

*Windsor at Westside
Community Development District*

Agenda

April 27, 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

April 20, 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, April 27, 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. Organizational Matters
 - A. Appointment of Individual to Fulfill the Board Vacancy with Term Ending November 2020
 - B. Administration of Oath of Office to Newly Appointed Supervisor
 - C. Consideration of Resolution 2018-02 Electing Assistant Secretary
4. Approval of Minutes of January 26, 2018 Meeting
5. Ratification of Series 2016 Requisition #16
6. Consideration of Series 2016 Requisition #19
7. Consideration of Resolution 2018-03 Approving the Proposed Budget for the Fiscal Year 2019 and Setting a Public Hearing
8. Staff Reports
 - A. Attorney
 - i. Consideration of 2018 Fee Agreement
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 - iv. Presentation of Number of Registered Voters - 5
 - v. Designation of **November 6, 2018** as the Landowners' Meeting Date
9. Supervisor's Requests
10. 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 Organizational Matters. Section A is the appointment of an individual to fulfill the Board vacancy with the term ending November 2020. Section B is the administration of the Oath of Office to the newly appointed Supervisor. Section C is the consideration of Resolution 2018-02 electing an Assistant Secretary. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the January 26, 2018 meeting. The minutes are enclosed for your review.

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

The sixth order of business is the consideration of Series 2016 Requisition #19. A copy of the requisition is enclosed for your review.

The seventh order of business is the consideration of Resolution 2018-03 approving the proposed budget for the Fiscal Year 2019 and setting a public hearing. Once approved, the budget will be transmitted to the governing authorities at least 60 days prior to the final budget hearing.

The eighth order of business is Staff Reports. Section 1 of the Attorney's Report is the consideration of the 2018 fee agreement. A copy of the agreement is enclosed for your review. Section C 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 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. Section 4 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Osceola County Supervisor of Elections is enclosed for your review. Section 5 is the designation of November 6, 2018 as the Landowners' meeting date. A copy of the instructions, sample agenda and proxy are enclosed for your review.

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

Sincerely,



George S. Flint
District Manager

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

Enclosures

SECTION III

RESOLUTION 2018-02

A RESOLUTION OF THE WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT ELECTING _____ AS ASSISTANT SECRETARY OF THE BOARD OF SUPERVISORS

WHEREAS, the Board of Supervisors of the Windsor at Westside Community Development District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 27th day of April, 2018.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

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, January 26, 2018 at 9:00 a.m. in the Club at Windsor at Westside, 2100 Tripoli Court, Kissimmee, Florida.

Present and constituting a quorum were:

Cliff Torres
Angel Alfonso
Eric Baker

Vice Chairman
Assistant Treasurer
Assistant Secretary

Also present were:

Jason Showe
Tucker Mackie
Broc Althafer
Brian Smith

District Manager
District Counsel by phone
District Engineer by phone
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order at 9:00 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Carlos Gregory and Appointment of Individual to Fill the Board Vacancy with a Term Ending November 2020

Mr. Showe stated we received an email from Mr. Gregory resigning from the Board.

On MOTION by Mr. Torres seconded by Mr. Alphonso with all in favor Carlos Gregory's resignation was accepted.

Mr. Showe stated next would be to appoint an individual to fill the vacancy and in the event you don't have someone to fill that vacancy today we can leave it vacant and continue it to the next meeting.

B. Administration of Oath of Office to Newly Appointed Supervisor

C. Consideration of Resolution 2018-01 Election of Officers

Mr. Showe stated Mr. Gregory was Chairman and I will ask if there is a nomination for that position.

Ms. Mackie joined the meeting at this time by telephone conference.

On MOTION by Mr. Alphonso seconded by Mr. Baker with all in favor Resolution 2018-01 was approved reflecting the following: Angel Alfonso Chairman, Cliff Torres Vice Chairman, George Flint Secretary, Eric Baker and Bill Tew Assistant Secretaries, Jason Showe Assistant Secretary and Ariel Lovera Treasurer.

Mr. Showe stated when you fill the vacancy we will adopt another resolution adding that person as an Assistant Secretary.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 17, 2017 Meeting

On MOTION by Mr. Alphonso seconded by Mr. Torres with all in favor the minutes of November 17, 2017 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Series 2016 Requisition no. 16

This item tabled until the next meeting.

FIFTH ORDER OF BUSINESS

Consideration of Series 2016 Requisitions #17 & #18

On MOTION by Mr. Alphonso seconded by Mr. Torres with all in favor Requisition #17 payable to Hopping Green & Sams in the amount of \$862 and Requisition #18 payable to Hopping Green & Sams in the amount of \$800 were approved.

SIXTH ORDER OF BUSINESS

Discussion of Toho Reclaimed Water Rates

Mr. Althafer stated there have been some issues with the reclaimed rates that the Toho Water Authority, the utility provider, has been charging. Carlos and I have been working with Toho to pin down a more reasonable rate. Toho has recently adopted a new calculation for the reclaimed rate and it is based on several variables most of which are determined by your geographic location but the one variable that changes based on development is the amount of irrigable area. Prior to the last meeting I put together a detailed accounting of all the irrigable area within the built Phase 1, the constructed Phase 2A and the projected Phase 2B and we were able to determine exactly what that acreage is. We provided that to Toho Water Authority for their review and to date we haven't gotten much feedback from them.

Mr. Alfonso asked are we confident that they have received the information?

Mr. Althafer responded yes, we have confirmation that they received it and basically their response was, we are pretty busy and this is going to take a while.

Mr. Alphonso asked did they give us a timeframe on when they think they may have the information for us?

Mr. Althafer stated we have been working with Rodney Kelley and it was sent to him on November 20th and his response was my thought at this time is that it could be January before anything is looked at. It is probably time we started pushing them to give us a response.

Mr. Alfonso asked am I copied on that email response?

Mr. Althafer responded yes you are.

Mr. Alfonso asked will you forward that email to me so it is at the top of my list? You and I can work together to see if we get any response and I will just reply to it and ask if we have any updates on when we can get that resolved.

Mr. Althafer responded okay, I will send that email right away.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Alphonso seconded by Mr. Baker with all in favor the check register from November 16, 2017 through January 11, 2018 in the amount of \$561,034.58 was approved.

ii. Balance Sheet and Income Statement

Mr. Showe stated a copy of the unaudited financial statements are included in the agenda package.

iii. Presentation of Series 2016 Arbitrage Report

Mr. Showe stated as part of the bond documents we are required to have arbitrage rebate calculations performed to ensure that we are not earning more interest on the bond proceeds than we are paying in interest. As you can see by the report we have a negative arbitrage and no rebate liability exists.

iv. Field Manager's Report

Mr. Smith stated we had a couple washouts at the fountain due to someone turning off the backflow. I think we have solved that problem so even if someone turns it off we have lowered the nozzle. We are going to add some colored vines in the trellis at the top. We haven't had any annuals out there and it does need color.

Everything else seems to be going well and the contractors are performing well.

Mr. Alphonso asked do we know who has been shutting the water off?

Mr. Smith stated they did so many installs in that area and there is a hose bib on it and the guys go over and use the hose bib and they probably turn off the valve when they use the hose bib. I'm going to move the backflow behind the fountain.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being none,

On MOTION by Mr. Alphonso seconded by Mr. Baker with all in favor the meeting adjourned at 9:13 a.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

*This item will be provided under
separate cover*

SECTION VI

**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: **19**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:

Hopping Green & Sams

- (D) Amount Payable: **\$153.00**
- (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# 98746; Represents services for Phase 2B infrastructure acquisition documentation for January 2018.**
- (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 =====

February 28, 2018

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

Bill Number 98746
Billed through 01/31/2018

Phase 2 Project Construction
WWSCDD 00105 TFM

FOR PROFESSIONAL SERVICES RENDERED

01/18/18	TFM	Confer with Althafer and Torres regarding acquisition status.	0.30 hrs
01/19/18	TFM	Confer with Flint regarding status of acquisition.	0.30 hrs
Total fees for this matter			\$153.00

MATTER SUMMARY

Mackie, A.Tucker Frazee	0.60 hrs	255 /hr	\$153.00
TOTAL FEES			\$153.00
TOTAL CHARGES FOR THIS MATTER			----- \$153.00

BILLING SUMMARY

Mackie, A.Tucker Frazee	0.60 hrs	255 /hr	\$153.00
TOTAL FEES			\$153.00
TOTAL CHARGES FOR THIS BILL			----- \$153.00

Please include the bill number on your check.

SECTION VII

RESOLUTION 2018-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2018/2019 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 Windsor at Westside Community Development District ("**District**") prior to June 15, 2018, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("**Fiscal Year 2018/2019**"); 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 WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2018/2019 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 27, 2018

HOUR: 9:00 a.m.

LOCATION: The Club at Windsor at Westside
2100 Tripoli Court
Kissimmee, FL 34747

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.

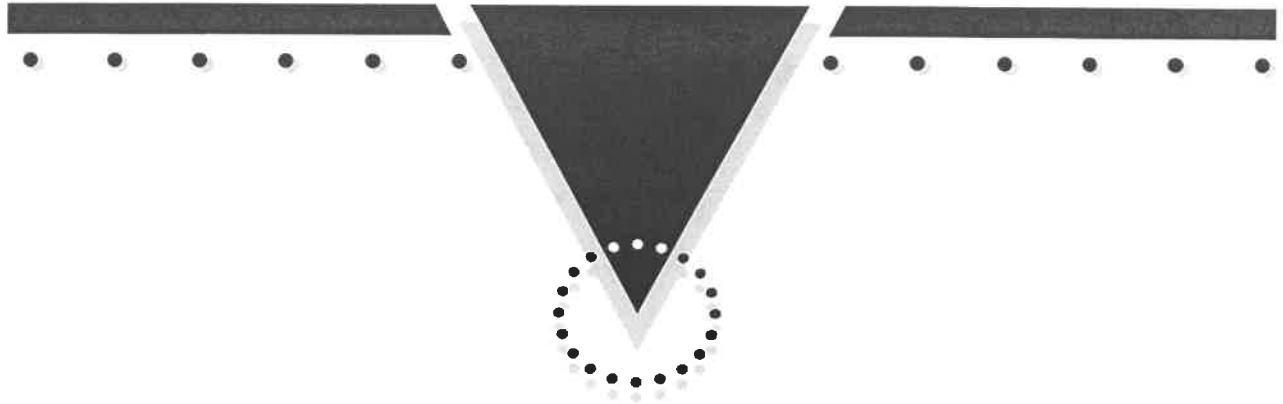
PASSED AND ADOPTED THIS 27th DAY OF APRIL, 2018.

ATTEST:

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____



**Windsor at Westside
Community Development District**

**Proposed Budget
FY 2019**



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Windsor at Westside

Community Development District

Fiscal Year 2019 Proposed Budget General Fund

	Adopted Budget FY2018	Actual Thru 3/31/18	Next 6 Months	Projected Thru 9/30/18	Proposed Budget FY2019
Revenues					
O&M Assessments	\$198,963	\$174,451	\$24,512	\$198,963	\$198,963
Total Revenues	\$198,963	\$174,451	\$24,512	\$198,963	\$198,963
Expenditures					
Administrative					
Engineering	\$5,000	\$963	\$3,000	\$3,963	\$5,000
Attorney	\$15,000	\$2,704	\$12,296	\$15,000	\$15,000
Arbitrage	\$600	\$450	\$0	\$450	\$500
Dissemination	\$7,000	\$3,500	\$3,500	\$7,000	\$7,000
Annual Audit	\$4,400	\$0	\$4,400	\$4,400	\$4,500
Trustee Fees	\$7,000	\$0	\$7,000	\$7,000	\$7,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$36,050	\$18,025	\$18,025	\$36,050	\$37,132
Information Technology	\$600	\$300	\$300	\$600	\$600
Telephone	\$150	\$13	\$50	\$63	\$100
Postage	\$750	\$55	\$100	\$155	\$300
Insurance	\$5,800	\$5,398	\$0	\$5,398	\$5,950
Printing & Binding	\$1,500	\$151	\$500	\$651	\$1,500
Legal Advertising	\$3,000	\$0	\$1,500	\$1,500	\$3,000
Other Current Charges	\$775	\$118	\$150	\$268	\$700
Property Appraiser	\$650	\$213	\$0	\$213	\$500
Property Taxes	\$100	\$0	\$0	\$0	\$100
Office Supplies	\$200	\$67	\$65	\$132	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$93,750	\$37,133	\$50,886	\$88,018	\$94,257
Operation & Maintenance					
Contract Services					
Field Services	\$9,270	\$4,635	\$4,635	\$9,270	\$9,548
Landscape Maintenance - Contract	\$63,900	\$26,002	\$26,002	\$52,003	\$63,900
Lake Maintenance	\$10,500	\$4,920	\$4,920	\$9,840	\$10,500
Wetland Monitoring & Maintenance	\$9,400	\$0	\$9,400	\$9,400	\$9,400
Property Insurance	\$2,250	\$1,980	\$0	\$1,980	\$2,250
Repairs & Maintenance					
Landscape Maintenance - Other	\$3,500	\$8,054	\$0	\$8,054	\$3,500
Repairs and Maintenance	\$1,500	\$136	\$1,000	\$1,136	\$2,500
Operating Supplies	\$2,000	\$0	\$1,000	\$1,000	\$2,000
Irrigation Repairs	\$3,000	\$3,417	\$0	\$3,417	\$3,000
Signage	\$1,500	\$0	\$750	\$750	\$1,500
Fountain Maintenance	\$2,400	\$3,227	\$900	\$4,127	\$2,400
Walls - Repair/Cleaning	\$900	\$0	\$0	\$0	\$0
Fencing	\$500	\$0	\$0	\$0	\$0
Subtotal Expenditures	\$110,620	\$52,370	\$48,607	\$100,977	\$110,498

Windsor at Westside

Community Development District

Fiscal Year 2019 Proposed Budget General Fund

	Adopted Budget FY2018	Actual Thru 3/31/18	Next 6 Months	Projected Thru 9/30/18	Proposed Budget FY2019
Utility					
Electric	\$2,500	\$1,476	\$1,500	\$2,976	\$3,400
Irrigation Water	\$1,000	\$246	\$319	\$565	\$1,000
Other					
Contingency	\$1,500	\$0	\$750	\$750	\$215
Subtotal Expenditures	\$5,000	\$1,721	\$2,569	\$4,290	\$4,615
Total Expenditures	\$209,370	\$91,224	\$102,061	\$193,285	\$209,370
Excess Revenues/(Expenditures)	(\$10,407)	\$83,227	(\$77,549)	\$5,678	(\$10,407)
Beginning Fund Balance	\$10,407	\$24,981	\$0	\$24,981	\$10,407
Ending Fund Balance	\$0	\$108,209	(\$77,549)	\$30,660	\$0

	FY2018	FY2019
Net Assessments	\$198,963	\$198,963
Add: Discounts & Collection	\$12,700	\$12,700
Gross Assessments	<u>\$211,663</u>	<u>\$211,663</u>

FISCAL YEAR 2019

Product Type	Per Unit Net O&M Assessment	Per Unit Gross O&M Assessment
Townhome	\$283	\$301
Single Family 40'	\$302	\$321
Single Family 50'	\$377	\$401

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	Units	FY2018 Gross Per Unit Assessments	FY2019 Gross Per Unit Assessments	Increase/ (Decrease)
Townhome	96	\$301	\$301	\$0
Single Family 40'	243	\$321	\$321	\$0
Single Family 50'	261	\$401	\$401	\$0

Windsor at Westside

Community Development District

GENERAL FUND BUDGET

REVENUES:

O&M 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.

EXPENDITURES:

Administrative:

Engineering

The District's engineer, Osceola Engineering, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel, Hopping, Green & Sams, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2016 Special Assessment Bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records by an Independent Certified Public Accounting Firm. The District has contracted with Grau & Associates for this service.

Trustee Fees

The District issued Series 2015 Special Assessment Bonds and the Series 2016 Special Assessment Bonds that are deposited with a Trustee at Regions Bank.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Windsor at Westside
Community Development District
GENERAL FUND BUDGET

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

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

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Property Appraiser

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

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Windsor at Westside

Community Development District

GENERAL FUND BUDGET

Dues, Licenses & Subscriptions

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

Operation & Maintenance:

Field Services

Provide onsite field management of contracts for the Districts such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance - Contract

The District will maintain the landscaping within the Phase I common areas of the District. The amount is based upon contract with Down To Earth Lawn Care II, Inc. District anticipates Phase 2 ponds coming on board during fiscal year.

Description	Monthly	Annually
Monaco & Westside Boulevard	\$2,182	\$26,180
Monaco & Phase 2A Pond	\$1,667	\$20,000
Phase 2B Pond	\$485	\$5,823
Contingency		\$11,897
		\$63,900

Lake Maintenance - Contract

The District will provide lake maintenance for 3 lakes. The District has contracted with Applied Aquatic Management, Inc. for this service.

Description	Monthly	Annually
One Retention Pond	\$295	\$3,540
Pond 2A Phase 2	\$275	\$3,300
Pond 2B Phase 2	\$250	\$3,000
Contingency		\$660
		\$10,500

Wetland Monitoring & Maintenance

Represents estimated costs for the annual monitoring and maintenance of Phase 2 on-site wetlands and preservation areas within the District boundaries.

Description	Annually
Mitigation Monitoring	\$3,000
Mitigation Maintenance	\$6,400
	\$9,400

Windsor at Westside
Community Development District
GENERAL FUND BUDGET

Property Insurance

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

Landscape Maintenance – Other

Represents estimated costs for any landscape repairs not included in landscape contract.

Repairs and Maintenance

Represents estimated costs for general repairs and maintenance to the common areas within Phase I of the District, including repairs and cleaning of walls and fencing maintained by the district.

Operating Supplies

Represents estimated cost of the purchase of operating supplies.

Irrigation Repairs

Represents estimated cost for any unforeseen repairs to the irrigation system such as replacing nozzles, rotors, line breaks, etc.

Signage

Represents estimated cost to maintain all District signs.

Fountain Maintenance

The District will provide maintenance to the fountain located within the District boundaries. Services include but are not limited to inspection reports, check and supply chemicals, clean area of debris and service three times per week. The District has contracted with Prestige Pool Care, Inc. for this service.

Description	Monthly	Annually
Fountain Maintenance	\$150	\$1,800
Contingency		\$600
		<u>\$2,400</u>

Windsor at Westside

Community Development District

GENERAL FUND BUDGET

Electric

Represents estimated cost for electric to common areas and electric used to operate irrigation meters within the District. The District currently has one account with Duke Energy.

Account #	Description	Monthly	Annually
55906 38373	9000 W Irlo Bronson Memorial Hwy Sign	\$250	\$3,000
	Contingency		\$400
	TOTAL		\$3,400

Irrigation Water

Represents estimated cost for reclaimed water utilities of the common areas within the District. The District currently has one account with Toho Water Authority.

Account #	Description	Monthly	Annually
002592178-033016529	2100 E. Monaco Blvd Fountain	\$50	\$600
	Contingency		\$400
	TOTAL		\$1,000

Contingency

Represents estimated cost for any expense not budgeted in other line items.

Windsor at Westside

Community Development District

Fiscal Year 2019 Proposed Budget Debt Service Fund Series 2015

Adopted Budget FY2018	Actual Thru 3/31/18	Next 6 Months	Projected Thru 9/30/18	Proposed Budget FY2019
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Revenues

Special Assessments	\$276,388	\$256,162	\$20,226	\$276,388	\$276,388
Interest Income	\$0	\$1,472	\$700	\$2,172	\$0
Carry Forward Surplus	\$183,184	\$323,533	\$0	\$323,533	\$329,206
Total Revenues	\$459,572	\$581,167	\$20,926	\$602,094	\$605,594

Expenses

Interest - 11/1	\$102,144	\$102,144	\$0	\$102,144	\$100,744
Principal - 11/1	\$70,000	\$70,000	\$0	\$70,000	\$70,000
Interest - 5/1	\$100,744	\$0	\$100,744	\$100,744	\$99,344
Total Expenditures	\$272,888	\$172,144	\$100,744	\$272,888	\$270,088
Excess Revenues/(Expenditures)	\$186,684	\$409,024	(\$79,818)	\$329,206	\$335,506

Principal - 11/1/2019	\$75,000
Interest - 11/1/2019	\$99,344
Total	\$174,344

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Townhome	96	\$75,218	\$784	\$834
Single Family 40'	90	\$96,961	\$1,077	\$1,146
Single Family 50'	76	\$104,208	\$1,371	\$1,459
	<u>262</u>	<u>\$276,388</u>		

**Windsor at Westside
Community Development District
Series 2015, Special Assessment Bonds
Assessment Area One Project (Term Bonds Due 11/1/2045)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/18	\$ 4,055,000	\$ 70,000	\$ 100,744	\$ 271,488
5/1/19	\$ 3,985,000	\$ -	\$ 99,344	\$ -
11/1/19	\$ 3,985,000	\$ 75,000	\$ 99,344	\$ 273,688
5/1/20	\$ 3,910,000	\$ -	\$ 97,844	\$ -
11/1/20	\$ 3,910,000	\$ 80,000	\$ 97,844	\$ 275,688
5/1/21	\$ 3,830,000	\$ -	\$ 96,244	\$ -
11/1/21	\$ 3,830,000	\$ 80,000	\$ 96,244	\$ 272,488
5/1/22	\$ 3,750,000	\$ -	\$ 94,644	\$ -
11/1/22	\$ 3,750,000	\$ 85,000	\$ 94,644	\$ 274,288
5/1/23	\$ 3,665,000	\$ -	\$ 92,944	\$ -
11/1/23	\$ 3,665,000	\$ 90,000	\$ 92,944	\$ 275,888
5/1/24	\$ 3,575,000	\$ -	\$ 90,694	\$ -
11/1/24	\$ 3,575,000	\$ 90,000	\$ 90,694	\$ 271,388
5/1/25	\$ 3,485,000	\$ -	\$ 88,444	\$ -
11/1/25	\$ 3,485,000	\$ 95,000	\$ 88,444	\$ 271,888
5/1/26	\$ 3,390,000	\$ -	\$ 86,069	\$ -
11/1/26	\$ 3,390,000	\$ 100,000	\$ 86,069	\$ 272,138
5/1/27	\$ 3,290,000	\$ -	\$ 83,569	\$ -
11/1/27	\$ 3,290,000	\$ 105,000	\$ 83,569	\$ 272,138
5/1/28	\$ 3,185,000	\$ -	\$ 80,944	\$ -
11/1/28	\$ 3,185,000	\$ 110,000	\$ 80,944	\$ 271,888
5/1/29	\$ 3,075,000	\$ -	\$ 78,194	\$ -
11/1/29	\$ 3,075,000	\$ 120,000	\$ 78,194	\$ 276,388
5/1/30	\$ 2,955,000	\$ -	\$ 75,194	\$ -
11/1/30	\$ 2,955,000	\$ 125,000	\$ 75,194	\$ 275,388
5/1/31	\$ 2,830,000	\$ -	\$ 72,069	\$ -
11/1/31	\$ 2,830,000	\$ 130,000	\$ 72,069	\$ 274,138
5/1/32	\$ 2,700,000	\$ -	\$ 68,819	\$ -
11/1/32	\$ 2,700,000	\$ 135,000	\$ 68,819	\$ 272,638
5/1/33	\$ 2,565,000	\$ -	\$ 65,444	\$ -
11/1/33	\$ 2,565,000	\$ 145,000	\$ 65,444	\$ 275,888
5/1/34	\$ 2,420,000	\$ -	\$ 61,819	\$ -
11/1/34	\$ 2,420,000	\$ 150,000	\$ 61,819	\$ 273,638
5/1/35	\$ 2,270,000	\$ -	\$ 58,069	\$ -
11/1/35	\$ 2,270,000	\$ 160,000	\$ 58,069	\$ 276,138
5/1/36	\$ 2,110,000	\$ -	\$ 54,069	\$ -
11/1/36	\$ 2,110,000	\$ 165,000	\$ 54,069	\$ 273,138

**Windsor at Westside
Community Development District
Series 2015, Special Assessment Bonds
Assessment Area One Project (Term Bonds Due 11/1/2045)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/37	\$ 1,945,000	\$ -	\$ 49,841	\$ -
11/1/37	\$ 1,945,000	\$ 175,000	\$ 49,841	\$ 274,681
5/1/38	\$ 1,770,000	\$ -	\$ 45,356	\$ -
11/1/38	\$ 1,770,000	\$ 185,000	\$ 45,356	\$ 275,713
5/1/39	\$ 1,585,000	\$ -	\$ 40,616	\$ -
11/1/39	\$ 1,585,000	\$ 195,000	\$ 40,616	\$ 276,231
5/1/40	\$ 1,390,000	\$ -	\$ 35,619	\$ -
11/1/40	\$ 1,390,000	\$ 205,000	\$ 35,619	\$ 276,238
5/1/41	\$ 1,185,000	\$ -	\$ 30,366	\$ -
11/1/41	\$ 1,185,000	\$ 215,000	\$ 30,366	\$ 275,731
5/1/42	\$ 970,000	\$ -	\$ 24,856	\$ -
11/1/42	\$ 970,000	\$ 225,000	\$ 24,856	\$ 274,713
5/1/43	\$ 745,000	\$ -	\$ 19,091	\$ -
11/1/43	\$ 745,000	\$ 235,000	\$ 19,091	\$ 273,181
5/1/44	\$ 510,000	\$ -	\$ 13,069	\$ -
11/1/44	\$ 510,000	\$ 250,000	\$ 13,069	\$ 276,138
5/1/45	\$ 260,000	\$ -	\$ 6,663	\$ -
11/1/45	\$ 260,000	\$ 260,000	\$ 6,663	\$ 273,325
Totals		\$ 4,125,000	\$ 3,825,550	\$ 7,950,550

Windsor at Westside

Community Development District

Fiscal Year 2019 Proposed Budget Debt Service Fund Series 2016

Adopted Budget FY2018	Actual Thru 3/31/18	Next 6 Months	Projected Thru 9/30/18	Proposed Budget FY2019
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Revenues

Special Assessments	\$418,750	\$352,035	\$66,715	\$418,750	\$418,750
Interest Income	\$500	\$2,090	\$2,000	\$4,090	\$500
Transfer In	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$270,618	\$482,004	\$0	\$482,004	\$491,125
Total Revenues	\$689,868	\$836,129	\$68,715	\$904,844	\$910,375

Expenses

Interest - 11/1	\$152,822	\$152,822	\$0	\$152,822	\$150,897
Principal - 11/1	\$110,000	\$110,000	\$0	\$110,000	\$115,000
Interest - 5/1	\$150,897	\$0	\$150,897	\$150,897	\$148,884
Total Expenditures	\$413,719	\$262,822	\$150,897	\$413,719	\$414,781
Excess Revenues/(Expenditures)	\$276,149	\$573,307	(\$82,182)	\$491,125	\$495,594

Principal - 11/1/2019	\$115,000
Interest - 11/1/2019	\$150,897
Total	\$265,897

Product Type	No. of Units	Maximum Annual Debt Service	Per Unit Net Debt Assessment	Per Unit Gross Debt Assessment
Single Family 40'	153	\$146,903	\$960	\$1,146
Single Family 50'	185	\$157,883	\$853	\$1,459
	338	\$418,750		

**Windsor at Westside
Community Development District
Series 2016, Special Assessment Bonds
Assessment Area Two Project (Term Bonds Due 11/1/2046)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
11/1/18	\$ 6,425,000	\$ 115,000	\$ 150,897	\$ 416,794
5/1/19	\$ 6,310,000	\$ -	\$ 148,884	\$ -
11/1/19	\$ 6,310,000	\$ 120,000	\$ 148,884	\$ 417,769
5/1/20	\$ 6,190,000	\$ -	\$ 146,784	\$ -
11/1/20	\$ 6,190,000	\$ 125,000	\$ 146,784	\$ 418,569
5/1/21	\$ 6,065,000	\$ -	\$ 144,597	\$ -
11/1/21	\$ 6,065,000	\$ 125,000	\$ 144,597	\$ 414,194
5/1/22	\$ 5,940,000	\$ -	\$ 142,019	\$ -
11/1/22	\$ 5,940,000	\$ 130,000	\$ 142,019	\$ 414,038
5/1/23	\$ 5,810,000	\$ -	\$ 139,338	\$ -
11/1/23	\$ 5,810,000	\$ 140,000	\$ 139,338	\$ 418,675
5/1/24	\$ 5,670,000	\$ -	\$ 136,450	\$ -
11/1/24	\$ 5,670,000	\$ 145,000	\$ 136,450	\$ 417,900
5/1/25	\$ 5,525,000	\$ -	\$ 133,459	\$ -
11/1/25	\$ 5,525,000	\$ 150,000	\$ 133,459	\$ 416,919
5/1/26	\$ 5,375,000	\$ -	\$ 130,366	\$ -
11/1/26	\$ 5,375,000	\$ 155,000	\$ 130,366	\$ 415,731
5/1/27	\$ 5,220,000	\$ -	\$ 127,169	\$ -
11/1/27	\$ 5,220,000	\$ 160,000	\$ 127,169	\$ 414,338
5/1/28	\$ 5,060,000	\$ -	\$ 123,869	\$ -
11/1/28	\$ 5,060,000	\$ 170,000	\$ 123,869	\$ 417,738
5/1/29	\$ 4,890,000	\$ -	\$ 119,831	\$ -
11/1/29	\$ 4,890,000	\$ 175,000	\$ 119,831	\$ 414,663
5/1/30	\$ 4,715,000	\$ -	\$ 115,675	\$ -
11/1/30	\$ 4,715,000	\$ 185,000	\$ 115,675	\$ 416,350
5/1/31	\$ 4,530,000	\$ -	\$ 111,281	\$ -
11/1/31	\$ 4,530,000	\$ 195,000	\$ 111,281	\$ 417,563
5/1/32	\$ 4,335,000	\$ -	\$ 106,650	\$ -
11/1/32	\$ 4,335,000	\$ 205,000	\$ 106,650	\$ 418,300
5/1/33	\$ 4,130,000	\$ -	\$ 101,781	\$ -
11/1/33	\$ 4,130,000	\$ 215,000	\$ 101,781	\$ 418,563
5/1/34	\$ 3,915,000	\$ -	\$ 96,675	\$ -
11/1/34	\$ 3,915,000	\$ 225,000	\$ 96,675	\$ 418,350
5/1/35	\$ 3,690,000	\$ -	\$ 91,331	\$ -
11/1/35	\$ 3,690,000	\$ 235,000	\$ 91,331	\$ 417,663
5/1/36	\$ 3,455,000	\$ -	\$ 85,750	\$ -
11/1/36	\$ 3,455,000	\$ 245,000	\$ 85,750	\$ 416,500
5/1/37	\$ 3,210,000	\$ -	\$ 79,931	\$ -
11/1/37	\$ 3,210,000	\$ 255,000	\$ 79,931	\$ 414,863

**Windsor at Westside
Community Development District
Series 2016, Special Assessment Bonds
Assessment Area Two Project (Term Bonds Due 11/1/2046)**

Amortization Schedule

Date	Balance	Principal	Interest	Annual
5/1/38	\$ 2,955,000	\$ -	\$ 73,875	\$ -
11/1/38	\$ 2,955,000	\$ 270,000	\$ 73,875	\$ 417,750
5/1/39	\$ 2,685,000	\$ -	\$ 67,125	\$ -
11/1/39	\$ 2,685,000	\$ 280,000	\$ 67,125	\$ 414,250
5/1/40	\$ 2,405,000	\$ -	\$ 60,125	\$ -
11/1/40	\$ 2,405,000	\$ 295,000	\$ 60,125	\$ 415,250
5/1/41	\$ 2,110,000	\$ -	\$ 52,750	\$ -
11/1/41	\$ 2,110,000	\$ 310,000	\$ 52,750	\$ 415,500
5/1/42	\$ 1,800,000	\$ -	\$ 45,000	\$ -
11/1/42	\$ 1,800,000	\$ 325,000	\$ 45,000	\$ 415,000
5/1/43	\$ 1,475,000	\$ -	\$ 36,875	\$ -
11/1/43	\$ 1,475,000	\$ 340,000	\$ 36,875	\$ 413,750
5/1/44	\$ 1,135,000	\$ -	\$ 28,375	\$ -
11/1/44	\$ 1,135,000	\$ 360,000	\$ 28,375	\$ 416,750
5/1/45	\$ 775,000	\$ -	\$ 19,375	\$ -
11/1/45	\$ 775,000	\$ 380,000	\$ 19,375	\$ 418,750
5/1/46	\$ 395,000	\$ -	\$ 9,875	\$ -
11/1/46	\$ 395,000	\$ 395,000	\$ 9,875	\$ 414,750
Totals		\$ 6,535,000	\$ 5,957,869	\$ 12,492,869

SECTION VIII

A

1

Hopping Green & Sams

Attorneys and Counselors

January 30, 2018

Board of Supervisors
Windsor at Westside Community Development District
c/o George Flint, District Manager
GMS – Central Florida
1412 S. Narcoossee Road
St. Cloud, Florida 34771

REC'D FEB 02 2018

Re: Hopping Green & Sams 2018 Rates

Dear Board Members:

Since our firm was retained, we have charged the Windsor at Westside Community Development District ("District") fees at an hourly rate for the provision of legal services. Section IV.B. of the fee agreement in place between our firm and the District contemplates adjustments to the hourly rates from time to time after an annual evaluation by our firm. The fee agreement further provides that consent to hourly rate adjustments up to \$15 per hour will not be unreasonably withheld. We have not adjusted our fees for the District since 2014. This letter sets forth our proposal for an adjustment in our legal fees charged to the District. The increases in billing rates for existing clients are based upon our costs of doing business, increases in the experience and expertise of our attorneys and market trends. We have enjoyed the opportunity to work with the District and appreciate this opportunity to address our rates.

With respect to fees for our services for 2018, my hourly rate is proposed to adjust from \$255 to \$270, which is an increase of \$15 per hour. The rate for paralegal services will remain at \$125. I request these changes be made effective February 1, 2018.

As we have in the past, we will endeavor to keep our fees as low as possible to you, while maintaining our professional and ethical obligations to provide service. We do not expect these rates to negatively affect the District's budget.

We welcome the opportunity to discuss this proposal with you further. If you have any questions, please feel free to call.

Very truly yours,

HOPPING GREEN & SAMS, P.A.


Tucker F. Mackie

Accepted:

Carlos Gregory
Chair, Board of Supervisors

Date: _____

—

Windsor at Westside

Community Development District

Summary of Invoices

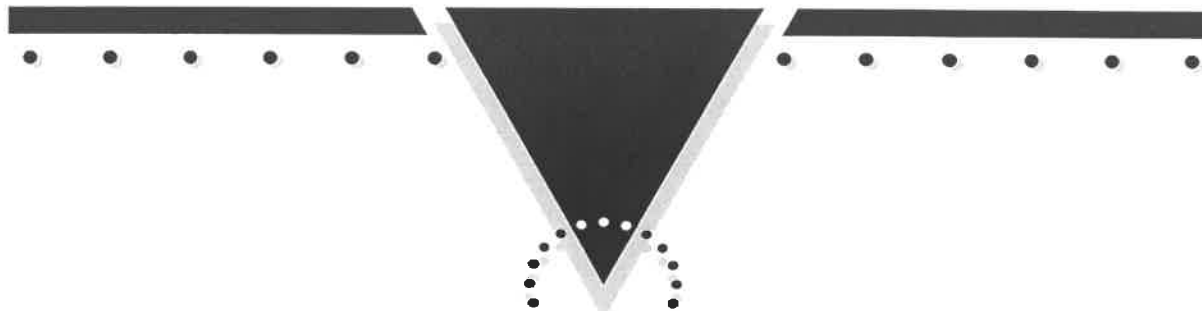
March 23, 2018 to April 18, 2018

Fund	Date	Check No.'s	Amount
General Fund	4/6/18	255	\$ 4,540.70
	4/18/18	256-258	\$ 5,303.59
			<hr/>
			\$ 9,844.29

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO	YRMO	DFT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
4/06/18	00001	4/02/18	77	201804	310-51300-34000				MANAGEMENT FEES APR18	*	3,004.17	
		4/02/18	77	201804	310-51300-35100				INFO TECHNOLOGY APR18	*	50.00	
		4/02/18	77	201804	310-51300-31300				DISSIMINATION FEE APR18	*	583.33	
		4/02/18	77	201804	310-51300-51000				OFFICE SUPPLIES	*	.18	
		4/02/18	77	201804	310-51300-42000				POSTAGE	*	6.82	
		4/02/18	78	201804	320-53800-12000				FIELD MANAGEMENT APR18	*	772.50	
		4/02/18	78	201804	320-53800-46500				LANDSCAPE IMPROVMENT	*	123.70	
GOVERNMENTAL MANAGEMENT SERVICES												
4/18/18	00015	3/31/18	168578	201803	320-53800-46200				AQUATIC MGMT SRVCS-MAR18	*	820.00	4,540.70 000255
APPLIED AQUATIC MANAGEMENT, INC												
4/18/18	00014	4/10/18	59061	201804	320-53800-46400				LANDSCAPE MAINT - APR18	*	4,333.59	820.00 000256
DOWN TO EARTH LAWCARE II, INC.												
4/18/18	00018	4/01/18	8085	201804	320-53800-46700				POOL SRVC TO FTN APR18	*	150.00	4,333.59 000257
MCDONNELL CORPORATION DBA												
TOTAL FOR BANK A											9,844.29	
TOTAL FOR REGISTER											9,844.29	

WIND WINDSOR AT WES BPHEREGRINO

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**Windsor at Westside
Community Development District**

Unaudited Financial Report

March 31, 2018



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WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
March 31, 2018

	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	TOTALS 2018
<u>ASSETS:</u>				
<u>CASH</u>				
OPERATING ACCOUNT	\$121,262	---	---	\$121,262
ASSESSMENT RECEIVABLE	---	---	---	\$0
<u>INVESTMENTS</u>				
SERIES 2015				
RESERVE	---	\$139,810	---	\$139,810
REVENUE	---	\$268,801	---	\$268,801
CAPITALIZED INTEREST	---	\$0	---	\$0
INTEREST	---	\$413	---	\$413
SINKING FUND	---	\$0	---	\$0
CONSTRUCTION	---	---	\$33	\$33
SERIES 2016				
RESERVE	---	\$211,727	---	\$211,727
REVENUE	---	\$361,577	---	\$361,577
CAPITALIZED INTEREST	---	\$0	---	\$0
INTEREST	---	\$4	---	\$4
CONSTRUCTION	---	---	\$1,526,967	\$1,526,967
DUE FROM GENERAL FUND	---	---	---	\$0
TOTAL ASSETS	\$121,262	\$982,331	\$1,527,000	\$2,630,592
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$820	---	---	\$820
DUE TO DEBT SERVICE 2015	---	---	---	\$0
DUE TO DEBT SERVICE 2016	---	---	---	\$0
DUE TO DEVELOPER	\$12,233	---	---	\$12,233
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$409,024	---	\$409,024
RESTRICTED FOR DEBT SERVICE 2016	---	\$573,307	---	\$573,307
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$33	\$33
RESTRICTED FOR CAPITAL PROJECTS 2016	---	---	\$1,526,967	\$1,526,967
UNASSIGNED	\$108,209	---	---	\$108,209
TOTAL LIABILITIES & FUND EQUITY	\$121,262	\$982,331	\$1,527,000	\$2,630,592

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending March 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/18	ACTUAL THRU 3/31/18	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$142,828	\$132,350	\$132,350	\$0
ASSESSMENTS - DIRECT BILLED	\$56,135	\$42,101	\$42,101	\$0
TOTAL REVENUES	\$198,963	\$174,451	\$174,451	\$0
EXPENDITURES:				
ADMINISTRATIVE:				
ENGINEERING	\$5,000	\$2,500	\$963	\$1,538
ATTORNEY	\$15,000	\$7,500	\$2,704	\$4,796
ARBITRAGE	\$600	\$450	\$450	\$0
DISSEMINATION	\$7,000	\$3,500	\$3,500	\$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	\$18,025	\$18,025	(\$0)
INFORMATION TECHNOLOGY	\$600	\$300	\$300	\$0
TELEPHONE	\$150	\$75	\$13	\$62
POSTAGE	\$750	\$375	\$55	\$320
INSURANCE	\$5,800	\$5,800	\$5,398	\$402
PRINTING & BINDING	\$1,500	\$750	\$151	\$599
LEGAL ADVERTISING	\$3,000	\$1,500	\$0	\$1,500
OTHER CURRENT CHARGES	\$775	\$388	\$118	\$269
PROPERTY APPRAISER FEE	\$650	\$325	\$213	\$112
PROPERTY TAXES	\$100	\$50	\$0	\$50
OFFICE SUPPLIES	\$200	\$100	\$67	\$33
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE:				
Contract Services				
FIELD SERVICES	\$9,270	\$4,635	\$4,635	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$63,900	\$31,950	\$26,002	\$5,948
LAKE MAINTENANCE	\$10,500	\$5,250	\$4,920	\$330
WETLAND MONITORING & MAINTENANCE	\$9,400	\$4,700	\$0	\$4,700
PROPERTY INSURANCE	\$2,250	\$2,250	\$1,980	\$270
Repairs & Maintenance				
LANDSCAPE MAINTENANCE - OTHER	\$3,500	\$1,750	\$8,054	(\$6,304)
REPAIRS - GENERAL	\$1,500	\$750	\$136	\$614
OPERATING SUPPLIES	\$2,000	\$1,000	\$0	\$1,000
IRRIGATION REPAIRS	\$3,000	\$1,500	\$3,417	(\$1,917)
SIGNAGE	\$1,500	\$750	\$0	\$750
FOUNTAIN MAINTENANCE	\$2,400	\$1,200	\$3,227	(\$2,027)
WALLS - REPAIR/CLEANING	\$900	\$450	\$0	\$450
FENCING	\$500	\$250	\$0	\$250
Utility				
ELECTRIC	\$2,500	\$1,250	\$1,476	(\$226)
IRRIGATION WATER	\$1,000	\$500	\$246	\$254
Other				
CONTINGENCY	\$1,500	\$750	\$0	\$750
TOTAL EXPENDITURES	\$209,370	\$105,748	\$91,224	\$14,524
EXCESS REVENUES (EXPENDITURES)	(\$10,407)		\$83,227	
FUND BALANCE - Beginning	\$0		\$24,981	
FUND BALANCE - Ending	\$0		\$108,209	

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2015
Statement of Revenues & Expenditures
For The Period Ending March 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/18	ACTUAL THRU 3/31/18	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS	\$276,388	\$256,162	\$256,162	\$0
INTEREST	\$0	\$0	\$1,472	\$1,472
TOTAL REVENUES	\$276,388	\$256,162	\$257,634	\$1,472
<u>EXPENDITURES:</u>				
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		\$85,490	
FUND BALANCE - Beginning	\$183,184		\$323,533	
FUND BALANCE - Ending	\$186,684		\$409,024	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2016

Statement of Revenues & Expenditures

For The Period Ending March 31, 2018

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/18	ACTUAL THRU 3/31/18	VARIANCE
ASSESSMENTS - TAX ROLL	\$216,092	\$200,042	\$200,042	\$0
ASSESSMENTS - DIRECT BILLED	\$202,658	\$151,994	\$151,994	\$0
INTEREST	\$500	\$0	\$2,090	\$2,090
TOTAL REVENUES	\$419,250	\$352,035	\$354,125	\$2,090

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		\$91,304	
FUND BALANCE - Beginning	\$270,618		\$482,004	
FUND BALANCE - Ending	\$276,149		\$573,307	

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND SERIES 2015
Statement of Revenues & Expenditures
For The Period Ending March 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/18	ACTUAL THRU 3/31/18	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
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		\$33	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND SERIES 2016

Statement of Revenues & Expenditures

For The Period Ending March 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/18	ACTUAL THRU 3/31/18	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$7,939	\$7,939
TOTAL REVENUES	\$0	\$0	\$7,939	\$7,939
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$1,662	(\$1,662)
TRANSFER OUT	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$1,662	(\$1,662)
EXCESS REVENUES (EXPENDITURES)	\$0		\$6,277	
FUND BALANCE - Beginning	\$0		\$1,520,690	
FUND BALANCE - Ending	\$0		\$1,526,967	

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	\$1,958	\$3,212	\$812	\$0	\$0	\$0	\$0	\$0	\$0	\$132,350
ASSESSMENTS - DIRECT BILLED	\$0	\$28,068	\$0	\$0	\$14,034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,101
TOTAL REVENUES	\$0	\$44,230	\$110,205	\$1,958	\$17,246	\$812	\$0	\$0	\$0	\$0	\$0	\$0	\$174,451
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$963	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$963
ATTORNEY	\$1,099	\$674	\$0	\$932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,704
ARBITRAGE	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500
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	\$3,004	\$3,004	\$3,004	\$3,004	\$0	\$0	\$0	\$0	\$0	\$0	\$18,025
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$300
TELEPHONE	\$6	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13
POSTAGE	\$7	\$19	\$8	\$5	\$13	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$55
INSURANCE	\$5,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,398
PRINTING & BINDING	\$19	\$48	\$32	\$0	\$50	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$151
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$44	\$23	\$23	\$0	\$6	\$23	\$0	\$0	\$0	\$0	\$0	\$0	\$118
PROPERTY APPRAISER FEE	\$0	\$0	\$0	\$0	\$213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213
PROPERTY TAXES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$23	\$23	\$0	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67
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	\$773	\$773	\$773	\$0	\$0	\$0	\$0	\$0	\$0	\$4,635
LANDSCAPE MAINTENANCE - CONTRACT	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$0	\$0	\$0	\$0	\$0	\$0	\$26,002
LAKE MAINTENANCE	\$820	\$820	\$820	\$820	\$820	\$820	\$0	\$0	\$0	\$0	\$0	\$0	\$4,920
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	\$8,054	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,054
REPAIRS - GENERAL	\$0	\$0	\$0	\$136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$1,051	\$723	\$1,097	\$547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,417
SIGNAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FOUNTAIN MAINTENANCE	\$150	\$150	\$1,148	\$920	\$150	\$709	\$0	\$0	\$0	\$0	\$0	\$0	\$3,227
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	\$203	\$262	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$1,476
IRRIGATION WATER	\$37	\$31	\$42	\$52	\$51	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$246
Other													
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$25,714	\$11,485	\$12,209	\$20,868	\$10,329	\$10,619	\$0	\$0	\$0	\$0	\$0	\$0	\$91,224
Excess Revenues (Expenditures)	(\$25,714)	\$32,745	\$97,996	(\$18,910)	\$6,918	(\$9,808)	\$0	\$0	\$0	\$0	\$0	\$0	\$83,227

**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 CDD
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2018

TAX COLLECTOR

		GROSS ASSESSMENTS \$		675,692	\$	151,945	\$	294,088	\$	229,659	
		NET ASSESSMENTS \$		635,150	\$	142,828	\$	276,443	\$	215,879	
						2015		2016			
DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	GENERAL FUND 22.49%	DEBT SERVICE 43.52%	DEBT SERVICE 33.99%	TOTAL 100%	
11/9/17	ACH	\$ 2,356.19	\$ 123.70	\$ 44.65	\$ -	\$ 2,187.84	\$ 491.98	\$ 952.24	\$ 743.62	\$ 2,187.84	
11/24/17	ACH	\$ 74,069.17	\$ 2,962.65	\$ 1,422.13	\$ -	\$ 69,684.39	\$ 15,670.14	\$ 30,329.42	\$ 23,684.83	\$ 69,684.39	
12/15/17	ACH	\$ 256,252.20	\$ 10,249.85	\$ 4,920.05	\$ -	\$ 241,082.30	\$ 54,212.89	\$ 104,928.62	\$ 81,940.79	\$ 241,082.30	
12/28/18	ACH	\$ 264,576.38	\$ 10,498.88	\$ 5,081.54	\$ -	\$ 248,995.96	\$ 55,992.46	\$ 108,372.96	\$ 84,630.54	\$ 248,995.96	
1/16/18	ACH	\$ 7,806.21	\$ 248.85	\$ 151.15	\$ -	\$ 7,406.21	\$ 1,665.45	\$ 3,223.48	\$ 2,517.28	\$ 7,406.20	
1/16/18	ACH	\$ 1,219.14	\$ 36.57	\$ 23.66	\$ -	\$ 1,158.91	\$ 260.61	\$ 504.40	\$ 393.90	\$ 1,158.91	
1/26/18	ACH	\$ -	\$ -	\$ -	\$ 141.68	\$ 141.68	\$ 31.86	\$ 61.66	\$ 48.16	\$ 141.68	
2/14/18	ACH	\$ 14,931.87	\$ 354.61	\$ 291.54	\$ -	\$ 14,285.72	\$ 3,212.48	\$ 6,217.71	\$ 4,855.53	\$ 14,285.72	
3/9/18	ACH	\$ 3,720.66	\$ 37.20	\$ 73.67	\$ -	\$ 3,609.79	\$ 811.74	\$ 1,571.13	\$ 1,226.92	\$ 3,609.79	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS		\$ 624,931.82	\$ 24,512.31	\$ 12,008.39	\$ 141.68	\$ 588,552.80	\$ 132,349.61	\$ 256,161.64	\$ 200,041.57	\$ 588,552.79	

DIRECT BILLED ASSESSMENTS

PULTE HOME CORPORATION

\$258,793.60

\$56,135.24

\$202,658.36

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2016
11/28/17	11/1/17	91262617	\$129,396.80	\$129,396.80	\$28,067.62	\$101,329.18
2/20/18	2/1/18	91265039	\$64,698.40	\$64,698.40	\$14,033.81	\$50,664.59
	5/1/18		\$64,698.40	\$0.00	\$0.00	\$0.00
			\$258,793.60	\$194,095.20	\$42,101.43	\$151,993.77

**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
1/1/18		Interest		\$ 0.03
2/1/18		Interest		\$ 0.03
3/1/18		Interest		\$ 0.03
TOTAL				\$ 0.17
Acquisition/Construction Fund at 9/30/17				\$ 32.40
Interest Earned thru 03/31/18				\$ 0.17
Requisitions Paid thru 03/31/18				\$ -
Remaining Acquisition/Construction Fund				\$ 32.57

**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				
	17	Hopping Green Sams		\$ 862.00
	18	Hopping Green Sams		\$ 800.00
TOTAL				\$ 1,662.00
Fiscal Year 2018				
10/1/17		Interest		\$ 1,170.63
11/1/17		Interest		\$ 1,189.78
12/1/17		Interest		\$ 1,189.91
1/1/18		Interest		\$ 1,388.05
2/1/18		Interest		\$ 1,548.17
3/1/18		Interest		\$ 1,452.13
TOTAL				\$ 7,938.67
Acquisition/Construction Fund at 9/30/17				\$ 1,520,690.34
Interest Earned thru 03/31/18				\$ 7,938.67
Requisitions Paid thru 03/31/18				\$ (1,662.00)
Remaining Acquisition/Construction Fund				\$ 1,526,967.01

*This item will be provided under
separate cover*



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 17, 2018

Ms. Stacie Vanderbilt
Administrative Assistant
Windsor at Westside Community Development District
135 W. Central Blvd.
Suite 320
Orlando, FL 32801

RE: Windsor at Westside Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter of April 12, 2018 requesting confirmation of the number of registered voters within the Windsor at Westside Community Development District as of April 15, 2018.

The number of registered voters within the Windsor at Westside CDD is five as of April 15, 2018.

If I can be of further assistance please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

RECEIVED
APR 19 2018

BY: _____

Vote
Osceola

INSTRUCTIONS

At the Board meeting, when the landowners' election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners' meeting, landowners shall organize by electing a Chair who shall conduct the meeting. The Chair may be any person present at the meeting. If the Chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment

LANDOWNER PROXY
LANDOWNERS MEETING – November 6, 2018

WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Windsor at Westside Community Development District** to be held at **The Club at Windsor at Westside, 2100 Tripoli Court, Kissimmee, Florida 34747** on **November 6, 2018 at 9:00 AM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner

Date _____

Signature of Landowner

Parcel Description

Acreage

Authorized Votes*

(must be street address, tax parcel ID number,
or legal description attached)

Total Number of Authorized Votes:

*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.