

*Windsor at Westside
Community Development District*

Agenda

January 26, 2018

AGENDA

Windsor at Westside

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

January 19, 2018

**Board of Supervisors
Windsor at Westside Community
Development District**

Dear Board Members:

The meeting of the Board of Supervisors of **Windsor at Westside Community Development District** will be held **Friday, January 26, 2018 at 9:00 AM at the Club at Windsor at Westside, 2100 Tripoli Court, Kissimmee, Florida**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of November 17, 2017 Meeting
4. Ratification of Series 2016 Requisition #16
5. Consideration of Series 2016 Requisitions #17 and #18
6. Discussion of Toho Reclaimed Water Rates
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Consideration of Series 2016 Arbitrage Report
 - iv. Field Manager's Report
8. Supervisor's Requests
9. Adjournment

The second order of business is the Public Comment where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the November 17, 2017 meeting. A copy of the minutes is enclosed for your review.

The fourth order of business is the ratification of Series 2016 Requisition #16. A copy of the requisition will be provided under separate cover.

The fifth order of business is the consideration of Series 2016 Requisitions #17 and #18. A copy of the requisition is enclosed for your review.

The sixth order of business is the discussion of the Toho reclaimed water rates. This is an open discussion and no back up is provided.

Section C of the sixth order of business is the District Manager's Report. Section 1 includes the check register being submitted for approval and Section 2 includes the balance sheet and income statement for your review. Section 3 is the consideration of the Series 2016 Arbitrage Report. The report is enclosed for your review. Section 4 is the Field Manager's Report that will update you on the status of any field or maintenance issues around the community. The Field Manager's Report will be provided under separate cover.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'G. S. Flint', with a stylized flourish at the end.

George S. Flint
District Manager

CC: Tucker Mackie, District Counsel
Jere Earlywine, District Counsel
Broc Althafer, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Windsor at Westside Community Development District was held Friday, November 17, 2017 at 9:00 a.m. in the Club at Windsor at Westside, 2100 Tripoli Court, Kissimmee, Florida.

Present and constituting a quorum were:

Carlos Gregory
Cliff Torres
Angel Alfonso
William Tew
Eric Baker

Chairman
Vice Chairman
Assistant Treasurer
Assistant Secretary
Assistant Secretary

Also present were:

Jason Showe
Sarah Sandy
Broc Althafer

District Manager
District Counsel (by phone)
District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the October 27,
2017 Meeting**

On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor the minutes of the October 27, 2017 meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Series 2016 Requisition #15

On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor the Series 2016 Requisition #15 for Osceola Engineering, Inc. in the amount of \$1,487.50 was approved.

FIFTH ORDER OF BUSINESS

Items Related to Acquisition of District Improvements - Phase 2B

- A. Consideration of Bill of Sale and General Assignment for the Phase 2B Project**
- B. Consideration of Series 2016 Requisition #16**

Ms. Sandy stated these are for project improvements that the District Engineer has reviewed and confirmed the improvements are within the District's project and agrees the acquisition value of \$1,502,200 is fair and reasonable.

The acquisition won't be final until all the documentation required in the acquisition agreement are received. I believe it is currently being compiled but I was notified prior to the meeting that it had all been received.

On MOTION by Mr. Gregory seconded by Mr. Tew with all in favor the acquisition of the Phase 2B Project improvements in a not to exceed value of \$1,502,200 was approved subject to receipt and review by District Counsel of the documentation required under the acquisition agreement.

Mr. Gregory asked are we almost there with the documents?

Mr. Althafer stated we still need final as-builts, lien releases and a few other documents.

Mr. Torres stated we are about there, we don't have COC yet and won't have final as-builts until that point. They are working on them now.

Mr. Gregory asked what about pay applications?

Mr. Althafer stated I have the most current and there should be one more pay out that comes through. There will need to be lien releases, warranty information that is required for the work and the work product.

Ms. Sandy stated Tucker is reviewing it and I don't know particularly which documents are missing but it is typically documents we require as part of the acquisition.

Mr. Althafer stated we will get a detailed list of everything that is outstanding out to everyone this afternoon.

Mr. Gregory asked is it safe to say that now that we have approved this requisition that once those documents have been received it will be processed?

Mr. Showe stated we approved the bill of sale and I was going to ask Sarah if we are okay to approve the requisition in substantial form subject to the inclusion of all those documents.

Ms. Sandy stated yes, this can be paid as soon as all the documents are received, we will send a request to the District Manager to have the requisition sent to the trustee for payment. The requisition will probably be brought back at a subsequent meeting to be ratified by the Board but there is no further Board action that we need in order for this to be paid.

I believe some of the improvements would potentially be conveyed to other governmental entities for ownership and maintenance and I would like to ask the Board for authorization for the District Chair to execute any conveyance documents that would be required.

On MOTION by Mr. Alfonso seconded by Mr. Tew with all in favor the Chairman was authorized to execute any conveyance documents to other governmental entities for Phase 2B improvements.

Mr. Showe stated as soon as all the documents are received we will process the requisition and bring it back at a future meeting for ratification.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Althafer stated we have been working behind the scenes on the Toho Water Authority reclaimed rate analysis. There are several variables that go into how they calculate that rate. I have been working with the Board to understand what goes into the calculation and we are trying to get a firm grasp on that rate and we will continue working together to get this issue resolved.

Mr. Gregory asked did we finalize where we were going to reimburse the HOA for a percentage of water? We are not paying a water bill, right?

Mr. Showe stated I don't believe so but I will find out.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

A copy of the financials was included in the agenda package.

iii. Field Manager's Report

Mr. Showe stated there was a meeting conflict and Brian is unable to be here this morning but based on approvals at the last meeting he will be getting those plant replacements within the next week or so.

Mr. Gregory stated I put in a call to Down to Earth, the side closest to Windsor on Westside Boulevard between curb and sidewalk the Bahia looks a little beat up.

Mr. Showe stated I will pass that along as well.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

There being none,

On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor the meeting adjourned at 9:10 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

*This item will be provided under
separate cover*

SECTION V

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2016
(ASSESSMENT AREA TWO PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Windsor at Westside Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of June 1, 2015, as supplemented by that certain Second Supplemental Trust Indenture dated as of April 1, 2016 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **17**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:

Hopping Green & Sams

- (D) Amount Payable: **\$862.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Invoice# 97895; Represents services for Phase 2B infrastructure acquisition documentation for November 2017.**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2016 Acquisition & Construction Account of the Acquisition and Construction Fund.**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Series 2016 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Project; and
4. each disbursement represents a Cost of the Assessment Area Two Project which has not previously been paid.

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

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

Originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

**WINDSOR AT WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

December 29, 2017

Windsor at Westside Community Development District
c/o GMS - Central Florida
1412 S. Narcoossee Road
St. Cloud, FL 34771

Bill Number 97895
Billed through 11/30/2017

REC'D JAN 05 2018

Phase 2 Project Construction WWSCDD 00105 TFM

FOR PROFESSIONAL SERVICES RENDERED

11/08/17	TFM	Prepare acquisition documents and circulate to Althafer and Torres regarding same.	2.00 hrs
11/08/17	DGW	Revise and compile draft acquisition documents for Phase 2B and conferences with Mackie regarding same.	1.90 hrs
11/20/17	TFM	Follow up with Torres and Althafer regarding acquisition documents.	0.30 hrs
Total fees for this matter			\$862.00

MATTER SUMMARY

Wilbourn, David - Paralegal	1.90 hrs	145 /hr	\$275.50
Mackie, A.Tucker Frazee	2.30 hrs	255 /hr	\$586.50

TOTAL FEES \$862.00

TOTAL CHARGES FOR THIS MATTER **\$862.00**

BILLING SUMMARY

Wilbourn, David - Paralegal	1.90 hrs	145 /hr	\$275.50
Mackie, A.Tucker Frazee	2.30 hrs	255 /hr	\$586.50

TOTAL FEES \$862.00

TOTAL CHARGES FOR THIS BILL **\$862.00**

Please include the bill number on your check.

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2016
(ASSESSMENT AREA TWO PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Windsor at Westside Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of June 1, 2015, as supplemented by that certain Second Supplemental Trust Indenture dated as of April 1, 2016 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **18**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:

Hopping Green & Sams

- (D) Amount Payable: **\$800.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Invoice# 97231; Represents services for Phase 2B infrastructure acquisition documentation.**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2016 Acquisition & Construction Account of the Acquisition and Construction Fund.**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Series 2016 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Project; and
4. each disbursement represents a Cost of the Assessment Area Two Project which has not previously been paid.

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

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

Originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

**WINDSOR AT WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

STATEMENT

November 30, 2017

Windsor at Westside Community Development District
c/o GMS - Central Florida
1412 S. Narcoossee Road
St. Cloud, FL 34771

Bill Number 97231
Billed through 10/31/2017

Phase 2 Project Construction
WWSCDD 00105 TFM

REC'D DEC 06 2017

FOR PROFESSIONAL SERVICES RENDERED

10/27/17	TFM	Confer with Altafer; prepare acquisition documents for Phase 2B improvements.	0.90 hrs
10/30/17	TFM	Prepare Phase 2B acquisition documents.	1.10 hrs
10/30/17	DGW	Draft Phase 2B acquisition documents; confer with Mackie regarding same.	2.00 hrs
Total fees for this matter			\$800.00

MATTER SUMMARY

Wilbourn, David - Paralegal	2.00 hrs	145 /hr	\$290.00
Mackie, A.Tucker Frazee	2.00 hrs	255 /hr	\$510.00

TOTAL FEES \$800.00

TOTAL CHARGES FOR THIS MATTER \$800.00

BILLING SUMMARY

Wilbourn, David - Paralegal	2.00 hrs	145 /hr	\$290.00
Mackie, A.Tucker Frazee	2.00 hrs	255 /hr	\$510.00

TOTAL FEES \$800.00

TOTAL CHARGES FOR THIS BILL \$800.00

Please include the bill number on your check.

SECTION VII

Windsor at Westside

Community Development District

Summary of Invoices

November 10, 2017 to January 17, 2018

Fund	Date	Check No.'s	Amount
General Fund	11/16/17	207-208	\$ 5,153.59
	11/17/17	209-210	\$ 1,696.36
	11/30/17	211-212	\$ 2,013.07
	12/7/17	213-219	\$ 159,357.70
	12/8/17	220	\$ 4,472.52
	12/14/17	221	\$ 820.00
	12/19/17	222	\$ 998.24
	12/20/17	223-224	\$ 186,868.91
	1/3/18	225-226	\$ 193,003.50
	1/10/18	227	\$ 4,557.19
	1/11/18	228-231	\$ 2,093.50
			<hr/>
			\$ 561,034.58
			<hr/>
			\$ 561,034.58

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT	#
11/16/17	00015	10/31/17	165460	201710	320-53800-46200				APPLIED AQUATIC MANAGEMENT, INC	*	820.00		
					AQUATIC MGMT SVCS-OCT17								
11/16/17	00014	10/15/17	56524	201710	320-53800-46400				LANDSCAPE MAINT-OCT17	*	4,333.59		
									DOWN TO EARTH LAWCARE II, INC.				
11/17/17	00013	11/16/17	11162017	201711	300-20700-10000				FY18 DEBT ASSESSMNTS 2015	*	952.74		
									WINDSOR AT WESTSIDE CDD C/O REGIONS				
11/17/17	00013	11/16/17	11162017	201711	300-20700-10100				FY18 DEBT ASSESSMNTS 2016	*	743.62		
									WINDSOR AT WESTSIDE CDD C/O REGIONS				
11/30/17	00014	11/05/17	57028	201710	320-53800-46600				ROTATOR NOZ/SAM/PRS/DECDR	*	1,050.57		
									DOWN TO EARTH LAWCARE II, INC.				
11/30/17	00005	11/16/17	8020	201710	310-51300-31100				ACQUISITION-UPDATE BUDGET	*	437.50		
		11/16/17	8021	201710	310-51300-31100				PRP CDD MTG/RECLAIM RSRCH	*	525.00		
									OSCEOLA ENGINEERING INC.				
12/07/17	00013	12/01/17	12012017	201712	300-20700-10000				FY17 ASMNT-EXCESS FEE/INT	*	1,552.54		
									WINDSOR AT WESTSIDE CDD C/O REGIONS				
12/07/17	00013	12/01/17	12012017	201712	300-20700-10100				FY17 ASMNT-EXCESS FEE/INT	*	1,212.41		
									WINDSOR AT WESTSIDE CDD C/O REGIONS				
12/07/17	00013	12/01/17	12012017	201712	300-20700-10000				FY18 DEBT ASSESSMENT-2015	*	30,329.42		
									WINDSOR AT WESTSIDE CDD C/O REGIONS				
12/07/17	00013	12/01/17	12012017	201712	300-20700-10100				FY18 DEBT ASSESSMENT-2016	*	23,684.83		
									WINDSOR AT WESTSIDE CDD C/O REGIONS				
12/07/17	00013	12/01/17	12012017	201712	300-20700-10100				FY18 DEBT ASSESSMENT-2016	*	101,329.18		
									WINDSOR AT WESTSIDE CDD C/O REGIONS				
									WIND WINDSOR AT WES BPHEREGRINO				

WIND WINDSOR AT WES BPHEREGRINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/07/17	00003	11/30/17	97230	201710	310-51300-31500					*	1,099.32	
					LANDSCAPE AGMT/FOUNT.MNT							
12/07/17	00018	12/01/17	7738	201712	320-53800-46700				HOPPING GREEN & SAMS	*	150.00	1,099.32 000218
					POOL SRVC TO FNTN DEC17							
12/08/17	00001	12/01/17	63	201712	310-51300-34000				MCDONNELL CORPORATION	*	3,004.17	150.00 000219
					MANAGEMENT FEES DEC17							
12/01/17	63	201712	310-51300-35100							*	50.00	
					INFO TECHNOLOGY DEC17							
12/01/17	63	201712	310-51300-31300							*	583.33	
					DISSEMINATION FEE DEC17							
12/01/17	63	201712	310-51300-51000							*	22.77	
					OFFICE SUPPLIES							
12/01/17	63	201712	310-51300-42000							*	7.65	
					POSTAGE							
12/01/17	63	201712	310-51300-42500							*	32.10	
					COPIES							
12/01/17	64	201712	320-53800-12000							*	772.50	
					FIELD MANAGEMENT DEC17							
12/14/17	00015	11/30/17	166101	201711	320-53800-46200				GOVERNMENTAL MANAGEMENT SERVICES	*	820.00	4,472.52 000220
					AQUATIC MGMT SVCS-NOV17							
12/19/17	00001	12/13/17	65	201712	320-53800-46700				APPLIED AQUATIC MANAGEMENT, INC	*	998.24	820.00 000221
					WASHOUT RPR/LIGHTING/FACIA							
12/20/17	00013	12/19/17	12192017	201712	300-20700-10000				GOVERNMENTAL MANAGEMENT SERVICES	*	104,928.12	998.24 000222
					FY18 DEBT ASMNT - DS 2015							
12/20/17	00013	12/19/17	12192017	201712	300-20700-10100				WINDSOR AT WESTSIDE CDD C/O REGIONS	*	81,940.79	104,928.12 000223
					FY18 DEBT ASMNT - DS 2016							
1/03/18	00013	1/02/18	01022018	201801	300-20700-10000				WINDSOR AT WESTSIDE CDD C/O REGIONS	*	108,372.96	81,940.79 000224
					FY18 DEBT ASMNTS-2015							
1/03/18	00013	1/02/18	01022018	201801	300-20700-10100				WINDSOR AT WESTSIDE CDD C/O REGIONS	*	84,630.54	108,372.96 000225
					FY18 DEBT ASMNTS-DS 2016							
									WINDSOR AT WESTSIDE CDD C/O REGIONS		84,630.54	84,630.54 000226
									WIND WINDSOR AT WES BPREGRINO			

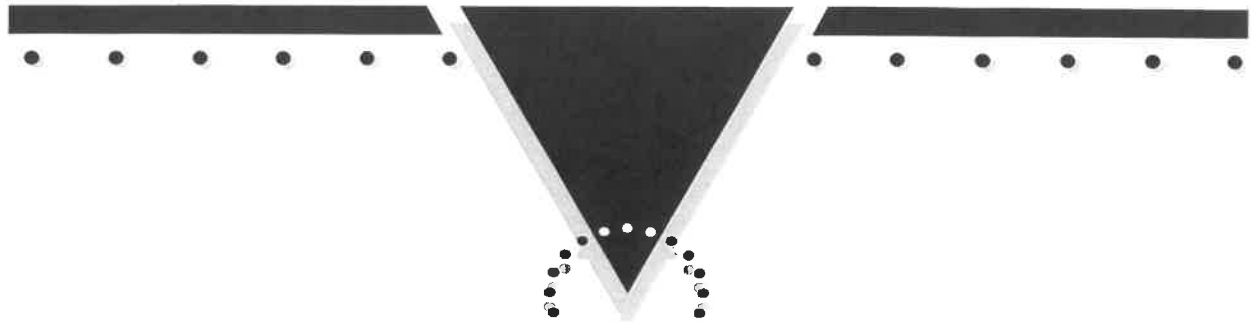
WINDSOR GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#INVOICE..... DATE INVOICEEXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/10/18	00001	1/02/18 66	201801 310-51300-34000		MANAGEMENT FEES JAN18	*	3,004.17	
		1/02/18 66	201801 310-51300-35100		INFO TECHNOLOGY JAN18	*	50.00	
		1/02/18 66	201801 310-51300-31300		DISSEMINATION FEES JAN18	*	583.33	
		1/02/18 66	201801 310-51300-51000		OFFICE SUPPLIES	*	.36	
		1/02/18 66	201801 310-51300-42000		POSTAGE	*	4.69	
		1/02/18 66	201801 310-51300-41000		TELEPHONE	*	6.50	
		1/02/18 67	201801 320-53800-12000		FIELD MANAGEMENT JAN18	*	772.50	
		1/02/18 67	201801 320-53800-46800		ENTRY LIGHTS	*	135.64	
GOVERNMENTAL MANAGEMENT SERVICES								
1/11/18	00015	12/31/17 166836	201812 320-53800-46200		AQUATIC MGMT SVCS-DEC17	*	820.00	4,557.19 000227
APPLIED AQUATIC MANAGEMENT, INC								
1/11/18	00019	1/11/18 5547-01-	201801 310-51300-31200		ARBITRAGE - SERIES 2016	*	450.00	820.00 000228
AMTEC								
1/11/18	00003	12/29/17 97893	201711 310-51300-31500		CDD MTG/CONFER/LEGISLATN	*	673.50	450.00 000229
HOPPING GREEN & SAMS								
1/11/18	00018	1/01/18 7834	201801 320-53800-46700		POOL SRVC TO FNTN JAN18	*	150.00	673.50 000230
MCDONNELL CORPORATION								
TOTAL FOR BANK A							561,034.58	
TOTAL FOR REGISTER							561,034.58	

WIND WINDSOR AT WES BPHEREGRINO

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2



**Windsor at Westside
Community Development District**

Unaudited Financial Report

December 31, 2017



Table of Contents

1	Balance Sheet
2	General Fund Income Statement
3	Debt Service Income Statement Series 2015
4	Debt Service Income Statement Series 2016
5	Capital Projects Income Statement Series 2015
6	Capital Projects Income Statement Series 2016
7	Month to Month
8	Long Term Debt Summary
9	Assessment Receipt Schedule
10-11	Construction Schedule Series 2015
12-13	Construction Schedule Series 2016

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
December 31, 2017

	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	TOTALS 2018
ASSETS:				
CASH				
OPERATING ACCOUNT	\$347,226	---	---	\$347,226
ASSESSMENT RECEIVABLE	---	---	---	\$0
INVESTMENTS				
SERIES 2015				
RESERVE	---	\$139,408	---	\$139,408
REVENUE	---	\$43,468	---	\$43,468
CAPITALIZED INTEREST	---	\$0	---	\$0
INTEREST	---	\$412	---	\$412
SINKING FUND	---	\$0	---	\$0
CONSTRUCTION	---	---	\$32	\$32
SERIES 2016				
RESERVE	---	\$211,119	---	\$211,119
REVENUE	---	\$134,732	---	\$134,732
CAPITALIZED INTEREST	---	\$0	---	\$0
INTEREST	---	\$4	---	\$4
CONSTRUCTION	---	---	\$1,524,241	\$1,524,241
DUE FROM GENERAL FUND	---	\$379,873	---	\$379,873
TOTAL ASSETS	\$347,226	\$909,016	\$1,524,273	\$2,780,514
LIABILITIES:				
ACCOUNTS PAYABLE	\$674	---	---	\$674
DUE TO DEBT SERVICE 2015	\$108,373	---	---	\$108,373
DUE TO DEBT SERVICE 2016	\$84,631	---	---	\$84,631
DUE TO DEVELOPER	\$12,233	---	---	\$12,233
FUND EQUITY:				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$396,589	---	\$396,589
RESTRICTED FOR DEBT SERVICE 2016	---	\$512,426	---	\$512,426
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$32	\$32
RESTRICTED FOR CAPITAL PROJECTS 2016	---	---	\$1,524,241	\$1,524,241
UNASSIGNED	\$141,316	---	---	\$141,316
TOTAL LIABILITIES & FUND EQUITY	\$347,226	\$909,016	\$1,524,273	\$2,780,514

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending December 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/17	ACTUAL THRU 12/31/17	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$142,828	\$126,367	\$126,367	\$0
ASSESSMENTS - DIRECT BILLED	\$56,135	\$28,068	\$28,068	\$0
TOTAL REVENUES	\$198,963	\$154,435	\$154,435	\$0
EXPENDITURES:				
ADMINISTRATIVE:				
ENGINEERING	\$5,000	\$1,250	\$963	\$288
ATTORNEY	\$15,000	\$3,750	\$1,773	\$1,977
ARBITRAGE	\$600	\$150	\$0	\$150
DISSEMINATION	\$7,000	\$1,750	\$1,750	\$0
ANNUAL AUDIT	\$4,400	\$0	\$0	\$0
TRUSTEE FEES	\$7,000	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$36,050	\$9,013	\$9,013	(\$0)
INFORMATION TECHNOLOGY	\$600	\$150	\$150	\$0
TELEPHONE	\$150	\$38	\$6	\$31
POSTAGE	\$750	\$188	\$34	\$154
INSURANCE	\$5,800	\$5,800	\$5,398	\$402
PRINTING & BINDING	\$1,500	\$375	\$100	\$275
LEGAL ADVERTISING	\$3,000	\$750	\$0	\$750
OTHER CURRENT CHARGES	\$775	\$194	\$90	\$104
PROPERTY APPRAISER FEE	\$650	\$163	\$0	\$163
PROPERTY TAXES	\$100	\$25	\$0	\$25
OFFICE SUPPLIES	\$200	\$50	\$46	\$4
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE:				
Contract Services				
FIELD SERVICES	\$9,270	\$2,318	\$2,318	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$63,900	\$15,975	\$4,334	\$11,641
LAKE MAINTENANCE	\$10,500	\$2,625	\$1,640	\$985
WETLAND MONITORING & MAINTENANCE	\$9,400	\$2,350	\$0	\$2,350
PROPERTY INSURANCE	\$2,250	\$2,250	\$1,980	\$270
Repairs & Maintenance				
LANDSCAPE MAINTENANCE - OTHER	\$3,500	\$875	\$0	\$875
REPAIRS - GENERAL	\$1,500	\$375	\$0	\$375
OPERATING SUPPLIES	\$2,000	\$500	\$0	\$500
IRRIGATION REPAIRS	\$3,000	\$750	\$1,051	(\$301)
SIGNAGE	\$1,500	\$375	\$0	\$375
FOUNTAIN MAINTENANCE	\$2,400	\$600	\$1,448	(\$848)
WALLS - REPAIR/CLEANING	\$900	\$225	\$0	\$225
FENCING	\$500	\$125	\$0	\$125
Utility				
ELECTRIC	\$2,500	\$625	\$725	(\$100)
IRRIGATION WATER	\$1,000	\$250	\$110	\$140
Other				
CONTINGENCY	\$1,500	\$375	\$0	\$375
TOTAL EXPENDITURES	\$209,370	\$59,411	\$38,101	\$21,310
EXCESS REVENUES (EXPENDITURES)	(\$10,407)		\$116,334	
FUND BALANCE - Beginning	\$0		\$24,981	
FUND BALANCE - Ending	\$0		\$141,316	

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2015
Statement of Revenues & Expenditures
For The Period Ending December 31, 2017

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/17	ACTUAL THRU 12/31/17	VARIANCE
SPECIAL ASSESSMENTS	\$276,388	\$244,584	\$244,584	\$0
INTEREST	\$0	\$0	\$616	\$616
TOTAL REVENUES	\$276,388	\$244,584	\$245,200	\$616

EXPENDITURES:

INTEREST - 11/1	\$102,144	\$102,144	\$102,144	\$0
PRINCIPAL - 11/1	\$70,000	\$70,000	\$70,000	\$0
INTEREST - 5/1	\$100,744	\$0	\$0	\$0
TOTAL EXPENDITURES	\$272,888	\$172,144	\$172,144	\$0
EXCESS REVENUES (EXPENDITURES)	\$3,500		\$73,056	
FUND BALANCE - Beginning	\$183,184		\$323,533	
FUND BALANCE - Ending	\$186,684		\$396,589	

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2016
Statement of Revenues & Expenditures
For The Period Ending December 31, 2017

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/17	ACTUAL THRU 12/31/17	VARIANCE
ASSESSMENTS - TAX ROLL	\$216,092	\$191,000	\$191,000	\$0
ASSESSMENTS - DIRECT BILLED	\$202,658	\$101,329	\$101,329	\$0
INTEREST	\$500	\$0	\$915	\$915
TOTAL REVENUES	\$419,250	\$292,329	\$293,244	\$915

EXPENDITURES:

INTEREST - 11/1	\$152,822	\$152,822	\$152,822	\$0
PRINCIPAL - 11/1	\$110,000	\$110,000	\$110,000	\$0
INTEREST - 5/1	\$150,897	\$0	\$0	\$0
TOTAL EXPENDITURES	\$413,719	\$262,822	\$262,822	\$0
EXCESS REVENUES (EXPENDITURES)	\$5,531		\$30,423	
FUND BALANCE - Beginning	\$270,618		\$482,004	
FUND BALANCE - Ending	\$276,149		\$512,426	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND SERIES 2015

Statement of Revenues & Expenditures

For The Period Ending December 31, 2017

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/17	ACTUAL THRU 12/31/17	VARIANCE
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0

EXPENDITURES:

CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$32	
FUND BALANCE - Ending	\$0		\$32	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND SERIES 2016

Statement of Revenues & Expenditures

For The Period Ending December 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/17	ACTUAL THRU 12/31/17	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$3,550	\$3,550
TOTAL REVENUES	\$0	\$0	\$3,550	\$3,550
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TRANSFER OUT	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$3,550	
FUND BALANCE - Beginning	\$0		\$1,520,690	
FUND BALANCE - Ending	\$0		\$1,524,241	

WINDSOR AT WESTSIDE

Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$16,162	\$110,205	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,367
ASSESSMENTS - DIRECT BILLED	\$0	\$28,068	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$28,068
TOTAL REVENUES	\$0	\$44,230	\$110,205	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154,435
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$963
ATTORNEY	\$1,099	\$674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,773
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,166
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$3,004	\$3,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,013
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
TELEPHONE	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6
POSTAGE	\$7	\$19	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34
INSURANCE	\$5,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,398
PRINTING & BINDING	\$19	\$48	\$32	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$44	\$23	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90
PROPERTY APPRAISER FEE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY TAXES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$23	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
Contract Services													
FIELD SERVICES	\$773	\$773	\$773	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,318
LANDSCAPE MAINTENANCE - CONTRACT	\$0	\$4,334	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,334
LAKE MAINTENANCE	\$820	\$820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,640
WETLAND MONITORING & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY INSURANCE	\$1,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,980
Repairs & Maintenance													
LANDSCAPE MAINTENANCE - OTHER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS - GENERAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$0	\$1,051	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,051
SIGNAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FOUNTAIN MAINTENANCE	\$150	\$150	\$1,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,448
WALLS - REPAIRS/CLEANING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FENCING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility													
ELECTRIC	\$222	\$230	\$273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$725
IRRIGATION WATER	\$37	\$31	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110
Other													
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$20,350	\$11,812	\$5,958	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,101
Excess Revenues (Expenditures)	(\$20,350)	\$32,417	\$104,247	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$116,334

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2015, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)		
INTEREST RATES:	4.000%, 5.000%, 5.125%	
MATURITY DATE:	11/1/2045	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$138,194	
RESERVE FUND BALANCE	\$139,187	
BONDS OUTSTANDING - 6/30/15		\$4,190,000
LESS: PRINCIPAL PAYMENT 11/1/16		(\$65,000)
LESS: PRINCIPAL PAYMENT 11/1/17		(\$70,000)
CURRENT BONDS OUTSTANDING		\$4,055,000

SERIES 2016, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)		
INTEREST RATES:	3.500%, 4.125%, 4.750%, 5.000%	
MATURITY DATE:	11/1/2046	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$209,375	
RESERVE FUND BALANCE	\$210,785	
BONDS OUTSTANDING - 5/31/16		\$6,535,000
LESS: PRINCIPAL PAYMENT 11/1/17		(\$110,000)
CURRENT BONDS OUTSTANDING		\$6,425,000

**Windsor at Westside
Community Development District**

**Special Assessment Bonds, Series 2015
(Assessment Area One Project)**

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2015				
6/18/15	1	Pulte Home Corporation	Assessment Area One Project	\$ 3,494,616.92
8/28/15	2	Osceola Engineering Inc.	Series 2015 Bond Issuance Process	\$ 12,564.92
8/28/15	3	Hopping Green & Sams	Phase I Acquisition Process	\$ 7,675.64
9/25/15	4	Governmental Management Services-CF, LLC	FY2015 Construction Accounting	\$ 3,500.00
9/25/15	5	Hopping Green & Sams	Status of conveyance of TWA utilities	\$ 516.19
TOTAL				\$ 3,518,873.67
Fiscal Year 2015				
7/1/15		Interest		\$ 3.12
8/1/15		Interest		\$ 12.97
9/1/15		Interest		\$ 11.20
TOTAL				\$ 27.29
Acquisition/Construction Fund at 6/23/15				\$ 3,690,844.75
Interest Earned thru 9/30/15				\$ 27.29
Requisitions Paid thru 9/30/15				\$ (3,518,873.67)
Remaining Acquisition/Construction Fund				\$ 171,998.37
Fiscal Year 2016				
11/20/15	6	Osceola Engineering Inc.	Acceptance of TWA utilities	\$ 289.03
2/3/16	7	Hopping Green & Sams	Services of Bill of Sale from Toho - Oct.15	\$ 610.50
3/15/16	8	Hopping Green & Sams	Services of Bill of Sale from Toho - Dec.15	\$ 834.50
4/19/16	9	Hopping Green & Sams	Phase I Hardscape, Landscape & Irrigation	\$ 1,653.00
6/28/16	10	Pulte Home Corporation	Phase I Hardscape, Landscape & Irrigation	\$ 168,775.66
TOTAL				\$ 172,162.69
Fiscal Year 2016				
10/1/15		Interest		\$ 1.44
11/1/15		Interest		\$ 1.46
12/1/15		Interest		\$ 1.41
1/1/16		Interest		\$ 9.07
2/1/16		Interest		\$ 23.39
3/1/16		Interest		\$ 27.87
4/1/16		Interest		\$ 32.57
5/1/16		Interest		\$ 32.45
6/1/16		Interest		\$ 34.66
7/1/16		Interest		\$ 32.21
8/1/16		Interest		\$ 0.01
9/1/16		Interest		\$ 0.01
TOTAL				\$ 196.55
Acquisition/Construction Fund at 10/1/15				\$ 171,998.37
Interest Earned thru 9/30/16				\$ 196.55
Requisitions Paid thru 9/30/16				\$ (172,162.69)
Remaining Acquisition/Construction Fund				\$ 32.23

**Windsor at Westside
Community Development District**

**Special Assessment Bonds, Series 2015
(Assessment Area One Project)**

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2017				
TOTAL				\$ -
Fiscal Year 2017				
10/1/16		Interest		\$ 0.01
11/1/16		Interest		\$ 0.01
12/1/16		Interest		\$ 0.01
1/1/17		Interest		\$ 0.01
2/1/17		Interest		\$ 0.01
3/1/17		Interest		\$ 0.01
4/1/17		Interest		\$ 0.01
5/1/17		Interest		\$ 0.02
6/1/17		Interest		\$ 0.02
7/1/17		Interest		\$ 0.02
8/1/17		Interest		\$ 0.02
9/1/17		Interest		\$ 0.02
TOTAL				\$ 0.17
Acquisition/Construction Fund at 9/30/16				\$ 32.23
Interest Earned thru 9/30/17				\$ 0.17
Requisitions Paid thru 9/30/17				\$ -
Remaining Acquisition/Construction Fund				\$ 32.40

**Windsor at Westside
Community Development District**

**Special Assessment Bonds, Series 2015
(Assessment Area One Project)**

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2018				
TOTAL				\$ -
Fiscal Year 2018				
10/1/17		Interest		\$ 0.02
11/1/17		Interest		\$ 0.03
12/1/17		Interest		\$ 0.03
TOTAL				\$ 0.08
Acquisition/Construction Fund at 9/30/17				\$ 32.40
Interest Earned thru 10/31/17				\$ 0.08
Requisitions Paid thru 10/31/17				\$ -
Remaining Acquisition/Construction Fund				\$ 32.48

**Windsor at Westside
Community Development District**

**Special Assessment Bonds, Series 2016
(Assessment Area Two Project)**

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2016				
6/28/16	1	Pulte Home Corporation	Phase 2A Infrastructure/Phase 2B Stormwater	\$ 744,253.00
6/28/16	2	Pulte Home Corporation	Phase 2 Share of Monaco Boulevard Costs	\$ 401,905.87
6/28/16	3	Pulte Home Corporation	Phase 2 Monaco Blvd. Landscape/Hardscape & Baker Barrios Soft Costs	\$ 200,557.24
6/28/16	4	Pulte Home Corporation	Phase 2A Improvements/2B Stormwater Pond less Lift Station	\$ 2,697,261.00
8/2/16	5	Hopping Green & Sams	Preparation of Phase 2 Improvements & Stormwater Acquisitions	\$ 6,338.50
9/20/16	6	Hopping Green & Sams	Preparation of Phase 2 Improvements & Stormwater Acquisitions	\$ 3,271.56
9/20/16	7	Osceola Engineering Inc.	Preparation of Phase 2 Improvements & Stormwater Acquisitions	\$ 2,231.25
9/20/16	8	Hopping Green & Sams	Phase 2 Improvements	\$ 160.34
10/18/16	9	Osceola Engineering Inc.	Revising Supplemental Engineer's Report	\$ 2,056.25
TOTAL				\$ 4,058,035.01
Fiscal Year 2016				
5/1/16		Interest		\$ -
6/1/16		Interest		\$ 783.79
7/1/16		Interest		\$ 1,214.26
8/1/16		Interest		\$ 385.57
9/1/16		Interest		\$ 398.51
TOTAL				\$ 2,782.13
Acquisition/Construction Fund at 5/31/16				\$ 5,871,815.24
Interest Earned thru 9/30/16				\$ 2,782.13
Requisitions Paid thru 9/30/16				\$ (4,058,035.01)
Remaining Acquisition/Construction Fund				\$ 1,816,562.36

**Windsor at Westside
Community Development District**

**Special Assessment Bonds, Series 2016
(Assessment Area Two Project)**

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2017				
2/3/17	10	Hopping, Green & Sams	Review/Approve Requisitions & Preparation of Warranty Deed	\$ 407.70
6/27/17	11	GMS-CF, LLC	FY17 Construction Accounting Services - Invoice #45	\$ 3,500.00
8/23/17	12	Hopping, Green & Sams	Inv#89775, 92504 & 93305: Ph2 Acquisition Docs/Coneyance	\$ 281.50
8/30/17	13	Pulte Home Corporation	Phase 2 Improvement Retainage	\$ 298,316.00
12/12/17	14	Hopping, Green & Sams	Inv#96147 - Fess for Services to Ph2B Acquisition Docs/Rel Retainage	\$ 1,319.51
12/13/17	15	Osceola Engineering Inc	Inv#7589 Services to Ph2B Acquisition Doc/Lift Station Acceptance	\$ 1,487.50
TOTAL				\$ 305,312.21
Fiscal Year 2017				
10/1/16		Interest		\$ 402.83
11/1/16		Interest		\$ 412.24
12/1/16		Interest		\$ 411.22
1/1/17		Interest		\$ 522.51
2/1/17		Interest		\$ 651.13
3/1/17		Interest		\$ 622.32
4/1/17		Interest		\$ 779.86
5/1/17		Interest		\$ 891.11
6/1/17		Interest		\$ 973.00
7/1/17		Interest		\$ 1,109.49
8/1/17		Interest		\$ 1,314.19
9/1/17		Interest		\$ 1,350.29
TOTAL				\$ 9,440.19
Acquisition/Construction Fund at 9/30/16				\$ 1,816,562.36
Interest Earned thru 9/30/17				\$ 9,440.19
Requisitions Paid thru 9/30/17				\$ (305,312.21)
Remaining Acquisition/Construction Fund				\$ 1,520,690.34

**Windsor at Westside
Community Development District**

**Special Assessment Bonds, Series 2016
(Assessment Area Two Project)**

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2018				
TOTAL				\$ -
Fiscal Year 2018				
10/1/17		Interest		\$ 1,170.63
11/1/17		Interest		\$ 1,189.78
12/1/17		Interest		\$ 1,189.91
TOTAL				\$ 3,550.32
Acquisition/Construction Fund at 9/30/17				\$ 1,520,690.34
Interest Earned thru 10/31/17				\$ 3,550.32
Requisitions Paid thru 10/31/17				\$ -
Remaining Acquisition/Construction Fund				\$ 1,524,240.66

REBATE REPORT
\$6,535,000
Windsor at Westside
Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)

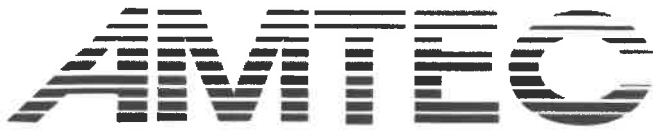
Dated: May 12, 2016
Delivered: May 12, 2016

Rebate Report to the Computation Date
February 1, 2021
Reflecting Activity To
November 30, 2017



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TAX-EXEMPT COMPLIANCE

January 11, 2018

Windsor at Westside Community Development District
c/o Ms. Teresa Viscarra
Governmental Management Services-CF, LLC
1412S Narcoossee Road
St. Cloud, FL 34771

Re: \$6,535,000 Windsor at Westside Community Development District, (Osceola County, Florida),
Special Assessment Bonds, Series 2016 (Assessment Area Two Project)

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Windsor at 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 (the "Code"), as amended, 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 the next Report as of January 31, 2018. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Michael J. Scarfo', written in a cursive style.

Michael J. Scarfo
Senior Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the February 1, 2021 Computation Date
Reflecting Activity from May 12, 2016 through November 30, 2017

Fund Description	Taxable Investment Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.481652%	\$15,731.66	\$(169,842.49)
Cost of Issuance Fund	0.004649%	0.13	(164.94)
Capitalized Interest Fund	0.260430%	175.64	(3,758.12)
Debt Service Reserve Fund	0.534178%	1,738.44	(16,615.55)
Totals		\$17,645.87	\$(190,381.10)

Summary	
Bond Yield	4.815894%
Taxable Investment Yield	0.481869%
Rebatable Arbitrage	\$(190,381.10)
Rebate Computation Credit	(2,020.16)
Net Rebatable Arbitrage	\$(192,401.26)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebataable Arbitrage, investment activity is reflected from May 12, 2016, the date of the closing, to November 30, 2017, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 1, 2021.
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 purposes of computing Rebataable Arbitrage and Yield Reduction Liability, interest earnings and yield, the value of investments, outstanding and subject to rebate at the end of the Computation Period, was as follows:

Fund	Value	Accrued Interest	Totals
Acquisition and Construction			
- Money Market	\$1,525,857.76	\$1,148.93	\$1,527,006.69
Capitalized Interest			
- Cash	0.09	0.00	0.09
Debt Service Reserve			
- Money Market	210,954.60	158.84	211,113.44
Totals	\$1,736,812.45	\$1,307.77	\$1,738,120.22

4. 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.
5. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
6. During the period between May 12, 2016 and November 30, 2017, the District made periodic payments into the Debt Service Interest, Sinking and Redemption Prepayment Funds 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 Interest, Sinking and Redemption Prepayment Funds 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

7. Computation Date

February 1, 2021.

8. Computation Period

The period beginning on May 12, 2016, the date of the closing, and ending on November 30, 2017.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on February 1st, the day in the calendar year that was selected by the Issuer.

10. 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.

11. 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.

12. Issue Price

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

13. 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.

14. Funds and Accounts

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

Fund	Account Number
Acquisition and Construction	3380007587
Cost of Issuance	3380007596
Debt Service Interest	3380007603
Revenue	3380007612
Debt Service Redemption Prepayment	3380007621
Debt Service Principal	3380007630
Capitalized Interest	3380007649
Debt Service Reserve	3380007658

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 November 30, 2017, 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 February 1, 2021. 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 February 1, 2021, is the Rebatable Arbitrage.

\$6,535,000
Windsor at Westside Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)
Delivered: May 12, 2016

Sources of Funds

Par Amount	\$6,535,000.00
Total	\$6,535,000.00

Uses of Funds

Acquisition & Construction Fund	\$5,871,815.24
Cost of Issuance Fund	165,250.00
Capitalized Interest Fund	143,482.76
Debt Service Reserve Fund	209,375.00
Underwriter's Discount	145,077.00
Total	\$6,535,000.00

PROOF OF ARBITRAGE YIELD

\$6,535,000
Windsor at Westside Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)

Date	Debt Service	Present Value to 05/12/2016 @ 4.8158944558%
11/01/2016	143,482.76	140,312.89
05/01/2017	152,821.88	145,931.73
11/01/2017	262,821.88	245,071.06
05/01/2018	150,896.88	137,396.96
11/01/2018	265,896.88	236,415.77
05/01/2019	148,884.38	129,264.32
11/01/2019	268,884.38	227,961.47
05/01/2020	146,784.38	121,518.40
11/01/2020	271,784.38	219,711.63
05/01/2021	144,596.88	114,144.19
11/01/2021	269,596.88	207,814.62
05/01/2022	142,018.75	106,898.91
11/01/2022	272,018.75	199,936.81
05/01/2023	139,337.50	100,006.51
11/01/2023	279,337.50	195,774.37
05/01/2024	136,450.00	93,382.71
11/01/2024	281,450.00	188,087.75
05/01/2025	133,459.38	87,091.29
11/01/2025	283,459.38	180,627.05
05/01/2026	130,365.63	81,118.78
11/01/2026	285,365.63	173,390.90
05/01/2027	127,168.75	75,452.11
11/01/2027	287,168.75	166,377.46
05/01/2028	123,868.75	70,078.60
11/01/2028	293,868.75	162,346.67
05/01/2029	119,831.25	64,643.73
11/01/2029	294,831.25	155,308.84
05/01/2030	115,675.00	59,501.58
11/01/2030	300,675.00	151,026.33
05/01/2031	111,281.25	54,581.27
11/01/2031	306,281.25	146,692.68
05/01/2032	106,650.00	49,878.71
11/01/2032	311,650.00	142,327.17
05/01/2033	101,781.25	45,389.44
11/01/2033	316,781.25	137,947.19
05/01/2034	96,675.00	41,108.71
11/01/2034	321,675.00	133,568.29
05/01/2035	91,331.25	37,031.54
11/01/2035	326,331.25	129,204.43
05/01/2036	85,750.00	33,152.72
11/01/2036	330,750.00	124,868.03
05/01/2037	79,931.25	29,466.89
11/01/2037	334,931.25	120,570.14
05/01/2038	73,875.00	25,968.56
11/01/2038	343,875.00	118,036.78
05/01/2039	67,125.00	22,499.22
11/01/2039	347,125.00	113,614.91
05/01/2040	60,125.00	19,216.35
11/01/2040	355,125.00	110,831.54
05/01/2041	52,750.00	16,075.74
11/01/2041	362,750.00	107,949.89
05/01/2042	45,000.00	13,076.56

PROOF OF ARBITRAGE YIELD

\$6,535,000
Windsor at Westside Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)

Date	Debt Service	Present Value
		to 05/12/2016 @ 4.8158944558%
11/01/2042	370,000.00	104,990.31
05/01/2043	36,875.00	10,217.53
11/01/2043	376,875.00	101,971.19
05/01/2044	28,375.00	7,496.91
11/01/2044	388,375.00	100,199.17
05/01/2045	19,375.00	4,881.14
11/01/2045	399,375.00	98,248.60
05/01/2046	9,875.00	2,372.19
11/01/2046	404,875.00	94,972.78
	12,636,351.58	6,535,000.00

Proceeds Summary

Delivery date	05/12/2016
Par Value	6,535,000.00
Target for yield calculation	6,535,000.00

BOND DEBT SERVICE

\$6,535,000

Windsor at Westside Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)

Dated Date 05/12/2016
Delivery Date 05/12/2016

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/12/2016					
11/01/2016			143,482.76	143,482.76	143,482.76
05/01/2017			152,821.88	152,821.88	
11/01/2017	110,000	3.500%	152,821.88	262,821.88	415,643.76
05/01/2018			150,896.88	150,896.88	
11/01/2018	115,000	3.500%	150,896.88	265,896.88	416,793.76
05/01/2019			148,884.38	148,884.38	
11/01/2019	120,000	3.500%	148,884.38	268,884.38	417,768.76
05/01/2020			146,784.38	146,784.38	
11/01/2020	125,000	3.500%	146,784.38	271,784.38	418,568.76
05/01/2021			144,596.88	144,596.88	
11/01/2021	125,000	4.125%	144,596.88	269,596.88	414,193.76
05/01/2022			142,018.75	142,018.75	
11/01/2022	130,000	4.125%	142,018.75	272,018.75	414,037.50
05/01/2023			139,337.50	139,337.50	
11/01/2023	140,000	4.125%	139,337.50	279,337.50	418,675.00
05/01/2024			136,450.00	136,450.00	
11/01/2024	145,000	4.125%	136,450.00	281,450.00	417,900.00
05/01/2025			133,459.38	133,459.38	
11/01/2025	150,000	4.125%	133,459.38	283,459.38	416,918.76
05/01/2026			130,365.63	130,365.63	
11/01/2026	155,000	4.125%	130,365.63	285,365.63	415,731.26
05/01/2027			127,168.75	127,168.75	
11/01/2027	160,000	4.125%	127,168.75	287,168.75	414,337.50
05/01/2028			123,868.75	123,868.75	
11/01/2028	170,000	4.750%	123,868.75	293,868.75	417,737.50
05/01/2029			119,831.25	119,831.25	
11/01/2029	175,000	4.750%	119,831.25	294,831.25	414,662.50
05/01/2030			115,675.00	115,675.00	
11/01/2030	185,000	4.750%	115,675.00	300,675.00	416,350.00
05/01/2031			111,281.25	111,281.25	
11/01/2031	195,000	4.750%	111,281.25	306,281.25	417,562.50
05/01/2032			106,650.00	106,650.00	
11/01/2032	205,000	4.750%	106,650.00	311,650.00	418,300.00
05/01/2033			101,781.25	101,781.25	
11/01/2033	215,000	4.750%	101,781.25	316,781.25	418,562.50
05/01/2034			96,675.00	96,675.00	
11/01/2034	225,000	4.750%	96,675.00	321,675.00	418,350.00
05/01/2035			91,331.25	91,331.25	
11/01/2035	235,000	4.750%	91,331.25	326,331.25	417,662.50
05/01/2036			85,750.00	85,750.00	
11/01/2036	245,000	4.750%	85,750.00	330,750.00	416,500.00
05/01/2037			79,931.25	79,931.25	
11/01/2037	255,000	4.750%	79,931.25	334,931.25	414,862.50
05/01/2038			73,875.00	73,875.00	
11/01/2038	270,000	5.000%	73,875.00	343,875.00	417,750.00
05/01/2039			67,125.00	67,125.00	
11/01/2039	280,000	5.000%	67,125.00	347,125.00	414,250.00
05/01/2040			60,125.00	60,125.00	

BOND DEBT SERVICE

\$6,535,000

Windsor at Westside Community Development District
 (Osceola County, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Two Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2040	295,000	5.000%	60,125.00	355,125.00	415,250.00
05/01/2041			52,750.00	52,750.00	
11/01/2041	310,000	5.000%	52,750.00	362,750.00	415,500.00
05/01/2042			45,000.00	45,000.00	
11/01/2042	325,000	5.000%	45,000.00	370,000.00	415,000.00
05/01/2043			36,875.00	36,875.00	
11/01/2043	340,000	5.000%	36,875.00	376,875.00	413,750.00
05/01/2044			28,375.00	28,375.00	
11/01/2044	360,000	5.000%	28,375.00	388,375.00	416,750.00
05/01/2045			19,375.00	19,375.00	
11/01/2045	380,000	5.000%	19,375.00	399,375.00	418,750.00
05/01/2046			9,875.00	9,875.00	
11/01/2046	395,000	5.000%	9,875.00	404,875.00	414,750.00
	6,535,000		6,101,351.58	12,636,351.58	12,636,351.58

\$6,535,000
Windsor at Westside Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.815894%)
05/12/16	Beg Bal	-5,871,815.24	-7,350,394.66
06/28/16		744,253.00	926,015.05
06/28/16		401,905.87	500,059.64
06/28/16		200,557.24	249,537.49
06/28/16		2,697,261.00	3,355,988.19
08/02/16		6,338.50	7,851.13
09/20/16		3,271.56	4,026.66
09/20/16		2,231.25	2,746.24
09/20/16		160.34	197.35
10/18/16		2,056.25	2,521.50
02/03/17		407.70	493.05
06/27/17		3,500.00	4,152.94
08/23/17		281.50	331.55
08/30/17		298,316.00	351,032.48
11/30/17	AC MMkt Bal	1,525,857.76	1,774,262.93
11/30/17	AC MMkt Acc	1,148.93	1,335.97

02/01/21	TOTALS:	15,731.66	-169,842.49

ISSUE DATE:	05/12/16	REBATABLE ARBITRAGE:	-169,842.49
COMP DATE:	02/01/21	NET INCOME:	15,731.66
BOND YIELD:	4.815894%	TAX INV YIELD:	0.481652%

\$6,535,000
Windsor at Westside Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.815894%)
05/12/16	Beg Bal	-165,250.00	-206,861.54
05/12/16		40,000.00	50,072.38
05/12/16		46,500.00	58,209.15
05/12/16		38,000.00	47,568.76
05/12/16		27,500.00	34,424.76
05/12/16		5,000.00	6,259.05
06/09/16		1,250.00	1,559.19
09/23/16		5,000.00	6,151.59
10/21/16		2,000.00	2,451.55
03/27/17		0.13	0.16

02/01/21	TOTALS:	0.13	-164.94

ISSUE DATE:	05/12/16	REBATABLE ARBITRAGE:	-164.94
COMP DATE:	02/01/21	NET INCOME:	0.13
BOND YIELD:	4.815894%	TAX INV YIELD:	0.004649%

\$6,535,000
Windsor at Westside Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.815894%)
05/12/16	Beg Bal	-143,482.76	-179,613.10
11/01/16		143,482.77	175,645.03
05/01/17		175.54	209.84
11/30/17	CI Cash Bal	0.09	0.10

02/01/21	TOTALS:	175.64	-3,758.12

ISSUE DATE:	05/12/16	REBATABLE ARBITRAGE:	-3,758.12
COMP DATE:	02/01/21	NET INCOME:	175.64
BOND YIELD:	4.815894%	TAX INV YIELD:	0.260430%

\$6,535,000
Windsor at Westside Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.815894%)
05/12/16	Beg Bal	-209,375.00	-262,097.63
11/30/17	DSRF MMkt Bal	210,954.60	245,297.39
11/30/17	DSRF MMkt Acc	158.84	184.70

02/01/21	TOTALS:	1,738.44	-16,615.55

ISSUE DATE:	05/12/16	REBATABLE ARBITRAGE:	-16,615.55
COMP DATE:	02/01/21	NET INCOME:	1,738.44
BOND YIELD:	4.815894%	TAX INV YIELD:	0.534178%

\$6,535,000
Windsor at Westside Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)
Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.815894%)
02/01/17		-1,670.00	-2,020.16
02/01/21	TOTALS:	-1,670.00	-2,020.16

ISSUE DATE: 05/12/16 REBATABLE ARBITRAGE: -2,020.16
COMP DATE: 02/01/21
BOND YIELD: 4.815894%

*This item will be provided under
separate cover*