prepared by: Governmental Management Services - Central Florida, LLC

MASTER ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES 1 AND 2 ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT TABLE 5

Par Debt Per Unit	\$24,936 \$22,858 \$20,780
Par D	₩ ₩ ₩
Allocation of Par Debt Per Product Type	5,660,486 5,760,230 1,579,284
	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
Improvement Costs by Product Type**	\$ 4,441,824 \$ \$ 4,520,094 \$ \$ 1,239,275 \$
% of ERU	43.5% 44.3% 12.1%
ERU Totals	272.40 277.20 76.00 625.6
ERU Factor	1.20
No. of Units *	227 252 76 555
Product Type	Single Family - 50' Single Family - 40' Townhomes

Prepared by: Governmental Management Services - Central Florida, LLC

^{*} Unit mix is subject to change based on marketing and other factors ** Balance of Infrastructure Needed for Project to be Funded by Developer

MASTER ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES 1 AND 2 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT TABLE 6

		Allo	Mocation of Par					Net	Net Annual Gross Annual	Gross	Annual
								.)	Dept	_)	Debt
		Dep	Dept Fer Product	lota	Par Debt	Maxin	Iotal Par Debt Maximum Annual Assessment	Asse	ssment	Asse	Assessment
Product Type	No. of Units *		Туре	ď	Per Unit	Dek	Debt Service	Pel	Per Unit	Per	Per Unit (1)
Single Family - 50	227	φ.	5,660,486	4∕3	24.936	·	411 228	v	1 212	·v	1 077
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				•		,)	}	1	ጉ	172/1
single ramily - 40'	252	_የ	5,760,230	‹›	22,858	ረ ን	418,475	Ϋ́	1,661	Ş	1.767
Townhomes	76	٠,	1 570 201	ų	2000	-(.	1	(1	٠ 4	
	2	`	4,217,204	ጉ	ZU,/8U	<i>ጉ</i>	114,/33	ኍ	1,510	ረን _ት	1,606
Totals	555	\$	13,000,000		***************************************	ş	944.436				

(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

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7 WESTSIDE COMMUNITY DEVELOPMENT DISTRICT PRELIMINARY ASSESSMENT ROLL MASTER ASSESSMENT METHODOLOGY FOR SOLARA DEVELOPMENT, PHASES I, AND 2

2080	Grand Charles							
	seamer Anders		ratceriu	Product Type		Unit	Allocation	Allocation (1)
MATTAMY ORLANDO ILC	1850 SAWYER PALM	7	18-25-27-4941-0001-1000	25.50	V	250.80	į	
MATTAMY ORLANDO ILC	1840 SAWYER PALM	ಗ	18-25-27-4941-0001-1010	3 5	٠.	24.00	1,812	1,927
MATTAMY DRIANDO LLC	1830 SAWYER PALM	덦.	18-25-27-4941-0001-1000	R SP	s ~	34 0036	1,012	7767
MATTAMY ORLANDO LLC	1820 SAWYER PALM	చ	18-25-27-4941-0001-1030	S 55	٠.	350 85	77077	1,92,
MATTAMY ORLANDO LLC	1810 SAWYER PALM	굺	18-25-27-4941-0001-1040	\$ \$, ,	24 035	210'T	/75/1
MATTAMY ORLANDO LLC	1800 SAWYER PALM	ať	18-25-27-4941-0001-2050	, 18 25-18	**	24.936	1,842	1787
MATTAMY ORLANDO U.C.	1790 SAWYER PALM	컶	18-25-27-4941-0001-1060	S-35	w	24.936	\$ 513.	1 027
MATTAMY ORLANDO LLC	1780 SAWYER PALM	긆	15-25-27-4941-0001-1070	N- 12	٠.	24.936	\$ 1.817	1 637
MATTAMY ORLANDO LLC	1770 SAWYER PALM	ii.	18-25-27-4941-0001-1080	SF -50	• • • •	24.936	5 1.817	1 027
MATTAMY OR ANDOLLC	1760 SAWYER PALM	굺	18-25-27-4941-0001-1090	SF -50	· (V)	24.936	1812	1001
MATTAMY OR ANDO LLC	1750 SAWYER PALM	占	18-25-27-4941-0001-1100	S- 72	· •/1	24.936	1.817	1,521
MATTAMY OR ANDOLLC	1740 SAWYER PALM	ದ	18-25-27-4941-0001-1110	SF-50	1/1	24,936	1812	1 227
MATTAMY OR ANDOLLC	1730 SAWYER PALM	ಹ	18-25-27-4941-00c1-1120	55-35	· u	24.936	1812	4 697
MATTAMY OR ANDOLLC	1720 SAWYER PALM	봆	18-25-27-4941-0001-1130	S S	·	74.936	1 812	4 FC0 L
MATTAMY ORLANDO LLC	1710 SAWYER PALM	చ	18-25-27-4941-0001-1140	S 55	•	24.036	1813	1,357
MATTAMY ORLANDO LLC	9025 SUMSET PALMS	TER	18-25-27-4941-0001-1150	S S	• 40	24 936	1872	7,001
MATTAMY ORLANDO LLC	9027 SUNSET PALMS	Į.	18-25-27-4941-0061-1160	ης 15-15	- 4/1	24 436	1,813	1957
MATTAMY ORLANDO LLC	9029 SUNSET PALMS	EE,	18-25-27-4941-0001-1170	S- 52	· vs	24,936	5 1.812	1.927
MAI TAMY ORLANDOLLC	9031 SUNSET PALMS	Ħ	18-25-27-4941-0001-1180	35-12	w	24,536	\$ 1.812	1 477
MALIAMY URLANDO ILC	1633 NASSAL POINT	렱	18-25-27-4941-0001-1190	SF - 40	v,	22,858	\$ 1,661	1767
MALINIAN ON AND LLC	1629 MASSAU POINT	Ĕ	18-25-27-4941-0001-1200	참-참	٠,,	22,858	\$ 1,661	1,767
MATTARY ORLANDO ILC	1825 MASSAU POINT	E I	18-25-27-4941-0001-1210	% -49	•^	22,855	\$ 1,661	3 1,767
MATTANE CALMINO ILC	1521 NASSAU POINT	E F	18-25-27-4941-0001-1220	사 당	w	22,858	\$ 1,661	1,767
Marian Colonia Colonia	TOTAL POSSESSION CLEA	볼	18-25-27-4941-0001-1230	₽ ₩	₩,	22,856	\$ 1,661	\$ 1,767
MATTERN ORI AND ILC	JELS RASSAU POINT	¥	18-25-27-4941-0001-1240	SF -40	٧,	22,858	\$ 1,661	1,767
MATTAINY ORI ANDO 11.C	Control of the Contro	1	18-25-27-4941-0001-1250	유 比	ν.	22,858	\$ 1.661	\$ 1,767
MATTANY ORIANDO II C	1612 GEDONG GREEN	E E	18-25-27-4941-0001-1260	8-140	w.	22,858	\$ 1,661	1,767
MATTAMY ORLANDO LLC	1608 HERCING GREEN	ם אבן	0/21-1000-1454-12-02-07-	Q; ;	ur 1	22,858	5 1,661	1,767
MATTAMY ORLANDO LLC	1604 HERONS GREEN	PATH	18.75.37.4641.0001-1480	¥ F	vo «	22,858	1,661	1,767
MATTAMY CREANDO LLC	1600 HFRONS GREEN	DATU	OST-TOO-THE ACTION	7	y> (22,858	5 1,661	1,757
MATTAMY ORLANDO LLC	1718 CARIBBEAN VIEW	1 1 1	18-28-77-4041-0001-13-0	3 : 5 t	<i>7</i> 9 4	22,838	1,561	1,767
MATTAMY ORLANDO LLC	1712 CARIBBEAN VIEW	1	18.75.77 4841,0001,1310	, k	<i>n</i> •	900/77	1,961	1,767
MATTAMY OF ANDOLLC	1706 CARIBSEAN VIEW	Ē	18-28-27-4941-0001-1950	2 S	<i>ب</i> در	27,036	1,561	2,767
MATTAMY ORLANDO LLC	1700 CARIBBEAN VIEW	Ĕ	18-25-27-4941-0001-1340	3 5	n (22,636	1,561	1,767
MATTAMY ORLANDO LLC	9013 SUNSET PALMS	1	18-25-74-0001-13-0	St - 35	n u	0.0077	1,661	1,767
MATTAMY ORLANDO LLC	9009 SUNSET PALMS	ER	18-25-77-4941-0001-1360	2	5 V	00077	7,007	7,6
MATTAMY ORLANDO LLC	9005 SUNSET PALMS	1	18-25-74941-0001-1370	\$ 15 E	? √	32 456	7,551	1,767
MATTAMY OPLANDO LLC	9001 SUNSET PALMS	벌	18-25-27-4941-000:-1380	1	ን ቁ	32 25	1001	176
MATTAMY ORLANDO LLC	9036 EGRET MILLS	턞	18-25-27-4941-0001-1390	5	, 4	77 956	7,007	70/17
MATTAMY ORLANDO LLC	9032 EGRET MILLS	TER.	38-25-27-4941-00m-1400	5	1 4,	מושלים בר	7007	, 17B/
MATTAMY ORLANDO LLC	9028 EGRET MILLS	E.	18-25-27-4943-0001-1410	2 2	s ~	000,22	1,001	1,757
MATTAMY ORLANDO LLC	9024 EGRET MILLS	ER	18-25-27-4941-0001-1420	2 5	n -u	24,636	1,661	1,767
MATTAMY ORLANDO LLC	902D EGRET MILLS	ER	18-25-27-4941-0001-1430	2 5	n u	2,623	Teal	1,767
MATTAMY ORLANDO LLC	9012 EGRET MILLS	Ĕ	18-25-27-4941-7001-1440	3 5	n (22,032	7,561	1.767
MATTAMY ORLANDO LLC	9003 EGRET MILLS	Æ	18-25-27-4961-0001-1450	1	o +	22,538	1,561	1,767
MATTAMY ORLANDO LLC	9004 EGRET MILLS	1	18-25-27-4941-0001-146n	. A.	2 0	27 959	7007	1,767
MATTAMY ORLANDO LLC	9000 EGRET MILLS	TER	18-25-27-4941-0001-1470	SF-40		77.858	7007	1,767
MATTAMY ORLANDO LLC	9039 PELICAN COVE	TRACE	18-25-27-4941-0001-1480	SF~40	• 47	32.858	1001	707
MATTAMY ORLANDO LLC	9035 PELICAN COVE	TRACE	18-25-27-4941-0001-1490	Si - 40		22 85B	1004	(B) 7
MATTAMY OF LANDO LLC	9031 PELICAN COVE	TRACE	18-25-27-4941-0001-1500	SF - 40	• •0	22,858 \$	1691	1,767
MALI HAMY UNLANDO L.C.	9027 PELICAN COVE	TRACE	18.75.27.49.41.0001.1510	,				
			0101-100-110-1-01-01	24 - 17	v	22.858.5	1,661	1767

## POPERTY Address ## POTT PELICAN COVE TRACE ## POTT PELICAN ## POTT PELICAN COVE TRACE ## POTT PELICAN ## PO	perty Address Parcel 10		71-12		Allocation	Allacation (1)
9011 FELICAN COVE 9012 FELICAN COVE 9003 PELICAN COVE 9003 PELICAN COVE 9003 PELICAN COVE 9003 PELICAN COVE 9002 PELICAN COVE 9003 PLAMINGO KEY 9003 FLAMINGO KEY 9003 FLAMINGO KEY 9003 FLAMINGO KEY 9003 FLAMINGO KEY 9003 PLAMINGO KEY 9004 PLAMINGO KEY 9005 PLAMINGO KEY 9005 PLAMINGO KEY 9005 PLAMINGO KEY 9006 PLAMINGO KEY 9007 PLAMINGO KEY 9007 PLAMINGO KEY 9007 PLAMINGO KEY 9006 PLAMINGO KEY 9007 PLAMINGO KEY 9008 PLAMINGO KEY 9007 PLAMING	TOACE	Fraduct Type	5	***************************************		Allocation to
9007 PELICAN COVE 9003 PELICAN COVE 9002 PELICAN COVE 9002 PELICAN COVE 9003 PLAMINGO KEY 9004 PLAMINGO KEY 9005 PLAMINGO KEY 9006 PLAMINGO KEY 9007 PLAMINGO KEY 9006 PLAMINGO KEY 9007 PLAMINGO KEY 9007 PLAMINGO KEY 9007 PLAMINGO KEY 9008 PLAMINGO KEY 9008 PLAMINGO KEY 9009 PLAMING	TRACE	₽·B	r.	22,858	1,661	5 1,767
9039 PELICAN COVE 178ACE 9039 PELICAN COVE 178ACE 9039 PELICAN COVE 178ACE 9030 PELICAN COVE 178ACE 9030 PELICAN COVE 178ACE 9032 PLAMINGO KEY WAY 9033 PLAMINGO KEY WAY 9035 PLAMINGO KEY 9037 PLAMINGO KEY 90	IRACE	₩.	\$	22,858	1,661	\$ 1,767
9039 PELICAN COVE 9030 PELICAN COVE 9032 PLAMINGO KEY 9034 PLAMINGO KEY 9034 PLAMINGO KEY 9034 PLAMINGO KEY 9034 PLAMINGO KEY 9035 PLAMINGO KEY 903 PLAMINGO KEY 9035 PLAMINGO KEY 9037 PLAMINGO 903 PLAMINGO 903 PLAMINGO 903 PLAMINGO 903 PLAMINGO 903 PLAMINGO 903 PL	- KALE	£4-45	43	22,853	1,661	\$ 1,767
9036 PELICAN COVE 19AGE 9036 PELICAN COVE 19AGE 9032 PLAMINGO KEY WAY 1032 PLAMINGO KEY WAY 1033 PLASAUYER PALIM 1033 PLAMINGO KEY WAY 1033 PLAMINGO KEY WAY 1033 PLASAUYER PALIM 1033 PLAMINGO KEY WAY 1033 PLAMINGO KEY WAY 1033 PLASAUYER PALIM 1033 PLAMINGO KEY WAY 1034 SAWYER PALIM 1035 PLAMINGO KEY WAY 1035 PLAMIN	RACE	유-당	×	22,858	1,651	5 1,767
9030 FELICAN COVE 9030 FELICAN COVE 9032 PELICAN COVE 9042 PELICAN COVE 9045 FELICAN COVE 9045 FELICAN COVE 9045 FELICAN COVE 9045 FLAMINGO KEY 9056 FLAMINGO KEY 9057 FLAMINGO KEY 9058 FLAMINGO KEY 9059 FLAMINGO KEY 9058 FLAMINGO KEY 9059 FLAMINGO KEY 9059 FLAMINGO KEY 9059 FLAMING	- KACE	OF: 35	λi 44 ·	22,858	1,661	\$ 1,767
9026 PELICAN OVE 9026 PELICAN OVE 9027 PLAMINGO KEY 9020 PLAMINGO KEY 9	TOACE	일 남	\$	22,858	1,661	1,767
9022 PELICAN COVE 9022 PELICAN COVE 9024 PELICAN COVE 9024 PELICAN COVE 9025 PELICAN COVE 9025 FLAMINGO KEY 9025 FLAMINGO KEY 9025 FLAMINGO KEY 9025 FLAMINGO KEY 9027 FLAMINGO KEY 9026 FLAMINGO KEY 9027 FLAMINGO KEY 9026 FLAMINGO KEY 9027 FLAMINGO KEY 9027 FLAMINGO KEY 9027 FLAMINGO KEY 9028 FLAMINGO KEY 9027 FLAMINGO KEY 9028 FLAMINGO KEY 9027 FLAMINGO KEY 9028 FLAMINGO KEY 9028 FLAMINGO KEY 9028 FLAMINGO KEY 9028 FLAMINGO KEY 9029 FLAMINGO KEY 9029 FLAMINGO KEY 9020 FLAMINGO 9020 FL	•	9 :	₩ •••	22,858	1,661	\$ 1,767
9012 PELICAN COVE 9005 PELICAN COVE 9005 PELICAN COVE 9005 PELICAN COVE 9005 PELICAN COVE 9003 PELICAN COVE 9003 PELICAN COVE 9003 FLAMINGO KEY 9004 FLAMINGO KEY 9004 FLAMINGO KEY 9004 FLAMINGO KEY 9005 FLAMING	TRACE	\$ S	ini i	22,858	1,661	1,767
9014 PELICAN COVE 9002 PELICANINGO KEY 9003 FLAMINGO KEY 9003 FLAMINGO KEY 9003 FLAMINGO KEY 9003 FLAMINGO KEY 9004 FLAMINGO KEY 9005 FLAMINGO KEY 9006 FLAMINGO KEY 9007 FLAMINGO KEY 9006 FLAMINGO KEY 9007 FLAMINGO KEY 9006 FLAMINGO KEY 9007 FLAMINGO KEY 9006 FLAMINGO KEY 9006 FLAMINGO KEY 9006 FLAMINGO KEY 9007 FLAMINGO KEY 9007 FLAMINGO KEY 9007 FLAMINGO KEY 9006 FLAMINGO KEY 9007 FLAMINGO KEY 9006 FLAMINGO KEY 9006 FLAMINGO KEY 9007 FLAMINGO KEY 9006 FLAMINGO KEY 9007 FLAMI	TRACE	\$ £	, i	22,858	1,561	\$ 1,767
9010 PELICAN COVE 9002 PELICAN COVE 9002 PELICAN COVE 9002 PELICAN COVE 9002 FLAMINGO KEY 9002 PELAMINGO KEY 9002 PLAMINGO KEY 9004 PLAMINGO KEY 9006 PLAMINGO KEY 9007 PLAMINGO KEY 9007 PLAMINGO KEY 9007 PLAMINGO KEY 9007 PLAMINGO KEY 9008 PLAMINGO KEY 9009 PLAMINGO KEY 9009 PLAMINGO KEY 9009 PLAMINGO KEY 9008 PLAMINGO KEY 9009 PLAMING	TRACE	54. 17	^ •	82,277	1,561	5 1,767
9002 PELICAN COVE 9002 PELICAN COVE 9004 FLAMINGO KEY 9003 FLAMINGO KEY 9002 FLAMINGO KEY 9003 FLAMINGO KEY 9004 FLAMINGO KEY 9004 FLAMINGO KEY 9005 FLAMING	TRACE	7 5	, i	24,935	1.812	1,927
9002 PELICAN COVE 9045 FLAMINGO KEY 9033 FLAMINGO KEY 9023 FLAMINGO KEY 9023 FLAMINGO KEY 9023 FLAMINGO KEY 9021 FLAMINGO KEY 9021 FLAMINGO KEY 9021 FLAMINGO KEY 9021 FLAMINGO KEY 9020 FLAMING	TRACE	A 1	۱ i ۱۰	45,872	1,812	5 1,927
9044 FLAMINGO KEY 9032 FLAMINGO KEY 9034 FLAMINGO KEY 9036 FLAMINGO KEY 9037 FLAMINGO 9037 FLAMING	TRACE	25-75	7 i	22,858	1,661	1,767
9037 FLAMINGO KEY 9032 FLAMINGO KEY 9022 FLAMINGO KEY 9022 FLAMINGO KEY 9022 FLAMINGO KEY 9020 FLAMINGO 9020 FLAMINGO KEY 9020 FLAMINGO 9020 FLAMINGO 9020 FLAMINGO 9020 FLAMI	WAW	24-12	~ i	75,858	1,651	5 1,767
9023 FLAMINGO KEY 9022 FLAMINGO KEY 9022 FLAMINGO KEY 9021 FLAMINGO KEY 9021 FLAMINGO KEY 9021 FLAMINGO KEY 9020 FLAMINGO KEY 1523 NASSAU POINT 1521 SASSAU POINT 1521 NASSAU POINT 1521 SAWYER PALM 1721 SAWYER P	WAY	7 5	N 1	22,858	1,661	5 1,767
9022 FLAMINGO KEY 9022 FLAMINGO KEY 9022 FLAMINGO KEY 9021 FLAMINGO KEY 9021 FLAMINGO KEY 9002 FLAMINGO 9002 FLAMINGO 9002 FLAMINGO 9002 FLAMINGO 9002 FLAMI	WAY	4- 4-	n i	22,836	1,661	3,767
9022 FLAMINGO KEY 9021 FLAMINGO KEY 9021 FLAMINGO KEY 9021 FLAMINGO KEY 9020 FLAMINGO KEY 9020 FLAMINGO KEY 9020 FLAMINGO KEY 9020 FLAMINGO KEY 9022 FLAMINGO KEY 9022 FLAMINGO KEY 9022 FLAMINGO KEY 9022 FLAMINGO KEY 9026 FLAMINGO KEY 9026 FLAMINGO KEY 9020 FLAMINGO KEY 1527 NASSAU POINT 181 1523 NASSAU POINT 181 1531 SAWYER PALM 184 1845 SAWYER PALM 1841 SAWYER PALM 1841 SAWYER PALM 1851 SAWYER PALM 1851 SAWYER PALM 1851 SAWYER PALM 1851 SAWYER PALM 1875 SAWYER PALM 1771 SAWYER PALM 1775 SAWYER PALM	WAY	¥ .₩	o 0	24,636	1,561	1,767
9022 FLAMINGO KEY 9035 FLAMINGO KEY 9036 FLAMINGO KEY 9046 FLAMINGO KEY 9046 FLAMINGO KEY 9046 FLAMINGO KEY 9042 FLAMINGO KEY 9042 FLAMINGO KEY 9042 FLAMINGO KEY 9042 FLAMINGO KEY 9054 FLAMINGO KEY 9056 FLAMINGO KEY 9057 FLAMINGO KEY 9057 FLAMINGO KEY 9056 FLAMINGO KEY 9057 FLAMING	WAY	2 1	3 }	00077	1,001	1,767
9027 FLAMINGO KEY 9039 FLAMINGO KEY 9005 FLAMINGO KEY 9005 FLAMINGO KEY 9005 FLAMINGO KEY 9002 FLAMINGO KEY 9004 FLAMINGO KEY 9004 FLAMINGO KEY 9005 FLAMINGO KEY 9006 FLAMINGO KEY 9007 FLAMINGO KEY 90007 FL	WAY	2 5	7 7	000777	7,961	1,767
9013 FAAMINGO KEY 9005 FAAMINGO KEY 9005 FLAMINGO KEY 9002 FLAMINGO KEY 9004 FLAMINGO KEY 9004 FLAMINGO KEY 9004 FLAMINGO KEY 9006 FLAMINGO KEY 9006 FLAMINGO KEY 9006 FLAMINGO KEY 9000 FLAMING	WAY	S - 35	1 }	22,000	1,001	1,767
9005 FLAMINGO KEY 9005 FLAMINGO KEY 9004 FLAMINGO KEY 9004 FLAMINGO KEY 9002 FLAMINGO KEY 9002 FLAMINGO KEY 9002 FLAMINGO KEY 9002 FLAMINGO KEY 9006 FLAMINGO KEY 9007 FLAMING	WAY 1	SF-40	, r	77 858	1,001	797
9000 FLAMINGO KEY 9000 FLAMINGO KEY 9000 FLAMINGO KEY 9002 FLAMINGO KEY 9002 FLAMINGO KEY 9002 FLAMINGO KEY 9002 FLAMINGO KEY 9000 FLAMINGO KEY 1523 NASSAU POINT 111 1525 NASSAU POINT 111 1525 NASSAU POINT 111 1525 NASSAU POINT 111 1520 NASSAU POINT 111 1520 NASSAU POINT 111 1520 NASSAU POINT 111 1521 NASSAU POINT 111 1521 NASSAU POINT 111 1523 NASSAU POINT 111 1523 NASSAU POINT 111 1524 NASSAU POINT 111 1525 NASSAU POINT 111 1525 NASSAU POINT 111 1521 NASSAU POINT 111 1521 NASSAU POINT 111 1521 NASSAU POINT 112 1521 NASSAU POINT 112 1521 NASSAU POINT 113 1521 NAWYER PALM 113 1521 NAWYER PALM 113 1775 SAWYER PALM 1771 SAWY	WAY	SF - 40		77.854	1,661	1977
9000 FLAMINGO KEY 9004 FLAMINGO KEY 9002 FLAMINGO KEY 9000 FLAMINGO KEY 1523 NASSAU POINT 181 1520 NASSAU POINT 151 1521 NASSAU POINT 151 1521 NASSAU POINT 151 1521 SAWYER PALM 1521 SAWYER PALM 1531 SAWYER PALM 1775 SAWYER PAL		SF - 40	. S.	22,850	1 661	70,7
9002 FLAMINGO KEY 9002 FLAMING		SF - 40	× ×	22.858	1,661	10/4
9022 FLAMINGO KEY 9022 FLAMINGO KEY 9024 FLAMINGO KEY 9024 FLAMINGO KEY 9026 FLAMINGO KEY 9006 FLAMING		55-35	12 - 5	24,936	1.812	1001
9025 FJAMINGO KEY 9020 FJAMINGO KEY 9020 FJAMINGO KEY 9020 FJAMINGO KEY 9000 FJAMINGO KEY 9000 FJAMINGO KEY 9000 FJAMINGO KEY 9000 FJAMINGO KEY 1527 NASSAU POINT 1521 NASSAU POINT 1520 NASSAU POINT 1521 NASSAU POINT 1521 SAWYER PALM 1775 SA	WAY	S-55	72 \$	24,936	1,812	1 927
9022 F.AMINIGO KEY WAY 9012 F.AMINIGO KEY WAY 9002 F.AMINIGO KEY WAY 9006 F.AMINIGO KEY WAY 9006 F.AMINIGO KEY WAY 1557 NASSAU POINT TRI. 1558 NASSAU POINT TRI. 1558 NASSAU POINT TRI. 1519 NASSAU POINT TRI. 1519 NASSAU POINT TRI. 1519 NASSAU POINT TRI. 1510 NASSAU POINT TRI. 1510 NASSAU POINT TRI. 1511 NASSAU POINT TRI. 1511 SAWYER PALM 1815 SAWYER PALM 1816 SAWYER PALM 1817 SAWYER PALM 1817 SAWYER PALM 1818 SAWYER PALM 1817 SAWYER PALM 1818 SAWYER PALM 1817 SA	WAY	SS - 3S		24,936	1,812	1927
9022 FLAMINGO REY 9008 FLAMINGO REY 9008 FLAMINGO REY 9000 FLAMINGO REY 9000 FLAMINGO REY 9000 FLAMINGO REY 1527 NASSAU POINT 1528 NASSAU POINT 1528 NASSAU POINT 1521 NASSAU POINT 1521 NASSAU POINT 1520 NASSAU POINT 1521 SAWYER PALM 1531 SAWYER PALM 1541 SAWYER PALM 1773	WAY	β. Έ	72	24,936	1,812	1.927
9002 FLAMINGO REY 9002 FLAMINGO REY 9002 FLAMINGO REY 9003 FLAMINGO REY 1503 NASSAU POINT 1503 NASSAU POINT 1512 NASSAU POINT 1512 NASSAU POINT 1513 NASSAU POINT 1513 NASSAU POINT 1514 1517 NASSAU POINT 1516 NASSAU POINT 1516 NASSAU POINT 1517 NASSAU POINT 1517 SAWYER PALM 1518 SAWYER PALM 1518 SAWYER PALM 1518 SAWYER PALM 1511 SAWYER PALM 1511 SAWYER PALM 1711 SAWYER PALM 1712 SAWYER PALM 1713 SAWYER PALM 1713 SAWYER PALM 1714 SAWYER PALM 1715 SAWYER PALM 1716 SAWYER PALM 1717 SAWYER PALM 1717 SAWYER PALM 1718	WAY	8. 8.	77 \$	24,936	1,812	1,927
9000 FLAMINGO REY 9000 FLAMINGO REY 1557 NASSAU POINT 1553 NASSAU POINT 1553 NASSAU POINT 1554 NASSAU POINT 1554 NASSAU POINT 1554 NASSAU POINT 1556 NASSAU POINT 1566 NASSAU POINT 1567 SAWYER PALM 1773 SAWYER PALM 1775 SA	WAY	St P2	×2 ×	24,936	1,812	1,927
9.000 FAMININGO KEY WAY 9.000 FAMININGO KEY 1.527 NASSAU POINT TRI 1.528 NASSAU POINT TRI 1.528 NASSAU POINT TRI 1.521 NASSAU POINT TRI 1.529 NASSAU POINT TRI 1.520 NASSAU POINT TRI 1.500 NASSAU POINT TRI 1.501 SAWYER PALM 1.701 SAWYER PAL	WAY	St 72	\$ 37	24,936 \$	1,612	1,927
1527 NASSAU POINT 1528 NASSAU POINT 1528 NASSAU POINT 1528 NASSAU POINT 1512 NASSAU POINT 1513 NASSAU POINT 1514 1550 NASSAU POINT 1514 1550 NASSAU POINT 1515 1550 NASSAU POINT 1516 1550 NASSAU POINT 1517 1517 SAWYER PALM 1518 1540 NASSAU POINT 1517 SAWYER PALM 1518 1540 NASSAU POINT 1518 NASSAU PO	WAY	St - 50	57	4,936 \$	1,812	1,927
1523 NASSAU POINT TRE 1529 NASSAU POINT TRE 1529 NASSAU POINT TRE 1521 NASSAU POINT TRE 1521 NASSAU POINT TRE 1520 NASSAU POINT TRE 1530 NASSAU POINT TRE 1530 NASSAU POINT TRE 1547 SAWYER PALM 1551 SAWYER PALM 1751 SAWYER PALM	WAY	\$; \$;	\$ 54	24,936 \$	1,812	1,927
1529 NASSAU PONT TRI. 1529 NASSAU PONT TRI. 1521 NASSAU PONT TRI. 1521 NASSAU PONT TRI. 1569 NASSAU PONT TRI. 1569 NASSAU PONT TRI. 1560 NASSAU PONT TRI. 1560 NASSAU PONT TRI. 1561 SAWYER PALM 1841 SAWYER PALM 1845 SAWYER PALM 1841 SAWYER PALM 1771 SAWYER PALM 1775 SAWYER PALM 1775 SAWYER PALM 1775 SAWYER PALM 1775 SAWYER PALM 1771 SAWYER PALM	Z i	ጸ . ዙ	\$	24,936 \$	1,812	1,927
1525 NASSAL POINT TRI. 1521 NASSAL POINT TRI. 1521 NASSAU POINT TRI. 1520 NASSAU POINT TRI. 1505 SAWYER PALM PI. 1505 SAWYER PALM PI. 1505 SAWYER PALM PI. 1505 SAWYER PALM PI. 1506 SAWYER PALM PI. 1506 SAWYER PALM PI. 1507 SAWYER PALM PI. 1707 SAWYER PALM PI. 1715 SAWYER PALM PI. 1715 SAWYER PALM PI. 1715 SAWYER PALM PI. 1716 SAWYER PALM PI. 1717 SAW	¥ 1	사.	\$.	24,935 \$	1,812	1,927
1527 NASSAJ POINT TRI. 1559 NASSAJ POINT TRI. 1559 NASSAJ POINT TRI. 1550 NASSAJ POINT TRI. 1551 NASSAJ POINT TRI. 1551 NASSAJ POINT TRI. 1551 SAWYER PALM 1861 SAWYER PALM 1775	ž į	អ ម៉	S .	24,936 \$	1,812	5 1,927
1513 NASSAL POINT TRI. 1509 NASSAL POINT TRI. 1509 NASSAL POINT TRI. 1501 NASSAL POINT TRI. 1501 NASSAL POINT TRI. 1871 SAWYER PALM 1881 SAWYER PALM 1895 SAWYER PALM 1815 SAWYER PALM 1715 SAWYER PALM 1775 SAWYE	₫ ₽	S	\$	24,936 \$	1,312	1,927
1509 NASSAU POINT TRI. 1501 NASSAU POINT TRI. 1501 NASSAU POINT TRI. 1801 SAWYER PALM 1805 SAWYER PALM 1805 SAWYER PALM 1805 SAWYER PALM 1805 SAWYER PALM 1801 SAWYER PALM 1801 SAWYER PALM 1801 SAWYER PALM 1801 SAWYER PALM 1707 SAWYER PALM 1775	ig.	S :	57	24,936 5	1,812	1,927
1505 NASSAL POINT 1501 NASSAL POINT 1501 NASSAL POINT 1501 NASSAL POINT 1501 SAWYER PALM 1801 SAWYER PALM 1701 SAWYER PALM 17		ا الم	W 1	24,936 \$	1,812	1,927
1500. NASSAL DONG THE 1881 SAWYER PALM PE 1881 SAWYER PALM 1881 SAWYER PALM PE 1891 SAWYER PALM PE 1795 SAWYER PALM PE 1795 SAWYER PALM PE 1775 SA	Ē	25 1 15 1	2.	24,936 \$	1,812	1,927
1871 SAWYER PALM 1861 SAWYER PALM 1703 SAWYER PALM 1775 S	·	F 1	24	24,936 \$	1,812	1,927
200 SAWYER PALM 1801 SAWYER PALM 1801 SAWYER PALM 1801 SAWYER PALM 1811 SAWYER PALM 1811 SAWYER PALM 1801 SAWYER PALM 1701 SAWYER PALM 1775 SAWYER PALM	Ē .	马 :		24,936 \$	1,812 \$	1,927
1855 SAWYER PALM 1845 SAWYER PALM 1845 SAWYER PALM 1841 SAWYER PALM 1841 SAWYER PALM 1841 SAWYER PALM 1749 SAWYER PALM 1775 S		St. 40	\$ 55	22,858 \$	1,661	1,767
1845 SAWYER PALM 1841 SAWYER PALM 1841 SAWYER PALM 1811 SAWYER PALM 1801 SAWYER PALM 1703 SAWYER PALM 1703 SAWYER PALM 1775 S		¥ :	2 : S :	22,858 5	1,661 \$	1,757
1841 SAWYER PALM 1841 SAWYER PALM 1841 SAWYER PALM 1840 SAWYER PALM 1791 SAWYER PALM 1775 SAWYER PALM 1775 SAWYER PALM 1751 SAWYER PALM 1751 SAWYER PALM 1751 SAWYER PALM		9 :	22	22,858 \$	1,561	1,767
1815 SAWYER PALM 1801 SAWYER PALM 1801 SAWYER PALM 1701 SAWYER PALM 1775 S		8 : 8 :	22 :	22,858 \$	1,661 \$	1,767
1811 SAWYER PALM 1801 SAWYER PALM 1701 SAWYER PALM 1701 SAWYER PALM 1775 SAWYER PALM 1751 SAWYER PALM 1751 SAWYER PALM	1 5	异:	57 54	22,858 \$	1,661 \$	1,767
1802 SAWYER PALM 1791 SAWYER PALM 1791 SAWYER PALM 1775 SAWYER PALM 1773 SAWYER PALM 1775 SAWYER PALM 1751 SAWYER PALM	ďä	G :	\$ 55	22,858 \$	1,661 \$	1,767
1791 SAWYER PALM 1781 SAWYER PALM 1773 SAWYER PALM 1771 SAWYER PALM 1771 SAWYER PALM 1751 SAWYER PALM		₽: *	27	22,858 \$	1,661 \$	1,767
1781 SAWYER PALM 1775 SAWYER PALM 1771 SAWYER PALM 1771 SAWYER PALM 1751 SAWYER PALM	! 6 .	2	7 :	2 828,22	1,661 \$	1,767
1775 SAWYER PALM PL 1771 SAWYER PALM PL 1761 SAWYER PALM PL 1751 SAWYER PALM PL	8	9 5	v v 2, t	4 858,22	1,661 5	1,767
1771 SAWYER PALM R 1761 SAWYER PALM PL 1751 SAWYER PALM PL	ਨ: ਨ:	2 th	4 t	\$ 800'77 \$ 636 CE	5 1997	1,757
1761 SAWYER PALM PL 1751 SAWYER PALM PL	ส.	: H	, t	\$ 050'77	7007	1,767
1751 SAWYER PALM PL	ਜ. ਜ.	\$ \$, te	22 858 CC	1,001.	1,767
	굲	} S	1 5	£ 4,030 \$	1,061	1,767
1848 SANDY PARK TRL	耳	SF - 40	* * *	77 858 4	* 100'T	1,767
MATTAMY ORLANDO LLC 1844 SANDY PARK TRL 18-25-27	TRI	1 13	i ;	7 000 C	7 70077	1,78/

MATTANY ORLANDO L.C.			Percel IU	Product Type			Allocation	Allocation (1)
The same of the sa	1245 SANDY PARK	Zi.	18-25-27-4941-0001-2120	SF-40	\$	22,858 \$	1,661	\$ 1,757
MATTAMY CREANCO LLC	1836 SANDY PARK	E.	18-25-27-4941-0001-2130	SF-40	43	22,858 \$	1,661	1,757
MATTARY OR ANDGUE	1832 SANDY PARK	P.	18-25-27-4941-0001-2140	SF - 40	۷۰	22,85E ¢	1,661	1757
MATTANY OR ANDO ILL	1824 SANDY PARK	įž.	18:25-27-4941-0001-2150	SF - 40	·s	22,858 \$	1,661	5 1,767
WALLEAST ORLANDO LLC	1220 SANCY PARK	#.	18:25-27-4941-0001-2160	SF - 40	.γ	22,858	1,661	1,787
MASSACTOR ON AND THE	ISIE SANDY PARK	Z (18-25-27-4941-0001-2170	SF-45	•••	22,858	1,661	\$ 1,767
MARTINA ORIANDO ES	TOTAL STREET FARE	ž į	18-25-27-4841-0001-2180	Q :	v, 1	22,858	1,661	\$ 1,767
MATTANY CREATED II.C	1874 SORING POSSI	d p	0517-T000-T664-77-57-57	\$ 5 \$	<i>,</i>	22,858	1,651	1,767
MATTAMY ORIANDO LLC	1800 SANDY PARK	ť	18-35-37-4941-0001-2710	74-145 64-145	۸ ۷	37.850	1,561	1,767
MATTANY ORLANDO LLC	9042 SUNSHINE RIDGE	400	0272-0001-1961-0001-2730	C	٠ ٠	34 926 4	1001	70/17 ×
MATTAMY ORLANDO LLC	9028 SUNSHINE RIDGE	800	18-75-27-4941-0301-2230	S - 18	rs +v1	24,936	1.817	1,927
MATTAMY ORLANDO LLC	#034 SUNSHINE RIDGE	4001	18:25-27-4941-0001-2240	S	· va	24,936	1.812	1,937
MATTANY ORLANDOLLE	PUSO SUNSHINE RIDGE	600	18-25-27-4941-0001-2250	SS - 3S	·	24,936	1,812	1,927
MATTASH ORLANDOLLC	9014 SUNSHINE RIDGE	600	18-35-27-4941-0001-2250	SF-50	٧,	24,936	1,812	\$ 1.927
MATTAM ORLANDO LIC	9000 SUNNHINE RIDGE	1009	18-25-27-4941-0001-2270	SK - 3S	'n	24,936 \$	1,812	\$ 1,927
MATTAMY ORLANDO LLC	SOCI SUNSHINE KIDGE	60	1825-27-4941-0001-2280	8 8	us	24,936 \$	1,812	1,927
MAI JAMY OR ANDO ILC	9908 SUNSHINE RICHE	Š	18-25-27-4941-0001-2290	SF - 50	44	24,936 \$	1.312	\$ 1,927
MAN TANK OR ANDO LLC	SOLA NUNCHER REDGE	1609	18-25-27-4941-0001-2300	8 8	47>	24,936 \$	1,812	\$ 1,927
MAN AND CHANGO LLC	GOIN NOW WINDER	ê G	18-25-27-4941-0001-2310	χ Σ	vs.	24,936 \$	1,812	\$ 1,927
MAIL MAN CALANCOLL.	ACCOUNTAGE OF THE PARTY AND ACCOUNT	5	18-25-27-4941-0001-2320	S :	w.	24,936	1,812	1327
MATTANN OR ANDO 117	SOUTH THIS SOUTH THE STATE	3 8	26-K2-Z/4844-UUI-2350	7 8 7 b	<i>ب</i> د	24,936	1,812	1,927
MANTENN OR AND UP	SOLVE SCHOOL SOLVE	2 6	0455-TOO-T-484-77-77-05	7.5	م د	455.45	1,812	1,927
MATTANY ORIGINATION	ACIT SURKEND BINGS	3 6	3.9.3.2.7.4941-0001-2550	7 E	<i>,</i> .	24,436	1,812	726°T
MATTAMY DRIANDOLL	1523 CAREY PALM	80	18-5-27-4941-0001-2370	} ; ;	ۍ د	20,780	1 510	1,505
MATTANY ORLANSOLLC	1535 CAREY PALM	Š	15-25-27-4941-0001-2380	=	٧.	20.780	1 510	1508
MATTANN CRLANDO LLC	1937 CAREY PALNI	œ	18-25-27-4941-0001-2390	E	• 4 7	20,780	1,510	1,506
MATTANY OR ANDOLLC	1539 CAREY PALM	ű.	18-25-27-4941-0001-2400	Ė	1/3	20,780 \$	1,510	\$ 1,506
MERCHANIS CREATED FLA	1541 CANEY PAIN	ğ 6	18-25-27-49-41-0001-24:10	Εï	vs «	20,780	1,510	3, 1,506
MATTANY OR ANDOLLC	1545 CAREY PALM	6	18-25-27 4941-0001-2430	: E	ጉ •/	20,780	0121	1,000
MATTANY OF LANDOLLE	1547 CAREY PALIN	ť,	12-25-27-4941-0001-2440	£	·w	20,780 \$	1,510	1.606
MARTINEN ORLANDO LLC	1549 CAREY PALM	er E	13-25-27-4941-0001-2450	£	٧٢	20,780 \$	1,510	\$ 1.606
MATTANY OR ANDOLLS	1551 CAREY PAIN	ő	12-25-27-4941-0001-2450	Ŧ	45	20,780 \$	1,510	\$ 1,506
MAKETTARAY ON ANDOLOGY	TOTAL CARREST PARTY	ž	18-25-27-4941-0001-2470	E i	ረት ተ	20,780	1,510	3,606
MATTAKY OR ANDOLLE	1957 CARPY PAIN	s is	35-7-27-4941-0001-2480	<u>.</u>	ሉ ህ	20,780	1,510	1,686
MATTAMY ORLANDOLLC	1559 CAREY PALN	ő	18-25-27-4941-0001-2500	<u> </u>	s •	20,780	1,510	1,500
MATTANN OR ANDOLLE	1561 CARRY PALM	×	18-25-27-4941-0001-2510	E	47	20,780 \$	1,510	1,506
MATTERN OF MEDICAL	1563 CAREY PALIN	ő	15.25-27-4941-0001-2520	Ŧ	1/1	20,780 \$	1,510	5 1,606
MATTANT OR SHOOT IS		Ď	18-25-27-4941-0001-2530	Œ.	w.	20,780 \$	1,510	\$ 1,606
MART PARK CALANDO LLA	TESS CARES FALLS	× 6	18-25-27-4941-0001-2540	Z i	vs «	20,780	1,510	1,606
MATTANIX OR AND III	THE SAME SAME	g :8	18:25-27-4941-0001-2550	Ξ 7	<i>ሉ</i> ቁ	26,782	1,510	1,506
WATTACK OR ANDO LLC	2532 CAREY PARTS	ő	18-25-27-4941-0001-2570	<u> </u>	ጉ ቀ	20,28	1510	1,300
MANTTARRY ORGANDO LIC	1554 CAREY PALM	e e	18-25-27-4941-0001-2580	. ≠) 1/	20,707	1 510	900
MANTANY OR ANDOLLC	1536 CAREY FALM	<u>&</u>	18-25-27-4941-0001-2590	=	. 1 /1	20,780 5	1.510	4004
MATTANY ONLANDO LLC	1338 CAREY FALSI	(K)	18/25-27-4941-0001-2600	Ŧ	· us	20,780 \$	1,510	1,606
MATTANY ON ANDOLL	1540 CAREY FALKI	Ç,	18-25-27-4941-0001-2510	¥	· U\$	20,780 \$	1,510	1,606
MATTANAY ORLANDOLLC	1542 CARRY PACM	Š	18-25-27-4941-0001-2620	Ŧ	₩	20,780 \$	1,510	1,606
WIND TO SECURE OF THE PROPERTY	1044 CANEY PAINS	et e	18-25-27-4941-0001-2630	₽	<,>.	20,780 \$	1,510	\$ 1,506
MATTARY CRIANDO LLC	1548 CARRY PRINT	z n	28.25.27.4941-0001-2640	=	ys e	20,780 \$	1,510	1,506
MATTANKY ORLANDO LLC	1550 CAREY PALAY	- 8K	18.25-27-4941-0001-2660	£ 2	n +	מפניים	777	1,506
MATTAMY ORLANDO ELC	1552 CAREY PAIN	15	18.2 - 27 - 4941-0001-2670	<u>.</u>	› ‹	20,780	OLE, L	1,404
MATTANY DELANDO LLC	1554 CAREY PALM	8	18-29-27-4941-0001-2680	Ŧ	> 4 71	20.780 \$	1,510	1,876
HATTANK ORLANDO LLC	1556 CAREY PALM	8	12-15-27-4941-0001-2690	F	₩.	20,780 \$	1,510	1,605
MALTANY ORLANDO (IC	1558 CAREY PALM.	Š	18:25-27-4941-0001-2700	1	v	100000	4 510	-
The second secon	The second secon				n	20,78U V	>**P*T	1,500 7,500

MATTAMY ORLANDO LLC	1564 CAREY PALM			1		•			
TATTAMY OR SUDO IIC	NAT TAREST	2	2000 1000	יייייייייייייייייייייייייייייייייייייי		Unit	Allocation		Allocation (1)
	1566 CAREY BALSA	£ 6	18-25-27-4941-0001-2/30	E i	US-1	20,780	5 1,510	\$5 ·	1,506
MATTANIY ORI BADO HE	15ce CABEY DATES	֡֝֟֝֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓֓	18-25-27-4941-0001-2/40	Ξ,	U > 1	20,780	\$ 1,510	رب د	1,606
MATTAMY ORI ANDO HE	1570 CAPENDATES	5 6	05/7-700-7+5+-/7-5-07	Ξį	<i>,</i> , ,	20,780	\$ 1,510	vs ·	1,606
MATTAMY ORI ANDO LIC	1512 CAPPADAIN	5 6	10 - 2 - 2 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4	Ξį	<i>/</i> > 1	20,780	\$ 1,510	vs ·	1,506
MATTANY ORI ANDO LIC	1616 CARFY CAISS	5 6	0.77-70/71-77-77-77-07	Ξį	/ > 4	70,780	5 1,510	ν. Ο	1,806
MATTAMY ORLANDO LLC	1514 CAREY PAIN	ě	18.25.27.4941.0001.27.90	5 2	n 4	70.780	1,510	v) +	1,506
MATTAMY ORLANDO LLC	1612 CAREY PALM	ä	18-25-27-4941-0001-28-00	<u> </u>	n 4	מפיל סר	DEST:	^ t	1,506
MATTAMY ORLANDO LLC	1610 CAREY PALM	ä	18-25-27-4941-0001-2810	<u> </u>	, _U	20.780	0.27	^ ·	1.905
MATTAMY ORLANDO LLC	1608 CAREY PALM	ä	18-25-27-4941-0001-2820	: Z	٠ ٠	20,702	200	۸ ۰ د د	T'ana
MATTAMY ORLANDO U.C.	1606 CAREY PALM	8	18-25-27-4941-0001-2830	<u> </u>	٠.	20 707	0761	^ v	ana'i
WATTAMY ORLANDO LLE	1604 CAREY PALM	<u>n</u>	18-25-27-4941-0001-2840	<u> </u>	· v	20,780	0151	٠ د د	Tagg
MATTAMY ORLANDO LLC	1602 CAREY PALM	<u>2</u>	18-25-27-4941-0001-7850	ž	. ~	20.787	1 540	,	000
MATTAMY ORLANDO LLC	1600 CAREY PALM	8	18-25-27-4941-0001-2860	.	٠.	20,780	1 570	٠ ·	DOG'T
MATTAMY ORLANDO ILC	1598 CAREY PALIN	ë	18.25.27.4941.0001.2870	= 2	5 40	20,702	OTS'T	۰, د د د	1,604
MATTAMY ORLANDO LLC	1596 CARFY PALIM	i c	18.25.27.4641.0001.2890	5 2	3 4	20,700) (C) (Λ·1	1,606
MATTAMY GRLANDO LLC	1594 CAREY PALEA	č	18-25-37-4941-0001-2890	<u> </u>	> •	20,740	OTCT	/) t	000°
MATTAMY ORLANDO LLC	1597 CABEY PALES	. E	18.25.27.4641.0001.2600	£ 2	٠.	20,700	7.50	n 1	DOM'T
MATTAMY ORLANDO LLC	1590 CAREY PALM	0	18.25.27.4941.0001.2910	5 2	4 v	70,700	orer.	n (3,606
MATTAMY ORLANDO LLC	1588 CAREY PALM	2	18-25-77-4841-0001-3030	= 2	2 4	207,02	1,520	n 4	ביים ביים
MATTAMY OR ANDO LLC	1586 CAREY PALM	Š	18-25-27-4947-0001-2030	: 2	. •	200	OTC'T	/} \ 	1,000
MATTAMY ORLANDO LLC	1584 CAREY PALM	B	18-25-27-4941-0001-2940	: ≇	> •/	20,700	L.520	# 4 > r	1,50 200,4
MATTAMY ORLANDO LLC	1582 CAREY PALM	ä	18.25.27.4947.0001.2950	= 2	٠.	20,100	1,54 1,54	۰. د د	ana i
MATTAMY ORLANDO U.C.	1580 CAREY PALM	8	18.25.77.4941.0001.3960	= 7	r v	00,02 08F 0C	7777	היי	1,500
MATTAMY ORLANDO LLC	1531 CAREY PALM	8	18-25-27-4941-0001-2920	- 2	. .	70,780	1,510	ሳ ቴ ጋ ር	ana'r
MATTAMY ORLANDO LLC	1529 CAREY PALM	ĕ	18-25-27-4941-0001-2980	<u>:</u> 2	Դ ተ	007.00	5 1,510	/}-1 3 0	1.BC6
MATTAMY ORLANDO LLC	1527 CASEY PALM	ě	18-25-27-4941-0001-2990	<u> </u>	7 to	00/,02	7 1,31C	ሉ ፍ	300
MATTAMY ORLANDO LLC	1525 CAREY PALM	Ç,	18-25-27-4941-0001-3000	: F	> v	20,780	7,520	<i>ب</i> در ع د	7.202
MATTAMY ORLANDO LLC	1523 CAREY PALM	8	18-25-27-4941-0001-3010	Ę	> v	30,780	0.510	^ to	1,000
MATTAMY ORLANDO (LC	1521 CAREY PALM	S.	18-25-27-4941-(2001-3020	Į	, n	20.780	1510	٠ <i>د</i>	1,000 1
MATTAMY ORLANDO LLC	1519 CAREY PALM	S.	18-25-27-4941-0001-3030	Į.	. 0	20,780	1510	> v	1,000
MATTAMY ORLANDO LLC	1517 CAREY PALM	ä	18-25-27-4941-0001-3040	Z		20.780	1510	, v	200
MATTAMY ORLANDO LLC	1515 CAREY PALM	S	18-25-27-4941-0001-3050	2	- 457	20,780	1510) v	1,4
MATTAMY ORLANDO ILC	1513 CAREY PALM	S.	18-25-27-4941-0001-3060	Ē	- 4/1	20,780	2510	٠ <i>د</i>	1,000
MATTAMY ORLANDO LLC	1511 CAREY PALM	뚭	18-25-27-4941-0001-3070	Æ		20.780	1 510	+ 1/	2004
MATTAMY ORLANDO LLC	1509 CAREY PALM	CIR.	18-25-27-4941-0001-3080	E	-47	20.780	1510	+ 1/2 	300
MATTAMY ORLANDO LLC	1507 CAREY PALIN	G.	18-25-27-4941-0001-3090	Æ	·	20.780	1510		1,605
MATTAMY ORLANDO LLC	1505 CAREY PALM	CIR	18-25-27-4941-0303-3100	E	. 47	20.780	7151	·	1606
MATTAMY ORLANDO LLC	1503 CAREY PALM	CiR	18-25-27-4941-0001-3110	Æ		20,780	250	, u	1,000
MATTANY ORLANDO LLC	1501 CAREY PALM	C.R	18-25-27-49-41-0001-3120	폰	٠.	20,780	\$ 540	. v	1,000
MATTAMY ORLANDO LLC	1810 CARIBBEAN VIEW	Æ	18-25-27-4941-0002-0100	λ. -Σ	٠-٧٥	24.936	1812	• •	1 027
MATTAMY ORLANDO LLC	1804 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0110	8-75	. 45	24,936	1.812	· 44	1001
MATTAMY ORLANDO LLC	1798 CARIBBEAN VIEW	띪	18-25-27-4941-0001-0120	SF - 30	٧,	24.536	\$ 1.817	. v.	1 977
MATTAMY ORLANDO LLC	1792 CARIBBEAN VIEW	띮	18-25-27-4941-0001-0130	SF - 50	٠,	24,936	\$ 1.812	· •	1 977
MATTAMY ORLANDO LLC	1786 CARIBBEAN VIEW	TER.	18-25-27-4941-0001-0140	S-75	v,	24,936	\$ 1.812	. 45	1 977
MATTAMY ORLANDO LLC	1778 CARIBBEAN YIEW	TER	18-25-27-4941-0001-0150	25-75	· v 1	24.936	\$ 1817		1 977
MATTAMY ORLANDO LLC	1772 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0160	- 1	٠.	24.936	1,812	1 4r	1 937
MATTAMY CRLANDO LLC	1866 CARIBBEAN VIEW	표	18-25-27-4941-0001-0170	8-15	. 1/2	74.936	C 1817) t	1001
MATTAMY ORLANDO ILC	1750 CARIBBEAN VIEW	盟	18-25-27-4541-0001-0180		m	24,935	5 1812	1 45	1.977
WALLAMY ORLANDO LLC	1854 CARIBBEAN VIEW	13	18-25-27-4941-0001-0190	St - 50	475	24,935	\$ 1.817	. 40	1 427
MATTAMY ORLANDO LLC	1748 CARIBBEAN VIEW	臣	18-25-27-4941-0001-0200	SF - 50	٠,	24,936	\$ 1.812	• •	1 977
MATTAMY ORLANDO LLC	1742 CARIBBEAN VIEW	F.	18-25-27-4941-0001-0210	SF - 50	٠,	24,935	5 1.812	· •	1 927
MATTAMY ORLANDO LLC	1648 NASSAU POINT	ĸ	18-25-27-4941-0001-0220	137 135	-47	24 936	1817		1 937
MATTAMY OR ANDO LLC	1644 NASSAU POINT	E	18-25-27-4941-0001-0230	S 52	·vs	24,936	1817		1 027
MATTAMY DRIANDO LLC	1640 NASSAU POINT	R	18-25-27-4943-0001-0240	55°-55	·vs	24.936	1817		1 977
MATTAMY OPLANDO LLC	1636 NASSALI POINT	Ř					1	,	1754
CHANTERSON OUR ARRONDOLLO		ź	10-22-7-4341-0301-0350	S	•	24 036	1011	`	

,				······································		Total Par Debt		Net Annual Debt Gross Annual Debt	Gross An	rual Debt	
~1	Owner	Property Address		Parcel ID	Product Type	Unit	Ď :	Allocation	Allocat	Allocation (1)	
	MATTAMY DRIANDO ILC	1628 NASSAU POINT	Ĕ i	18-25-27-4941-0001-0270	S-72	~	24,936 \$	1,312	v.	1,927	
*	MAKETTANIY ORDANOO LEC	1624 NASSAIL POINT	≅ ē	18-25-27-4941-0001-0280	S-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	, 5	24,936 \$	1,812	₩,	1,927	
	MATTAMY OR ANDO ILC	1612 NASSALI POINT	ž į	18-25-47-4941-0001-0250	N-1	Ä Å	24,936 5	1,812	٠, ١	1,927	
•	MATTAMY ORLANDO LLC	1608 NASSALI POINT	F	18-25-27-4941-0001-0310	3 S	4 ~4	24,936 5	1,812	ሳ ቀላ	1,927	
	MATTAMY ORLANDO LLC	1604 NASSAU POINT	표	18-25-27-4941-0001-0320	\$ 02-12	Ä	24,936 \$	1,812	**	1,927	
	MATTAMY ORLANDO LLC	1600 NASSAU POINT	뒫	18-25-27-4941-0001-0330	\$ - \$	ٞ	24,936 \$	1,812	€0.	1,927	
	MATTAMY ORLANDO IIC	1595 NASSAU POINT	<u> </u>	18-25-27-4941-0001-0340	8.8	ř.	24,936 \$	1,812	س د	1.927	
-	MATTAMY ORLANDO LLC	NASSAU	<u> </u>	18-25-27-4941-0001-0360	R SP	ŭ ~	74 935 47	1812	<i>ት</i> ቴ/	1,92,1	
_	MATTAMY ORLANDO LLC	1584 NASSAU POINT	ĭĸ	18-25-27-49-41-0001-0370	\$ \$5.	ń	24,936 \$	1,812	٠ ٠ /١	1.927	
	MATTAMY ORLANDO LLC	1580 NASSAU POINT	IR IR	18-25-27-4941-0001-0380	\$ -50 \$	7	24,936 \$	1,812	•	1,927	
	MATTAMY ORLANDO LLC	1576 NASSAU POINT	Ĕ	18-25-27-4941-0001-0390	8	5	24,936 \$	1,812	~	1,927	
	MALTANY ORLANDO LLC	1572 NASSAU POINT		18-25-27-4941-0001-0400	8. 8.	ri i	24,936 5	1,812	የ ት የ	1,927	
	MATTAMY ORLANDO LLC	1564 NASSALI POINT	ž ĝ	18.25.27.4941-0001-0410	3 5	~ ~	24,936 5	1,812	VF TO	1,927	
_	MATTAMY ORLANDO LLC	1560 NASSAU POINT	军	18-25-27-4941-0001-0430		\$1 P	24,936 5	1.812	12 V	1,327	
_	MATTAMY ORLANDO LLC	1556 NASSAU POINT	骂	18-25-27-4941-0001-0440	35.45	Ň	24,936 \$	1,812	·v›	1,927	
•	MATTAMY ORLANDO LLC	1552 NASSAU POINT	Æ i	18-25-27-4941-0001-0450	SF-50 \$	ñ	24,936 \$	1,812	s,	1,927	
	MARITANA ORLANDO ILC	1548 NASSAU POINT	z F	18-25-27-4941-0001-0460	S. 5	ři 1	24,956 \$	1,812	y, i	1,927	
_	MATTAMY ORLANDO ILC	1540 NASSAU POINT	ž į	18-25-27-4941-0001-04/0	5. th	7	24,936 \$	1,812	us v	1,927	
	MATTAMY ORLANDO LLC	1532 NASSAU POINT	į	18-25-27 4941-0001-0490	3 4	4 14	22.858	1,612	n V	1361	
	MATTAMY ORLANDO LLC	1528 NASSAU POINT	TRI	18-25-27-4941-0001-0500	SF - 40	N	22,858 \$	1,661	. (/)	1,767	
	MATTAMY ORLANDO LLC	1524 NASSAU POINT	居日	18-25-27-4941-0001-0510	SF-40 \$	N	22,858 \$	1,661	٠,	1767	
	MANTAMY DRIANDO LLC	1520 NASSAU POINT	r i	18-25-27-49-41-0001-0520	St-40	i i	22,858	1,661	es e	1,767	
	MATTAMY ORLANDO LLC	1512 NASSAU POINT	1 12	18-25-27-4941-0001-0550	N-140	7 1	\$ 858.27 17 858	1.661	n 4	1,767	
_	MATTAMY ORLANDO LLC	1508 NASSALI POINT	Ę	18-25-27-4941-0001-0550	S - 48	1 14	22,858 \$	1.661	n 4/1	1767	
	MATTAMY ORLANDO LLC	1504 NASSAU POINT	Ħ	18-25-27-4941-0001-0560	SF-40 \$	7	22,858 \$	1,661	· vs	1767	
 1Ω	MATTAMY ORLANDO U.C	1500 NASSAU POINT	<u> </u>	18-25-27-4941-0001-0570	6. P	N	22,858 \$	1,561	•^•	1,767	
	MALITAMA OKLANDO LLC	9021 SUNSHINE KIDGE	3 8	18-25-27-4541-0001-0550	5.4	rvi r	24,936	1,812	ر د د	1,927	
	MATTAMY ORLANDO LLC	9083 SUNSHINE RIDGE	8	18-25-27-4941-0001-0600	7 S7	4 ~	24,936	1,014	n v1	7.977	
	MATTAMY ORLANDO LLC	9079 SUNSHINE RIDGE	900	18-25-27-4941-0001-0610	1 St 15t	, rè	24,935	1,812	. 03	1,927	
	MATTAMY OR ANDOLLC	9075 SUNSHINE RIDGE	g G	18-25-27-4941-0001-0620	S-72	ř	24,936 \$	1,812	**	1,927	
	MATTANY OF ANDOLLC	9071 SUNSHINE RIDGE	0 5	18-25-27-4941-0001-0630		Α ¢	24,935	1,812	•••	1,927	
	MATTAMY OR ANDOLLO	906/ SUNSHINE RICHE		18-25-27-4941-0001-0540	3 2	Ö F	24,936 5	1,812	va e	1,927	
	MATTAMY OF ANDO LLC	9059 SUNSHINE RIDGE	3 9	18-25-27-4941-0001-0560		4 6	74.936	1,812	ሱ v	1,927	
	MATTAMY ORLANDO LLC	9055 SUNSHINE RIDGE	900	18-25-27-4941-0001-0570		1 (7)	24,936	1,812	, vi	1,927	
	MATTAMY DELANDO LLC	9051 SUNSHINE RIDGE	9	18-25-27-4941-0001-0680	SF - 50	7	24,936	1,812	·vs	1,927	
	MATTAMY ORLANDO LLC	9047 SUNSHINE RIDGE	9	18-25-27-4941-0001-0690		ń	24,936	1,812	vr -	1,927	
	MATTAMY ORIANDO LLC	9039 SUNSHINE RIDGE		18-25-27-4941-001-0/00	R 5.	A 6	24,324	1,812	/r +/	1.927	
	MATTAMY ORLANDO LLC	9035 SUNSHINE RIDGE	900	18-25-27-4941-0001-0720	3 27		24,936	1.812	, v	1,327	
	MATTAMY ORLANDO LLC	9031 SUNSHINE RIDGE	LOOP	18-25-27-4941-0001-0730	8		24,936	1,812	₩.	1,927	
	MATTAMY ORLANDO LLC	9029 SUNSHINE RIDGE	0	18-25-27-4941-0001-0740			24,936 \$	1,812	\$	1,927	
	MALLANIA DALANDO ILC	SOZS SURSHINE HIDGE	ĝ :	18-25-27-4941-0001-0750	Ŗ		24,936	1,812	() 1	1,927	
	MATTAMY ORLANDO LLC	1847 CARIBBEAN VIEW	3 2	18-25-27-4941-0001-0770	7 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5		24,935	1,812	^ • √	1,927	
	MATTAMY ORLANDO LLC	1841 CARIBBEAN VIEW	ER	18-25-27-4941-0001-0780	នុ		24,935	1,812	2 47	1357	
	MATTAMY ORLANDO LLC	1835 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0790	S-50		24,936	1,812	· •	1,927	
	MATTAMY ORLANDO 11.C	1823 CARIBREAN VIEW	ž į	18-25-27-4941-0011-0800	57 S		24,936	1,812	ss c	1,927	
	MATTAMY ORLANDO ELC	1817 CARIBBEAN VIEW	Ē	18-25-27-4941-3001-0820			24,936	1,812	n va	1,927	
	MATTAMY ORLANDO LLC	1811 CARIBBEAN VIEW	Ħ	18-25-27-4941-3001-0830	S,		24,936	1,812	···	1,927	
	MATTAMY ORLANDO LLC	1805 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0840	\$ -50	Ň	24,936	1,812	٠,	1,927	
,	MALITAMY ORIGINAL LIC	1759 CARBBEAN VIEW	£ 1	18-25-27-4941-0001-0850	25.75	٠.	24,936	1,812	4 5 4	1,927	
	MATTAMY ORLANDO LLC	1787 CARIBBEAN VIEW	5 #	18-25-27-4841-0000860	2 2	~ ~	24,936	1,812	vsv	1,927	
	MATTAMY OFLANDO LLC	1779 CARIBBEAN VIEW	E E	18-25-27-4941-0001-0880	35.	, v,	24,936	1,812	n vo	1,927	

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Owner	Bronarty Eddings		Ailus-O	1	1	Auction Per	Assessment	ą,	Assessment
CIT COURT NO OF THE COURT OF TH	יו האמיול אתתובא		Farcei ID	Product Type		탪	Allocation	₹	Allocation (1)
MALIANI URLANDO LEC	1773 CARIBBEAN MEW	出	18-25-27-4941-0001-0890	γ. S.	S.	24,936	1,812	'n	1.927
MAI IAMY URLANDO LLC	1767 CARIBBEAN MEW	TER	18-25-27-4941-0001-0900	S %	v	24,936	1,812	₹5	1.927
MALIAMY CREANDOLLC	1761 CARIBBEAN WEW	Ĕ	18-25-27-4941-0001-0910	В. Њ	*	24,936	1,812	- 4/3	1.927
MATTAMY DICANDO LC	1749 Caribbean Wew	田	18-25-27-4941-0001-0920	95 - Hs	₩	24,936	1,812	- 1/1	1.527
MATTAMY ORLANDO LLC	1743 CARIBBEAN VIEW	Ę	18-25-27-4941-0001-0930	25 75	٠ŀ	24,936	1,812	*	1 927
MATTAMY OR ANDOLLC	1737 Caribbean view	E)	18-25-27-4941-0001-0940	B- 法	45	24,936	1.812	· co	1 977
MATTAMY ORLANDO LLC	1731 CARIBBEAN VIEW	E	18-25-27-4941-0001-0950	S	ų,	24,936	1.812	•	1.977
MATTAMY ORLANDO LLC	1725 Caribbean view	EB	18-25-27-4941-0001-0960	S, ix	s	24,936	1,812	· vn	1 927
MATTAMY ORLANDO LLC	1719 CARIBBEAN WEW	Ä	18-25-27-4941-0001-0970	S, H	40	24,936	1,812	- 103	1.927
MATTAMY DRIANDO LLC	1870 SAWYER PALM	ನ	18-25-27-4941-0001-0980	В	·	24,936	1.812	· vi	1 927
MATTAMY ORLANDO LLC	1860 SAWYER PALM	ಕ.	18-25-27-4941-0001-0990	β. Ή	ŧ,	24,936	1.812	· ~1	1.927
MATTAMY ORLANDO LLC	1864 CARIBBEAN VIEW	E	18-25-27-4941-0001-0010	53, th	·s	24,936	1.812	• • • • •	1 927
MATTAMY ORLANDO LLC	1858 CARIBBEAN VIEW	E	18-25-27-49-41-0001-0020	S. P.	•5	24,936	1.812	• • •	1,927
MATTAMY ORLANDO LLC	1852 CARIBBEAN VIEW	TEX	18-25-27-4941-0001-0030	SZ - 72	•	24,936	1,812	• •/3	1.927
MAIL AMY DRIANDO LLC	1846 CARIBBEAN VIEW	TER	18-25-27-4941-0001-0040	St15	*	24,936	1,812	·vs	1.927
MAI I AMY ORLANDO LLC	1840 CARIBBEAN WEW	ם	18-25-27-4941-0001-0050	St-15	**	24,936	1,812	٠	1.927
MATTAMY OR ANDO LLC	1834 CARIBBEAN VIEW	Ħ	18-25-27-4941-0001-0050	St-72	s	24,935	1,812	₹/\$	1.927
MATTAMY ORLANDO LLC	1828 CARIBBEAN VIEW	臣	18-25-27-4941-0001-0070	S,-35	v,	24,936	1.812	٠.	1.927
MATTAMY ORLANDO LLC	1822 CARIBBEAN VIEW	臣	18-25-27-4941-0001-0080	SF - 30	**	24,936	1,812	·w	1,927
MATTAMY ORLANDO LLC	1816 CARBBEAN VIEW	E	18-25-27-4941-0001-0090	S-72	v	24,936	1,812	٠4٥	1.927
			Totals	312	175	7,273,016	528,390	ı,s	562,117
MATTAMY ORLANDO LLC	Phase 2		18-25-27-4941-0001-FD10	58.050 Acres \$ 5,726,984 \$	·s	5,726,984 \$	416,046	⋄	442,602
			Total Lots		\$	\$ 13,000,000	\$ 944,436 \$	s	1,004,718

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

Annual Assessment Periods	30
Projected Bond Rate (34)	6.00%
Maximum Annual Debt Service	944,436

Prepared by: Governmental Management Services - Central Horida, LLC

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 2 ASSESSMENT AREA

FOR

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

Date: March 22, 2019

Prepared by

Governmental Management Services - Central Florida, LLC 135 W. Central Blvd, Suite 320 Orlando, FL 32801

Table of Contents

1.0 Introduction	
1.1 Purpose	3
1.2 Background	3
1.3 Special Benefits and General Benefits	
1.4 Requirements of a Valid Assessment Methodology	j
1.5 Special Benefits Exceed the Costs Allocated	5
2.0 Assessment Methodology	5
2.1 Overview)
2.2 Allocation of Debt	j
2.3 Allocation of Benefit	j
2.4 Lienability Test: Special and Peculiar Benefit to the Property	,
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments	,
3.0 True-Up Mechanism	ţ
4.0 Assessment Roll	;
5.0 Appendixg)
Table 1: Development Programg	į
Table 2: Infrastructure Cost Estimates10	
Table 3: Bond Sizing11	
Table 4: Allocation of Improvement Costs12	
Table 5: Allocation of Total Par Debt to Each Product Type13	
Table 6: Par Debt and Annual Assessments	
Table 7: Preliminary Assessment Roll15	

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1.0 Introduction

The Westside Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District has issued \$3,230,000 of special assessment bonds ("Solara Phase 2 Assessment Area Bonds"). The Solara Phase 2 Assessment Area Bonds will fund certain infrastructure improvements that benefit a portion of Westside Phase Three referred to as Solara, Phase 2. The infrastructure to be financed is identified in the Second Supplement to Westside Community Development District Engineer's Report for Westside Phase 1, 2 and 3, dated February 14, 2019 for Community wide Capital Improvements prepared by Hanson, Walter & Associates (the "Engineer's Report").

1.1 Purpose

This Supplemental Assessment Methodology for Solara Phase 2 Assessment Area (the "Assessment Report") provides for an assessment methodology for allocating the debt anticipated to be incurred by the District to benefiting properties within Solara Phase 2 Assessment Area. This report supplements previously approved Master Assessment Methodology dated September 6, 2017. This Assessment Report allocates the debt to certain properties based on the special benefits each receives from the Solara Phase 2 Assessment Area, as delineated in the Engineer's Report. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of the Solara Phase 2 Assessment Area Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within Solara Phase 2 Assessment Area based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 1,148.9 acres in Osceola County, Florida of which Phase Three represents approximately 243.15 acres. Solara Phase 2 Assessment Area is a smaller portion of the Phase Three project. The proposed development plan is depicted in Table 1 (the "Development Plan"), as provided to the District by Mattamy Homes the developer of the Solara Development (referred to as "Developer"). The Development Plan envisions approximately 283 residential units. It is recognized that the Development Plan may change, and this Assessment Report will be modified accordingly.

The capital public improvements contemplated by the District in the Solara Phase 2 Assessment Area (as defined below) include master public facilities that benefit certain properties within Solara Phase 2 Assessment Area of the District. Specifically, the District will construct and/or acquire certain infrastructure including certain earthwork (excluding any assessable lands in Solara Phase 2 Assessment Area) and roadways, stormwater facilities, potable water, reuse water and wastewater, electrical undergrounding differential, landscaping, and hardscaping as detailed in the Engineer's Report. The acquisition and construction costs are summarized in Table 2 (herein, the "2019 Project").

The assessment methodology is a four-step process.

- 1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the Solara Phase 2 Assessment Area
- 2. The District Engineer determines the assessable acres that benefit from the District's Solara Phase 2 Assessment Area.
- 3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Solara Phase 2 Assessment Area.
- 4. These assessments are initially divided equally among the benefited properties on a prorated gross acreage basis. As land is platted, this amount will be allocated to each of the benefited properties based on the number of platted units and product type.

1.3 Special Benefits and General Benefits

The Solara Phase 2 Assessment Area undertaken by the District creates special and peculiar benefits to assessable property within Solara Phase 2 Assessment Area, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to certain property within the District. The implementation of the Solara Phase 2 Assessment Area enables properties within its boundaries to be developed. Without the District's Solara Phase 2 Assessment Area Project, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's Solara Phase 2 Assessment Area Project. However, these benefits will be incidental to the District's 2019 Project, which is designed solely to meet the needs of property within Solara Phase 2 Assessment Area of the District. Properties outside the District boundaries do not depend upon the District's 2019 Project. The property owners within the Solara Phase 2 Assessment Area are

therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the Solara Phase 2 Assessment Area are greater than the costs associated with providing these benefits. The District Engineer estimates that the 2019 Project, that is necessary to support full development of property within Solara Phase 2 Assessment Area, will cost approximately \$4,489,441. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including a portion of the 2019 Project, requested to be funded by the District and the Developer the cost of issuance of the Solara Phase 2 Assessment Area Bonds, the funding of debt service reserves and capitalized interest, will be \$3,230,000. The funding in excess of bond proceeds required to complete the 2019 Project is to be funded by Developer; the Developer will enter into a Completion Agreement with the District on the date of the bond closing, in which the Developer agrees to complete or provide funds to the District to complete the 2019 Project.

2.0 Assessment Methodology

2.1 Overview

The District has issued \$3,230,000 in Solara Phase 2 Assessment Area Bonds to fund a portion of the District's 2019 Project, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$3,230,000 in debt to the properties benefiting from the 2019 Project.

Table 1 identifies the land uses as indicated by the Developer of the land within Solara Phase 2 Assessment Area. The construction costs needed for completion of the 2019 Project are outlined in Table 2. The improvements needed to support the Development Plan are described in detail in the Engineer's Report and are estimated to cost \$4,489,441. Based on the estimated costs, the size of the bond issue needed to generate funds to pay

for a portion of the 2019 Project requested by the District and the Developer and related costs was determined by the District's Underwriter to total \$3,230,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt assessments is a continuous process in the District until the Development Plan is completed. The Solara Phase 2 Assessment Area funded by the Solara Phase 2 Assessment Area Bonds benefits all developable acres within Solara Development Phase 2 Assessment Area.

The initial Series 2019 assessments will be levied on the acres in Solara Development Phase 2 Assessment Area. A fair and reasonable methodology allocates the debt assessments incurred by the District proportionately to the properties receiving the special benefits. At this point all of the platted lands within the Solara Phase 2 Assessment Area are benefiting from the improvements.

The 283 residential units in the Solara Phase 2 Assessment Area are the beneficiaries of the Solara Phase 2 Assessment Area, as depicted in Table 5 and Table 6. If there are changes to Development Plan and a replatting occurs, a true up of the assessment would be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt assessments in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The 2019 Project consists of certain earthwork (excluding any assessable lands in Solara Phase 2 Assessment Area) and roadways, stormwater facilities, potable water, reuse water and wastewater, electrical undergrounding differential, landscaping, and hardscaping as detailed in the Engineer's Report, and professional fees along with related incidental costs. There are three product types within the planned development. The townhome home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land use. It is important to note that the benefit derived from the 2019 Project on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed 2019 Project will provide several types of systems, facilities and services for its residents. These include certain earthwork (excluding any assessable lands in Solara Phase 2 Assessment Area) stormwater facilities, potable water, reuse water and wastewater, electrical undergrounding differential, landscaping, and hardscaping, and professional fees along with related incidental costs. The 2019 Project improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the 2019 Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the 2019 Project described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the 2019 Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the product type categories.

Accordingly, no acre or parcel of property within Solara Phase 2 Assessment Area will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product type in Table 4, a total debt per unit and an annual assessment per unit have been calculated for the one product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed 2019 Project is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, replat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. However, if a replat is recorded, then the District will reallocate assets as provided in this Report. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less then the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments.

4.0 Assessment Roll

The District will initially distribute the liens across the developable acres within Solara Phase 2 Assessment Area of the District boundaries. When platting occurs, assessments will be assigned based on platted unit type. If the Development Plan changes, then the District will update Table 6 to reflect the changes. The current master assessment roll for the Solara Phase 2 Assessment Area is depicted in Table 7.

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT PROGRAM SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 2 ASSESSMENT AREA

Product Type	Phase 2	FRI le ner I Init (1)	Tatal FD115
	The state of the s	(T) THE DOLLAR	Idial ENUS
Single Family - 50'	75	1.20	0.06
Single Family - 40'	122	1.10	134.2
Townhomes	98	1.00	86.0
Total Units*	283		310.2

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

Prepared by: Governmental Management Services - Central Florida, LLC

^{* -} Unit mix is subject to change based on market and other factors

IABLE 2
WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 2 ASSESSMENT AREA

\$53,3 Roadway Drainage \$870,4 ection fees, Other Misc. Fees \$13,3 \$130,7 \$130,7 \$130,7	2019 Project (1)	The second secon
ctor Roadway Drainage Collection er Distribution r Distribution 518,7 4811,5 518,7 4811,5 518,7 4811,5 518,7 518,7 513,380,9 and Inspection Fees, Other Misc. Fees		rhase 2
\$53,3 ctor Roadway Drainage \$870,4 Collection er Distribution for Distribution for Distribution for Distribution \$11,5 \$11,5 \$13,380,5 fardscape, and Irrigation \$1,380,5 and Inspection Fees, Other Misc. Fees \$13,380,5 \$13,380,5 \$13,380,5	Earthwork	
ctor Roadway Drainage Collection er Distribution r Distribution r Distribution statescape, and Irrigation statescape, and Irrigat		582,554
ctor Roadway Drainage Collection Sal1,5 Collection Set Distribution For Distribution Sal2,7 Sal3,5 Sal3,7 Sal3,7 Sal3,6 Sal4,0	noauways	05
Collection er Distribution r Distribution fardscape, and Irrigation and Inspection Fees, Other Misc. Fees	Onsite Collector Roadway Drainage	25 V V 25
er Distribution r Distribution fardscape, and Irrigation and Inspection Fees, Other Misc. Fees	Wastewater Collection	רונג יינטל
r Distribution To Distribution fardscape, and Irrigation and Inspection Fees, Other Misc. Fees	Dotable Motor Dietribution	/7C'TT0C
r Distribution fardscape, and Irrigation and Inspection Fees, Other Misc. Fees	rotation water distribution	\$548,122
fardscape, and Irrigation and Inspection Fees, Other Misc. Fees	Reuse Water Distribution	\$18.705
iardscape, and Irrigation and Inspection Fees, Other Misc. Fees	Stormwater	\$33£ 70£
and Inspection Fees, Other Misc. Fees	Landerana Harderana and Irrigation	בייין ביייין
and Inspection Fees, Other Misc. Fees	The state of the careful of the Highertonia	\$1,380,916
and Inspection Fees, Other Misc. Fees	EFECUACAI	\$64,072
*	Professional and Inspection Fees, Other Misc. Fees	ALT 2772
	Contingency	7777
		00/0016
	Totals	4 489 441

(1) A detailed description of these improvements is provided in the Engineer's Report revised February 14, 2019 prepared by Hanson, Walter, and Associates

Prepared by: Governmental Management Services - Central Florida, LLC

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 2 ASSESSMENT AREA WESTSIDE COMMUNITY DEVELOPMENT DISTRICT **BOND SIZING**

ands sserve sserve srrest sirest siscount s s	Description		Total
erve \$ 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Construction Funds	\$	2 797 ANS
count \$	Debt Service Reserve	. ∙∨∩	101 595
count	Capitalized Interest	- ω	84.779
, t	Underwriters Discount	· •	64,600
, 1	Cost of Issuance	÷ •∕∕	172 000
n	Issue Discount	. 1 07	9,618
	Par Amount		3 230 000

Bond Assumptions:	
Average Coupon Rate	4.77%
Amortization	30 vears
Capitalized Interest	7 Months
Debt Service Reserve	SITION /
Underwriters Discount	2/200

Prepared by: Governmental Management Services - Central Florida, LLC

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 2 ASSESSMENT AREA WESTSIDE COMMUNITY DEVELOPMENT DISTRICT ALLOCATION OF IMPROVEMENT COSTS

				% of Total	Total Improvement	mnrowamant Costs
Product Type	No. of Units * ERU Factor Total ERUs	ERU Factor	Total ERUs	ERUs	Costs Per Product Type	
Single Family - 50' Single Family - 40' Townhomes	75 122 86	1.20 1.10 1.00	90.0 134.2 86.0	29.0% 43.3% 27.7%	\$ 1,302,546 \$ 1,942,240 \$ 1,244,655	· ‹ ‹ ‹ › ‹ ›
Totals	283		310.2	100.00%	\$ 4.489.441	
		**************************************		***************************************	***************************************	

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

Prepared by: Governmental Management Services - Central Florida, LLC

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 2 ASSESSMENT AREA ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

					IIII;	mprovement			
					-	Costs by Product	Alloca Debt P	Allocation of Par Debt Per Product	
Product Type	No. of Units *	ERU Factor	ERU Totals	% of ERU		Type**		Type	Par Debt Per Unit
Single Family - 50'	75	1.20	90.00	29.0%	47	1.302.546	·vi	937 137	¢12 /QE
Single Family - 40'	122	1.10	134.20	43.3%	- 4/3-	1,942,240	+ 40	1.397.376	\$11.454
Townhomes	86	1.00	86.00	27.7%	₩.	1,244,655	· 4 5-	895,487	\$10,413
	***************************************	**************************************							
Totals	283		310.2	100%	₹	\$ 4,489,441 \$	\$	3,230,000	
			***************************************	***************************************	-	***************************************			

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

Prepared by: Governmental Management Services - Central Florida, LLC

^{**} Balance of Infrastructure Needed for Project to be Funded by Developer

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 2 ASSESSMENT AREA PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT TABLE 6

		Allocation of Par	of Par	Total Bar Rad	- - -	•	Net Annual Debt	Net Annual Gross Annual Debt Debt
Product Type N	No. of Units *	Type	300	Per Unit Debt Service Per Unit	Deb	Debt Service	Assessment Per Unit	Assessment Per Unit (1)
Single Family - 50' Single Family - 40' Townhomes	75 122 86	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	937,137 ,397,376 895,487	\$ 12,495 \$ 11,454 \$ 10,413	ጭ ጭ ጭ	59,150 88,189 56,507	\$ 789 \$ 723 \$ 657	\$ 839 \$ 769 \$
Totals	283	\$ 3,2	3,230,000		\$	203,190		

(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

Prepared by: Governmental Management Services - Central Florida, LLC

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 2 ASSESSMENT AREA WESTSIDE COMMUNITY DEVELOPMENT DISTRICT PRELIMINARY ASSESSMENT ROLL TABLE 7

Mattamy Orlando LLC 18-25-27-4941-0001-FD10 58.05 \$ 55,642 \$ 203,190 \$ Totals 58.05 \$ 3,230,000 \$ 203,190 \$	Owner	Property ID #'s	Acres	Tot	Fotal Par Debt Allocation Per Acre	Net A Ass	Total Par Debt Net Annual Debt Gross Annual Debt Allocation Per Assessment Assessment Acre Allocation Allocation (1)	Gross An Asses Allocat	oss Annual Debt Assessment Allocation (1)
58.05 \$ 3,230,000 \$	Mattamy Orfando LLC	18-25-27-4941-0001-FD10	58.05	S	55,642	₩	203,190	↔	216,160
58.05 \$ 3,230,000 \$					2				
	SiP101		58.05	₹\$	3,230,000	ν.	203,190		216,160

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

Annual Assessment Periods
Projected Bond Rate (%)
Maximum Annual Debt Service \$203,190

Prepared by: Governmental Management Services - Central Florida, LLC

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 2 ASSESSMENT AREA

FOR

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

Date: March 22, 2019

Prepared by

Governmental Management Services - Central Florida, LLC 135 W. Central Blvd, Suite 320 Orlando, FL 32801

Table of Contents

1.0 Introduction	3
1.1 Purpose	. 3
1.2 Background	
1.3 Special Benefits and General Benefits	
1.4 Requirements of a Valid Assessment Methodology	
1.5 Special Benefits Exceed the Costs Allocated	
•	
2.0 Assessment Methodology	. 5
2.1 Overview	
2.2 Allocation of Debt	
2.3 Allocation of Benefit	
2.4 Lienability Test: Special and Peculiar Benefit to the Property	
2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay	
Non-Ad Valorem Assessments	
3.0 True-Up Mechanism	. 8
4.0 Assessment Roll	. 8
5.0 Appendix	
Table 1: Development Program	. 9
Table 2: Infrastructure Cost Estimates	
Table 3: Bond Sizing1	
Table 4: Allocation of Improvement Costs	
Table 5: Allocation of Total Par Debt to Each Product Type	
Table 6: Par Debt and Annual Assessments 1	
Table 7: Preliminary Assessment Roll1	15

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The District intends to impose non ad valorem special assessments on the benefited lands within Solara Phase 2 Assessment Area based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes, or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 1,148.9 acres in Osceola County, Florida of which Phase Three represents approximately 243.15 acres. Solara Phase 2 Assessment Area is a smaller portion of the Phase Three project. The proposed development plan is depicted in Table 1 (the "Development Plan"), as provided to the District by Mattamy Homes the developer of the Solara Development (referred to as "Developer"). The Development Plan envisions approximately 283 residential units. It is recognized that the Development Plan may change, and this Assessment Report will be modified accordingly

The capital public improvements contemplated by the District in the Solara Phase 2 Assessment Area (as defined below) include master public facilities that benefit certain properties within Solara Phase 2 Assessment Area of the District. Specifically, the District will construct and/or acquire certain infrastructure including certain earthwork (excluding any assessable lands in Solara Phase 2 Assessment Area) and roadways, stormwater facilities, potable water, reuse water and wastewater, electrical undergrounding differential, landscaping, and hardscaping as detailed in the Engineer's Report. The acquisition and construction costs are summarized in Table 2 (herein, the "2019 Project").

The assessment methodology is a four-step process.

- The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the Solara Phase 2 Assessment Area
- 2. The District Engineer determines the assessable acres that benefit from the District's Solara Phase 2 Assessment Area.
- 3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Solara Phase 2 Assessment Area.
- 4. These assessments are initially divided equally among the benefited properties on a prorated gross acreage basis. As land is platted, this amount will be allocated to each of the benefited properties based on the number of platted units and product type.

1.3 Special Benefits and General Benefits

The Solara Phase 2 Assessment Area undertaken by the District creates special and peculiar benefits to assessable property within Solara Phase 2 Assessment Area, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to certain property within the District. The implementation of the Solara Phase 2 Assessment Area enables properties within its boundaries to be developed. Without the District's Solara Phase 2 Assessment Area Project, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's Solara Phase 2 Assessment Area Project. However, these benefits will be incidental to the District's 2019 Project, which is designed solely to meet the needs of property within Solara Phase 2 Assessment Area of the District. Properties outside the District boundaries do not depend upon the District's 2019 Project. The property owners within the Solara Phase 2 Assessment Area are

therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the Solara Phase 2 Assessment Area are greater than the costs associated with providing these benefits. The District Engineer estimates that the 2019 Project, that is necessary to support full development of property within Solara Phase 2 Assessment Area, will cost approximately \$4,489,441. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including a portion of the 2019 Project, requested to be funded by the District and the Developer the cost of issuance of the Solara Phase 2 Assessment Area Bonds, the funding of debt service reserves and capitalized interest, will be \$3,230,000. The funding in excess of bond proceeds required to complete the 2019 Project is to be funded by Developer; the Developer will enter into a Completion Agreement with the District on the date of the bond closing, in which the Developer agrees to complete or provide funds to the District to complete the 2019 Project.

2.0 Assessment Methodology

2.1 Overview

The District has issued \$3,230,000 in Solara Phase 2 Assessment Area Bonds to fund a portion of the District's 2019 Project, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$3,230,000 in debt to the properties benefiting from the 2019 Project.

Table 1 identifies the land uses as indicated by the Developer of the land within Solara Phase 2 Assessment Area. The construction costs needed for completion of the 2019 Project are outlined in Table 2. The improvements needed to support the Development Plan are described in detail in the Engineer's Report and are estimated to cost \$4,489,441. Based on the estimated costs, the size of the bond issue needed to generate funds to pay

for a portion of the 2019 Project requested by the District and the Developer and related costs was determined by the District's Underwriter to total \$3,230,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt assessments is a continuous process in the District until the Development Plan is completed. The Solara Phase 2 Assessment Area funded by the Solara Phase 2 Assessment Area Bonds benefits all developable acres within Solara Development Phase 2 Assessment Area.

The initial Series 2019 assessments will be levied on the acres in Solara Development Phase 2 Assessment Area. A fair and reasonable methodology allocates the debt assessments incurred by the District proportionately to the properties receiving the special benefits. At this point all of the platted lands within the Solara Phase 2 Assessment Area are benefiting from the improvements.

The 283 residential units in the Solara Phase 2 Assessment Area are the beneficiaries of the Solara Phase 2 Assessment Area, as depicted in Table 5 and Table 6. If there are changes to Development Plan and a replatting occurs, a true up of the assessment would be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt assessments in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The 2019 Project consists of certain earthwork (excluding any assessable lands in Solara Phase 2 Assessment Area) and roadways, stormwater facilities, potable water, reuse water and wastewater, electrical undergrounding differential, landscaping, and hardscaping as detailed in the Engineer's Report, and professional fees along with related incidental costs. There are three product types within the planned development. The townhome home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land use. It is important to note that the benefit derived from the 2019 Project on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed 2019 Project will provide several types of systems, facilities and services for its residents. These include certain earthwork (excluding any assessable lands in Solara Phase 2 Assessment Area) stormwater facilities, potable water, reuse water and wastewater, electrical undergrounding differential, landscaping, and hardscaping, and professional fees along with related incidental costs. The 2019 Project improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the 2019 Project, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the 2019 Project described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the 2019 Project have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the product type categories.

Accordingly, no acre or parcel of property within Solara Phase 2 Assessment Area will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product type in Table 4, a total debt per unit and an annual assessment per unit have been calculated for the one product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed 2019 Project is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, replat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. However, if a replat is recorded, then the District will reallocate assets as provided in this Report. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less then the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments.

4.0 Assessment Roll

The District will initially distribute the liens across the developable acres within Solara Phase 2 Assessment Area of the District boundaries. When platting occurs, assessments will be assigned based on platted unit type. If the Development Plan changes, then the District will update Table 6 to reflect the changes. The current master assessment roll for the Solara Phase 2 Assessment Area is depicted in Table 7.

TABLE 1	WESTSIDE COMMUNITY DEVELOPMENT DISTRICT	DEVELOPMENT PROGRAM	SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR COLOADA BUACE 3 ACCESSARIAT AREA
---------	---	---------------------	--

Total ERUs	90.0 134.2 86.0	310.2
ERUs per Unit (1)	1.20 1.10 1.00	
Phase 2	75 122 86	283
Product Type	Single Family - 50' Single Family - 40' Townhomes	Total Units*

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

Prepared by: Governmental Management Services - Central Florida, LLC

^{* -} Unit mix is subject to change based on market and other factors

	SOUTH CENTER I ASSESSIBLE IN THE I HOUSE FOR SOLARA PHASE 2 ASSESSIMENT AREA
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REMEMBER - ALLE AND RECEIPED AND AND AND AND AND AND AND AND AND AN	
2019 Project (1)	Phase 2
Earthwork	\$523 385
Roadways	180,000 00
Onsite Collector Roadway Drainage	0¢ 75, 0503
Wastewater Collection	20/U,4/3
Potable Water Distribution	/75/TT9¢
	2248,172
Reuse Water Distribution	\$18,706
Stormwater	\$335,705
Landscape, Hardscape, and Irrigation	\$1,380,916
Electrical	\$64.072
Professional and Inspection Fees, Other Misc. Fees	\$275,774
Contingency	\$130.760
Totals	\$ 4,489,441

(1) A detailed description of these improvements is provided in the Engineer's Report revised February 14, 2019 prepared by Hanson, Walter, and Associates

Prepared by: Governmental Management Services - Central Florida, LLC

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 2 ASSESSMENT AREA WESTSIDE COMMUNITY DEVELOPMENT DISTRICT **BOND SIZING** TABLE 3

Description	Total
Construction Funds	\$ 777.408
Debt Service Reserve	
	\$ 101,595
Capitalized Interest	\$ 84.779
Underwriters Discount	<i>*</i>
Cost of Issues	000/40
cost of issualice	\$ 172,000
Issue Discount	\$ 9,618
Par Amount	\$ 3,230,000
Bond Assumptions:	
Average Coupon Rate	4 77%
Amortization	30 Vears
Capitalized Interest	7 Months
Debt Service Reserve	50% MADS D/S

Prepared by: Governmental Management Services - Central Florida, LLC

Underwriters Discount

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 2 ASSESSMENT AREA WESTSIDE COMMUNITY DEVELOPMENT DISTRICT ALLOCATION OF IMPROVEMENT COSTS TABLE 4

+		,		% of Total	Total Improvement	Improvement Costs
Product Type	No. of Units *	ERU Factor Total ERUs	Total ERUs	ERUS	Costs Per Product Type	Per Unit
Single Family - 50'	75	1.20	90.0	29.0%	\$ 1.302.546	17.367
Single Family - 40'	122	1.10	134.2	43.3%	\$ 1.942.240	. • • • •
Townhomes	98	1.00	86.0	27.7%	\$ 1,244,655	\$ 14,473
Totals	283		310.2	100.00%	\$ 4,489,441	
				· · · · · · · · · · · · · · · · · · ·		

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

Prepared by: Governmental Management Services - Central Florida, LLC

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 2 ASSESSMENT AREA ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

linprovement	Costs by Allocation of Par Product Debt Per Product % of ERU Type** Type Par Debt Per Unit	29.0% \$ 1,302,546 \$ 937,137 \$12,495 43.3% \$ 1,942,240 \$ 1,397,376 \$11,454 27.7% \$ 1,244,655 \$ 895,487 \$10,413	100% \$ 4.489.441 \$ 2.220.000
	ERU Totals	90.00 25 134.20 43 86.00 27	310.2
	No. of Units * ERU Factor	75 1.20 122 1.10 86 1.00	283
	Product Type	Single Family - 50' Single Family - 40' Townhomes	Totals

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

Prepared by: Governmental Management Services - Central Florida, LLC

^{**} Balance of Infrastructure Needed for Project to be Funded by Developer

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 2 ASSESSMENT AREA PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT **FABLE 6**

		Alloc	Mocation of Par		<u> </u>			Net Annual Gross Annual Debt Debt	Gross Anr Debt	nual
Product Type	No. of Units *	Debt	Debt Per Product Type	Total I	Total Par Debt Per Unit	Maximum Annual Debt Service	nnual	Assessment Per Unit	Assessment Per Unit (1)	ent (1)
Single Family - 50' Single Family - 40' Townhomes	75 122 86	~~~	937,137 1,397,376 895,487	ᡐᡐᡐ	12,495 11,454 10,413	\$ \$ \$ \$ \$ \$ \$	59,150 88,189 56,507	\$ 789 \$ 723 \$ 657	ᡐᡐᡐ	839 769 699
Totals	283	\$	3,230,000			\$ 203,	203,190			!!!

⁽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

Prepared by: Governmental Management Services - Central Florida, LLC

SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR SOLARA PHASE 2 ASSESSMENT AREA WESTSIDE COMMUNITY DEVELOPMENT DISTRICT PRELIMINARY ASSESSMENT ROLL **TABLE 7**

			Tot	al Par Debt	Net A	nnual Debt	Total Par Debt Net Annual Debt Gross Annual Debt	Debt
Owner	Property ID #'s	Acres	Ĭ	Allocation Per Assessment Acre Allocation	Ass	kssessment Allocation	Assessment Allocation (1)	± [
Mattamy Orlando LLC	Mattamy Orlando LLC 18-25-27-4941-0001-FD10	58.05	❖	55,642 \$	i	203,190 \$	\$ 216,160	160
Totals		58.05	· s	58.05 \$ 3,230,000 \$	\$	203,190	\$ 216.160	160

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

Annual Assessment Periods
Projected Bond Rate (%)
Maximum Annual Debt Service

Prepared by: Governmental Management Services - Central Florida, LLC

EXHIBIT C

FINAL ASSESSMENT LIEN ROLL

[ATTACHED BELOW]

			Series 2019 (Soloara F 2) Outstanding Bonds
Parcel ID	Units	Туре	of 2/17/2025
8-25-27-4943-0001-3130	1	SOL -50	\$11,362.58
.8-25-27-4943-0001-3140	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3150 8-25-27-4943-0001-3160	1 1	SOL -40	\$10,414.57
8-25-27-4943-0001-3170	1	SOL -40 SOL -40	\$10,414.57 \$10,414.57
8-25-27-4943-0001-3180	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3190	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3200	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3210	1	SOL-40	\$10,414.57
8-25-27-4943-0001-3220	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3230	1	SOL -40	\$10,414.57
.8-25-27-4943-0001-3240 .8-25-27-4943-0001-3250	1 1	SOL -40 SOL -40	\$10,414.57 \$10,414.57
.8-25-27-4943-0001-3260	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3270	1	SOL-40	\$10,414.57
8-25-27-4943-0001-3280	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3290	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3300	1	SOL -40	\$10,414.57
.8-25-27-4943-0001-3310	1	SOL -50	\$11,362.58
8-25-27-4943-0001-3320	1	SOL -50	\$11,362.58
.8-25-27-4943-0001-3330 .8-25-27-4943-0001-3340	1 1	SOL -50 SOL -50	\$11,362.58 \$11,362.58
8-25-27-4943-0001-3340 8-25-27-4943-0001-3350	1	SOL -50	\$11,362.58
8-25-27-4943-0001-3360	1	SOL -50	\$11,362.58
8-25-27-4943-0001-3370	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3380	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3390	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3400	1	SOL-40	\$10,414.57
.8-25-27-4943-0001-3410	1	SOL -40	\$10,414.57
.8-25-27-4943-0001-3420 .8-25-27-4943-0001-3430	1 1	SOL -40	\$10,414.57
.8-25-27-4943-0001-3440	1	SOL -40 SOL -40	\$10,414.57 \$10,414.57
18-25-27-4943-0001-3440 18-25-27-4943-0001-3450	1	SOL -40	\$11,362.58
8-25-27-4943-0001-3460	1	SOL -50	\$11,362.58
8-25-27-4943-0001-3470	1	SOL -50	\$11,362.58
8-25-27-4943-0001-3480	1	SOL -50	\$11,362.58
8-25-27-4943-0001-3490	1	SOL -50	\$11,362.58
18-25-27-4943-0001-3500	1	SOL-40	\$10,414.57
18-25-27-4943-0001-3510	1	SOL -40	\$10,414.57
18-25-27-4943-0001-3520	1	SOL -40	\$10,414.57
18-25-27-4943-0001-3530 18-25-27-4943-0001-3540	1 1	SOL -40 SOL -40	\$10,414.57 \$10,414.57
18-25-27-4943-0001-3540 18-25-27-4943-0001-3550	1	SOL -40	\$10,414.57
18-25-27-4943-0001-3560	1	SOL-50	\$11,362.58
18-25-27-4943-0001-3570	1	SOL -50	\$11,362.58
18-25-27-4943-0001-3580	1	SOL -50	\$11,362.58
18-25-27-4943-0001-3590	1	SOL -50	\$11,362.58
18-25-27-4943-0001-3600	1	SOL -50	\$11,362.58
18-25-27-4943-0001-3610	1	SOL -50	\$11,362.58
18-25-27-4943-0001-3620 18-25-27-4943-0001-3630	1 1	SOL -50 SOL -40	\$11,362.58 \$10,414.57
18-25-27-4943-0001-3640	1	SOL -40	\$10,414.57
18-25-27-4943-0001-3650	1	SOL-40	\$10,414.57
8-25-27-4943-0001-3660	1	SOL-40	\$10,414.57
18-25-27-4943-0001-3670	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3680	1	SOL -50	\$11,362.58
8-25-27-4943-0001-3690	1	SOL -50	\$11,362.58
8-25-27-4943-0001-3700	1	SOL -50	\$11,362.58
.8-25-27-4943-0001-3710 .8-25-27-4943-0001-3720	1 1	SOL -50 SOL -50	\$11,362.58 \$11,362.58
.8-25-27-4943-0001-3720 .8-25-27-4943-0001-3730	1	SOL -50	\$11,362.58
.8-25-27-4943-0001-3740	1	SOL -50	\$11,362.58
8-25-27-4943-0001-3750	1	SOL-50	\$11,362.58
8-25-27-4943-0001-3760	1	SOL -50	\$11,362.58
8-25-27-4943-0001-3770	1	SOL -50	\$11,362.58
.8-25-27-4943-0001-3780	1	SOL -50	\$11,362.58
8-25-27-4943-0001-3790 8-25-27-4943-0001-2800	1	SOL -50	\$11,362.58
.8-25-27-4943-0001-3800 .8-25-27-4943-0001-3810	1 1	SOL -50 SOL -50	\$11,362.58 \$11,362.58
.8-25-27-4943-0001-3810 .8-25-27-4943-0001-3820	1	SOL -50	\$10,414.57
8-25-27-4943-0001-3830	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3840	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3850	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3860	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3870	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3880	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3890 8-25-27-4943-0001-2900	1	SOL -40	\$10,414.57
.8-25-27-4943-0001-3900 .8-25-27-4943-0001-3910	1 1	SOL -40 SOL -40	\$10,414.57 \$10,414.57
.8-25-27-4943-0001-3910 .8-25-27-4943-0001-3920	1	SOL -40	\$10,414.57
.8-25-27-4943-0001-3920 .8-25-27-4943-0001-3930	1	SOL -40	\$10,414.57
18-25-27-4943-0001-3930 18-25-27-4943-0001-3940	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3950	1	SOL-40	\$10,414.57
.8-25-27-4943-0001-3960	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3970	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3980	1	SOL -40	\$10,414.57
8-25-27-4943-0001-3990	1	SOL -40	\$10,414.57
8-25-27-4943-0001-4000	1	SOL-40	\$10,414.57
			640 44
L8-25-27-4943-0001-4000 L8-25-27-4943-0001-4010 L8-25-27-4943-0001-4020	1 1	SOL -40 SOL -40	\$10,414.57 \$10,414.57

			Series 2019 (Soloara Ph 2) Outstanding Bonds as
Parcel ID	Units	Туре	of 2/17/2025
18-25-27-4943-0001-4030	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4040	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4050 18-25-27-4943-0001-4060	1 1	SOL -40 SOL -40	\$10,414.57 \$10,414.57
18-25-27-4943-0001-4000	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4080	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4090	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4100	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4110	1	SOL-50	\$11,362.58
18-25-27-4943-0001-4120	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4130 18-25-27-4943-0001-4140	1 1	SOL -50 SOL -50	\$11,362.58 \$11,362.58
18-25-27-4943-0001-4150	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4160	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4170	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4180	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4190	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4200	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4210	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4220	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4230 18-25-27-4943-0001-4240	1 1	SOL -40 SOL -40	\$10,414.57 \$10,414.57
18-25-27-4943-0001-4250	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4260	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4270	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4280	1	SOL-40	\$10,414.57
18-25-27-4943-0001-4290	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4300	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4310	1	SOL-40	\$10,414.57
18-25-27-4943-0001-4320	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4330 18-25-27-4943-0001-4340	1 1	SOL -40 SOL -40	\$10,414.57
18-25-27-4943-0001-4340 18-25-27-4943-0001-4350	1	SOL -40	\$10,414.57 \$10,414.57
18-25-27-4943-0001-4360	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4370	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4380	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4390	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4400	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4410	1	SOL-40	\$10,414.57
18-25-27-4943-0001-4420	1	SOL-40	\$10,414.57
18-25-27-4943-0001-4430	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4440 18-25-27-4943-0001-4450	1 1	SOL -50 SOL -40	\$11,362.58
18-25-27-4943-0001-4450 18-25-27-4943-0001-4460	1	SOL -40	\$10,414.57 \$10,414.57
18-25-27-4943-0001-4470	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4480	1	SOL-40	\$10,414.57
18-25-27-4943-0001-4490	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4500	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4510	1	SOL-40	\$10,414.57
18-25-27-4943-0001-4520	1	SOL-40	\$10,414.57
18-25-27-4943-0001-4530	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4540 18-25-27-4943-0001-4550	1 1	SOL -40 SOL -40	\$10,414.57 \$10,414.57
18-25-27-4943-0001-4560	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4570	1	SOL-40	\$10,414.57
18-25-27-4943-0001-4580	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4590	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4600	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4610	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4620	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4630	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4640 18-25-27-4943-0001-4650	1 1	SOL -40 SOL -40	\$10,414.57 \$10,414.57
18-25-27-4943-0001-4650 18-25-27-4943-0001-4660	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4670	1	SOL-40	\$10,414.57
18-25-27-4943-0001-4680	1	SOL-40	\$10,414.57
18-25-27-4943-0001-4690	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4700	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4710	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4720	1	SOL-40	\$10,414.57
18-25-27-4943-0001-4730	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4740	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4750 18-25-27-4943-0001-4760	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4760 18-25-27-4943-0001-4770	1 1	SOL -50 SOL -50	\$11,362.58 \$11,362.58
18-25-27-4943-0001-4770 18-25-27-4943-0001-4780	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4790	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4800	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4810	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4820	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4830	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4840	1	SOL -40	\$10,414.57
18-25-27-4943-0001-4850	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4860	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4870	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4880 18-25-27-4943-0001-4890	1 1	SOL -50 SOL -50	\$11,362.58 \$11,362.58
18-25-27-4943-0001-4890 18-25-27-4943-0001-4900	1	SOL -50	\$11,362.58 \$10,414.57
18-25-27-4943-0001-4900 18-25-27-4943-0001-4910	1	SOL -40	\$11,362.58
18-25-27-4945-0001-4910 18-25-27-4943-0001-4920	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4930	1	SOL -50	\$11,362.58
18-25-27-4943-0001-4940	1	SOL -50	\$11,362.58

			Series 2019 (Soloara P 2) Outstanding Bonds a
Parcel ID	Units	Туре	of2/17/2025
.8-25-27-4943-0001-4960	1	SOL -40	\$10,414.57
8-25-27-4943-0001-4970	1	SOL -40	\$10,414.57 \$11,362.58
8-25-27-4943-0001-4980 8-25-27-4943-0001-4990	1 1	SOL -50 SOL -50	\$11,362.58
8-25-27-4943-0001-4990	1	SOL -50	\$11,362.58
8-25-27-4943-0001-5010	1	SOL -50	\$11,362.58
8-25-27-4943-0001-5020	1	SOL -50	\$11,362.58
8-25-27-4943-0001-5030	1	SOL -50	\$11,362.58
8-25-27-4943-0001-5040	1	SOL -50	\$11,362.58
8-25-27-4943-0001-5050	1	SOL -50	\$11,362.58
8-25-27-4943-0001-5060	1	SOL -50	\$11,362.58
8-25-27-4943-0001-5070	1	SOL -50	\$11,362.58
8-25-27-4943-0001-5080	1	SOL-40	\$10,414.57
8-25-27-4943-0001-5090	1	SOL-40	\$10,414.57
8-25-27-4943-0001-5100	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5110	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5120	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5130	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5140	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5150	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5160	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5170	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5180	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5190 8-25-27-4043-0001-5200	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5200	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5210 8-25-27-4943-0001-5220	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5220 8-25-27-4943-0001-5230	1	SOL-TH	\$9,466.56 \$9,466.56
8-25-27-4943-0001-5230 8-25-27-4943-0001-5240	1 1	SOL-TH SOL-TH	\$9,466.56 \$9,466.56
8-25-27-4943-0001-3240 8-25-27-4943-0001-5250	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5260	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5270	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-3270 8-25-27-4943-0001-5280	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5290	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5300	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5310	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5320	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5330	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5340	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5350	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5360	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5370	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5380	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5390	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5400	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5410	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5420	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5430	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5440	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5450	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5460	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5470	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5480	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5490	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5500	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5510	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5520	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5530	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5540	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5550	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5560	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5570	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5580 8-25-27-4043-0001-5500	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5590	1	SOL-TH	\$9,466.56 \$9.466.56
8-25-27-4943-0001-5600 8-25-27-4943-0001-5610	1 1	SOL-TH	\$9,466.56 \$9,466.56
8-25-27-4943-0001-5610 8-25-27-4943-0001-5620	1	SOL-TH SOL-TH	\$9,466.56
8-25-27-4943-0001-5620 8-25-27-4943-0001-5630	1	SOL-TH SOL-TH	\$9,466.56
8-25-27-4943-0001-3630 8-25-27-4943-0001-5640	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-3640 8-25-27-4943-0001-5650	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-3650 8-25-27-4943-0001-5660	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-3660 8-25-27-4943-0001-5670	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-3070	1	SOL-TH	\$9,466.56
			\$9,466.56
8-25-27-4943-0001-5690 8-25-27-4943-0001-5700	1 1	SOL-TH SOL-TH	\$9,466.56
8-25-27-4943-0001-3700 8-25-27-4943-0001-5710	1		
8-25-27-4943-0001-5710 8-25-27-4943-0001-5720	1	SOL-TH SOL-TH	\$9,466.56 \$9.466.56
8-25-27-4943-0001-5720 8-25-27-4943-0001-5730	1	SOL-TH SOL-TH	\$9,466.56
8-25-27-4943-0001-5730 8-25-27-4943-0001-5740	1	SOL-TH SOL-TH	\$9,466.56
8-25-27-4943-0001-3740 8-25-27-4943-0001-5750	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5750 8-25-27-4943-0001-5760	1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5760 8-25-27-4943-0001-5770	1	SOL-TH SOL-TH	\$9,466.56
8-25-27-4943-0001-5780 8-25-27-4943-0001-5790	1	SOL-TH	\$9,466.56 \$9,466.56
8-25-27-4943-0001-5790 8-25-27-4943-0001-5800	1 1	SOL-TH	\$9,466.56
		SOL-TH	\$9,466.56
8-25-27-4943-0001-5810 8-25-27-4943-0001-5820	1	SOL-TH	\$9,466.56 \$9,466.56
8-25-27-4943-0001-5820 8-25-27-4943-0001-5830	1 1	SOL-TH	\$9,466.56
8-25-27-4943-0001-5830 8-25-27-4943-0001-5840	1	SOL-TH SOL-TH	\$9,466.56 \$9,466.56
8-25-27-4943-0001-5840 8-25-27-4943-0001-5850			1. 1
	1	SOL-TH	\$9,466.56
	1	SOL TH	\$0.466.5 <i>E</i>
8-25-27-4943-0001-5860 8-25-27-4943-0001-5870	1 1	SOL-TH SOL-TH	\$9,466.56 \$9,466.56

Parcel ID	Units	Туре	Series 2019 (Soloara Ph. 2) Outstanding Bonds as of 2/17/2025
18-25-27-4943-0001-5890	1	SOL-TH	\$9,466.56
18-25-27-4943-0001-5900	1	SOL-TH	\$9,466.56
18-25-27-4943-0001-5910	1	SOL-TH	\$9,466.56
18-25-27-4943-0001-5920	1	SOL-TH	\$9,466.56
18-25-27-4943-0001-5930	1	SOL-TH	\$9,466.56
18-25-27-4943-0001-5940	1	SOL-TH	\$9,466.56
18-25-27-4943-0001-5950	1	SOL-TH	\$9,466.56
Total Outstanding Bonds	283		\$2,935,000.00

SECTION VII

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Westside Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

- 1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 15, 2025

HOUR: 11:00 a.m.

LOCATION: Hart Memorial Central Library

211 E. Dakin Avenue Kissimmee, FL 34741

- 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.
- 4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

- 5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.
- 6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- 7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 1st DAY OF April, 2025.

ATTEST:	WESTSIDE DEVELOPMENT	COMMUNITY DISTRICT
	By:	
Secretary	Its:	

Community Development District

Proposed Budget FY2026



Table of Contents

 General Fund
General Fund Narrative
 Capital Reserve Fund
Capital Reserve Narrative
Series 2005-2 Debt Service
Series 2007-2 Debt Service
SCHES 2007 2 DEBT SCHVICE
Series 2018 - Solara Phase 1 Debt Service
Series 2018 - Solara Phase 1 Amortization
Series 2018 Solara Phase 1 - Allocation Methodology
Series 2019 - Solara Phase 2 Debt Service
Series 2019 - Solara Phase 2 Amortization
Series 2019 - Solara Phase 2 Allocation Methodology
Series 2019 - Refunding Debt Service
Series 2019 - Returning Debt Service
Series 2019 - Refunding Amortization
Series 2019 - Refunding Allocation Methodology
Series 2019 - Parcel K Debt Service
Series 2019 - Parcel K Amortization
Series 2019 - Parcel K Allocation Methodology

Table of Contents

26	Series 2022 AA1 - Solara Phase 3 Debt Service
27	Series 2022 AA1 - Solara Phase 3 Debt Service Amortization
28	Series 2022 AA1 - Solara Phase 3 Allocation Methodology
29	Series 2022 AA2 - Soleil Debt Service
30	Series 2022 AA2 - Soleil Debt Service Amortization
31	Series 2022 AA2 - Soleil Debt Allocation Methodology

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
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
Total Revenues	\$ 850,482	\$ 778,451	\$ 134,882	\$ 913,333	\$ 648,906
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
Total Administrative	\$ 218,121	\$ 88,817	\$ 100,541	\$ 189,359	\$ 225,387

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
Operations & Maintenance										
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	\$	-
Total Operations & Maintenance	\$	632,361	\$	291,657	\$	376,069	\$	667,726	\$	639,441
Total Expenditures	\$	850,482	\$	380,474	\$	476,610	\$	857,084	\$	864,828
Other Sources/(Uses)										
Transfer In - Capital Reserve	\$		\$	_	\$	_	\$	_	\$	215,921
Transier in - Capital Reserve	Ф	-	Ф	-	Ф	-	Ф	-	Ф	213,921
Subtotal Other Sources/(Uses)	\$	-	\$	-	\$	-	\$	-	\$	215,921
Excess Revenues/(Expenditures)	\$	-	\$	397,977	\$	(341,728)	\$	56,249	\$	-
		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
Gross Assessments		\$602,370		\$602,370		\$627,372	\$627,372			\$627,372
		+ ,		4002/000		+ · , - · -		+ · / - · -		+ · / - · -
Units		3828.11		3828.11		3987.11		3987.11		3987.11
Per Unit Gross Assessment		\$157		\$157		\$157		\$157		\$157
			_			+======	_			
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
Per Unit Net Assessments		\$148		\$148		\$148		\$148		\$148

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.

<u>Interest Income</u>

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.

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.

<u>Information Technology</u>

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.

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.

<u>Telephone</u>

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.

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	Annual
	Amount	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

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.

A	0.11	Estimated Monthly	Estimated Annual
Account #	Address	Amount	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.

		Estimated Monthly	Estimated Annual
Account #	Address	Amount	Amount
09047 36125	000 Westside Blvd Lite, Entrance	\$5,000	\$60,000
	Contingency - Streetlight		\$4,311
Total			\$64,311

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
Total			\$90,438

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.

	Monthly	Annual
Description	Amount	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
Total		\$ 24,653

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.

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	
Revenues										
Interest	\$	-	\$	13,057	\$	18,279	\$	31,336	\$	-
Carry Forward Surplus	\$	1,285,537	\$	1,245,806	\$	-	\$	1,245,806	\$	1,240,642
Total Revenues	\$	1,285,537	\$	1,258,863	\$	18,279	\$	1,277,142	\$	1,240,642
Expenditures										
Miscellaneous Expense	\$	1,500	\$	203	\$	1,297	\$	1,500	\$	1,500
Capital Outlay - Landscaping	\$	50,000	\$	-	\$	35,000	\$	35,000	\$	50,000
Total Expenditures	\$	51,500	\$	203	\$	36,297	\$	36,500	\$	51,500
Other Sources										
Transfer In (Out)	\$	-	\$	-	\$	-	\$	-	\$	(215,921)
Total Other Sources/(Uses)	\$	-	\$	-	\$	-	\$	-	\$	(215,921)
Excess Revenues/(Expenditures)	\$	1,234,037	\$	1,258,660	\$	(18,018)	\$	1,240,642	\$	973,221

Community Development District Capital Reserve Budget

Revenues:

<u>Interest Income</u>

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.

Community Development District

Proposed Budget Series 2005-2 Debt Service Fund

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

Community Development District

Proposed Budget Series 2007-2 Debt Service Fund

	Adopted Budget FY2025	Proposed Budget FY2026			
Revenues					
Assessments - Series 2007-2	\$ 39,800	\$	39,800		
Total Revenues	\$ 39,800	\$	39,800		
Expenditures					
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 FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
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
Total Revenues	\$ 370,228	\$ 326,965	\$ 57,672	\$ 384,637	\$ 383,967
<u>Expenditures</u>					
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
Total Expenditures	\$ 230,800	\$ 80,400	\$ 150,400	\$ 230,800	\$ 227,300
Excess Revenues/(Expenditures)	\$ 139,428	\$ 246,565	\$ (92,728)	\$ 153,837	\$ 156,667

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

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

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
	•			
		\$ 3,145,000.00	\$ 2,327,060.00	\$ 5,472,060.00

Community Development District

Special Assessment Revenue Bonds - Series 2018

Allocation Methodology

For Solara Phase 1 Assessment Area

<u>PRODUCT</u>	No. of Unit	<u> </u>	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assesssment 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 FY2025	Actuals Thru 2/28/25			Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues							
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
Total Revenues	\$ 312,693	\$	274,131	\$	50,633	\$ 324,764	\$ 326,862
Expenditures							
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
Total Expenditures	\$ 201,748	\$	68,374	\$	133,374	\$ 201,748	\$ 204,213
Excess Revenues/(Expenditures)	\$ 110,946	\$	205,757	\$	(82,741)	\$ 123,016	\$ 122,650

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

 $^{(1) \} Carry forward \ Surplus \ is \ net \ of \ Debt \ Service \ Reserve \ Funds$

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	\$ 200,400.00
11/01/26	\$ 2,800,000.00	\$ 70,000.00	\$ 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	\$ <u>-</u>	\$ 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	\$ <u>-</u>	\$ 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
		\$ 2,935,000.00	\$ 2,082,967.50	\$ 5,017,967.50

Community Development District

Special Assessment Revenue Bonds - Series 2019

Allocation Methodology

For Solara Phase 2 Assessment Area

<u>PRODUCT</u>	No. of Uni	<u>ts</u>	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assesssment 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

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
Revenues								
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
Total Revenues	\$ 1,609,595	\$ 1,421,189	\$	253,451	\$	1,674,641	\$	1,670,858
Expenditures								
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
Total Expenditures	\$ 1,010,989	\$ 207,994	\$	802,994	\$	1,010,989	\$	1,018,676
Excess Revenues/(Expenditures)	\$ 598,606	\$ 1,213,195	\$	(549,543)	\$	663,652	\$	652,181

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

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

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
		\$ 10,400,000.00	\$ 3,110,166.88	\$ 13,510,166.88

Community Development District

Special Assessment Revenue Refunding Bonds - Series 2019

Allocation Methodology Refunding Bonds

<u>PRODUCT</u>	No. of Units	Par Debt Per Unit 2005-1	Par Debt Per Unit 2007-1	Par Debt Per Unit Combined	Net Annual Debt Assesssment Per Unit	Gross Annual Debt Assessment Per Unit (1)	Maximum 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

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		
Revenues										
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	
Total Revenues	\$ 152,012	\$	138,825	\$	21,688	\$	160,513	\$	165,418	
<u>Expenditures</u>										
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)	\$ 78,072	\$	101,855	\$	(15,282)	\$	86,573	\$	91,478	

Interest - 11/1/2026 \$36,970

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

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

Date	Balance	Prinicpal	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
		\$ 1,860,000.00	\$ 1,482,910.00	\$ 3,342,910.00

Community Development District

Special Assessment Revenue Bonds - Series 2019

Allocation Methodology

For Parcel K Assessment Area FY 2021 thrugh FY 2037

<u>PRODUCT</u>	No. of Units	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

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
Revenues						
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
Total Revenues	\$ 185,779	\$ 165,808	\$ 30,046	\$	195,854	\$ 195,854
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)	\$ 72,009	\$ 108,923	\$ (26,839)	\$	82,084	\$ 82,084
				Inte	rest - 11/1/2026	\$ 56,885

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

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

Date		Balance		Prinicpal		Interest		Total
11 /01 /25	¢	1 025 000 00	¢		¢	T (00T 00	¢	112 770 00
11/01/25	\$ \$	1,835,000.00	\$	-	\$ \$	56,885.00	\$	113,770.00
05/01/26		1,835,000.00	\$	-		56,885.00 56,885.00	\$	113,770.00
11/01/26	\$	1,835,000.00 1,835,000.00	\$	-	\$		\$	113,//0.00
05/01/27	\$		\$	-	\$	56,885.00	\$	112 770 00
11/01/27	\$	1,835,000.00	\$	-	\$	56,885.00	\$	113,770.00
05/01/28	\$	1,835,000.00	\$	-	\$	56,885.00	\$	112.770.00
11/01/28	\$	1,835,000.00	\$	-	\$	56,885.00	\$	113,770.00
05/01/29	\$	1,835,000.00	\$	-	\$	56,885.00	\$	112 770 00
11/01/29	\$	1,835,000.00	\$	-	\$	56,885.00	\$	113,770.00
05/01/30	\$	1,835,000.00	\$	-	\$	56,885.00	\$	112.770.00
11/01/30	\$	1,835,000.00	\$	-	\$	56,885.00	\$	113,770.00
05/01/31	\$	1,835,000.00	\$	-	\$	56,885.00	\$	112.770.00
11/01/31	\$	1,835,000.00	\$	-	\$	56,885.00	\$	113,770.00
05/01/32	\$	1,835,000.00	\$	-	\$	56,885.00	\$	112.770.00
11/01/32	\$	1,835,000.00	\$	-	\$	56,885.00	\$	113,770.00
05/01/33	\$	1,835,000.00	\$	-	\$	56,885.00	\$	440 550 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	\$	<u>-</u>
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

Community Development District

Special Assessment Revenue Bonds - Series 2022AA1

Allocation Methodology

For Solara Phase 3 Assessment Area

<u>PRODUCT</u>	No. of Unit	<u>ts</u>	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assesssment 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 FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Total Projected 9/30/25	Proposed Budget FY2026
Revenues					
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
Total Revenues	\$ 359,347	\$ 313,516	\$ 59,347	\$ 372,863	\$ 375,813
Expenditures					
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
Total Expenditures	\$ 238,618	\$ 96,809	\$ 141,809	\$ 238,618	\$ 241,255
Excess Revenues/(Expenditures)	\$ 120,729	\$ 216,708	\$ (82,462)	\$ 134,245	\$ 134,558

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

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

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

Date		Balance		Prinicpal		Interest		Total
11 /01 /25	¢	2 270 000 00	φ		¢	05 (27 50	φ	227 427 25
11/01/25 05/01/26	\$ \$	3,270,000.00 3,270,000.00	\$ \$	50,000.00	\$ \$	95,627.50 95,627.50	\$ \$	237,436.25
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 11/01/36	\$ \$	2,635,000.00 2,550,000.00	\$ \$	85,000.00	\$ \$	78,340.00 75,875.00	\$ \$	239,215.00
05/01/37	\$	2,550,000.00	\$	90,000.00	\$ \$	75,875.00	\$	239,213.00
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	\$	237,140.00
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	\$	160,000,00	\$	40,950.00	\$	241,550.00
05/01/47	\$ \$	1,365,000.00	\$ \$	160,000.00	\$ \$	40,950.00	\$ \$	22710000
11/01/47 05/01/48	¢	1,205,000.00 1,205,000.00	\$	170,000.00	\$ \$	36,150.00 36,150.00	\$ \$	237,100.00
11/01/48	\$ \$	1,035,000.00	\$	170,000.00	\$ \$	31,050.00	\$	237,200.00
05/01/49		1,035,000.00	\$	185,000.00	\$	31,050.00	\$	237,200.00
11/01/49	\$ \$	850,000.00	\$	-	\$	25,500.00	\$	241,550.00
05/01/50	\$	850,000.00	\$	195,000.00	\$	25,500.00	\$	- 11,550.60
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
			\$	3,315,000.00	\$	3,617,516.25	\$	6,932,516.25

Community Development District

Special Assessment Revenue Bonds - Series 2022AA2

Allocation Methodology

For Soleil Assessment Area

<u>PRODUCT</u>	No. of Unit	<u>s</u>	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assesssment 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

SECTION VIII

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

WITNESSETH:

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"), by Osceola County (the "County");

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District:

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, and Section 287.055, *Florida Statutes*, the District solicited proposals from qualified engineering firms to provide professional engineering services on a continuing basis to the District and the District's Board of Supervisors (the "Board") selected the Engineer;

WHEREAS, the District intends to employ the Engineer to perform engineering, surveying, planning, landscaping, construction administration, environmental management, permitting and financial and economic studies, and other services defined by separate Work Authorizations as applicable; and

WHEREAS, the Engineer serves as the District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during the performance of its services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained the acts and deeds to be performed by the parties, and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

- 1. <u>Scope of Services</u>.
- (a) The Engineer will provide general engineering services including:
 - 1. Preparation and presentation of any necessary or desirable reports and applications.

- 2. Attendance by Rey Malave, PE, or such other representative of Engineer approved by the District Manager or Chairman, at meetings of the District's Board, upon request by the District Manager or Chairman.
- 3. Meeting, negotiating and/or communicating with necessary parties to effectuate the issuance of bonds, production of special reports, feasibility studies or the completion of other tasks, or the coordination and completion of capital improvement or maintenance projects.
- 4. Professional administration, consultations and/or opinions concerning capital improvements, property or maintenance projects or tasks within the District (including but not limited to: work related to water management system, master utilities, preserved wetlands, roadways, amenity facilities, golf facilities, park facilities and any other public improvement authorized by Chapter 190, *Florida Statutes*).
- 5. Performance of any other duties related to the provision of infrastructure and services as requested by the District's Board.
- (b) In connection with any capital improvement projects of the District, the Engineer shall prepare (or cause to be prepared) or review construction drawings and specifications applicable to the type of work being undertaken. In these instances, the Engineer's duties will also include rendering assistance in the drafting of forms, proposals/bids and contracts, issuance of certificates of construction, completion and payment, assisting with and/or supervising the bidding processes, and any other activity required by the District's Board.
- (c) The Engineer shall, when requested by the District's Board, provide general services during the construction phase of certain projects including, but not limited to:
 - 1. Periodic visits to the site or full-time construction management services, as directed by the District.
 - 2. Processing of contractors' pay estimates.
 - 3. Final inspection and requested certificates for construction including the final certification of construction, and certification of readiness for conveyances to the District in accordance with the development plans for the District.
 - 4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which Engineer is named as District's representative or "Engineer."
 - 5. Any other activity related to construction as authorized/directed by the District's Board.

- (d) With respect to the maintenance of District facilities or improvements, the Engineer shall render such services as authorized in writing by the District. The Engineer shall also perform engineering, surveying, planning, landscaping, construction administration, environmental management, permitting and financial and economic studies, as defined and directed by the District and separate Work Authorizations, as applicable.
- (e) Engineer attests to the accuracy of all statements made in the proposal submitted to the District attached hereto as **Exhibit "A."** In the event of any conflict between the terms herein and the terms in any exhibit attached hereto, the terms herein shall control.
- 2. <u>Method of Authorization</u>. Each additional service or project not specified in Paragraph 1 herein shall be authorized in writing by the District. Such written authorization shall be incorporated in a "Work Authorization" or proposal which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized (the "Work Authorization"). Every Work Authorization authorized by the District is subject to the terms herein and Work Authorizations shall be at the sole option of the District.
- 3. <u>Compensation</u>. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization and/or per the hourly compensation rates outlined in <u>Exhibit "B"</u> attached hereto. In the event of any conflict between the terms herein and the terms in any exhibit attached hereto, the terms herein shall control.
- 4. <u>Reimbursable Expenses</u>. Reimbursable expenses consist of actual expenditures, without mark-up or multiplier, made by the Engineer, its employees, or its consultants in the interest of the project and include the incidental costs listed as follows:
- (a) Expenses of transportation and living when traveling in connection with a project, for long distance calls and facsimiles, and for fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District's travel policy.
- (b) Expense of reproduction, acquisition, postage and handling of drawings and specifications.
- 5. <u>Special Consultants and Subcontractors</u>. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis without mark-up or multiplier. If the Engineer desires to employ subcontractors in connection with the performance of its services under this Agreement:
- (a) Engineer shall obtain written consent of the District's Board and nothing contained in the Agreement shall create any contractual relationship between the District and any subcontractor; however, it is acknowledged that the District is an intended third-party beneficiary

of the obligations of the subcontractors related to the services performed pursuant to this Agreement.

- (b) Engineer shall coordinate the services of any subcontractors and remain fully responsible under the terms of this Agreement; Engineer shall be and remain responsible for the quality, timeliness and coordinate of all services furnished by the Engineer and/or its subcontractors.
- (c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the services covered thereby. Each subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions.
- 6. <u>Books and Records</u>. Subject to any longer time periods required under Paragraph 16 herein, Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement for a period of at least four (4) years from and after the completion of any such services. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

7. Ownership of Documents.

- (a) All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creations, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the "Work Product") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.
- (b) The Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer, in the District's sole discretion, to retain possession for a longer period of time. Upon early termination of Engineer's services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District's project. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.
- (c) The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer

may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

- 8. Accounting Records. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.
- 9. Estimate of Cost. Since the Engineer has no control over the cost of labor, materials or equipment or over a contractor's(s') methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him or her. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.
- 10. <u>Insurance</u>. The Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation: Statutory Requirements

General Liability

Bodily Injury (including contractual): \$1,000,000/\$2,000,000
Property Damage (including contractual): \$1,000,000/\$2,000,000

Automobile Liability (if applicable): \$1,000,000 combined single limit

Bodily Injury Property Damage

Professional Liability for Errors/Omissions: \$1,000,000

The Engineer shall provide District with a certificate evidencing compliance with the above terms and coverage and naming the District, its supervisors, staff, agents, officers and employees as additional insureds. Engineer shall provide the District with thirty (30) days' written notice of cancellation or modification of the policy. At no time shall Engineer be without insurance coverage in the above amounts.

11. <u>Engineer's Employees; Independent Contractor Status of Engineer</u>. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of entities retained by Engineer are the sole responsibility of Engineer. Engineer

shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

In performing any services hereunder, Engineer shall be an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Engineer. Engineer has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the District without the District's Board's direction to the Engineer to specifically enter into such contracts or agreements.

- 12. <u>Contingent Fee.</u> The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.
- 13. Audit. The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of four years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement.
- 14. <u>Indemnification</u>. The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold the District, its supervisors, officers, agents and employees, harmless of and from any and all liabilities, claims, causes of action, demands, suits, or losses arising from the negligent acts, errors or omissions of the Engineer, Engineer's agents or employees, in the performance of professional services under this Agreement.
- 15. <u>Sovereign Immunity</u>. Nothing contained herein shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

16. Public Records.

(a) Engineer understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Engineer agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of

Chapter 119, *Florida Statutes*. Engineer acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services - Central Florida, LLC (the "Public Records Custodian"). Engineer shall, to the extent applicable by law:

- (i) Keep and maintain public records required by District to perform services;
- (ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;
- (iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and
- (iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407-841-5524), OR BY EMAIL AT JSHOWE@GMSCFL.COM, OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

- 17. Compliance with All Laws, Regulations, Rules and Policies.
- (a) At all times, the Engineer is expected to operate in accordance with all applicable statutes, codes, permits, regulations, ordinances and orders.
- (b) The Engineer hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District's facilities are located, as said rules, etc. may specifically relate to the Engineer or it's services provided hereunder, at the Engineer's sole cost and expense, and the Engineer will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over the Engineer, unless specifically instructed by the District that it intends to contest such orders or requirements and that the Engineer shall not comply with the same. The Engineer shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. The Engineer agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations applicable to Engineer.

18. Compliance with E-Verify System.

- (a) The Engineer shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Engineer shall enroll with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The Engineer may terminate this Agreement immediately for cause if there is a good faith belief that the Engineer has knowingly violated Section 448.091, *Florida Statutes*.
- (b) If the Engineer anticipates entering into agreements with a subcontractor for the work, the Engineer will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Engineer shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Engineer has otherwise complied with its obligations hereunder, the District shall promptly notify the Engineer. The Engineer agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Engineer or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.
- (c) By entering into this Agreement, the Engineer represents that no public employer has terminated a contract with the Engineer under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
- 19. <u>Controlling Law and Jurisdiction</u>. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Osceola County, Florida. THE PARTIES HEREBY WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN OSCEOLA COUNTY, FLORIDA.
- 20. <u>Assignment</u>. Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other.

21. Notice.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District: Westside Community Development

District

c/o Governmental Management Services – Central Florida,

LLC

219 E. Livingston Street Orlando, Florida 32801

Attention: Jason Showe, District Manager

Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP

201 S. Orange Ave., Suite 1400

Orlando, Florida 32801

Attention: Jan Albanese Carpenter, District Counsel

Telephone: (407) 481-5800

If to Engineer: Dewberry Engineers Inc.

800 N. Magnolia Ave., Suite 1000

Orlando, Florida 32803 Attention: Rey Malave, PE Telephone: (321) 354-9656

- (b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.
- 22. <u>Termination</u>. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days' prior written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so by the District's Board. In the event of any termination without cause, the Engineer will be paid for services rendered to the date of termination and all reimbursable expenses incurred to the date of termination.

The District may terminate this Agreement with cause upon written notice to the Engineer. In the event of any termination for cause, Engineer shall not perform any further services for the District after Engineer's receipt of notification of termination for cause, but Engineer shall be paid for services rendered to the date of termination and all reimbursable

expenses incurred through the date of termination.

- 23. <u>No Waiver</u>. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.
- 24. <u>No Modification.</u> No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.
- 25. Recovery of Attorneys' Fees and Costs. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.
- 26. <u>Conflicts of Interest</u>. The Engineer shall bear the responsibility for acting in the District's best interests, shall avoid any conflicts of interest and shall abide by all applicable ethical canons and professional standards relating to conflicts of interest.
- 27. <u>Counterparts</u>. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.
- 28. <u>Acceptance</u>. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

[Signatures provided on the following page.]

CO-SIGNATURE PAGE TO THE AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

WESTSIDE COMMUNITY DEVELOPMENT DISTRICT,

a Florida community development district

By:			
•	Chairman,	Board of Supervisors	

DEWBERRY ENGINEERS, INC., a New York corporation

By: Print: Reinardo Malave, PE
Title: Associate Vice President

EXHIBIT "A"

PROPOSAL

[See attached.]

EXHIBIT "B"

FEE SCHEDULE

[See attached.]



STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES								
Professional									
Engineer I, II, III	\$115.00, \$135.00, \$155.00								
Engineer IV, V, VI	\$175.00, \$200.00, \$230.00								
Engineer VII, VIII, IX	\$260.00, \$290.00, \$320.00								
Environmental Specialist I, II, III	\$105.00, \$125.00, \$155.00								
Senior Environmental Scientist IV, V, VI	\$175.00, \$195.00, \$215.00								
Planner I, II, III	\$105.00, \$125.00, \$155.00								
Senior Planner IV, V, VI	\$175.00, \$195.00, \$215.00								
Landscape Designer I, II, III	\$105.00, \$125.00, \$155.00								
Senior Landscape Architect IV, V, VI	\$175.00, \$195.00, \$215.00								
Principal	\$360.00								
Technical									
CADD Technician I, II, III, IV, V	\$85.00, \$105.00, \$125.00, \$140.00, \$180.00								
Designer I, II, III	\$110.00, \$135.00, \$160.00								
Designer IV, V, VI	\$180.00, \$205.00, \$230.00								
Construction									
Construction Professional I, II, III	\$125.00, \$160.00, \$185.00								
Construction Professional IV, V, VI	\$220.00, \$245.00, \$290.00								
Survey									
Surveyor I, II, III	\$68.00, \$83.00, \$100.00								
Surveyor IV, V, VI	\$120.00, \$135.00, \$150.00								
Surveyor VII, VIII, IX	\$165.00, \$195.00, \$235.00								
Senior Surveyor IX	\$295.00								
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$185.00, \$245.00								
Administration									
Administrative Professional I, II, III, IV	\$70.00, \$100.00, \$120.00, \$150.00								
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%								

SECTION IX





Sent Via Email: jshowe@gmscfl.com

January 21, 2025

Mr. Jason Showe, District Manager Westside Community Development District c/o Governmental Management Services, Central Florida 219 E. Livingston Street Orlando, Florida 32801

Subject: Work Authorization 2025-1

Westside Community Development District

District Engineering Services Osceola County, Florida

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide general engineering services for the Westside Community Development District (District). We will provide these services pursuant to approval of the proposed Agreement Professional Engineering Services ("District Engineer Agreement") as follows:

I. **General Engineering Services**

We will perform general engineering services as necessary, perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2025 only. We estimate a budget of \$9,500, plus other direct costs.

II. **Other Direct Costs**

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

III. **Additional Services**

Any Additional Services requested that are not a part of this Work Authorization will be invoiced either on a time and materials basis, in accordance with the enclosed Schedule of Charges, or on a mutually agreed upon fee. Authorization under this task must be in writing.

This Work Authorization together with the referenced Engineering Agreement, both of which have been reviewed and are fully understood, represent the entire understanding between Westside Community Development District and Dewberry Engineers Inc. with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Administrative Assistant in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry. We look forward to continuing our business relationship.

Rey Malavé, P.E.
Associate Vice President

RM:ap
M:\Proposals - Public\Municipal\Westside CDD\Westside CDD General Engineering_01-21-2025
Enclosures

APPROVED AND ACCEPTED

By:
Authorized Representative of
Westside Community Development District



Date:

SECTION X

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

Rebate Report to the Computation Date September 30, 2027 Reflecting Activity To December 31, 2024



TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Arbitrage Rebate Calculation Detail Report – 2019-1 Escrow Fund	9
Arbitrage Rebate Calculation Detail Report – 2019-2 Escrow Fund	10
Arbitrage Rebate Calculation Detail Report – 2019-1 & 2019-2 Debt Service Reserve Fund	11
Arbitrage Rebate Calculation Detail Report – 2019-1 & 2019-2 Capitalized Interest Fund	13
Arbitrage Rebate Calculation Detail Report – 2019-1 & 2019-2 Cost of Issuance Fund	14
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	15



www.amteccorp.com

February 14, 2025

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, 2025. 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 December 31, 2024

Fund	Taxable	Net	Rebatable
Description	Inv Yield	Income	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	1.853575%	50,306.27	(172,477.64)
2019-1 & 2019-2 Capitalized Interest Fund	0.152794%	5.78	(386.95)
2019-1 & 2019-2 Cost of Issuance Fund	1.709917%	734.76	(2,863.70)
Totals	1.280507%	\$51,046.81	\$(299,992.58)
Bond Yield	6.432500%		
Rebate Computation Credits			(12,883.38)
	Net Rebatah	ole Arbitrage	\$(312,875.96)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

- 1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from September 30, 2019, the date of the closing, to December 31, 2024, 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 December 31, 2024, 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 1/12th 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 December 31, 2024.

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:

Fund	Account Number
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 Rebatable Arbitrage, as of December 31, 2024, 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 Rebatable Arbitrage.

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

SOURCES	2019-1 Bonds	2019-2 Bonds	Totals
Par Amount	\$6,780,000.00	\$6,315,000.00	\$13,095,000.00
Net Original Issue Discount	-5,137.55	-11,458.35	-16,595.90
Prior Bond Monies	716,095.51	887,312.91	1,603,408.42
Totals	\$7,490,957.96	\$7,190,854.56	\$14,681,812.52
USES	2019-1 Bonds	2019-2 Bonds	Totals
Escrow Fund	\$7,017,806.25	\$6,754,720.00	\$13,772,526.25
Debt Service Reserve Fund	264,713.13	238,890.63	503,603.76
Capitalized Interest Fund	22,665.09	21,278.59	43,943.68
Cost of Issuance Fund	84,073.49	81,240.34	165,313.83
Underwriter's Discount	101,700.00	94,725.00	196,425.00
Totals	\$7,490,957.96	\$7,190,854.56	\$14,681,812.52

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 (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.432500%)
09/30/19 11/01/19	Beg Bal	-7,017,806.25 7,017,806.25	-11,645,834.05 11,582,515.04
09/30/27	TOTALS:	0.00	-63,319.01
ISSUE DAT	E: 09/30/19	REBATABLE ARBITRAGE:	-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%

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

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 (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.432500%)
09/30/19 10/02/19 11/04/19 12/03/19 01/03/20 02/04/20 03/03/20 04/02/20 05/01/20 05/04/20 06/02/20 07/02/20 10/02/20 11/03/20 12/02/20 11/03/20 12/02/21 03/02/21 04/02/21 05/04/21 05/04/21 06/02/21 07/02/21 08/03/21 09/02/21 11/02/21 11/02/21 11/02/21 11/02/21 11/02/21 01/04/22	DESCRIPTION Beg Bal	(PAYMENTS) -503,603.76 2.07 64.16 62.09 64.16 63.98 52.97 23.87 125.01 4.13 4.26 2.48 2.34 2.13 2.06 2.13 2.06 2.13 2.14 1.93 2.14 2.07 2.14	BOND YIELD OF (6.432500%) -835,714.98
07/05/22 08/02/22 09/01/22 10/04/22 11/02/22 12/02/22 01/04/23 02/02/23 03/02/23 04/04/23 05/02/23 06/02/23 07/05/23		2.07 2.14 332.08 620.73 761.43 806.95 940.75 1,000.75 907.64 1,224.90 1,528.37 1,582.16 1,572.51	2.88 2.97 458.08 851.29 1,039.12 1,095.45 1,269.92 1,344.28 1,212.79 1,627.53 2,020.77 2,080.88 2,056.22

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

			FUTURE VALUE @
		RECEIPTS	BOND YIELD OF
DATE	DESCRIPTION	(PAYMENTS)	(6.432500%)
08/02/23		1,832.53	2,384.88
09/05/23		2,287.72	2,960.04
10/03/23		2,213.93	2,850.49
11/02/23		2,288.04	2,930.92
12/04/23		2,198.06	2,799.86
01/03/24		2,259.02	2,862.87
02/02/24		2,238.84	2,822.86
03/04/24		2,094.72	2,626.32
04/02/24		2,239.74	2,794.35
05/02/24		2,166.94	2,689.30
06/04/24		2,239.15	2,763.32
07/02/24		2,166.94	2,661.07
08/02/24		2,237.82	2,733.65
09/04/24		2,237.44	2,717.85
10/02/24		2,082.74	2,517.51
11/04/24		2,024.17	2,432.98
12/03/24		1,880.31	2,248.57
12/31/24	Bal	503,478.75	599,232.78
12/31/24	Acc	1,942.99	2,312.52
09/30/27	TOTALS:	50,306.27	-172,477.64

ISSUE DATE: 09/30/19 REBATABLE ARBITRAGE: -172,477.64 COMP DATE: 09/30/27 NET INCOME: 50,306.27 BOND YIELD: 6.432500% TAX INV YIELD: 1.853575%

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

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 (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.432500%)
09/30/19 10/01/19 10/01/19 10/09/19 10/09/19 10/16/19 11/05/19 12/31/24 12/31/24	Beg Bal Bal Acc	-165,313.83 73,500.00 35,500.00 500.00 5,375.00 1,500.00 42,000.00 7,644.21 29.38	-274,333.23 121,949.54 58,900.80 828.42 8,905.54 2,482.21 69,270.01 9,098.02 34.97
09/30/27	TOTALS:	734.76	-2,863.70

ISSUE DATE: 09/30/19 REBATABLE ARBITRAGE: -2,863.70 COMP DATE: 09/30/27 NET INCOME: 734.76 BOND YIELD: 6.432500% TAX INV YIELD: 1.709917%

Westside Community Development District (Osceola County, Florida)

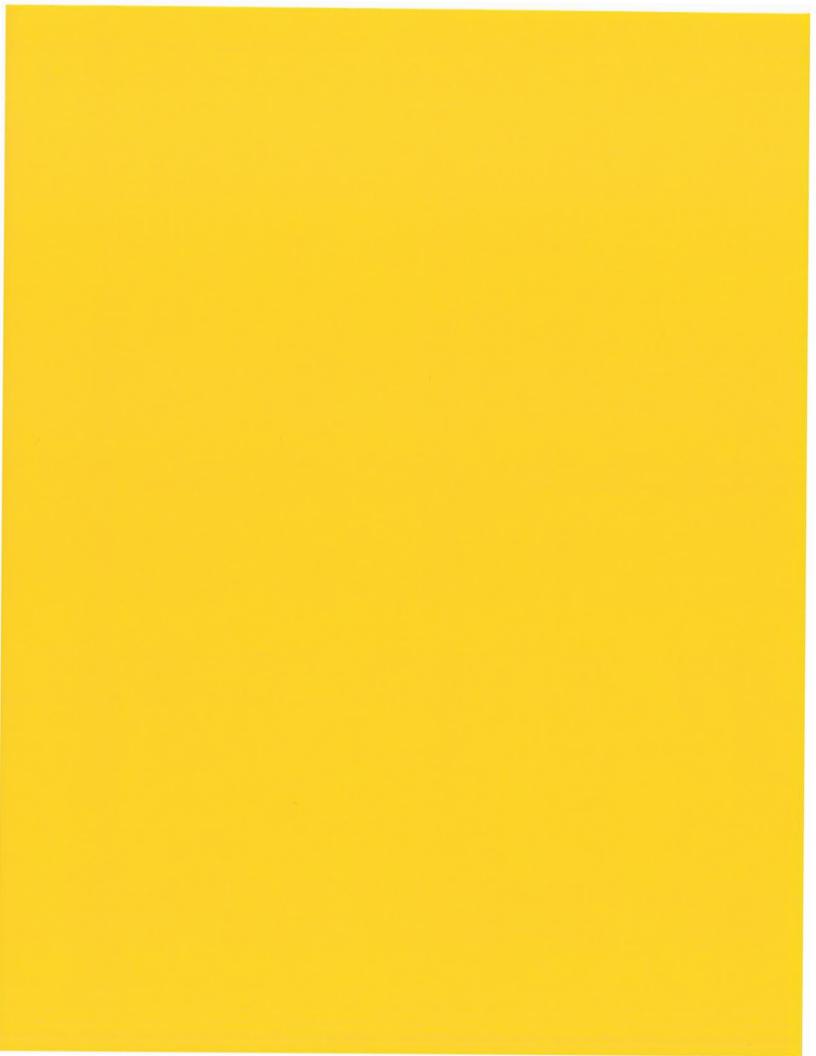
Special Assessment Revenue Refunding Bonds, Series 2019 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.432500%)
09/30/20 09/30/21 09/30/22 09/30/23 09/30/24		-1,760.00 -1,780.00 -1,830.00 -1,960.00 -2,070.00	-2,741.48 -2,602.54 -2,511.49 -2,524.88 -2,502.99
09/30/27	TOTALS:	-9,400.00	-12,883.38

ISSUE DATE: 09/30/19 REBATABLE ARBITRAGE: -12,883.38

COMP DATE: 09/30/27 BOND YIELD: 6.432500%



REBATE REPORT \$1,860,000

Westside Community Development District

(Osceola County, Florida)

Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K)

> Dated: December 6, 2019 Delivered: December 6, 2019

Rebate Report to the Computation Date December 6, 2024 Reflecting Activity To December 6, 2024



TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund	13
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	14
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	16
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	17
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	18



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February 14, 2025

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: \$1,860,000 Westside Community Development District (Osceola County, Florida), Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K)

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 November 30, 2025. 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 December 6, 2024 Computation Date Reflecting Activity from December 6, 2019 through December 6, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.254141%	1,519.65	(26,467.40)
Debt Service Reserve Fund	1.882781%	8,960.12	(10,917.86)
Capitalized Interest Fund	0.060446%	27.48	(2,116.04)
Costs of Issuance Account	0.000000%	0.00	0.00
Totals	0.930853%	\$10,507.25	\$(39,501.30)
Bond Yield	3.979551%		
Rebate Computation Credits			(10,152.66)
	\$(49,653.96)		

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

- 1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from December 6, 2019, the date of the closing, to December 6, 2024, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of December 6, 2024.
- 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 December 6, 2019 and December 6, 2024, 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 1/12th 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

December 6, 2024.

7. Computation Period

The period beginning on December 6, 2019, the date of the closing, and ending on December 6, 2024, the Computation Date.

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:

Fund	Account Number
Acquisition & Construction Fund	228722005
Revenue Account	228722000
Interest Account	228722001
Sinking Fund Account	228722002
Debt Service Reserve Fund	228722003
Prepayment Account	228722004

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 Rebatable Arbitrage, as of December 6, 2024, 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 December 6, 2024. 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 December 6, 2024, is the Rebatable Arbitrage.

Westside Community Development District (Osceola County, Florida)

Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K)

Delivered: December 6, 2019

Sources of Funds

Par Amount	<u>\$1,860,000.00</u>
Totals	\$1,860,000.00

Uses of Funds

Acquisition & Construction Fund	\$1,472,398.61
Debt Service Reserve Fund	92,850.00
Capitalized Interest Fund	66,751.39
Costs of Issuance Account	178,000.00
Underwriter's Discount	50,000.00
Total	\$1,860,000.00

PROOF OF ARBITRAGE YIELD

\$1,860,000 Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K)

		Present Value to 12/06/2019
Date	Debt Service	@ 3.9795513505%
05/01/2020	29,781.39	29,312.45
11/01/2020	36,970.00	35,677.96
05/01/2021	36,970.00	34,981.89
11/01/2021	36,970.00	34,299.41
05/01/2022	36,970.00	33,630.25
11/01/2022	36,970.00	32,974.14
05/01/2023	36,970.00	32,330.82
11/01/2023	36,970.00	31,700.06
05/01/2024	36,970.00	31,081.61
11/01/2024	36,970.00	30,475.22
05/01/2025	36,970.00	29,880.66
11/01/2025	36,970.00	29,297.71
05/01/2026	36,970.00	28,726.12
11/01/2026	36,970.00	28,165.69
05/01/2027	36,970.00	27,616.19
11/01/2027	36,970.00	27,077.41
05/01/2028	36,970.00	26,549.14
11/01/2028	36,970.00	26,031.18
05/01/2029	36,970.00	25,523.32
11/01/2029	36,970.00	25,025.37
05/01/2030	36,970.00	24,537.14
11/01/2030	36,970.00	24,058.43
05/01/2031	36,970.00	23,589.06
11/01/2031	36,970.00	23,128.85
05/01/2032	36,970.00	22,677.61
11/01/2032	36,970.00	22,235.18
05/01/2033	41,970.00	24,749.91
11/01/2033	36,875.00	21,321.12
05/01/2034 11/01/2034	41,875.00 36,780.00	23,739.75
05/01/2035		20,444.50
11/01/2035	41,780.00 36,685.00	22,770.71 19,603.79
05/01/2036	41,685.00	21,841.10
11/01/2036	36,590.00	18,797.52
05/01/2037	41,590.00	20,949.34
11/01/2037	36,495.00	18,024.29
05/01/2038	126,495.00	61,255.01
11/01/2038	34,785.00	16,515.95
05/01/2039	149,785.00	69,730.58
11/01/2039	32,600.00	14,880.45
05/01/2040	152,600.00	68,296.15
11/01/2040	30,200.00	13,252.32
05/01/2041	155,200.00	66,775.96
11/01/2041	27,700.00	11,685.61
05/01/2042	157,700.00	65,229.92
11/01/2042	25,100.00	10,179.64
05/01/2043	160,100.00	63,663.89
11/01/2043	22,400.00	8,733.60
05/01/2044	162,400.00	62,083.28
11/01/2044	19,600.00	7,346.63
05/01/2045	164,600.00	60,493.00
11/01/2045	16,700.00	6,017.76
05/01/2046	171,700.00	60,664.18
11/01/2046	13,600.00	4,711.34
05/01/2047	173,600.00	58,965.57
11/01/2047	10,400.00	3,463.58
05/01/2048	175,400.00	57,275.00

PROOF OF ARBITRAGE YIELD

\$1,860,000 Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K)

Date	Debt Service	Present Value to 12/06/2019 @ 3.9795513505%
11/01/2048	7,100.00	2,273.20
05/01/2049	182,100.00	57,165.26
11/01/2049	3,600.00	1,108.07
05/01/2050	183,600.00	55,409.17
	3,705,421.39	1,860,000.00

Proceeds Summary

Delivery date	12/06/2019
Par Value	1,860,000.00
Target for yield calculation	1 860 000 00

BOND DEBT SERVICE

\$1,860,000 Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/06/2019					
05/01/2020			29,781.39	29,781.39	29,781.39
11/01/2020			36,970.00	36,970.00	
05/01/2021			36,970.00	36,970.00	73,940.00
11/01/2021			36,970.00	36,970.00	
05/01/2022			36,970.00	36,970.00	73,940.00
11/01/2022			36,970.00	36,970.00	
05/01/2023			36,970.00	36,970.00	73,940.00
11/01/2023			36,970.00	36,970.00	
05/01/2024			36,970.00	36,970.00	73,940.00
11/01/2024			36,970.00	36,970.00	
05/01/2025			36,970.00	36,970.00	73,940.00
11/01/2025			36,970.00	36,970.00	
05/01/2026			36,970.00	36,970.00	73,940.00
11/01/2026			36,970.00	36,970.00	
05/01/2027			36,970.00	36,970.00	73,940.00
11/01/2027			36,970.00	36,970.00	
05/01/2028			36,970.00	36,970.00	73,940.00
11/01/2028			36,970.00	36,970.00	
05/01/2029			36,970.00	36,970.00	73,940.00
11/01/2029			36,970.00	36,970.00	
05/01/2030			36,970.00	36,970.00	73,940.00
11/01/2030			36,970.00	36,970.00	
05/01/2031			36,970.00	36,970.00	73,940.00
11/01/2031			36,970.00	36,970.00	
05/01/2032			36,970.00	36,970.00	73,940.00
11/01/2032			36,970.00	36,970.00	
05/01/2033	5,000	3.800%	36,970.00	41,970.00	78,940.00
11/01/2033			36,875.00	36,875.00	
05/01/2034	5,000	3.800%	36,875.00	41,875.00	78,750.00
11/01/2034			36,780.00	36,780.00	
05/01/2035	5,000	3.800%	36,780.00	41,780.00	78,560.00
11/01/2035			36,685.00	36,685.00	
05/01/2036	5,000	3.800%	36,685.00	41,685.00	78,370.00
11/01/2036			36,590.00	36,590.00	
05/01/2037	5,000	3.800%	36,590.00	41,590.00	78,180.00
11/01/2037		• 0000/	36,495.00	36,495.00	4.50.000.00
05/01/2038	90,000	3.800%	36,495.00	126,495.00	162,990.00
11/01/2038	115.000	2.0000/	34,785.00	34,785.00	104 550 00
05/01/2039	115,000	3.800%	34,785.00	149,785.00	184,570.00
11/01/2039	120.000	4.0000/	32,600.00	32,600.00	105 200 00
05/01/2040	120,000	4.000%	32,600.00	152,600.00	185,200.00
11/01/2040 05/01/2041	125 000	4.000%	30,200.00	30,200.00	195 400 00
	125,000	4.000%	30,200.00	155,200.00	185,400.00
11/01/2041 05/01/2042	130,000	4.000%	27,700.00 27,700.00	27,700.00 157,700.00	185,400.00
11/01/2042	130,000	4.00076	25,100.00	25,100.00	165,400.00
05/01/2043	135,000	4.000%	25,100.00	160,100.00	185,200.00
11/01/2043	155,000	4.00076	22,400.00	22,400.00	165,200.00
05/01/2044	140,000	4.000%	22,400.00	162,400.00	184,800.00
11/01/2044	170,000	7.00070	19,600.00	19,600.00	107,000.00
05/01/2045	145,000	4.000%	19,600.00	164,600.00	184,200.00
11/01/2045	145,000	4.00070	16,700.00	16,700.00	104,200.00
05/01/2046	155,000	4.000%	16,700.00	171,700.00	188,400.00
11/01/2046	155,000	7.000/0	13,600.00	13,600.00	100,400.00
05/01/2047	160,000	4.000%	13,600.00	173,600.00	187,200.00
11/01/2047	100,000	7.000/0	10,400.00	10,400.00	107,200.00
05/01/2048	165,000	4.000%	10,400.00	175,400.00	185,800.00
03/01/2070	103,000	7.00070	10,700.00	173,400.00	105,000.00

BOND DEBT SERVICE

\$1,860,000 Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2048			7,100.00	7,100.00	
05/01/2049	175,000	4.000%	7,100.00	182,100.00	189,200.00
11/01/2049			3,600.00	3,600.00	
05/01/2050	180,000	4.000%	3,600.00	183,600.00	187,200.00
	1,860,000		1,845,421.39	3,705,421.39	3,705,421.39

Westside Community Development District (Osceola County, Florida)

Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K)

Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.979551%)
DAIL	DESCRIFTION	(IAIMENIS)	(3.373331%)
12/06/19 04/02/20 04/20/20 11/12/20 12/06/24 12/06/24	Beg Bal Bal Acc	-1,472,398.61 -12,632.61 1,472,743.00 3,500.00 10,300.46 7.41	-1,793,047.37 -15,189.56 1,767,353.37 4,108.30 10,300.46 7.41
12/06/24	TOTALS:	1,519.65	-26,467.40

ISSUE DATE: 12/06/19 REBATABLE ARBITRAGE: -26,467.40 COMP DATE: 12/06/24 NET INCOME: 1,519.65 BOND YIELD: 3.979551% TAX INV YIELD: 0.254141%

Westside Community Development District (Osceola County, Florida)

Special Assessment Revenue Bonds, Series 2019

(Windsor Parcel K)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.979551%)
12/06/19 01/03/20 02/04/20 03/03/20 04/02/20 05/04/20 06/02/20 07/02/20 10/02/20 11/03/20 12/02/20 01/05/21 02/02/21 03/02/21 04/02/21 05/04/21 06/02/21 07/02/21 10/04/21 11/02/21 12/02/21 01/04/22 01/04/22 03/02/22 04/04/22 05/03/22 06/02/22	DESCRIPTION Beg Bal	(PAYMENTS) -92,850.00 9.92 11.80 9.77 4.40 0.76 0.79 0.46 0.43 0.39 0.38 0.39 0.34 0.39 0.36 0.39 0.38 0.39 0.38 0.39 0.38 0.39 0.38 0.39 0.38 0.39 0.38 0.39 0.38 0.39 0.38 0.39 0.38	BOND YIELD OF (3.979551%) -113,070.23 12.04 14.28 11.78 5.29 0.91 0.94 0.55 0.51 0.46 0.45 0.46 0.40 0.45 0.44 0.45 0.44 0.45 0.43 0.44 0.43 0.44 0.43 0.44 0.43 0.44 0.43 0.44 0.43 0.44
07/05/22 08/02/22 09/02/22 10/04/22 11/02/22 12/02/22		0.38 0.39 61.24 114.47 140.42 148.81	0.42 0.43 66.95 124.70 152.50 161.08
12/02/22 01/04/23 02/02/23 03/02/23 04/04/23 05/02/23 06/02/23 07/05/23 08/02/23 09/05/23		148.81 173.49 184.56 167.38 225.89 281.86 291.78 290.00 337.95 421.90	161.08 187.14 198.47 179.41 241.28 300.14 309.68 306.68 356.34 443.25
10/03/23		408.29	427.64

Westside Community Development District (Osceola County, Florida)

Special Assessment Revenue Bonds, Series 2019

(Windsor Parcel K)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION DETAIL REPORT

			FUTURE VALUE @
		RECEIPTS	BOND YIELD OF
DATE	DESCRIPTION	(PAYMENTS)	(3.979551%)
11/02/23		421.95	440.55
12/04/23		405.36	421.74
01/03/24		416.60	432.06
02/02/24		412.88	426.85
03/04/24		386.30	397.97
04/02/24		413.05	424.23
05/02/24		399.62	409.09
06/04/24		412.94	421.25
07/02/24		399.62	406.41
08/02/24		412.69	418.33
09/04/24		412.62	416.80
10/02/24		384.09	386.79
11/04/24		373.29	374.60
12/03/24		346.76	346.87
12/06/24	Bal	92,850.00	92,850.00
12/06/24	Acc	66.85	66.85
12/06/24	TOTALS:	8,960.12	-10,917.86

ISSUE DATE: 12/06/19 REBATABLE ARBITRAGE: -10,917.86 COMP DATE: 12/06/24 NET INCOME: 8,960.12 BOND YIELD: 3.979551% TAX INV YIELD: 1.882781%

Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K) Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @BOND YIELD OF (3.979551%)
12/06/19	Beg Bal	-66,751.39	-81,288.05
01/03/20		7.13	8.66
02/04/20		8.48	10.26
03/03/20		7.02	8.47
04/02/20		3.16	3.80
05/01/20		29,781.39	35,695.91
05/04/20		0.55	0.66
06/02/20		0.31	0.37
07/02/20		0.18	0.21
08/04/20		0.17	0.20
09/02/20		0.16	0.19
10/02/20		0.15	0.18
11/02/20		36,970.00	43,442.90
11/03/20		0.16	0.19
12/02/20		0.01	0.01
12/06/24	TOTALS:	27.48	-2,116.04

ISSUE DATE: 12/06/19 REBATABLE ARBITRAGE: -2,116.04
COMP DATE: 12/06/24 NET INCOME: 27.48
BOND YIELD: 3.979551% TAX INV YIELD: 0.060446%

\$1,860,000

Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K) Costs of Issuance Account

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.979551%)
12/06/19 12/06/19 12/06/19 12/06/19 12/06/19 12/06/19 12/06/19 12/06/19 12/06/19 12/06/19 12/06/19 12/06/19	Beg Bal	-178,000.00 15,000.00 12,500.00 3,500.00 37,500.00 42,500.00 3,500.00 8,000.00 2,500.00 5,425.00 6,500.00 37,500.00	-216,763.61 18,266.60 15,222.16 4,262.21 45,666.49 51,755.36 4,262.21 9,742.18 3,044.43 6,606.42 7,915.52 45,666.49 4,353.54
12/06/24	TOTALS:	0.00	0.00

ISSUE DATE: 12/06/19 REBATABLE ARBITRAGE: 0.00 COMP DATE: 12/06/24 NET INCOME: 0.00 BOND YIELD: 3.979551% TAX INV YIELD: 0.000000%

\$1,860,000

Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2019 (Windsor Parcel K)

Rebate Computation Credits

ARBITRAGE REBATE CALCULATION DETAIL REPORT

			FUTURE VALUE @
		RECEIPTS	BOND YIELD OF
DATE	DESCRIPTION	(PAYMENTS)	(3.979551%)
12/06/20		-1,760.00	-2,060.47
12/06/21		-1,780.00	-2,003.36
12/06/22		-1,830.00	-1,980.06
12/06/23		-1,960.00	-2,038.78
12/06/24		-2,070.00	-2,070.00
12/06/24	TOTALS:	-9,400.00	-10,152.66

ISSUE DATE: 12/06/19 REBATABLE ARBITRAGE: -10,152.66

COMP DATE: 12/06/24 BOND YIELD: 3.979551%



REBATE REPORT \$1,835,000

Westside Community Development District

(Osceola County, Florida)

Special Assessment Revenue Bonds, Series 2022-1 (Assessment Area One)

Dated: November 22, 2022 Delivered: November 22, 2022

Rebate Report to the Computation Date
June 15, 2027
Reflecting Activity To
December 31, 2024



TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund	12
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	13
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	14
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	15
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	16



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February 14, 2025

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: \$1,835,000 Westside Community Development District (Osceola County, Florida), Special Assessment Revenue Bonds, Series 2022-1 (Assessment Area One)

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 June 30, 2025. 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 June 15, 2027 Computation Date Reflecting Activity from November 22, 2022 through December 31, 2024

Fund	Taxable	Net	Rebatable
Description	Inv Yield	Income	Arbitrage
Acquisition & Construction Fund	4.527360%	148,559.98	(66,643.61)
Debt Service Reserve Fund	4.505992%	11,734.67	(5,364.14)
Capitalized Interest Fund	3.410197%	2,575.65	(2,677.03)
Costs of Issuance Account	2.313982%	101.38	(219.44)
Totals	4.499057%	\$162,971.68	\$(74,904.22)
Bond Yield	6.200407%		
Rebate Computation Credits			(4,988.41)
	Net Rebatal	ole Arbitrage	\$(79,892.63)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

- 1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from November 22, 2022, the date of the closing, to December 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 15, 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 November 22, 2022 and December 31, 2024, the District made periodic payments into the Sinking Fund and Interest Account 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 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Sinking Fund and Interest Account 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

June 15, 2027.

7. Computation Period

The period beginning on November 22, 2022, the date of the closing, and ending on December 31, 2024.

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:

Fund	Account Number	
Revenue	235968000	
Interest	235968001	
Sinking Fund	235968002	
Prepayment	235968003	
Debt Service Reserve	235968004	
Acquisition & Construction	235968005	
Costs of Issuance	235968006	

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 Rebatable Arbitrage, as of December 31, 2024, 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 June 15, 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 June 15, 2027, is the Rebatable Arbitrage.

Westside Community Development District (Osceola County, Florida)

Special Assessment Revenue Bonds, Series 2022-1 (Assessment Area One)

Delivered: November 22, 2022

Sources of Funds

Par Amount	<u>\$1,835,000.00</u>
Totals	\$1,835,000.00

Uses of Funds

Acquisition & Construction Fund	\$1,499,294.27
Debt Service Reserve Fund	124,025.00
Capitalized Interest Fund	107,133.42
Costs of Issuance Account	67,847.31
Underwriter's Discount	36,700.00
Total	\$1,835,000.00

PROOF OF ARBITRAGE YIELD

\$1,835,000

Westside Community Development District
(Osceola County, Florida)

Special Assessment Revenue Bonds, Series 2022-1
(Assessment Area One)

Date	Debt Service	Present Value to 11/22/2022 @ 6.2004069580%
05/01/2022	50.248.42	40.011.27
05/01/2023	50,248.42	48,911.37
11/01/2023	56,885.00	53,706.35
05/01/2024	56,885.00	52,091.41
11/01/2024	56,885.00	50,525.03
05/01/2025	56,885.00	49,005.76
11/01/2025	56,885.00	47,532.16
05/01/2026 11/01/2026	56,885.00 56,885.00	46,102.88 44,716.57
05/01/2027	56,885.00	43,371.96
11/01/2027	56,885.00	42,067.77
05/01/2028	56,885.00	40,802.80
11/01/2028	56,885.00	39,575.87
05/01/2029	56,885.00	38,385.83
11/01/2029	56,885.00	37,231.57
05/01/2030	56,885.00	36,112.03
11/01/2030	56,885.00	35,026.15
05/01/2031	56,885.00	33,972.92
11/01/2031	56,885.00	32,951.36
05/01/2032	56,885.00	31,960.52
11/01/2032	56,885.00	30,999.47
05/01/2033	56,885.00	30,067.32
11/01/2033	56,885.00	29,163.20
05/01/2034	56,885.00	28,286.27
11/01/2034	56,885.00	27,435.71
05/01/2035	56,885.00	26,610.72
11/01/2035	56,885.00	25,810.54
05/01/2036	56,885.00	25,034.42
11/01/2036	56,885.00	24,281.64
05/01/2037	56,885.00	23,551.50
11/01/2037	56,885.00	22,843.31
05/01/2038	56,885.00	22,156.42
11/01/2038	56,885.00	21,490.18
05/01/2039	191,885.00	70,311.07
11/01/2039	52,700.00	18,729.83
05/01/2040	197,700.00	68,150.70
11/01/2040	48,205.00	16,117.45
05/01/2041	203,205.00	65,899.03
11/01/2041	43,400.00	13,651.33
05/01/2042	208,400.00	63,580.40
11/01/2042	38,285.00	11,329.08
05/01/2043	213,285.00	61,216.27
11/01/2043	32,860.00	9,147.76
05/01/2044	217,860.00	58,825.41
11/01/2044	27,125.00	7,103.91
05/01/2045	227,125.00	57,694.36
11/01/2045 05/01/2046	20,925.00 230,925.00	5,155.54 55,184.91
11/01/2046	14,415.00	3,341.22
05/01/2047	239,415.00	53,824.71
11/01/2047	7,440.00	1,622.35
05/01/2048	247,440.00	52,333.67
33/01/2010	217,110.00	52,555.07
	4,276,278.42	1,835,000.00

PROOF OF ARBITRAGE YIELD

\$1,835,000

Westside Community Development District
(Osceola County, Florida)

Special Assessment Revenue Bonds, Series 2022-1
(Assessment Area One)

Proceeds Summary

Delivery date	11/22/2022
Par Value	1,835,000.00
Target for yield calculation	1.835.000.00

BOND DEBT SERVICE

\$1,835,000

Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2022-1 (Assessment Area One)

			Coupon		Ending
					11/22/2022
	50,248.42	50,248.42			05/01/2023
.00	56,885.00	56,885.00			11/01/2023
	56,885.00	56,885.00			05/01/2024
	56,885.00	56,885.00			11/01/2024
	56,885.00	56,885.00			05/01/2025
	56,885.00	56,885.00			11/01/2025
	56,885.00	56,885.00			05/01/2026
	56,885.00	56,885.00			11/01/2026
	56,885.00	56,885.00			05/01/2027
	56,885.00	56,885.00			11/01/2027
	56,885.00	56,885.00			05/01/2028
	56,885.00	56,885.00			11/01/2028
	56,885.00	56,885.00			05/01/2029
	56,885.00	56,885.00			11/01/2029
	56,885.00	56,885.00			05/01/2030
	56,885.00	56,885.00			11/01/2030
	56,885.00	56,885.00			05/01/2031
	56,885.00	56,885.00			11/01/2031
	56,885.00	56,885.00			05/01/2032
	56,885.00	56,885.00			11/01/2032
		56,885.00			05/01/2033
	56,885.00				
	56,885.00 56,885.00	56,885.00 56,885.00			11/01/2033 05/01/2034
	56,885.00	56,885.00			11/01/2034
	56,885.00	56,885.00			05/01/2035
	56,885.00	56,885.00			11/01/2035
	56,885.00	56,885.00			05/01/2036
	56,885.00	56,885.00			11/01/2036
	56,885.00	56,885.00			05/01/2037
	56,885.00	56,885.00			11/01/2037
	56,885.00	56,885.00			05/01/2038
	56,885.00	56,885.00		42.5000	11/01/2038
	191,885.00	56,885.00	6.200%	135,000	05/01/2039
	52,700.00	52,700.00			11/01/2039
	197,700.00	52,700.00	6.200%	145,000	05/01/2040
	48,205.00	48,205.00			11/01/2040
	203,205.00	48,205.00	6.200%	155,000	05/01/2041
	43,400.00	43,400.00			11/01/2041
	208,400.00	43,400.00	6.200%	165,000	05/01/2042
	38,285.00	38,285.00			11/01/2042
	213,285.00	38,285.00	6.200%	175,000	05/01/2043
	32,860.00	32,860.00			11/01/2043
	217,860.00	32,860.00	6.200%	185,000	05/01/2044
	27,125.00	27,125.00			11/01/2044
.00 254,250.00	227,125.00	27,125.00	6.200%	200,000	05/01/2045
	20,925.00	20,925.00			11/01/2045
.00 251,850.00	230,925.00	20,925.00	6.200%	210,000	05/01/2046
	14,415.00	14,415.00			11/01/2046
.00 253,830.00	239,415.00	14,415.00	6.200%	225,000	05/01/2047
.00	7,440.00	7,440.00			11/01/2047
.00 254,880.00	247,440.00	7,440.00	6.200%	240,000	05/01/2048
42 4,276,278.42	4,276,278.42	2,441,278.42		1,835,000	

Westside Community Development District (Osceola County, Florida)

Special Assessment Revenue Bonds, Series 2022-1 (Assessment Area One)

Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.200407%)
11/22/22 04/21/23 05/02/23 12/31/24 12/31/24	Beg Bal Bal Acc	-1,499,294.27 -1,918.99 -3.87 1,643,461.03 6,316.08	-1,981,147.70 -2,472.45 -4.98 1,909,642.46 7,339.06
06/15/27	TOTALS:	148,559.98	-66,643.61
TSSHE DAT	rE・ 11/22/22	REBATABLE ARBITRAGE:	-66.643.61

ISSUE DATE: 11/22/22 REBATABLE ARBITRAGE: -66,643.61
COMP DATE: 06/15/27 NET INCOME: 148,559.98
BOND YIELD: 6.200407% TAX INV YIELD: 4.527360%

Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2022-1 (Assessment Area One)

Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.200407%)
11/22/22	Beg Bal	-124,025.00	-163,885.00
03/02/23	-	763.08	991.37
04/04/23		301.77	389.93
05/02/23		376.49	484.17
06/02/23		389.74	498.66
07/05/23		387.37	492.87
08/02/23		451.41	571.72
09/05/23		563.55	709.77
10/03/23		545.37	683.62
11/02/23		563.63	703.04
12/04/23		541.46	671.73
01/03/24		556.48	686.97
02/02/24		551.51	677.50
03/04/24		516.00	630.44
04/02/24		551.73	670.91
05/02/24		533.79	645.80
06/04/24		551.58	663.71
07/02/24		533.79	639.26
08/02/24		551.26	656.83
09/04/24		551.16	653.15
10/02/24		513.05	605.11
11/04/24		498.63	584.92
12/03/24		463.19	540.68
12/31/24	Bal	124,025.00	144,112.58
12/31/24	Acc	478.63	556.15
06/15/27	TOTALS:	11,734.67	-5,364.14

ISSUE DATE: 11/22/22 REBATABLE ARBITRAGE: -5,364.14
COMP DATE: 06/15/27 NET INCOME: 11,734.67
BOND YIELD: 6.200407% TAX INV YIELD: 4.505992%

Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2022-1 (Assessment Area One) Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION DETAIL REPORT

			FUTURE VALUE @
		RECEIPTS	BOND YIELD OF
DATE	DESCRIPTION	(PAYMENTS)	(6.200407%)
11/22/22	Beg Bal	-107,133.42	-141,564.69
03/02/23		659.15	856.34
04/04/23		260.67	336.82
05/01/23		50,248.42	64,630.84
05/02/23		325.22	418.24
06/02/23		178.76	228.72
07/05/23		177.67	226.06
08/02/23		207.05	262.23
09/05/23		258.48	325.54
10/03/23		250.14	313.55
11/01/23		56,885.00	70,966.87
11/02/23		258.51	322.45
06/15/27	TOTALS:	2,575.65	-2,677.03

ISSUE DATE: 11/22/22 REBATABLE ARBITRAGE: -2,677.03
COMP DATE: 06/15/27 NET INCOME: 2,575.65
BOND YIELD: 6.200407% TAX INV YIELD: 3.410197%

Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2022-1 (Assessment Area One) Costs of Issuance Account

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.200407%)
11/22/22 11/22/22 11/22/22 11/22/22 11/22/22 11/28/22 11/28/22 12/01/22 12/01/22 03/14/23 03/28/23 04/21/23	Beg Bal	-67,847.31 4,415.30 14,128.97 16,778.15 2,295.96 794.76 3,115.00 28.70 14,835.42 4,335.21 5,298.36 1,918.99	-89,652.54 5,834.32 18,669.83 22,170.43 3,033.85 1,050.19 4,111.93 37.87 19,573.43 5,620.69 6,853.14 2,472.45
05/02/23 06/15/27	TOTALS:	3.87 101.38	4.98

ISSUE DATE: 11/22/22 REBATABLE ARBITRAGE: -219.44
COMP DATE: 06/15/27 NET INCOME: 101.38
BOND YIELD: 6.200407% TAX INV YIELD: 2.313982%

Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2022-1 (Assessment Area One) Rebate Computation Credits

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (6.200407%)
06/15/23 06/15/24		-1,960.00 -2,070.00	-2,502.26 -2,486.15
06/15/27	TOTALS:	-4,030.00	-4,988.41

ISSUE DATE: 11/22/22 REBATABLE ARBITRAGE: -4,988.41

COMP DATE: 06/15/27 BOND YIELD: 6.200407%



REBATE REPORT \$3,360,000

Westside Community Development District

(Osceola County, Florida)

Special Assessment Revenue Bonds, Series 2022-2 (Assessment Area Two)

Dated: November 22, 2022 Delivered: November 22, 2022

Rebate Report to the Computation Date June 15, 2027 Reflecting Activity To December 31, 2024



TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund	13
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	14
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	15
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	16
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	17



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February 14, 2025

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: \$3,360,000 Westside Community Development District (Osceola County, Florida), Special Assessment Revenue Bonds, Series 2022-2 (Assessment Area Two)

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 June 30, 2025. 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 June 15, 2027 Computation Date Reflecting Activity from November 22, 2022 through December 31, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	3.357646%	74,572.04	(71,014.37)
Debt Service Reserve Fund	4.499217%	11,410.18	(4,281.21)
Capitalized Interest Fund	3.410174%	4,436.78	(4,072.11)
Costs of Issuance Account	2.299615%	106.40	(212.40)
Totals	3.467079%	\$90,525.40	\$(79,580.09)
Bond Yield	5.902164%		
Rebate Computation Credits		(4,938.10)	
	\$(84,518.19)		

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

- 1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from November 22, 2022, the date of the closing, to December 31, 2024, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of June 15, 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 November 22, 2022 and December 31, 2024, the District made periodic payments into the Sinking Fund and Interest Account 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 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Sinking Fund and Interest Account 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

June 15, 2027.

7. Computation Period

The period beginning on November 22, 2022, the date of the closing, and ending on December 31, 2024.

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:

Fund	Account Number
Revenue	248506000
Interest	248506001
Sinking Fund	248506002
Prepayment	248506003
Debt Service Reserve	248506004
Acquisition & Construction	248506005
Costs of Issuance	248506006

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 Rebatable Arbitrage, as of December 31, 2024, 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 June 15, 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 June 15, 2027, is the Rebatable Arbitrage.

Westside Community Development District (Osceola County, Florida)

Special Assessment Revenue Bonds, Series 2022-2

(Assessment Area Two) Delivered: November 22, 2022

Sources of Funds

Par Amount	\$3,360,000.00
Totals	\$3,360,000.00

Uses of Funds

Acquisition & Construction Fund	\$2,863,235.73
Debt Service Reserve Fund	120,783.75
Capitalized Interest Fund	184,547.83
Costs of Issuance Account	124,232.69
Underwriter's Discount	67,200.00
Total	\$3,360,000.00

PROOF OF ARBITRAGE YIELD

\$3,360,000

Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2022-2
(Assessment Area Two)

Present Value		
to 11/22/202 @ 5.90216414079	Debt Service	Date
84,362.4	86,557.83	05/01/2023
92,767.0	97,990.00	11/01/2023
131,488.1	142,990.00	05/01/2024
86,469.8	96,808.75	11/01/2024
123,033.1	141,808.75	05/01/2025
80,588.1	95,627.50	11/01/2025
119,206.6	145,627.50	05/01/2026
74,990.6	94,315.00	11/01/2026
111,456.8	144,315.00	05/01/2027
69,768.4 107,845.6	93,002.50 148,002.50	11/01/2027 05/01/2028
64,804.1	91,558.75	11/01/2028
104,196.4	151,558.75	05/01/2029
60,090.3	89,983.75	11/01/2029
97,286.8	149,983.75	05/01/2030
55,702.4	88,408.75	11/01/2030
93,885.4	153,408.75	05/01/2031
51,540.5	86,702.50	11/01/2031
90,481.9	156,702.50	05/01/2032
47,597.4	84,865.00	11/01/2032
84,367.9	154,865.00	05/01/2033
43,833.6	82,835.00	11/01/2033
81,127.0	157,835.00	05/01/2034
40,270.7	80,660.00	11/01/2034
77,912.7	160,660.00	05/01/2035
36,902.2	78,340.00	11/01/2035
74,736.2	163,340.00	05/01/2036
33,721.4 71,607.4	75,875.00 165,875.00	11/01/2036 05/01/2037
30,721.5	73,265.00	11/01/2037
68,534.4	168,265.00	05/01/2038
27,895.5	70,510.00	11/01/2038
65,524.4	170,510.00	05/01/2039
25,236.7	67,610.00	11/01/2039
62,583.1	172,610.00	05/01/2040
22,738.2	64,565.00	11/01/2040
61,425.8	179,565.00	05/01/2041
20,345.2	61,230.00	11/01/2041
58,492.2	181,230.00	05/01/2042
18,104.6	57,750.00	11/01/2042
55,649.7	182,750.00	05/01/2043
15,972.3	54,000.00	11/01/2043
54,300.7	189,000.00	05/01/2044
13,939.5	49,950.00 194,950.00	11/01/2044 05/01/2045
52,845.2 12,006.5	45,600.00	11/01/2045
51,304.0	200,600.00	05/01/2046
10,172.8	40,950.00	11/01/2046
48,489.3	200,950.00	05/01/2047
8,472.9	36,150.00	11/01/2047
46,933.2	206,150.00	05/01/2048
6,866.3	31,050.00	11/01/2048
46,407.6	216,050.00	05/01/2049
5,320.4	25,500.00	11/01/2049
44,687.0	220,500.00	05/01/2050
3,868.1	19,650.00	11/01/2050
42,955.4	224,650.00	05/01/2051

PROOF OF ARBITRAGE YIELD

\$3,360,000

Westside Community Development District
(Osceola County, Florida)
Special Assessment Revenue Bonds, Series 2022-2
(Assessment Area Two)

Date	Debt Service	Present Value to 11/22/2022 @ 5.9021641407%	
11/01/2051	13,500.00	2,507.35	
05/01/2052	233,500.00	42,124.67	
11/01/2052	6,900.00	1,209.12	
05/01/2053	236,900.00	40,323.00	
	7,356,862.83	3,360,000.00	

Proceeds Summary

Delivery date	11/22/2022
Par Value	3,360,000.00
Target for yield calculation	3,360,000.00

BOND DEBT SERVICE

\$3,360,000

Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2022-2 (Assessment Area Two)

Period Annual Principal Coupon Interest Debt Service Debt Service Ending 11/22/2022 05/01/2023 86,557.83 86,557.83 86,557.83 11/01/2023 97,990.00 97,990.00 05/01/2024 45,000 5.250% 97,990.00 142,990.00 240,980.00 11/01/2024 96,808.75 96,808.75 05/01/2025 45,000 5.250% 96,808.75 141,808.75 238,617.50 95,627.50 11/01/2025 95,627.50 05/01/2026 11/01/2026 5.250% 95,627.50 145,627.50 241,255,00 50,000 94 315 00 94 315 00 05/01/2027 50,000 5.250% 94.315.00 144,315.00 238,630.00 11/01/2027 93,002.50 93,002.50 05/01/2028 55,000 5.250% 93,002.50 148,002.50 241,005.00 11/01/2028 91,558.75 91,558.75 05/01/2029 60,000 5.250% 91,558.75 151,558.75 243,117.50 11/01/2029 89,983.75 89,983.75 05/01/2030 60,000 5.250% 89,983.75 149,983.75 239,967.50 11/01/2030 88,408.75 88,408.75 05/01/2031 5.250% 88,408.75 241,817.50 65,000 153,408.75 11/01/2031 05/01/2032 86,702.50 86,702.50 156,702.50 86,702.50 70,000 5.250% 243,405.00 11/01/2032 84,865.00 84,865.00 05/01/2033 70,000 5.800% 84,865.00 154,865.00 239,730.00 11/01/2033 82,835.00 82,835.00 05/01/2034 5.800% 82,835.00 157,835.00 240,670.00 75,000 11/01/2034 80,660.00 80,660.00 05/01/2035 80,000 5.800% 80,660.00 160,660.00 241,320.00 11/01/2035 78,340.00 78,340.00 05/01/2036 11/01/2036 85,000 5.800% 78,340.00 163,340.00 241,680.00 75,875.00 75.875.00 05/01/2037 90,000 5.800% 75,875.00 165,875.00 73,265.00 241,750.00 11/01/2037 73,265.00 05/01/2038 95,000 5.800% 73,265.00 168,265.00 241,530.00 11/01/2038 70,510.00 70,510.00 05/01/2039 5.800% 70,510.00 170,510.00 100,000 241,020.00 11/01/2039 67,610.00 67,610.00 05/01/2040 105,000 5.800% 67,610.00 172,610.00 240,220.00 11/01/2040 64,565.00 64,565.00 5.800% 05/01/2041 115,000 64,565.00 179,565.00 244,130.00 11/01/2041 05/01/2042 61,230.00 181,230.00 61,230.00 5.800% 120,000 61,230.00 242,460.00 57,750.00 57,750.00 182,750.00 11/01/2042 05/01/2043 125,000 6.000% 57,750.00 240,500.00 11/01/2043 54,000.00 54,000.00 05/01/2044 6.000% 189,000.00 135,000 54,000.00 243,000.00 11/01/2044 49,950.00 49,950.00 05/01/2045 145,000 6.000% 49,950.00 194,950.00 244,900.00 11/01/2045 45,600.00 45,600.00 05/01/2046 155,000 6.000%45,600.00 200,600.00 246,200.00 11/01/2046 40,950.00 40,950.00 05/01/2047 11/01/2047 160,000 6.000% 40,950.00 200,950.00 241,900.00 36,150.00 36,150.00 05/01/2048 170 000 6.000% 36 150 00 206,150.00 242,300.00 11/01/2048 31,050.00 31,050.00 05/01/2049 185,000 6.000% 31,050.00 216,050.00 247,100.00 11/01/2049 25,500.00 25,500.00 05/01/2050 6.000% 25,500.00 220,500.00 246,000.00 195,000 11/01/2050 19,650.00 19,650.00 05/01/2051 205,000 6.000% 19,650.00 224,650.00 244,300.00

BOND DEBT SERVICE

\$3,360,000

Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2022-2 (Assessment Area Two)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2051			13,500.00	13,500.00	
05/01/2052	220,000	6.000%	13,500.00	233,500.00	247,000.00
11/01/2052			6,900.00	6,900.00	
05/01/2053	230,000	6.000%	6,900.00	236,900.00	243,800.00
	3,360,000		3,996,862.83	7,356,862.83	7,356,862.83

Westside Community Development District (Osceola County, Florida)

Special Assessment Revenue Bonds, Series 2022-2 (Assessment Area Two)

Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION DETAIL REPORT

			FUTURE VALUE @
		RECEIPTS	BOND YIELD OF
DATE	DESCRIPTION	(PAYMENTS)	(5.902164%)
11/22/22	Beg Bal	-2,863,235.73	-3,733,784.91
04/21/23		-3,434.73	-4,372.49
05/02/23		-6.94	-8.82
08/29/23		2,928,885.72	3,652,220.94
11/10/23		838.50	1,033.65
11/17/23		78.20	96.29
01/04/24		1,397.50	1,707.79
02/07/24		258.00	313.61
02/21/24		1,870.00	2,267.91
02/21/24		1,980.00	2,401.32
04/02/24		4,090.50	4,928.16
07/12/24		1,170.00	1,387.00
10/09/24		605.00	707.20
10/29/24		22.50	26.22
11/04/24		0.92	1.07
12/31/24	Bal	52.41	60.47
12/31/24	Acc	0.19	0.22
06/15/27	TOTALS:	74,572.04	-71,014.37

ISSUE DATE: 11/22/22 REBATABLE ARBITRAGE: -71,014.37 COMP DATE: 06/15/27 NET INCOME: 74,572.04 BOND YIELD: 5.902164% TAX INV YIELD: 3.357646%

Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2022-2 (Assessment Area Two)

Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.902164%)
11/22/22	Beg Bal	-120,783.75	-157,507.30
03/02/23	-	743.14	953.55
04/04/23		293.89	375.16
05/02/23		366.65	465.93
06/02/23		379.56	480.00
07/05/23		377.24	474.53
08/02/23		439.61	550.58
09/05/23		548.82	683.70
10/03/23		531.12	658.66
11/02/23		548.90	677.53
12/04/23		527.31	647.52
01/03/24		541.94	662.38
02/02/24		537.09	653.38
03/04/24		502.52	608.17
04/02/24		537.31	647.34
05/02/24		519.84	623.26
06/04/24		537.17	640.72
07/02/24		519.84	617.25
08/02/24		536.85	634.37
09/04/24		536.76	630.99
10/02/24		499.65	584.71
11/04/24		485.60	565.34
12/03/24		451.08	522.70
12/31/24	Bal	120,783.75	139,351.14
12/31/24	Acc	448.29	517.20
06/15/27	TOTALS:	11,410.18	-4,281.21

ISSUE DATE: 11/22/22 REBATABLE ARBITRAGE: -4,281.21 COMP DATE: 06/15/27 NET INCOME: 11,410.18 BOND YIELD: 5.902164% TAX INV YIELD: 4.499217%

Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2022-2 (Assessment Area Two) Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION DETAIL REPORT

			FUTURE VALUE @
		RECEIPTS	BOND YIELD OF
DATE	DESCRIPTION	(PAYMENTS)	(5.902164%)
11/22/22	Beg Bal	-184,547.83	-240,658.46
03/02/23		1,135.45	1,456.94
04/04/23		449.03	573.20
05/01/23		86,557.83	110,012.30
05/02/23		560.22	711.91
06/02/23		307.93	389.41
07/05/23		306.05	384.98
08/02/23		356.65	446.67
09/05/23		445.25	554.67
10/03/23		430.89	534.36
11/01/23		97,990.00	120,972.24
11/02/23		445.31	549.66
06/15/27	TOTALS:	4,436.78	-4,072.11

ISSUE DATE: 11/22/22 REBATABLE ARBITRAGE: -4,072.11 COMP DATE: 06/15/27 NET INCOME: 4,436.78 BOND YIELD: 5.902164% TAX INV YIELD: 3.410174%

Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2022-2 (Assessment Area Two) Costs of Issuance Account

ARBITRAGE REBATE CALCULATION DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.902164%)
11/22/22 11/22/22 11/22/22 11/22/22 11/22/22 11/22/22 11/22/22 11/28/22 12/01/22 12/01/22 03/14/23 04/21/23	Beg Bal	-124,232.69 9,701.64 8,084.70 25,871.03 30,721.85 4,204.04 1,455.24 5,785.00 -28.70 27,164.58 7,938.04 3,434.73 6.94	-162,004.87 12,651.36 10,542.80 33,736.96 40,062.64 5,482.25 1,897.70 7,536.58 -37.37 35,372.33 10,165.91 4,372.49 8.82
03/02/23	TOTALS:	106.40	-212.40

ISSUE DATE: 11/22/22 REBATABLE ARBITRAGE: -212.40 COMP DATE: 06/15/27 NET INCOME: 106.40 BOND YIELD: 5.902164% TAX INV YIELD: 2.299615%

\$3,360,000

Westside Community Development District (Osceola County, Florida) Special Assessment Revenue Bonds, Series 2022-2 (Assessment Area Two) Rebate Computation Credits

ARBITRAGE REBATE CALCULATION DETAIL REPORT

			FUTURE VALUE @
		RECEIPTS	BOND YIELD OF
DATE	DESCRIPTION	(PAYMENTS)	(5.902164%)
06/15/23		-1,960.00	-2,473.45
06/15/24		-2,070.00	-2,464.65
06/15/27	TOTALS:	-4,030.00	-4,938.10

ISSUE DATE: 11/22/22 REBATABLE ARBITRAGE: -4,938.10

COMP DATE: 06/15/27 BOND YIELD: 5.902164%

SECTION XII

From: Sarah Donini Rodriguez SRodriguez@shutts.com &

Subject: RE: Westside CDD - Pond follow up. Confidential Settlement Communication

Date: March 25, 2025 at 4:30 PM

To: Jan Carpenter JCarpenter@lathamluna.com

Cc: Jay Lazarovich jlazarovich@lathamluna.com, Daniel Coultoff coultoff@lathamluna.com, Chuck Bell chuck.bell@mattamycorp.com

, Juli Simas James JJames@shutts.com

Good afternoon,

Mattamy has taken this issue seriously and continues to do so. As you may recall, Mattamy coordinated a meeting amongst the implicated parties, hosted that meeting, and has been a partner since then. That HWA has not yet provided a plan acceptable to the CDD and the authorities having jurisdiction does not mean Mattamy has failed to take some required action as suggested in the email below. To the contrary, Mattamy has acted consistent with the parties' 4/2024 agreement since that date.

Nonetheless, Mattamy is cognizant of the upcoming hurricane season and would like to find a way for the CDD to both begin funding a remedy while the CDD retains its ability to pursue the entities responsible for this design – HWA and/or Universal. To that end, Mattamy proposes a carve-out settlement between Mattamy and the CDD, wherein Mattamy would assign to the CDD Mattamy's claims against HWA and Universal in exchange for a release of Mattamy. Assuming the CDD is agreeable to such an arrangement, please advise the dollar value the CDD would propose for this carve-out settlement. This type of resolution would provide readily available funds to the CDD to begin working towards resolution with the designer of the CDD's choice, but also gives the CDD freedom to pursue HWA and Universal for costs in the future. It likely represents the best and most efficient path forward for the CDD and residents.

Mattamy awaits the CDD's response.

Thank you,

Sarah Donini Rodriguez

Partner | Shutts & Bowen LLP
Tel: (407) 835-6904
300 South Orange Ave., Ste. 1600, Orlando, FL 32801
Bio | E-Mail | vCard | www.shutts.com

Shutts

From: Jan Carpenter < JCarpenter@lathamluna.com>

Sent: Tuesday, March 18, 2025 12:23 PM

To: Sarah Donini Rodriguez <SRodriguez@shutts.com>; Christina Bredahl Gierke <Christina.Gierke@csklegal.com>; Karl Pearson <kpearson@pdmplaw.com>; Frederick Mohre <fmohre@pdmplaw.com>; Kari L. Quigley <kquigley@pdmplaw.com>; Chuck Bell <chuck.bell@mattamycorp.com>; shindle@hansonwalter.com; Robbie Newberry <rnewberry@hansonwalter.com>

Cc: gflint egflint@gmscfl.com>; Cc: Jason Showe egmscfl.com>; Jay Lazarovich ejlazarovich@lathamluna.com>; Daniel Coultoff elathamluna.com>; Jan Carpenter elathamluna.com>

Subject: Westside CDD - Pond follow up.

EXTERNAL: This email originated from outside of the SHUTTS email system. Do not respond, click any links or open any attachments unless you trust the sender and know the content is safe.

It has been months with no word - no plans – no remedies. We had hoped to amicably work with our developer partners and consultants. The CCD retained, at the residents' expense, an engineering firm to review preliminary proposed plans – they indicated those plans were not sufficient for review. Since that time, we have gotten no response from anyone in this group, other than saying they would "check on" progress."

We are being forced to recommend to our board that the Tolling Agreement be terminated and we resort to litigation to resolve these matters. We have homes at risk of flooding with another hurricane season approaching. We cannot, in good conscience, allow these delays to continue. Please so advise your clients and let us know within 7 days, if there is a reason why we should not progress in this manner.





201 S. Orange Avenue, Suite 1400 Orlando, Florida 32801 407-481-5800 Main 407-481-5872 Direct

jcarpenter@lathamluna.com

Martindale-Hubbell*



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SECTION XIII

From: Shawn Hindle SHindle@HansonWalter.com

Subject: Re: Westside Solara Ph2 Pond 4 **Date:** March 27, 2025 at 7:47 AM

To: Jan Carpenter JCarpenter@lathamluna.com, Robbie Newberry RNewberry@HansonWalter.com, Jason Showe

jshowe@gmscfl.com, Christina Bredahl Gierke Christina.Gierke@csklegal.com

Cc: Mark Vincutonis MVincutonis@HansonWalter.com, gflint gflint@gmscfl.com, Jay Lazarovich @lathamluna.com

Good morning Jan,

The approach we have taken is what best protects the infrastructure and provides relief from any future major events to alleviate the potential for flooding of homes and flooding of roadways for any extended period of time.

We are not proposing to redesign the permitted system but rather address a recovery issue with major or stacked storm events. A weir has been designed for high water overflow with said weir set at the permitted 100-year event. any runoff that creates staging of the pond higher than the 100-year event will flow over the weir and into a piped outfall to a wetland system that is part of the Davenport Creek Swamp. The flow will only occur during stacked storm events where the pond has not recovered sufficiently to prevent overtopping or on major storm events such as the multiple hurricanes the system experienced.

We have discussed this with the permitting agencies, and they are in agreement that this is a necessary and acceptable resolution and will prevent any further manual pumping of the system associated with the staging of the pond due to events that were experienced. If you are in agreement, the owner of the pond (Tract P3-A) and the owner of the landscape buffer land (Tract-LL) must sign the application. Based upon the Property Appraiser site the Westside CDD is the owner of both tracts of land. If you or the board need to discuss the approach or the resolution any further, we would be glad to discuss.

Thank you, Shawn

From: Jan Carpenter < JCarpenter@lathamluna.com>

Sent: Wednesday, March 26, 2025 5:49 PM

To: Robbie Newberry < RNewberry @ Hanson Walter.com>; Jason Showe

<jshowe@gmscfl.com>; Christina Bredahl Gierke <Christina.Gierke@csklegal.com>

Cc: Shawn Hindle <SHindle@HansonWalter.com>; Mark Vincutonis

<MVincutonis@HansonWalter.com>; qflint <qflint@qmscfl.com>; Jay Lazarovich

<ilazarovich@lathamluna.com>

Subject: RE: Westside Solara Ph2 Pond 4

We want an amicable solution, but the CDD needs to know and accept a proposed remedy, prior to any work being undertaken.

Jan Albanese Carpenter, Esq.



201 S. Orange Avenue, Suite 1400 Orlando, Florida 32801 407-481-5800 Main 407-481-5872 Direct

jcarpenter@lathamluna.com

Martindale-Hubbell"





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From: Jay Lazarovich < jlazarovich@lathamluna.com>

Sent: Wednesday, March 26, 2025 5:38 PM

To: Robbie Newberry < RNewberry @ Hanson Walter.com >; Jason Showe

<jshowe@gmscfl.com>; Christina Bredahl Gierke <Christina.Gierke@csklegal.com>

Cc: Shawn Hindle <SHindle@HansonWalter.com>; Mark Vincutonis

<MVincutonis@HansonWalter.com>; Jan Carpenter <JCarpenter@lathamluna.com>; gflint

<gflint@gmscfl.com>

Subject: RE: Westside Solara Ph2 Pond 4

The CDD cannot sign this authorization letter. Please see attached email for more information. Counsel for HWA has been included on this email, as this pond is currently under threat of litigation.

Thanks.

Jay E. Lazarovich, Esq.



ATTORNEYS AT LAW 201 S. Orange Avenue, Suite 1400

Orlando, Florida 32801

407-481-5800 Main

407-481-5842 Direct

407-481-5801 Fax

ilazarovich@lathamluna.com

www.lathamluna.com

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From: Robbie Newberry < RNewberry @ HansonWalter.com >

Sent: Wednesday, March 26, 2025 4:38 PM **To:** Jason Showe <ishowe@gmscfl.com>

Cc: Jay Lazarovich < <u>|lazarovich@lathamluna.com</u>>; Shawn Hindle

<SHindle@HansonWalter.com>; Mark Vincutonis <MVincutonis@HansonWalter.com>

Subject: Re: Westside Solara Ph2 Pond 4

Jason,

Please find attached authorization request.

Thank you, Robbie Newberry, P.E. Hanson, Walter & Associates 8 Broadway, Suite 104 Kissimmee FL 34741 PH: 407-847-9433 x206 rnewberry@hansonwalter.com

From: Jason Showe <jshowe@gmscfl.com> Sent: Wednesday, March 26, 2025 1:24 PM

To: Mark Vincutonis < MVincutonis@HansonWalter.com >

Cc: Robbie Newberry RNewberry@HansonWalter.com; Jay Lazarovich

<ilazarovich@lathamluna.com>

Subject: Re: Westside Solara Ph2 Pond 4

Mark,

I think it should be Chair, but am including Jay if he feels differently

Sincerely,

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

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On Mar 26, 2025, at 12:47 PM, Mark Vincutonis mvincutonis@hansonwalter.com> wrote:

Jason,

Our office is preparing County & SFWMD modifications for the repair work we are working on for the pond and wanted to see who we should list as applicant/signing authority for the CDD tracts where the work is proposed. It should either be you as the Manager or Tom F. as the Chairman. Do you have a preference?

Sincerely,

Mark Vincutonis, P.E. Hanson, Walter & Assoc., Inc. 8 Broadway, Suite 104 Kissimmee, FL 34741 407-847-9433

SECTION XIV

TOLLING AGREEMENT

This Tolling Agreement ("Agreement") is made and entered into as of this 9th day of May, 2024 ("Agreement Date"), by and between MATTAMY ORLANDO LLC, a Delaware limited liability company ("Mattamy"), HANSON, WALTER & ASSOCIATES, INC., a Florida corporation ("HWA"), UNIVERSAL ENGINEERING SCIENCES, LLC, a Florida limited liability company ("UES"), and the WESTSIDE COMMUNITY DEVELOPMENT DISTRICT, a Florida community development district (the "District" and together with Mattamy, HWA and UES, each a "Party" and collectively, the "Parties").

WHEREAS, Mattamy is the developer of lands within the District, and constructed that certain Tract P-3A, Solara Resort Vacation Villas Replat, as described and recorded in Plat Book 28, page 66, of the Official Records of Osceola County, Florida ("Development");

WHEREAS, part of the Development, included the design and construction of Pond #4 within the Westside Parcel M3 in Phase 2 (the "Pond");

WHEREAS, the District is a community development district governed by Chapter 190, Florida Statutes which is responsible for financing, operating and/or maintaining certain infrastructure, including surface water management systems, water and wastewater facilities, among other improvements, pursuant to Ordinance No. 04-34 by the Board of County Commissioners of Osceola County, Florida, dated August 30, 2004 ("Ordinance");

WHEREAS, Mattamy retained HWA and UES for engineering and design work related to certain aspects of the development within the District and the Pond;

WHEREAS, the District alleges that it suffered damages as a result of errors and omissions in the design and/or construction of the Pond, including, but not limited to, 1) defects in drainage of the Pond; and 2) costs incurred by the District for pumping, flood prevention and inspections due to the defective construction of the Pond and, Mattamy has alleged that any damages, defects, costs and claims are due to the work by UES and/or HWA (the "Dispute");

WHEREAS, the Parties met on April 15, 2024, to discuss possible remedies to the Dispute and the Parties, while disputing liability, agreed to cooperate in the design and bidding for the of costs of a remedy;

WHEREAS, the District's agreement to cooperate with Mattamy, HWA and UES related to the Dispute is conditioned on the execution of this Agreement by the Parties.

- **NOW, THEREFORE**, in consideration of the mutual promises of the Parties contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:
- 1. The time period including and extending from the Agreement Date until the date this Agreement expires in accordance with its terms (the "Tolling Period") shall not be counted or otherwise applied in determining the time within which the District shall be required by any

applicable statute of limitations, statute of repose, laches or other time-based limitations or defenses (whether statutory, equitable, contractual or otherwise) to file a claim, action or complaint against Mattamy, HWA and/or UES with respect to any claim the District may have arising from or related in any way to the Dispute. No time that elapses during the Tolling Period may be asserted or relied upon by any Party in computing the running of time for purposes of any statute of limitations, statute of repose, laches or other time-based limitations or defenses.

- 2. Nothing in this Agreement shall revive any claim, action, complaint or defense that is or would be time barred as of the Agreement Date and nothing in this Agreement shall waive any claim, action, complaint or defense any Party may have as of the Agreement Date, including, but not limited to, any statute of limitations, statute of repose, laches or other time-based limitations or defenses.
- 3. This Agreement shall remain in force and effect until sixty (60) days after any Party provides written notice to the other Party of withdrawal from this Agreement. The District shall not commence any claim, action or complaint relating to the Dispute during the term of this Agreement without first providing at least twenty (20) days' written notice. Other than the notice requirement of this paragraph, nothing in this Agreement shall limit or prevent the District from filing any claim, action or complaint against Mattamy, HWA and/or UES.
- 4. Nothing in this Agreement shall constitute or be construed as an admission by any Party or evidence that any claim could properly be asserted against it by any other Party or any third party or that any such claim would have any basis in law or in fact. Except as expressly provided in this Agreement with respect to time-based limitations or defenses, this Agreement is not intended to and shall not have any effect upon any defense that any Party may assert to any claim brought by any other Party or any third party. This Agreement shall not be deemed to constitute a waiver of any rights, claims or defenses of any Party as against any third party.
- 5. Notice required or permitted under this Agreement shall be in writing and shall be sent to each Party. Notice shall be deemed delivered upon personal delivery; successful delivery to the email address set forth below; as of the date of receipt after depositing in the United States mail, certified mail, return receipt requested, postage prepaid; or, as of the first business day after depositing with a nationally recognized overnight courier service, expenses prepaid. Subject to the selected delivery method, notice shall be delivered, e-mailed, and addressed as follows:

If to District: Westside Community Development District

c/o Governmental Management Services - Central Florida,

LLC

219 E. Livingston Street Orlando, Florida 32801 Attention: District Manager Telephone: (407) 841-5524 Email: jshowe@gmscfl.com

With a copy to: Latham, Luna, Eden & Beaudine, LLP

201 South Orange Avenue, Suite 1400

Orlando, Florida 32801

Attention: Jan Albanese Carpenter, Esq.

Telephone: (407) 481-5800

Email: jcarpenter@lathamluna.com

If to Mattamy: Mattamy Orlando LLC

4901 Vineland Road, Suite 450

Orlando, Florida 32811

Attention: Nicole Swartz, Esq. Telephone: (407) 845-8191

Email: Nicole.Swartz@mattamycorp.com

With a copy to: Shutts & Bowen LLP

300 South Orange Avenue, Suite 1600

Orlando, Florida 32801

Attention: Sarah Donini Rodriguez, Esq.

Email: SRodriguez@shutts.com

If to HWA: Hanson, Walter & Associates, Inc.

8 Broadway, Suite 104 Kissimmee, Florida 34741 Attention: Shawn Hindle Telephone: (407) 847-9433

Email: shindle@hansonwalter.com

With a copy to: Cole Scott & Kissane

1900 Summit Tower Boulevard, Suite 400

Orlando, Florida 32810

Attention: Christina Bredahl Gierke, Esq. Email: <u>Christina.Gierke@csklegal.com</u>

If to UES: Universal Engineering Sciences LLC

4205 Vineland Road, Suite L1

Orlando, Florida 32811

Attention: Benjamin Butterfield Telephone: (407) 472-7978 Email: bbutterfield@teamues.com

With a copy to: Law Offices of Thomas H. Justice III, P.A.

1440 Gene Street,

Winter Park, Florida 32789 Attention: Tom Justice, Esq.

Email: tomjustice@justicelawfirm.com

6. This Agreement may be executed in counterparts. Though counterparts may lack one or more of the signatures indicated below, each counterpart shall together constitute one

Agreement, and the signing of a counterpart by a Party shall constitute the execution of this Agreement by that Party. Executed copies sent by e-mail shall be deemed to be the equivalent of signed originals.

- 7. This Agreement may not be used by any Party, or by any third party, for any purpose other than the tolling of time applicable to a claim, action or complaint by the District against Mattamy, HWA and/or UES as set forth above. Nor is this Agreement admissible in evidence in any action for any other purpose. This Agreement is not, and shall not be construed to be, an admission or indication that (i) any Party to this Agreement bears or does not bear any actual or potential liability to any other Party or any third party on any claim, action or complaint whatsoever or (ii) that there is any wrongdoing of any nature by any Party or any element or basis for any claim, action or complaint against any Party.
- 8. This Agreement is an integrated agreement containing all of the terms agreed upon each Party with respect to this Agreement. This Agreement may not be amended or modified except in writing executed by each Party. This Agreement shall be construed in all respects as jointly drafted and shall not be construed in any way against any Party on the grounds that the Party was the drafter of the Agreement. This Agreement shall be construed in accordance with and be governed by the laws of the State of Florida, without regard to principles of conflicts of law.

[SIGNATURES FOLLOW ON NEXT PAGE.]

Westside CDD/Mattamy/Universal/HWA
Tolling Agreement- Pond 4
Page 5 of 5

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date first written above.

MATTAMY:

MATTAMY ORLANDO LLC, a Delaware limited liability company

DocuSigned by:
By: Nicola Sweety
By: Nicole Sworty Name: FBCB3DA05406NFBCOTE SWARTZ
Title: Vice President
HWA:
HANSON, WALTER & ASSOCIATES, INC., a Florida corporation
By:
Name.
Title:
UES: UNIVERSAL ENGINEERING SCIENCES, LLC, a Florida limited liability company
By:
Name:
Title:
DISTRICT:
WESTSIDE COMMUNITY DEVELOPMENT
DISTRICT , a Florida community development
district
By:
Print: Tom Franklin
Title: Chairman

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date first written above.

MATTAMY:

HWA: HANSON, WALTER & ASSOCIATES, INC. Florida corporation By:	HWA: HANSON, WALTER & ASSOCIATES, INC., Florida corporation By:		
HWA: HANSON, WALTER & ASSOCIATES, INC., Florida corporation By:	HWA: HANSON, WALTER & ASSOCIATES, INC., Florida corporation By:	ie:	
HANSON, WALTER & ASSOCIATES, INC., Florida corporation By:	HANSON, WALTER & ASSOCIATES, INC., Florida corporation By:	o:	
By:	By:	A:	
By:	By:		۲.,
UES: UNIVERSAL ENGINEERING SCIENCES, LLC, a Florida limited liability company By: Name: Title: DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development	UES: UNIVERSAL ENGINEERING SCIENCES, LLC, a Florida limited liability company By: Name: Title: DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development	ida corporation	
UES: UNIVERSAL ENGINEERING SCIENCES, LLC, a Florida limited liability company By: Name: Title: DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development	UES: UNIVERSAL ENGINEERING SCIENCES, LLC, a Florida limited liability company By: Name: Title: DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development		
UES: UNIVERSAL ENGINEERING SCIENCES, LLC, a Florida limited liability company By: Name: Title: DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development	UES: UNIVERSAL ENGINEERING SCIENCES, LLC, a Florida limited liability company By: Name: Title: DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development	ne: SHAWAN HINDLE	
UES: UNIVERSAL ENGINEERING SCIENCES, LLC, a Florida limited liability company By: Name: Title: DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development	UES: UNIVERSAL ENGINEERING SCIENCES, LLC, a Florida limited liability company By: Name: Title: DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development	: PRESIDENT	
UNIVERSAL ENGINEERING SCIENCES, LLC, a Florida limited liability company By: Name: Title: DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development	UNIVERSAL ENGINEERING SCIENCES, LLC, a Florida limited liability company By: Name: Title: DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development		
By:	By:	S:	
Name: Title: DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development	Name: Title: DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development		
DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development	DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development		
DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development	DISTRICT: WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development	ne:	
WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development	WESTSIDE COMMUNITY DEVELOPMEN DISTRICT, a Florida community development	<u> </u>	
DISTRICT , a Florida community development	DISTRICT , a Florida community development	TRICT:	
		•	*

IN WITNESS WHEREOF,	the	Parties	have	executed	this	Agreement	effective	as	of the
date first written above.									

thes have executed this rigiteement effective as of the
MATTAMY:
MATTAMY ORLANDO LLC, a Delaware limited liability company
By: Name:
Title:
HWA:
WALNESS WALLES OF THE STATE OF
HANSON, WALTER & ASSOCIATES, INC., a Florida corporation
Florida corporation By: Name:
Florida corporation By:
Florida corporation By: Name:
By: Name: Title:
By:Name: Title:
By:
By:
By:
By:

DISTRICT:

IN WITNESS WHEREOF, the Parties have executed this Agreement effective as of the date first written above.

MATTAMY:

MATTAMY ORLANDO LLC, a Delaware limited liability company
Ву:
Name:
Title:
HWA:
HANSON, WALTER & ASSOCIATES, INC., a
Florida corporation
* 1 * 2
By:
Name.
Title:
UES:
UNIVERSAL ENGINEERING SCIENCES, LLC, a Florida limited liability company
By:
Name:
Title:
DISTRICT:
WESTSIDE COMMUNITY DEVELOPMENT
DISTRICT, a Florida community development
district
2/18
By:
Print: Tom Franklin
Title: Chairman

SECTION XV

SECTION C

SECTION 1

Westside Community Development District

Summary of Check Register

February 19, 2025 to March 18, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	2/21/25	2100-2103	\$ 7,593.14
	2/25/25	2104	\$ 3,562.87
	3/17/25	2105-2109	\$ 39,526.54
		Total Amount	\$ 50,682.55

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/25/25 PAGE 1

*** CHECK DATES 02	2/19/2025 - 03/18/2025 *** WE BA	STSIDE CDD - GENERAL FUND NK A WESTSIDE CDD	HECK REGISTER	101V 3/23/23	FAGE I
CHECK VEND#	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/21/25 00034 2	2/14/25 6391-02- 202502 310-51300-3	1200	*	450.00	
2	ASSESS REVENUE BOND S2019 2/14/25 7186-02- 202502 310-51300-3	1200	*	450.00	
2	ASSES REV BOND S2019 WIND 2/14/25 7468-02- 202502 310-51300-3	1200	*	450.00	
2	ASSES REV BOND S2022-1 A1 2/14/25 7469-02- 202502 310-51300-3	1200	*	450.00	
	ASSES REV BOND S2022-2 A2	AMTEC			1,800.00 002100
2/21/25 00001 12	2/31/24 492 202412 320-53800-4 PUMP RENTAL COSTS	9400	*	1,835.91	
		GOVERNMENTAL MANAGEMENT SERVICES-C	CF		1,835.91 002101
2/21/25 00022 2	2/13/25 5293148 202501 310-51300-3 ENGINEERING SVCS JAN25		*	190.00	
	ENGINEERING SVCS JAN25	HANSON WALTER & ASSOCIATES INC			190.00 002102
	./07/25 831750 202501 320-53800-4 TRIM PALMS & CUT DEAD ONE	9400	*	3,767.23	
		YELLOWSTONE LANDSCAPE-SOUTHEAST LI	LC		3,767.23 002103
2/25/25 00029 2	2/17/25 136851 202501 310-51300-3 GENERAL COUNSEL JAN25	1500	*	1,437.87	
2	2/17/25 136852 202501 310-51300-3 CONVEYANCES JAN25		*	562.50	
2	2/17/25 136853 202501 310-51300-3 CONTRUCT DEFECT JAN25		*	707.50	
2	1/17/25 136854 202501 310-51300-3 BANKRUPTCY OF LANDOWNER		*	855.00	
		LATHAM LUNA EDEN & BEAUDINE LLP			3,562.87 002104
3/17/25 00056 2	2/28/25 19271 202502 320-53800-4 WESTSIDE CDD STORM WATER	6400	*	600.00	
2	2/28/25 19271 202502 320-53800-4 P-4 HERBICIDE MAINT		*	100.00	
2	2/28/25 19271 202502 320-53800-4 SOLARA PONDS S1, S2 & S3	6400	*	275.00	
2	2/28/25 19271 202502 320-53800-4 GOODMAN POND HERBICIDE	6400	*	100.00	
		AQUATIC WEED MANAGEMENT, INC.			1,075.00 002105
3/17/25 00001 3	3/01/25 493 202503 310-51300-3 MANAGEMENT FEES MAR25	4000	*	4,334.58	
3	3/01/25 493 202503 310-51300-3 WEBSITE ADMIN MAR25		*	111.33	

WEST WESTSIDE ZYAN

AP300R YEA	R-TO-DATE ACCOUNTS P.	AYABLE PREPAID/COMPUTER	CHECK REGISTER	RUN 3/	25/25	PAGE	2
*** CHECK DATES 02/19/2025 - 03/18/2025 *	** WESTSIDE CD	D - GENERAL FUND					

DANK A WESTSIDE CO.

	BAN	IK A WESTSIDE CDD			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# SU	VENDOR NAME UB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	3/01/25 493 202503 310-51300-35 INFORMATION TECH MAR25	3100	*	167.00	
	3/01/25 493 202503 310-51300-31 DISSEMINATION SVCS MAR25	.300	*	1,947.75	
	3/01/25 493 202503 310-51300-51 OFFICE SUPPLIES MAR25	.000	*	.27	
	3/01/25 493 202503 310-51300-42 POSTAGE MAR25	2000	*	310.76	
	3/01/25 493 202503 310-51300-42 COPIES MAR25	2500	*	23.10	
	3/01/25 494 202503 320-53800-49 FIELD MANAGEMENT MAR25	9000	*	1,881.75	
		GOVERNMENTAL MANAGEMENT SERVICES-	-CF		8,776.54 002106
3/17/25 00022	3/12/25 5293377 202502 310-51300-31 ENGINEERING SVCS FEB25			1,165.00	
	ENGINEERING SVCS FEB25	HANSON WALTER & ASSOCIATES INC			1,165.00 002107
3/17/25 00029	3/11/25 138088 202502 310-51300-31 GENERAL COUNSEL FEB25	500	*	470.00	
	3/11/25 138090 202502 310-51300-31 CONSTRUCT DEFECT FEB25	.500	*	240.00	
	3/11/25 138091 202502 310-51300-31 BANKRUPTCY OF LANDOWNER	.500	*	112.50	
		LATHAM LUNA EDEN & BEAUDINE LLP			822.50 002108
3/17/25 00039	3/01/25 866998 202503 320-53800-46 LANDSCAPE MAINT MAR25	5200	*	27,687.50	
		YELLOWSTONE LANDSCAPE-SOUTHEAST I	LLC		27,687.50 002109
		TOTAL FOR BANK	K A	50,682.55	
		TOTAL FOR REGI	ISTER	50,682.55	

WEST WESTSIDE

SECTION 2

Community Development District

Unaudited Financial Reporting February 28, 2025



Table of Contents

1	Balance Sheet
2-3	General Fund
4	Series 2005 Debt Service Fund
5	Series 2007 Debt Service Fund
6	Series 2018 Debt Service Fund
7	Series 2019 Debt Service Fund
8	Series 2019 Refunding Bonds Debt Service Fund
9	Series 2019 Parcel K Debt Service Fund
10	Series 2022 AA1 Debt Service Fund
11	Series 2022 AA2 Debt Service Fund
12	Capital Projects Fund
13	Capital Reserve Fund
14-15	Month to Month
16	Assessment Receipt Schedule

Community Development District Combined Balance Sheet February 28, 2025

			10	bi dai y 20, 2023						
		General	D	ebt Service	Сар	pital Projects	Са	pital Reserve		Totals
		Fund		Fund		Fund		Fund	Gove	rnmental Funds
Assets:										
Cash:										
Operating Account	\$	189,828	\$	-	\$	-	\$	443,345	\$	633,174
Capital Projects Account	\$	-	\$	-	\$	22,939	\$	-	\$	22,939
Investments:										
<u>Series 2005 - 2</u>										
Reserve	\$	-	\$	100,342	\$	-	\$	-	\$	100,342
Revenue	\$	-	\$	214,069	\$	-	\$	-	\$	214,069
Prepayment	\$	-	\$	4,152	\$	-	\$	-	\$	4,152
<u>Series 2007 - 2</u>	Φ.			26.262						26262
Reserve	\$	-	\$	36,260	\$	-	\$	-	\$	36,260
Revenue	\$	-	\$	84,578	\$	-	\$	-	\$	84,578
Prepayment	\$	-	\$	2,929	\$	-	\$	-	\$	2,929
Series 2018	¢		Φ.	115.065	.		•		.	115.065
Reserve Revenue	\$ \$	-	\$ \$	115,065 246,565	\$ \$	-	\$ \$	-	\$ \$	115,065 246,565
Construction	\$	-	\$	-	\$	2	\$	-	\$	240,303
Series 2019	Ф	-	Ф	-	Ф	۷	Ф	-	Ф	2
Reserve	\$	_	\$	101,595	\$	_	\$	_	\$	101,595
Revenue	\$ \$	-	\$	205,757	\$	-	\$	-	\$	205,757
Construction	\$	-	\$	203,737	\$	2	\$	-	\$	203,737
Series 2019 K	φ	_	φ	-	Ψ	2	Ψ	-	ψ	2
Reserve	\$	-	\$	92,850	\$	_	\$	-	\$	92,850
Revenue	\$	-	\$	101,855	\$	-	\$	-	\$	101,855
Construction	\$	_	\$	-	\$	10,376	\$	-	\$	10,376
Series 2019 R	Ť		•		,		•		•	,
Reserve	\$	-	\$	503,479	\$	_	\$	-	\$	503,479
Revenue	\$	-	\$	1,205,495	\$	_	\$	-	\$	1,205,495
Cost of Issuance	\$	-	\$	7,700	\$	_	\$	-	\$	7,700
Series 2022 AA1										
Reserve	\$	-	\$	124,025	\$	-	\$	-	\$	124,025
Revenue	\$	-	\$	108,923	\$	-	\$	-	\$	108,923
Construction	\$	-	\$	-	\$	1,655,521	\$	-	\$	1,655,521
Series 2022 AA2										
Reserve	\$	-	\$	120,784	\$	-	\$	-	\$	120,784
Revenue	\$	-	\$	216,708	\$	-	\$	-	\$	216,708
Construction	\$	-	\$	-	\$	570	\$	-	\$	570
Due from Capital Reserve	\$	69,282	\$	-	\$	-	\$	-	\$	69,282
Investments - SBA	\$	151,077	\$	-	\$	-	\$	815,314	\$	966,392
Prepaid Expenses	\$	929	\$	-	\$	-	\$	-	\$	929
Total Assets	\$	411,117	\$	3,593,130	\$	1,689,409	\$	1,258,660	\$	6,952,316
Total Assets	J	411,117	J	3,373,130	J	1,007,407	J	1,230,000	J	0,932,310
Liabilities:										
Accounts Payable	\$	13,140	\$	-	\$	-	\$	-	\$	13,140
Accrued Interest Payable	\$	-	\$	63,433	\$	-	\$	-	\$	63,433
Accrued Principal Payable	\$	-	\$	210,000	\$	-	\$	-	\$	210,000
Total Liabilites	\$	13,140	\$	273,433	\$	-	\$		\$	286,573
	J	13,140	J	4/3,433	J	-	J	•	J	400,373
Fund Balance:										
Nonspendable:										
Debt Service - Series 2005 - 2	\$	-	\$	110,109	\$	-	\$	-	\$	110,109
Debt Service - Series 2007 - 2	\$	-	\$	58,786	\$	-	\$	-	\$	58,786
Debt Service - Series 2018	\$	-	\$	361,630	\$	-	\$	-	\$	361,630
Debt Service - Series 2019	\$	-	\$	307,352	\$	-	\$	-	\$	307,352
Debt Service - Series 2019 K	\$	-	\$	194,705	\$	-	\$	-	\$	194,705
Debt Service - Series 2019 R	\$	-	\$	1,716,674	\$	-	\$	-	\$	1,716,674
Debt Service - Series 2019 R	\$	-	\$	232,948	\$	-	\$	-	\$	232,948
Debt Service - Series 2019 R	\$	-	\$	337,491	\$	-	\$	-	\$	337,491
Capital Projects	\$	-	\$	-	\$	1,689,409	\$	-	\$	1,689,409
Unassigned	\$	397,048	\$	-	\$	-	\$	1,258,660	\$	1,655,707
Total Fund Balances	\$	397,977	\$	3,319,697	\$	1,689,409	\$	1,258,660	\$	6,665,743
Total Caldida o P. J.D.		411-445	.	2502420	Δ.	1 (00 100		1250.660	A	C05224
Total Liabilities & Fund Balance	\$	411,117	\$	3,593,130	\$	1,689,409	\$	1,258,660	\$	6,952,316

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual			
	Budget	Thr	u 02/28/25	Thr	u 02/28/25	Variance		
Revenues:								
Assessments - Tax Roll	\$ 589,729	\$	458,264	\$	458,264	\$	-	
Interest	\$ 1,000	\$	1,000	\$	2,440	\$	1,440	
Miscellaneous Revenue	\$ -	\$	-	\$	110	\$	110	
Total Revenues	\$ 590,729	\$	459,264	\$	460,814	\$	1,550	
Expenditures:								
General & Administrative:								
Supervisor Fees	\$ 12,000	\$	5,000	\$	1,200	\$	3,800	
FICA Expense	\$ 918	\$	383	\$	92	\$	291	
Engineering Fees	\$ 15,000	\$	6,250	\$	1,913	\$	4,338	
Legal Services	\$ 40,000	\$	16,667	\$	11,666	\$	5,001	
Arbitrage Fees	\$ 3,600	\$	1,800	\$	1,800	\$	-	
Management Fees	\$ 52,015	\$	21,673	\$	21,673	\$	-	
Information Technology	\$ 2,004	\$	835	\$	835	\$	-	
Website Maintenance	\$ 1,336	\$	557	\$	557	\$	0	
Dissemination Fees	\$ 23,373	\$	9,739	\$	9,739	\$	-	
Trustee Fees	\$ 29,042	\$	12,185	\$	12,185	\$	-	
Assessment Roll Services	\$ 13,913	\$	13,913	\$	13,913	\$	-	
Auditing Services	\$ 4,950	\$	-	\$	-	\$	-	
Telephone	\$ 100	\$	42	\$	-	\$	42	
Postage	\$ 2,250	\$	938	\$	500	\$	437	
Insurance - General Liability	\$ 10,545	\$	10,545	\$	10,545	\$	-	
Printing and Binding	\$ 1,500	\$	625	\$	37	\$	588	
Legal Advertising	\$ 1,800	\$	750	\$	512	\$	238	
Other Current Charges	\$ 1,600	\$	667	\$	518	\$	148	
Office Supplies	\$ 400	\$	167	\$	31	\$	136	
Property Appraiser's Fee	\$ 1,400	\$	924	\$	924	\$	-	
Property Taxes	\$ 200	\$	3	\$	3	\$	-	
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	175	\$	-	
Total General & Administrative	\$ 218,121	\$	103,836	\$	88,817	\$	15,018	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pro	ated Budget		Actual		
	Budget	Thr	u 02/28/25	Thr	u 02/28/25	١	Variance
Operations & Maintenance							
Field Expenditures							
Landscape Maintenance	\$ 348,863	\$	145,359	\$	138,438	\$	6,922
Oak Tree Maintenance	\$ 25,000	\$	10,417	\$	24,727	\$	(14,310)
Irrigation Repairs	\$ 25,000	\$	10,417	\$	21,567	\$	(11,151)
Plant Replacement	\$ 30,000	\$	12,500	\$	15,528	\$	(3,028)
Electric	\$ 1,997	\$	832	\$	191	\$	641
Streetlighting	\$ 64,311	\$	26,796	\$	23,740	\$	3,056
Irrigation Water	\$ 47,759	\$	19,900	\$	34,259	\$	(14,359)
Property Insurance	\$ 1,922	\$	1,464	\$	1,464	\$	-
Field Management	\$ 22,581	\$	9,409	\$	9,409	\$	-
Lake & Wetland Maintenance	\$ 24,653	\$	10,272	\$	6,977	\$	3,295
Sidewalk Repairs & Maintenance	\$ 4,000	\$	1,667	\$	9,755	\$	(8,088)
Contingency	\$ 36,275	\$	15,115	\$	5,603	\$	9,512
Total Operations & Maintenance	\$ 632,361	\$	264,147	\$	291,657	\$	(27,510)
Total Expenditures	\$ 850,482	\$	367,982	\$	380,474	\$	(12,492)
Excess (Deficiency) of Revenues over Expenditures	\$ (259,753)			\$	80,340		
Fund Balance - Beginning	\$ 259,753			\$	317,637		
Fund Balance - Ending	\$ -			\$	397,977		

Community Development District

Debt Service Fund Series 2005-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prora	ated Budget		Actual			
		Budget	Thru	02/28/25	Thr	u 02/28/25	Variance		
Revenues:									
Assessments - Tax Roll	\$	110,963	\$	86,227	\$	86,227	\$	-	
Interest	\$	-	\$	-	\$	3,566	\$	3,566	
Total Revenues	\$	110,963	\$	86,227	\$	89,792	\$	3,566	
Expenditures:									
Debt Service Obligation	\$	110,963	\$	-	\$	-	\$	-	
Total Expenditures	\$	110,963	\$	-	\$	-	\$	-	
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	89,792	\$	3,566	
Fund Balance - Beginning	\$	-			\$	20,317			
Fund Balance - Ending	\$	-			\$	110,109			

Community Development District

Debt Service Fund Series 2007-2

Statement of Revenues, Expenditures, and Changes in Fund Balance

	I	Adopted	Prora	ated Budget		Actual			
		Budget	Thru	02/28/25	Thru	u 02/28/25	Variance		
Revenues:									
Assessments - Tax Roll	\$	39,800	\$	30,928	\$	30,928	\$	-	
Interest	\$	-	\$	-	\$	1,425	\$	1,425	
Total Revenues	\$ 39,800		\$	\$ 30,928		32,352	\$	1,425	
Expenditures:									
Debt Service Obligation	\$	39,800	\$	-	\$	-	\$	-	
Total Expenditures	\$	39,800	\$	-	\$	-	\$	-	
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$	32,352			
Fund Balance - Beginning	\$	-			\$	26,434			
Fund Balance - Ending	\$	-			\$	58,786			

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual			
	Budget	Thr	u 02/28/25	Thr	ru 02/28/25	Variance		
Revenues:								
Assessments - Tax Roll	\$ 230,130	\$	178,630	\$	178,630	\$	-	
Interest	\$ -	\$	-	\$	4,408	\$	4,408	
Total Revenues	\$ 230,130	\$	178,630	\$	183,039	\$	4,408	
Expenditures:								
Interest - 11/1	\$ 80,400	\$	80,400	\$	80,400	\$	-	
Principal - 5/1	\$ 70,000	\$	-	\$	-	\$	-	
Interest - 5/1	\$ 80,400	\$	-	\$	-	\$	-	
Total Expenditures	\$ 230,800	\$	80,400	\$	80,400	\$	-	
Excess (Deficiency) of Revenues over Expenditures	\$ (670)			\$	102,639			
Fund Balance - Beginning	\$ 140,098			\$	258,992			
Fund Balance - Ending	\$ 139,428			\$	361,630			

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 02/28/25	Thr	ru 02/28/25	V	ariance
Revenues:							
Assessments - Tax Roll	\$ 203,846	\$	158,301	\$	158,301	\$	-
Interest	\$ -	\$	-	\$	3,634	\$	3,634
Total Revenues	\$ 203,846	\$	158,301	\$	161,935	\$	3,634
Expenditures:							
Interest - 11/1	\$ 68,374	\$	68,374	\$	68,374	\$	-
Principal - 5/1	\$ 65,000	\$	-	\$	-	\$	-
Interest - 5/1	\$ 68,374	\$	-	\$	-	\$	-
Total Expenditures	\$ 201,748	\$	68,374	\$	68,374	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ 2,099			\$	93,561		
Fund Balance - Beginning	\$ 108,847			\$	213,791		
Fund Balance - Ending	\$ 110,946			\$	307,352		

Community Development District

Debt Service Fund Series 2019R

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	ated Budget		Actual			
		Budget	Thr	u 02/28/25	Th	ru 02/28/25	Variance		
Revenues:									
Assessments - Tax Roll	\$	1,007,205	\$	782,674	\$	782,674	\$	-	
Interest	\$	-	\$	-	\$	20,657	\$	20,657	
Total Revenues	\$	1,007,205	\$	782,674	\$	803,331	\$	20,657	
Expenditures:									
Interest - 11/1	\$	207,994	\$	207,994	\$	207,994	\$	-	
Principal - 5/1	\$	595,000	\$	-	\$	-	\$	-	
Interest - 5/1	\$	207,994	\$	-	\$	-	\$	-	
Total Expenditures	\$	1,010,989	\$	207,994	\$	207,994	\$	-	
Excess (Deficiency) of Revenues over Expenditures	\$	(3,783)			\$	595,336			
Fund Balance - Beginning	\$	602,389			\$	1,121,337			
Fund Balance - Ending	\$	598,606			\$	1,716,674			

Community Development District

Debt Service Fund Series 2019K

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted			ated Budget		Actual			
		Budget	Thru	02/28/25	Thr	u 02/28/25	Variance		
Revenues:									
Assessments - Tax Roll	\$	78,845	\$	61,260	\$	61,260	\$	-	
Interest	\$	-	\$	-	\$	2,931	\$	2,931	
Total Revenues	\$	78,845	\$	61,260	\$	64,190	\$	2,931	
Expenditures:									
Interest - 11/1	\$	36,970	\$	36,970	\$	36,970	\$	-	
Interest - 5/1	\$	36,970	\$	-	\$	-	\$	-	
Total Expenditures	\$	73,940	\$	36,970	\$	36,970	\$	-	
Excess (Deficiency) of Revenues over Expenditures	\$	4,905			\$	27,220			
Fund Balance - Beginning	\$	73,167			\$	167,485			
Fund Balance - Ending	\$	78,072			\$	194,705			

Community Development District

Debt Service Fund Series 2022 AA1

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Prora	ited Budget		Actual		
		Budget	Thru	02/28/25	Thr	u 02/28/25	V	ariance
Revenues:								
Assessments - Tax Roll	\$	113,770	\$	88,407	\$	88,407	\$	-
Interest	\$	-	\$	-	\$	3,345	\$	3,345
Total Revenues	\$	113,770	\$	88,407	\$	91,753	\$	3,345
Expenditures:								
Interest - 11/1	\$	56,885	\$	56,885	\$	56,885	\$	-
Interest - 5/1	\$	56,885	\$	-	\$	-	\$	-
Total Expenditures	\$	113,770	\$	56,885	\$	56,885	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$				\$	34,868		
Fund Balance - Beginning	\$	72,010			\$	198,081		
Fund Balance - Ending	\$ 72,010				\$	232,948		

Community Development District

Debt Service Fund Series 2022 AA2

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget		Actual		
		Budget	Thr	u 02/28/25	Thr	ru 02/28/25	V	ariance
Revenues:								
Assessments - Tax Roll	\$	241,568	\$	187,716	\$	187,716	\$	-
Interest	\$	-	\$	-	\$	3,925	\$	3,925
Total Revenues	\$	241,568	\$	187,716	\$	191,641	\$	3,925
Expenditures:								
Interest - 11/1	\$	96,809	\$	96,809	\$	96,809	\$	-
Principal - 5/1	\$	45,000	\$	-	\$	-	\$	-
Interest - 5/1	\$	96,809	\$	-	\$	-	\$	-
Total Expenditures	\$	238,618	\$	96,809	\$	96,809	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	2,951			\$	94,832		
Fund Balance - Beginning	\$	117,779			\$	242,659		
Fund Balance - Ending	\$	120,729			\$	337,491		

Community Development District

Capital Projects Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Series		Series		Series		Series		Series	Series	Series	
	2005-2		2007-2		2018		2019		2019K	2022 AA1	2022 AA2	Total
Revenues												
Interest	\$	-	\$	1	\$	0	\$	0	\$ 197	\$ 31,443	\$ 4	\$ 31,645
Total Revenues	\$	-	\$	1	\$	0	\$	0	\$ 197	\$ 31,443	\$ 4	\$ 31,645
Expenditures:												
Capital Outlay	\$	-	\$	-	\$	-	\$	-	\$ -	\$ -	\$ 110	\$ 110
Contingency	\$	-	\$	356	\$	-	\$	-	\$ -	\$ -	\$ -	\$ 356
Total Expenditures	\$	-	\$	356	\$	-	\$	-	\$ -	\$ -	\$ 110	\$ 466
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$ (355)	\$	0	\$	0	\$ 197	\$ 31,443	\$ (106)	\$ 31,179
Fund Balance - Beginning	\$	-	\$ 23,	294	\$	2	\$	2	\$ 10,179	\$ 1,624,078	\$ 676	\$ 1,658,230
Fund Balance - Ending	\$	-	\$ 22,	939	\$	2	\$	2	\$ 10,376	\$ 1,655,521	\$ 570	\$ 1,689,409

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted Budget	ted Budget 02/28/25	Th	Actual ru 02/28/25	Variance		
Revenues:							
Interest	\$ -	\$ -	\$	13,057	\$	13,057	
Total Revenues	\$ -	\$ -	\$	13,057	\$	13,057	
Expenditures:							
Miscellaneous Expense	\$ 1,500	\$ 625	\$	203	\$	422	
Capital Outlay - Landscaping	\$ 50,000	\$ -	\$	-	\$	-	
Total Expenditures	\$ 51,500	\$ 625	\$	203	\$	422	
Excess (Deficiency) of Revenues over Expenditures	\$ (51,500)		\$	12,854			
Fund Balance - Beginning	\$ 1,285,537		\$	1,245,806			
Fund Balance - Ending	\$ 1,234,037		\$	1,258,660			

Community Development District Month to Month

	 Oct		Vov	Dec		Jan	Feb	Marcl	ı	Apr	il	Ma	у	Jur	e	July	y	Αι	g	Se	pt	Total
Revenues:																						
Assessments - Tax Roll	\$ -	\$ 48,9	04 \$	383,493	\$ 13,	104	\$ 12,763	\$ -	\$	-	\$		\$	-	\$	-	\$	-	\$	-	\$	458,264
Interest	\$ 637	\$:	99 \$	610	\$	592 5	\$ 2	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,440
Miscellaneous Revenue	\$ -	\$	\$	-	\$	110	\$ -	\$ -	\$	-	\$		\$	-	\$	-	\$	-	\$	-	\$	110
Total Revenues	\$ 637	\$ 49,	03 \$	384,103	\$ 13,	306	\$ 12,765	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$		\$	460,814
Expenditures:																						
General & Administrative:																						
Supervisor Fees	\$ -	\$	00 \$	-	\$	500 5	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,200
FICA Expense	\$ -	\$	46 \$	-	\$	46	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	92
Engineering Fees	\$ 415	\$	95 \$	48	\$	190	\$ 1,165	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,913
Legal Services	\$ 1,776	\$ 1,9	56 \$	4,201	\$ 3,	563	\$ 170	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	11,666
Arbitrage Fees	\$ -	\$	\$	-	\$	- 5	\$ 1,800	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,800
Management Fees	\$ 4,335	\$ 4,3	35 \$	4,335	\$ 4,	335	\$ 4,335	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	21,673
Information Technology	\$ 167	\$	67 \$	167	\$	167	\$ 167	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	835
Website Maintenance	\$ 111	\$	11 \$	111	\$	111 5	\$ 111	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	557
Dissemination Fees	\$ 1,948	\$ 1,9	48 \$	1,948	\$ 1,	948 5	\$ 1,948	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	9,739
Trustee Fees	\$ 9,397	\$	\$	-	\$ 2,	788	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	12,185
Assessment Roll Services	\$ 13,913	\$	\$	-	\$	- 5	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	13,913
Auditing Services	\$ -	\$	\$	-	\$	- 5	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Telephone	\$ -	\$	\$	-	\$	- 5	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Postage	\$ 30	\$	57 \$	218	\$	3 5	\$ 193	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	500
Insurance - General Liability	\$ 10,545	\$	\$	-	\$	- 5	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	10,545
Printing and Binding	\$ 1	\$	\$	35	\$	- 5	\$ 0	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	37
Legal Advertising	\$ -	\$!	12 \$	-	\$	- 5	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	512
Other Current Charges	\$ 117	\$	98 \$	98	\$	97	\$ 108	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	518
Office Supplies	\$ 10	\$	0 \$	10	\$	0 5	\$ 10	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	31
Property Appraiser's Fee	\$ -	\$	\$	-	\$	924 5	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	924
Property Taxes	\$ -	\$	3 \$	-	\$	- 5	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3
Dues, Licenses & Subscriptions	\$ 175	\$	\$	-	\$	- 5	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	175

- \$

- \$

- \$ 88,817

9,928 \$ 11,169 \$ 14,772 \$ 10,008 \$

Total General & Administrative

\$ 42,940 \$

Community Development District Month to Month

	Oct	Nov	Dec		an	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance														
Field Expenditures														
Landscape Maintenance	\$ 27,688	\$ 27,688	\$ 27,688	\$ 27,68	8 \$	27,688 \$		\$ - \$	- \$	- \$	- \$	- \$	- \$	138,438
Oak Tree Maintenance	\$ 18,425	\$ -	\$ -	\$ 6,30	2 \$	- \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	24,727
Irrigation Repairs	\$ 4,658	\$ 5,110	\$ 2,501	\$ 9,29	7 \$	- \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	21,567
Plant Replacement	\$ 14,328	\$ -	\$ -	\$ 1,20	0 \$	- \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	15,528
Electric	\$ 40	\$ 37	\$ 36	\$ 3	8 \$	40 \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	191
Streetlighting	\$ 4,719	\$ 4,719	\$ 4,719	\$ 4,7	9 \$	4,866 \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	23,740
Irrigation Water	\$ 7,197	\$ 3,580	\$ 7,595	\$ 10,88	7 \$	5,000 \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	34,259
Property Insurance	\$ 1,464	\$ -	\$ -	\$	- \$	- \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	1,464
Field Management	\$ 1,882	\$ 1,882	\$ 1,882	\$ 1,88	2 \$	1,882 \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	9,409
Lake & Wetland Maintenance	\$ 1,075	\$ 1,870	\$ 1,075	\$ 1,67	5 \$	1,282 \$		\$ - \$	- \$	- \$	- \$	- \$	- \$	6,977
Sidewalk Repairs & Maintenance	\$	\$	\$	\$ 9,75	5 \$	- \$		\$ - \$	- \$	- \$	- \$	- \$	- \$	9,755
Contingency	\$	\$	\$ 1,836	\$ 3,76	7 \$	- \$		\$ - \$	- \$	- \$	- \$	- \$	- \$	5,603
Stormwater/Lake Repair	\$ -	\$ -	\$ -	\$	- \$	- \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	-
Total Operations & Maintenance	\$ 81,475	\$ 44,885	\$ 47,331	\$ 77,20	9 \$	40,757 \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	291,657
Total Expenditures	\$ 124,415	\$ 54,813	\$ 58,500	\$ 91,98	1 \$	50,765 \$		\$ - \$	- \$	- \$	- \$	- \$	- \$	380,474
Excess (Deficiency) of Revenues over Expenditures	\$ (123,778)	\$ (5,310)	\$ 325,602	\$ (78,17	5) \$	(38,000) \$		\$ - \$	- \$	- \$	- \$	- \$	- \$	80,340

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

Gross Assessments \$ 627,371.75 \$ 118,045.74 \$ 42,340.43 \$ 244,548.00 \$ 216,717.00 \$ 1,071,494.97 \$ 83,866.00 \$ 121,031.50 \$ 256,986.72 \$ 2,782,402.11 Net Assessments \$ 589,729.45 \$ 110,963.00 \$ 39,800.00 \$ 229,875.12 \$ 203,713.98 \$ 1,007,205.27 \$ 78,834.04 \$ 113,769.61 \$ 241,567.52 \$ 2,615,457.98

		4ENT:	

							22.55%	4.24%	1.52%	8.79%	7.79%	38.51%	3.01%	4.35%	9.24%	100.00%
								2005-2	2007-2	2018	2019	2019 Refund	2019 Parcel k	2022 AA1	2022 AA2	
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Debt Service	Debt Service	Debt Service	Debt Service	Debt Service	Debt Service	Debt Service	Debt Service	Total
11/15/24	ACH	\$7,874.11	(\$360.17)	(\$150.28)	\$0.00	\$7,363.66	\$1,660.36	\$312.41	\$112.05	\$647.20	\$573.54	\$2,835.72	\$221.95	\$320.31	\$680.12	\$7,363.66
11/21/24	ACH	\$222,711.60	(\$8,908.21)	(\$4,276.07)	\$0.00	\$209,527.32	\$47,243.91	\$8,889.37	\$3,188.42	\$18,415.56	\$16,319.76	\$80,688.36	\$6,315.48	\$9,114.21	\$19,352.25	\$209,527.32
12/07/24	ACH	\$1,110.29	(\$11.84)	(\$21.97)	\$0.00	\$1,076.48	\$242.71	\$45.67	\$16.38	\$94.61	\$83.85	\$414.55	\$32.45	\$46.83	\$99.43	\$1,076.48
12/10/24	ACH	\$1,713,720.44	(\$68,546.23)	(\$32,903.48)	\$0.00	\$1,612,270.73	\$363,532.32	\$68,401.94	\$24,534.28	\$141,704.03	\$125,577.28	\$620,880.77	\$48,596.39	\$70,132.04	\$148,911.68	\$1,612,270.73
12/20/24	ACH	\$89,232.40	(\$1,784.66)	\$0.00	\$0.00	\$87,447.74	\$19,717.59	\$3,710.04	\$1,330.71	\$7,685.87	\$6,811.17	\$33,675.87	\$2,635.81	\$3,803.88	\$8,076.80	\$87,447.74
01/09/25	ACH	\$3,981.71	(\$119.46)	(\$77.25)	\$0.00	\$3,785.00	\$853.43	\$160.58	\$57.60	\$332.67	\$294.81	\$1,457.59	\$114.09	\$164.64	\$349.59	\$3,785.00
01/09/25	ACH	\$55,405.28	(\$1,662.18)	(\$1,074.84)	\$0.00	\$52,668.26	\$11,875.57	\$2,234.50	\$801.46	\$4,629.06	\$4,102.25	\$20,282.39	\$1,587.50	\$2,291.01	\$4,864.52	\$52,668.26
01/28/25	ACH	\$0.00	\$0.00	\$0.00	\$1,662.98	\$1,662.98	\$374.96	\$70.55	\$25.31	\$146.16	\$129.53	\$640.41	\$50.12	\$72.34	\$153.60	\$1,662.98
02/10/25	ACH	\$58,946.54	(\$1,187.22)	(\$1,155.19)	\$0.00	\$56,604.13	\$12,763.00	\$2,401.48	\$861.36	\$4,974.99	\$4,408.81	\$21,798.09	\$1,706.14	\$2,462.22	\$5,228.04	\$56,604.13
						'										
	TOTAL	\$ 2,152,982.37	\$ (82,579.97)	\$ (39,659.08) \$	1,662.98	\$ 2,032,406.30	\$ 458,263.85	\$ 86,226.54	\$ 30,927.57	\$ 178,630.15	\$ 158,301.00	\$ 782,673.75	\$ 61,259.93	\$ 88,407.48	\$ 187,716.03	\$ 2,032,406.30

78%	Net Percent Collected
\$ 583,051.68	Balance Remaining to Collect