

*Windsor at Westside
Community Development District*

Agenda

May 26, 2017

AGENDA

Windsor at Westside

Community Development District

135 W. Central Blvd., Suite 320, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 19, 2017

**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, May 26, 2017 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 March 31, 2017 Meeting
4. Consideration of 2017-04 Approving the Proposed Budget for Fiscal Year 2018 and Setting a Public Hearing
5. Consideration of Series 2016 Requisition #11
6. Consideration of Agreement with Applied Aquatic to Provide Aquatic Management Services
7. Consideration of Proposal from Down to Earth for Maintenance of Phase 2B Pond
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters - 3
 - iv. Field Manager's Report
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 the approval of the minutes of the March 31, 2017 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2017-04 approving the proposed Fiscal Year 2018 budget and setting a public hearing. Once approved, the proposed budget will be forwarded to the governing authorities at least 60 days prior to the final budget hearing. A copy of the Resolution and proposed budget are enclosed for your review.

The fifth order of business is the consideration of the Agreement with Applied Aquatic to provide aquatic management services. The agreement is enclosed for your review.

The sixth order of business is the ratification of Series 2016 Requisition #11. A copy of the requisition and supporting invoice is enclosed for your review.

The seventh order of business is the Consideration of Proposal from Down to Earth for Maintenance of Phase 2B Pond. The proposal will be provided under separate cover.

Section C of the eighth 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 presentation of the number of registered voters. A copy of the letter from the OsceolaCounty Supervisor of Elections 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,



George S. Flint
District Manager

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

Enclosures

MINUTES

11

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, March 31, 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	Chairman
Cliff Torres	Vice Chairman
Angel Alfonso	Assistant Treasurer
William Tew	Assistant Secretary
Eric Baker	Assistant Secretary

Also present were:

George Flint	District Manager
Tucker Mackie	Attorney by Telephone
Broc Althafer	Engineer by Telephone

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint 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 January 27,
2017 Meeting**

On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor the minutes of the January 27, 2017 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Discussion of Phase 2 Landscaping Proposal

Mr. Flint stated next is Phase 2 landscape maintenance proposals from Down to Earth. At the last meeting this was discussed and this is an area on the south side of Monaco that is owned and is the maintenance responsibility of the CDD. At the last meeting the Board gave us direction for a not to exceed amount of \$20,000, they had come in higher at \$27,000 on their proposal for that work. We were able to get them to agree without changing the scope to the reduced price. There has been some deferred maintenance in the meantime while the negotiations have been going on between the install contractor and Down to Earth picking up and after approval today of this agreement Down to Earth has indicated they will get that landscaping back in shape. The effective date will be today's date and there will be an addendum attached to this proposal that will be prepared by Counsel.

On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor the proposal from Down to Earth for Phase 2 landscape maintenance in the amount of \$20,000 was approved subject to the change in start date being March 31, 2017.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie stated as a follow-up to the utility turnover Jere Earlywine has been talking with Counsel and I think they have gotten to where they would like to see GIS plans.

Mr. Torres stated those have been submitted and Toho takes their time on that. They take close to five or six months and our as-builts have been in and their GIS department takes a long time.

Ms. Mackie stated we will follow-up with them. Jere's other question was it was only to cover Phase 2A at this point to make sure that was correct. He thought that was the case based on the legal description.

Mr. Torres stated that is correct. The lift station is operational now and it has been operational we just want to convey it over to Toho.

Ms. Mackie stated we will push hard now and to the extent that I can get them on the phone today that will be my task.

Mr. Gregory stated there was something we talked about at the last meeting that Jere was going to follow-up on. I guess you work with attorneys that work with the PSC in regards to this

rate hike that Toho hit us with on the reclaimed. Can you follow-up with them and see if there is anything we can do from that perspective to help us out?

Ms. Mackie stated yes, I will see if he has made any headway on that and if not I will take on that task.

Mr. Gregory asked is there anything on being able to do that pond?

Mr. Torres stated nothing yet.

Mr. Gregory stated the plan is for all the stormwater ponds to belong to the District. If we were able to put a reclaimed water retention pond attached to a stormwater pond we would deduct that from the District, how we would do that?

Mr. Flint stated you would have to have a pumping system like a Hoover pumping system to withdraw from that pond. It would be the homes and common area and we would have to prorate the expenses. You are going to have pumps and electricity and maintenance on the pumps. If it were only serving the homes then I think you would just have an agreement with the HOA allowing them to withdraw and there would be certain permit requirements such as you can't withdraw when it gets below a certain level and things like that but since the CDD is also going to benefit from that there probably should be a cost share on the pumps and electricity.

Mr. Torres stated it is going to be a big task to do that because those are designed for stormwater so taking away from it is going to take away from the stormwater. Right now we are at stormwater design so if we have to take out of that pond in order to create a section just for that it would take away from the stormwater and I have to build another pond somewhere else.

Mr. Flint stated you could use surface water and I don't think that affects your volume retention if you use surface water for irrigation and replenish it with reclaimed water.

Mr. Torres stated your calculations on the stormwater pond are at its limits. For instance our stormwater calculations take the water from rain and so on and put them into that and taking away from that changes the whole calculation of them.

Mr. Althafer stated in order to use those ponds for irrigation you have to get a state level permit. It shouldn't cause any problems with the stormwater treatment system since you are just pulling water out so you are still providing the treatment required by the state and by Osceola County. You just have to get a consumptive use permit and we would have to make sure that the soils can recharge the pond if not there would be a supplemental well. That is something if you would like me to I can look into it to see the approximate cost and permitting timeline.

Mr. Torres stated what Carlos is looking at is actually pumping Toho water into a separate basin basically and storing it.

Mr. Althafer stated that would require a lined pond and would be a separate system all together.

Mr. Flint stated an alternative to what you are talking about from a cost perspective would be to use surface water for irrigation and replenish it with a groundwater well and have that as backup if your surface water gets drawn down too far you can recharge it with groundwater.

Mr. Torres asked will Toho let you use surface water as irrigation?

Mr. Althafer responded we would have to look at the developer's service agreement. In other developments that I'm working on they don't let you for the individual lots but they let you for the common areas.

Mr. Torres asked can you look into that Broc?

Mr. Althafer responded yes, I will look into it and have a report ready for the next meeting.

Mr. Gregory stated for those of you who weren't familiar with it Toho increased our water rates by almost 120% on reclaimed so where a bill was \$10,000 a month it is now \$25,000 a month and we just can't raise assessments that high. It is a big logjam in our operation and we are trying to figure out another way around it.

Mr. Flint stated Tucker the other thing is the Interlocal dealing with the cost share of the landscape maintenance on Westside Boulevard. That is still hanging out there and Mattamy is going to town across the street so it is becoming more time critical that we get that going forward.

Ms. Mackie stated I will endeavor to get that negotiated and have a draft before the Board at the next meeting.

Mr. Gregory asked as far as them cutting into the road right now who is going to reach out to them on that?

Mr. Flint stated I will reach out to them and I will also talk with Broc to see what he knows because that is not a County road they are cutting into it is a CDD road. There should be some communication going on. It is possible they got County approval and the County doesn't see it as a CDD road and it wasn't on their radar but there needs to be some coordination there

because they are impacting our irrigation, impacting our landscaping and impacting the sidewalks, etc. I will follow-up on that and I will also talk to Broc to see what he can find out on the county side.

B. Engineer

Mr. Flint stated we still have \$1.8 million in the construction account for the Series 2016 Bonds. Do we know if we have improvements at this point that we need to consider preparing a requisition for?

Mr. Torres responded not yet.

C. Manager

i. Approval of Check Register

Mr. Flint stated you have the check register from February 17th through March 24th totaling \$12,849.67.

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

ii. Balance Sheet and Income Statement

Mr. Flint stated you have the balance sheet and income statement unaudited through the end of February. If there are any questions we can discuss them if not there is no action required. We have collected \$136,000 of the \$143,000 of the on roll assessments at this point and the direct bills are up to date as far as payment goes.

SIXTH ORDER OF BUSINESS

Supervisors Requests

Mr. Gregory asked do we know anything about the Mattamy project and if they have taken on any debt?

Mr. Flint responded no, they haven't issued bonds my understanding is they are still evaluating whether they are going to issue bonds or just fund the costs themselves. There hasn't been any Board action at the CDD level on issuing bonds. I don't know if that is going to change going forward but up to this point there hasn't been.

On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor the meeting adjourned at 9:16 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2017-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2017-2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Windsor at Westside Community Development District (the "Board") prior to June 15, 2017, a proposed operating budget for Fiscal Year 2017-2018; 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. The operating budget proposed by the District Manager for Fiscal Year 2017-2018 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: July 28, 2017

HOURL: 9:00 AM

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

3. 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. In accordance with Section 189.418, *Florida Statutes*, the District's Secretary is further directed to post these approved budgets on the District's website at least two days before the budget hearing date as set forth in Section 2.
5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26th DAY OF MAY, 2017.

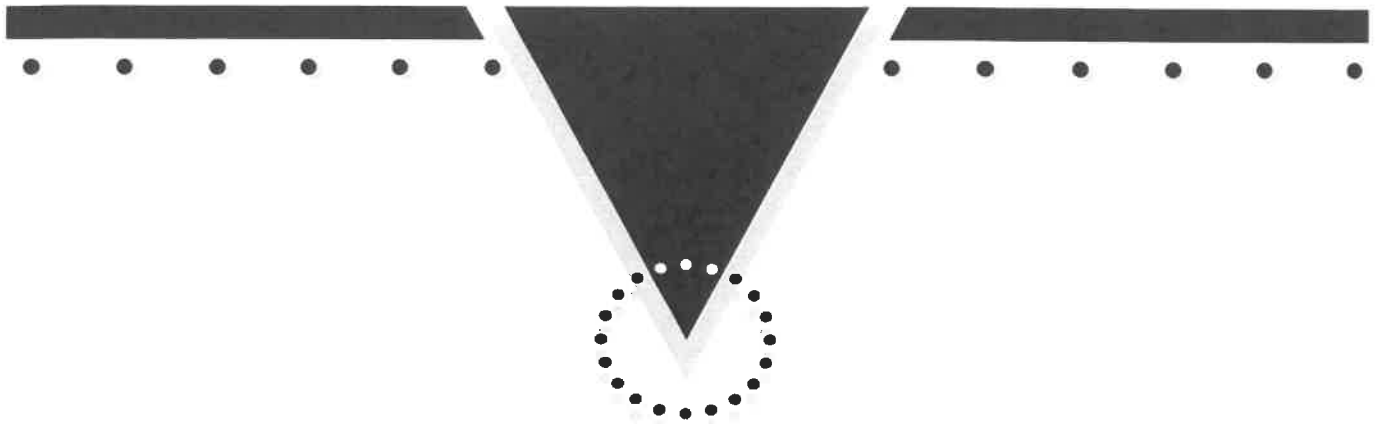
ATTEST:

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____

Its: _____



**Windsor at Westside
Community Development District**

**Proposed Budget
FY 2018**



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Windsor at Westside

Community Development District

Fiscal Year 2018 Proposed Budget General Fund

	Adopted Budget FY2017	Actual Thru 4/30/17	Next 5 Months	Projected Thru 9/30/17	Proposed Budget FY2018
<u>Revenues</u>					
O&M Assessments	\$198,963	\$180,949	\$18,014	\$198,963	\$198,963
Total Revenues	\$198,963	\$180,949	\$18,014	\$198,963	\$198,963
<u>Expenditures</u>					
<u>Administrative</u>					
Engineering	\$5,000	\$189	\$2,311	\$2,500	\$5,000
Attorney	\$15,000	\$3,563	\$6,437	\$10,000	\$15,000
Arbitrage	\$600	\$0	\$600	\$600	\$600
Dissemination	\$7,000	\$4,083	\$2,917	\$7,000	\$7,000
Annual Audit	\$4,300	\$0	\$4,300	\$4,300	\$4,400
Trustee Fees	\$7,550	\$7,000	\$0	\$7,000	\$7,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$35,000	\$20,417	\$14,583	\$35,000	\$36,050
Information Technology	\$600	\$350	\$250	\$600	\$600
Telephone	\$150	\$16	\$34	\$50	\$150
Postage	\$750	\$59	\$191	\$250	\$750
Insurance	\$8,500	\$5,253	\$0	\$5,253	\$5,800
Printing & Binding	\$1,500	\$404	\$871	\$1,275	\$1,500
Legal Advertising	\$5,000	\$0	\$3,000	\$3,000	\$3,000
Other Current Charges	\$775	\$273	\$227	\$500	\$775
Property Appraiser	\$650	\$196	\$0	\$196	\$650
Property Taxes	\$0	\$0	\$0	\$0	\$100
Office Supplies	\$200	\$63	\$87	\$150	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$97,750	\$47,041	\$35,808	\$62,849	\$93,750
<u>Operation & Maintenance</u>					
<u>Contract Services</u>					
Field Services	\$9,000	\$5,250	\$3,750	\$9,000	\$9,270
Landscape Maintenance - Contract	\$51,313	\$18,700	\$18,700	\$37,400	\$63,900
Lake Maintenance	\$10,500	\$2,065	\$4,100	\$6,165	\$10,500
Wetland Monitoring & Maintenance	\$0	\$0	\$0	\$0	\$9,400
Property Insurance	\$0	\$1,980	\$0	\$1,980	\$2,250
<u>Repairs & Maintenance</u>					
Landscape Maintenance - Other	\$3,500	\$1,840	\$1,660	\$3,500	\$3,500
Repairs - General	\$1,500	\$0	\$750	\$750	\$1,500
Operating Supplies	\$2,000	\$0	\$1,000	\$1,000	\$2,000
Irrigation Repairs	\$2,500	\$943	\$557	\$1,500	\$3,000
Signage	\$1,500	\$0	\$750	\$750	\$1,500
Fountain Maintenance	\$2,400	\$1,200	\$1,200	\$2,400	\$2,400
Walls - Repair/Cleaning	\$0	\$0	\$0	\$0	\$900
Fencing	\$500	\$0	\$250	\$250	\$500
Subtotal Expenditures	\$84,713	\$31,978	\$32,717	\$64,695	\$110,620

Windsor at Westside

Community Development District

Fiscal Year 2018 Proposed Budget General Fund

	Adopted Budget FY2017	Actual Thru 4/30/17	Next 5 Months	Projected Thru 9/30/17	Proposed Budget FY2018
Utility					
Electric	\$5,000	\$842	\$1,158	\$2,000	\$2,500
Streetlights	\$0	\$0	\$0	\$0	\$0
Irrigation Water	\$10,000	\$124	\$376	\$500	\$1,000
Other					
Contingency	\$1,500	\$0	\$750	\$750	\$1,500
Subtotal Expenditures	\$16,500	\$966	\$2,284	\$3,250	\$5,000
Total Expenditures	\$198,963	\$79,985	\$70,809	\$150,795	\$209,370
Excess Revenues/(Expenditures)	\$0	\$100,964	(\$52,796)	\$48,168	(\$10,407)
Beginning Fund Balance	\$0	\$299	\$0	\$299	\$10,407
Ending Fund Balance	\$0	\$101,263	(\$52,796)	\$48,467	\$0

	<u>FY2017</u>	<u>FY2018</u>
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 2018

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	FY2017 Gross Per Unit Assessments	FY2018 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	\$3,117	\$37,400
Monaco & Phase 2A Pond	\$1,667	\$20,000
Phase 2B Pond	\$542	\$6,500
		\$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 - General

Represents estimated costs for general repairs and maintenance to the common areas within Phase I of 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. Vendor will

Description	Monthly	Annually
Fountain Maintenance	\$200	\$2,400
		\$2,400

Walls – Repair/Cleaning

Represents estimated costs for any unforeseen repairs or cleaning to walls maintained by the District.

Fencing

Represents estimated cost to repair fencing maintained by the District.

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	8999 Monaco Blvd. Lite, Entry & Irrig.	\$175	\$2,100
	Contingency		\$400
	TOTAL		\$2,500

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 2018 Proposed Budget Debt Service Fund Series 2015

Adopted Budget FY2017	Actual Thru 4/30/17	Next 5 Months	Projected Thru 9/30/17	Proposed Budget FY2018
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Revenues

Special Assessments	\$276,388	\$268,739	\$7,649	\$276,388	\$276,388
Interest Income	\$0	\$699	\$101	\$800	\$0
Carry Forward Surplus	\$174,870	\$174,762	\$0	\$174,762	\$181,362
Total Revenues	\$451,258	\$444,200	\$7,750	\$451,950	\$457,750

Expenses

Interest - 11/1	\$103,444	\$103,444	\$0	\$103,444	\$102,144
Principal - 11/1	\$65,000	\$65,000	\$0	\$65,000	\$70,000
Interest - 5/1	\$102,144	\$0	\$102,144	\$102,144	\$100,744
Total Expenditures	\$270,588	\$168,444	\$102,144	\$270,588	\$272,888
Excess Revenues/(Expenditures)	\$180,670	\$275,756	(\$94,394)	\$181,362	\$184,862

Principal - 11/1/2018	\$70,000
Interest - 11/1/2018	\$100,744
Total	\$170,744

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
5/1/17	\$ 4,125,000	\$ -	\$ 102,144	\$ -
11/1/17	\$ 4,125,000	\$ 70,000	\$ 102,144	\$ 274,288
5/1/18	\$ 4,055,000	\$ -	\$ 100,744	\$ -
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 2018 Proposed Budget Debt Service Fund Series 2016

Adopted Budget FY2017	Actual Thru 4/30/17	Next 5 Months	Projected Thru 9/30/17	Proposed Budget FY2018
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Revenues

Special Assessments	\$418,750	\$361,858	\$56,892	\$418,750	\$418,750
Interest Income	\$0	\$931	\$269	\$1,200	\$500
Transfer In	\$0	\$2,000	\$0	\$2,000	\$0
Carry Forward Surplus	\$143,483	\$143,594	\$0	\$143,594	\$269,239

Total Revenues	\$562,233	\$508,383	\$57,161	\$565,544	\$688,489
-----------------------	------------------	------------------	-----------------	------------------	------------------

Expenses

Interest - 11/1	\$143,483	\$143,483	\$0	\$143,483	\$152,822
Principal - 11/1	\$0	\$0	\$0	\$0	\$110,000
Interest - 5/1	\$152,822	\$0	\$152,822	\$152,822	\$150,897

Total Expenditures	\$296,305	\$143,483	\$152,822	\$296,305	\$413,719
---------------------------	------------------	------------------	------------------	------------------	------------------

Excess Revenues/(Expenditures)	\$265,928	\$364,900	(\$95,661)	\$269,239	\$274,770
---------------------------------------	------------------	------------------	-------------------	------------------	------------------

Principal - 11/1/2018	\$115,000
Interest - 11/1/2018	\$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
5/1/17	\$ 6,535,000	\$ -	\$ 152,822	\$ -
11/1/17	\$ 6,535,000	\$ 110,000	\$ 152,822	\$ 415,644
5/1/18	\$ 6,425,000	\$ -	\$ 150,897	\$ -
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 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: **11**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
Governmental Management Services-CF, LLC
- (D) Amount Payable: **\$3,500.00**
- (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# 45 – FY2017 Construction Accounting Services**
- (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

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 45

Invoice Date: 3/10/17

Due Date: 3/10/17

Case:

P.O. Number:

Bill To:

Windsor at Westside CDD
135 West Central Ave.
Suite 320
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Construction Accounting FY 2017		3,500.00	3,500.00
Please Wire Funds To: GMS-CF,LLC ABA 121000248 Acct 2000028168294 Contact Kelly Adams (865) 717-7700			
Total			\$3,500.00
Payments/Credits			\$0.00
Balance Due			\$3,500.00

SECTION VI



P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: April 20, 2017

Name Windsor at Westside CDD
Address 135 West Central Blvd., Suite 320
City Orlando, FL 32801
Phone 407-398-2890

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and Signee hereafter called "Customer".

The parties hereto agree as follows

- A. AAM agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this Agreement in the following sites:

Pond 2A @ Windsor at Westside Phase 2
Kissimmee, FL

- B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|----------|
| 1. Submersed vegetation control | Included |
| 2. Emerged vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

- C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 05/01/2017 thru 04/30/2018.
Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$275.00	Due	monthly as billed x 12.
Total Annual Cost	\$3,300.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. The Agreement shall have no force & is withdrawn unless executed and returned by Customer to AAM on or before May 20, 2017
- F. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Wade L. Pharis, VP

Date: 4/20/2017

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

SECTION VII

*This item will be provided under
separate cover*

SECTION VIII

C

Windsor at Westside

Community Development District

Summary of Invoices

March 24, 2017 to May 19, 2017

Fund	Date	Check No.'s	Amount	
General Fund	4/5/17	146	\$	4,373.15
	4/6/17	147	\$	480.50
	4/13/17	148-151	\$	3,936.15
	4/25/17	152-153	\$	5,237.27
	4/27/17	154-155	\$	3,836.17
	5/11/17	156-159	\$	8,475.55
	5/18/17	160	\$	129.92
			\$	26,468.71
			\$	26,468.71

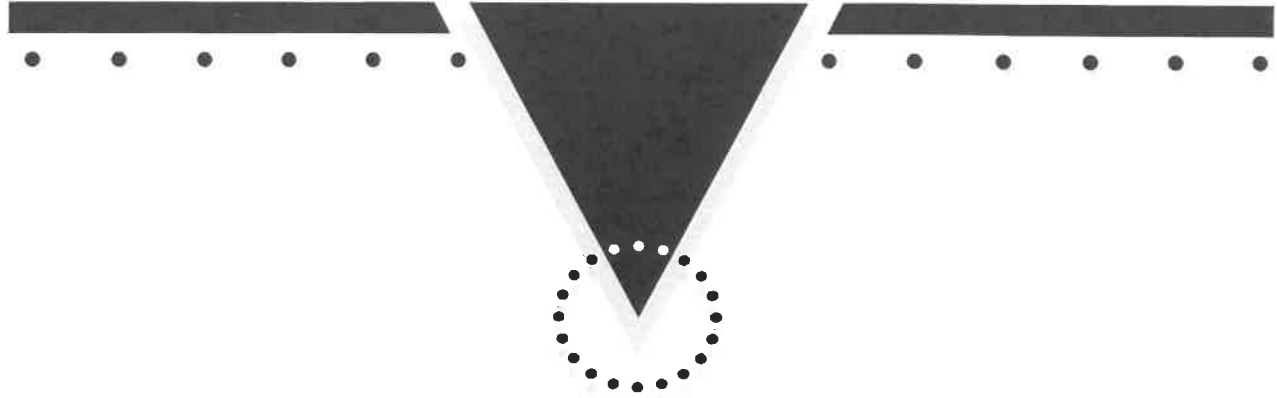
CHECK DATE	VEND#INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/05/17	00001	4/03/17 46	201704 310-51300-34000 MANAGEMENT FEES APR17			*	2,916.67	
		4/03/17 46	201704 310-51300-35100 INFORMATION TECH APR17			*	50.00	
		4/03/17 46	201704 310-51300-31300 DISSEMINATION FEE APR17			*	583.33	
		4/03/17 46	201704 310-51300-51000 OFFICE SUPPLIES APR17			*	20.48	
		4/03/17 46	201704 310-51300-42000 POSTAGE APR17			*	9.62	
		4/03/17 46	201704 310-51300-42500 COPIES APR17			*	33.60	
		4/03/17 46	201704 310-51300-41000 TELEPHONE APR17			*	9.45	
		4/03/17 47	201704 320-53800-12000 FIELD MANAGEMENT APR17			*	750.00	
4/06/17	00003	3/21/17 92776	201702 310-51300-31500 DRAFT LNDSCP CONTRACT/AGR		GOVERNMENTAL MANAGEMENT SERVICES	*	480.50	4,373.15 000146
4/13/17	00015	3/31/17 160886	201703 320-53800-46200 AQUATIC MGMT SVCS-MAR17		HOPPING GREEN & SAMS	*	295.00	480.50 000147
4/13/17	00009	4/04/17 55906 38	201703 320-53800-43000 8999 MONACO BLVD LITE		APPLIED AQUATIC MANAGEMENT, INC	*	127.12	295.00 000148
4/13/17	00010	3/30/17 54944	201703 310-51300-32300 TRUSTEE FEES-SER.2016		DUKE ENERGY	*	3,500.00	127.12 000149
4/13/17	00011	3/25/17 2592178-	201703 320-53800-43100 2100 E MONACO BLVD FNTN		REGIONS BANK	*	14.03	3,500.00 000150
4/25/17	00013	4/25/17 04252017	201704 300-20700-10000 FY17 DEBT SERVICE SER2015		TOHO WATER AUTHORITY	*	2,940.77	14.03 000151
4/25/17	00013	4/25/17 04252017	201704 300-20700-10100 FY17 DEBT SERVICE SER2016		WINDSOR AT WESTSIDE CDD C/O REGIONS	*	2,940.77	2,940.77 000152
					WINDSOR AT WESTSIDE CDD C/O REGIONS	*	2,296.50	2,296.50 000153
					WIND WINDSOR AT WES TVISCARRA			

CHECK DATE	CHECK VENDOR#	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT	#
4/27/17	00014	3/15/17	53137	201703	320-53800-46400				LANDSCAPE MAINT-MAR17	*	3,116.67		
4/27/17	00003	4/18/17	93304	201703	310-51300-31500				DOWN TO EARTH LAWN CARE II, INC.	*		3,116.67	000154
					CDD MTG/BUDGET/ASSESS/AGR						719.50		
5/11/17	00001	5/01/17	48	201705	310-51300-34000				HOPPING GREEN & SAMS	*	2,916.67		
					MANAGEMENT FEES MAY17							719.50	000155
5/01/17	48	201705	310-51300-35100							*	50.00		
5/01/17	48	201705	310-51300-31300							*	583.33		
5/01/17	48	201705	310-51300-51000							*	.27		
5/01/17	48	201705	310-51300-42000							*	4.23		
5/01/17	48	201705	310-51300-41000							*	9.74		
5/01/17	49	201705	320-53800-12000							*	750.00		
					FIELD MANAGEMENT MAY17								
5/11/17	00015	4/30/17	161515	201704	320-53800-46200				GOVERNMENTAL MANAGEMENT SERVICES	*		4,314.24	000156
					AQUATIC MGMT SVCS-APR17						295.00		
5/11/17	00014	4/27/17	54060	201704	320-53800-46600				APPLIED AQUATIC MANAGEMENT, INC	*		295.00	000157
					17 ROTATOR NOZ/SPRAY/COUP						366.31		
5/11/17	00010	4/27/17	55558	201704	310-51300-32300				DOWN TO EARTH LAWN CARE II, INC.	*		366.31	000158
					TRUSTEE FEES-SER.2015						3,500.00		
5/18/17	00009	5/04/17	55906	38	201704	320-53800-43000			REGIONS BANK	*		3,500.00	000159
					8999 MONACO BLVD LITE						129.92		
					DUKE ENERGY							129.92	000160
TOTAL FOR BANK A											26,468.71		
TOTAL FOR REGISTER											26,468.71		

WIND WINDSOR AT WES TVISCARRA

1

2



**Windsor at Westside
Community Development District**

Unaudited Financial Report

April 30, 2017



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WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
April 30, 2017

	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	TOTALS 2017
<u>ASSETS:</u>				
<u>CASH</u>				
OPERATING ACCOUNT	\$117,657	---	---	\$117,657
<u>INVESTMENTS</u>				
SERIES 2015				
RESERVE	---	\$138,653	---	\$138,653
REVENUE	---	\$275,453	---	\$275,453
CAPITALIZED INTEREST	---	\$12	---	\$12
INTEREST	---	\$1	---	\$1
SINKING FUND	---	\$0	---	\$0
CONSTRUCTION	---	---	\$32	\$32
SERIES 2016				
RESERVE	---	\$209,975	---	\$209,975
REVENUE	---	\$362,283	---	\$362,283
CAPITALIZED INTEREST	---	\$176	---	\$176
INTEREST	---	\$2,004	---	\$2,004
CONSTRUCTION	---	---	\$1,819,957	\$1,819,957
TOTAL ASSETS	\$117,657	\$988,557	\$1,819,989	\$2,926,203
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$4,161	---	---	\$4,161
DUE TO DEVELOPER	\$12,233	---	---	\$12,233
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$414,120	---	\$414,120
RESTRICTED FOR DEBT SERVICE 2016	---	\$574,437	---	\$574,437
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$32	\$32
RESTRICTED FOR CAPITAL PROJECTS 2016	---	---	\$1,819,957	\$1,819,957
UNASSIGNED	\$101,263	---	---	\$101,263
TOTAL LIABILITIES & FUND EQUITY	\$117,657	\$988,557	\$1,819,989	\$2,926,203

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending April 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/17	ACTUAL THRU 4/30/17	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$142,828	\$138,848	\$138,848	\$0
ASSESSMENTS - DIRECT BILLED	\$56,135	\$42,101	\$42,101	\$0
TOTAL REVENUES	\$198,963	\$180,949	\$180,949	\$0
EXPENDITURES:				
ADMINISTRATIVE:				
ENGINEERING	\$5,000	\$2,917	\$189	\$2,728
ATTORNEY	\$15,000	\$8,750	\$3,563	\$5,187
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION	\$7,000	\$4,083	\$4,083	\$0
ANNUAL AUDIT	\$4,300	\$0	\$0	\$0
TRUSTEE FEES	\$7,550	\$7,550	\$7,000	\$550
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$20,417	\$20,417	(\$0)
INFORMATION TECHNOLOGY	\$600	\$350	\$350	\$0
TELEPHONE	\$150	\$88	\$16	\$72
POSTAGE	\$750	\$438	\$59	\$378
INSURANCE	\$8,500	\$8,500	\$5,253	\$3,247
PRINTING & BINDING	\$1,500	\$875	\$404	\$471
LEGAL ADVERTISING	\$5,000	\$2,917	\$0	\$2,917
OTHER CURRENT CHARGES	\$775	\$452	\$273	\$179
PROPERTY APPRAISER FEE	\$650	\$379	\$196	\$183
OFFICE SUPPLIES	\$200	\$117	\$63	\$53
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE:				
Contract Services				
FIELD SERVICES	\$9,000	\$5,250	\$5,250	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$51,313	\$29,933	\$18,700	\$11,233
LAKE MAINTENANCE	\$10,500	\$6,125	\$2,065	\$4,060
PROPERTY INSURANCE	\$0	\$0	\$1,980	(\$1,980)
Repairs & Maintenance				
LANDSCAPE MAINTENANCE - OTHER	\$3,500	\$2,042	\$1,840	\$202
REPAIRS - GENERAL	\$1,500	\$875	\$0	\$875
OPERATING SUPPLIES	\$2,000	\$1,167	\$0	\$1,167
IRRIGATION REPAIRS	\$2,500	\$1,458	\$943	\$515
SIGNAGE	\$1,500	\$875	\$0	\$875
FOUNTAIN MAINTENANCE	\$2,400	\$1,400	\$1,200	\$200
FENCING	\$500	\$292	\$0	\$292
Utility				
ELECTRIC	\$5,000	\$2,917	\$842	\$2,075
IRRIGATION WATER	\$10,000	\$5,833	\$124	\$5,709
Other				
CONTINGENCY	\$1,500	\$875	\$0	\$875
TOTAL EXPENDITURES	\$198,963	\$122,047	\$79,985	\$42,062
EXCESS REVENUES (EXPENDITURES)	\$0		\$100,964	
FUND BALANCE - Beginning	\$0		\$299	
FUND BALANCE - Ending	\$0		\$101,263	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2015

Statement of Revenues & Expenditures

For The Period Ending April 30, 2017

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/17	ACTUAL THRU 4/30/17	VARIANCE
SPECIAL ASSESSMENTS	\$276,388	\$268,739	\$268,739	\$0
INTEREST	\$0	\$0	\$699	\$699
TOTAL REVENUES	\$276,388	\$268,739	\$269,438	\$699

EXPENDITURES:

INTEREST - 11/1	\$103,444	\$103,444	\$103,444	\$0
PRINCIPAL - 05/01	\$65,000	\$65,000	\$65,000	\$0
INTEREST - 05/1	\$102,144	\$0	\$0	\$0
TOTAL EXPENDITURES	\$270,588	\$168,444	\$168,444	\$0
EXCESS REVENUES (EXPENDITURES)	\$5,800		\$100,994	
FUND BALANCE - Beginning	\$174,870		\$313,126	
FUND BALANCE - Ending	\$180,670		\$414,120	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2016

Statement of Revenues & Expenditures

For The Period Ending April 30, 2017

REVENUES:

	PROPOSED BUDGET	PRORATED BUDGET THRU 4/30/17	ACTUAL THRU 4/30/17	VARIANCE
ASSESSMENTS - TAX ROLL	\$216,092	\$209,864	\$209,864	\$0
ASSESSMENTS - DIRECT BILLED	\$202,658	\$151,994	\$151,994	\$0
INTEREST	\$0	\$0	\$931	\$931
TRANSFER IN	\$0	\$0	\$2,000	\$2,000
TOTAL REVENUES	\$418,750	\$361,858	\$364,789	\$2,931

EXPENDITURES:

INTEREST - 11/1	\$143,483	\$143,483	\$143,483	\$0
INTEREST - 05/1	\$152,822	\$0	\$0	\$0
TOTAL EXPENDITURES	\$296,305	\$143,483	\$143,483	\$0
EXCESS REVENUES (EXPENDITURES)	\$122,445		\$221,306	
FUND BALANCE - Beginning	\$143,483		\$353,131	
FUND BALANCE - Ending	\$265,928		\$574,437	

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND SERIES 2015
Statement of Revenues & Expenditures
For The Period Ending April 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/17	ACTUAL THRU 4/30/17	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		\$32	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND SERIES 2016

Statement of Revenues & Expenditures

For The Period Ending April 30, 2017

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 4/30/17	ACTUAL THRU 4/30/17	VARIANCE
INTEREST	\$0	\$0	\$3,802	\$3,802
TOTAL REVENUES	\$0	\$0	\$3,802	\$3,802

EXPENDITURES:

CAPITAL OUTLAY	\$0	\$0	\$408	(\$408)
TRANSFER OUT	\$0	\$0	\$2,000	(\$2,000)
TOTAL EXPENDITURES	\$0	\$0	\$2,408	(\$2,408)
EXCESS REVENUES (EXPENDITURES)	\$0		\$1,394	
FUND BALANCE - Beginning	\$0		\$1,818,562	
FUND BALANCE - Ending	\$0		\$1,819,957	

WINDSOR AT WESTSIDE Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$8,817	\$120,251	\$4,850	\$2,451	\$960	\$1,519	\$0	\$0	\$0	\$0	\$0	\$138,848
ASSESSMENTS - DIRECT BILLED	\$0	\$28,068	\$0	\$0	\$14,034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,101
TOTAL REVENUES	\$0	\$36,885	\$120,251	\$4,850	\$16,485	\$960	\$1,519	\$0	\$0	\$0	\$0	\$0	\$180,949
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189
ATTORNEY	\$455	\$0	\$799	\$1,109	\$481	\$720	\$0	\$0	\$0	\$0	\$0	\$0	\$3,563
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$0	\$4,083
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$7,000
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$20,417
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$350
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$9	\$0	\$0	\$0	\$0	\$0	\$16
POSTAGE	\$5	\$21	\$6	\$7	\$11	\$0	\$10	\$0	\$0	\$0	\$0	\$0	\$59
INSURANCE	\$5,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,253
PRINTING & BINDING	\$0	\$288	\$21	\$2	\$49	\$10	\$34	\$0	\$0	\$0	\$0	\$0	\$404
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$25	\$200	\$16	\$0	\$9	\$14	\$10	\$0	\$0	\$0	\$0	\$0	\$273
PROPERTY APPRAISER FEE	\$0	\$0	\$196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196
OFFICE SUPPLIES	\$0	\$20	\$0	\$0	\$21	\$1	\$20	\$0	\$0	\$0	\$0	\$0	\$63
OFFES, LICENSE & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
Contract Services:													
FIELD SERVICES	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$0	\$0	\$0	\$0	\$0	\$5,250
LANDSCAPE MAINTENANCE - CONTRACT	\$3,117	\$3,117	\$3,117	\$3,117	\$3,117	\$3,117	\$0	\$0	\$0	\$0	\$0	\$0	\$18,700
LAKE MAINTENANCE	\$295	\$295	\$295	\$295	\$295	\$295	\$295	\$0	\$0	\$0	\$0	\$0	\$2,065
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	\$1,500	\$340	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,840
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	\$0	\$0	\$128	\$0	\$0	\$366	\$0	\$0	\$0	\$0	\$0	\$943
SIGNAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FOUNTAIN MAINTENANCE	\$200	\$200	\$200	\$200	\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
FENCING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility													
ELECTRIC	\$138	\$150	\$144	\$148	\$136	\$127	\$0	\$0	\$0	\$0	\$0	\$0	\$842
IRRIGATION WATER	\$5	\$11	\$17	\$43	\$33	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$124
Other													
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$21,138	\$8,600	\$9,567	\$10,849	\$8,990	\$12,297	\$8,244	\$0	\$0	\$0	\$0	\$0	\$79,985
Excess Revenue (Expenditures)	(\$21,138)	\$28,284	\$110,684	(\$5,999)	\$7,495	(\$11,337)	\$7,025	\$0	\$0	\$0	\$0	\$0	\$100,964

**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	\$138,653	
BONDS OUTSTANDING - 6/30/15		\$4,190,000
LESS: PRINCIPAL PAYMENT 11/1/16		(\$65,000)
CURRENT BONDS OUTSTANDING		\$4,125,000

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	\$209,975	
BONDS OUTSTANDING - 5/31/16		\$6,535,000
CURRENT BONDS OUTSTANDING		\$6,535,000

Windsor at Westside CDD
COMMUNITY DEVELOPMENT DISTRICT

SPECIAL ASSESSMENT RECEIPTS - FY2017

TAX COLLECTOR

GROSS ASSESSMENTS \$ 675,692 \$ 151,945 \$ 294,088 \$ 229,659
 NET ASSESSMENTS \$ 635,150 \$ 142,828 \$ 276,443 \$ 215,879

DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED	DISCOUNTS/ PENALTIES	COMMISSIONS PAID	INTEREST INCOME	NET AMOUNT RECEIVED	2015		2016		TOTAL
							GENERAL FUND 22.49%	DEBT SERVICE 43.52%	DEBT SERVICE 33.99%	100%	
11/25/16	ACH	\$ 41,624.22	\$ 1,664.91	\$ 799.18	\$ -	\$ 39,160.13	\$ 8,806.05	\$ 17,044.05	\$ 13,310.03	\$ 39,160.13	
11/30/16	ACH	\$ 52.51	\$ 2.76	\$ 1.00	\$ -	\$ 48.75	\$ 10.96	\$ 21.22	\$ 16.57	\$ 48.75	
12/9/16	ACH	\$ 538,046.86	\$ 21,521.10	\$ 10,330.52	\$ -	\$ 506,195.24	\$ 113,829.62	\$ 220,316.34	\$ 172,049.28	\$ 506,195.24	
12/27/16	ACH	\$ 30,224.18	\$ 1,085.64	\$ 582.77	\$ -	\$ 28,555.77	\$ 6,421.42	\$ 12,428.61	\$ 9,705.74	\$ 28,555.77	
1/10/17	ACH	\$ 22,672.44	\$ 680.17	\$ 439.84	\$ -	\$ 21,552.43	\$ 4,846.56	\$ 9,380.48	\$ 7,325.40	\$ 21,552.43	
1/18/17	ACH	\$ -	\$ -	\$ -	\$ 13.20	\$ 13.20	\$ 2.97	\$ 5.75	\$ 4.49	\$ 13.20	
2/8/17	ACH	\$ 10,453.06	\$ 209.07	\$ 204.87	\$ -	\$ 10,039.12	\$ 2,257.53	\$ 4,369.43	\$ 3,412.17	\$ 10,039.12	
2/8/17	ACH	\$ 903.91	\$ 27.12	\$ 17.54	\$ -	\$ 859.25	\$ 193.22	\$ 373.98	\$ 292.05	\$ 859.25	
3/9/17	ACH	\$ 4,401.21	\$ 44.01	\$ 87.15	\$ -	\$ 4,270.05	\$ 960.22	\$ 1,858.50	\$ 1,451.34	\$ 4,270.05	
4/11/17	ACH	\$ 903.91	\$ -	\$ 18.08	\$ -	\$ 885.83	\$ 199.20	\$ 385.55	\$ 301.08	\$ 885.83	
4/11/17	ACH	\$ 5,990.66	\$ -	\$ 119.82	\$ -	\$ 5,870.84	\$ 1,320.19	\$ 2,555.22	\$ 1,995.42	\$ 5,870.84	
						\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS		\$ 655,272.96	\$ 25,234.78	\$ 12,600.77	\$ 13.20	\$ 617,450.61	\$ 138,847.94	\$ 268,739.11	\$ 209,863.56	\$ 617,450.61	

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
11/2/16	11/1/16	91251547	\$ 129,396.80	\$ 129,396.80	\$ 28,067.62	\$ 101,329.18
2/4/17	2/1/17	91254238	\$ 64,698.40	\$ 64,698.40	\$ 14,033.81	\$ 50,664.59
5/4/17	5/1/17	91257098	\$ 64,698.40	\$ 64,698.40	\$ 14,033.81	\$ 50,664.59
			\$ 258,793.60	\$ 258,793.60	\$ 56,135.24	\$ 202,658.36

**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

Date	Requisition #	Contractor	Description	Requisition
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
TOTAL				\$ 0.07
Acquisition/Construction Fund at 9/30/16				\$ 32.23
Interest Earned thru 4/30/17				\$ 0.07
Requisitions Paid thru 4/30/17				\$ -
Remaining Acquisition/Construction Fund				\$ 32.30

**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
TOTAL				\$ 407.70
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
TOTAL				\$ 3,802.11
Acquisition/Construction Fund at 9/30/16				\$ 1,816,562.36
Interest Earned thru 4/30/17				\$ 3,802.11
Requisitions Paid thru 4/30/17				\$ (407.70)
Remaining Acquisition/Construction Fund				\$ 1,819,956.77



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 18, 2017

Ms. Jamie-Marie Corder
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. Corder:

Thank you for your letter of April 14, 2017 requesting confirmation of the number of registered voters within the Windsor at Westside Community Development District as of April 15, 2017.

The number of registered voters within the Windsor at Westside CDD is three as of April 15, 2017.

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



Vote
Osceola