

*Windsor at Westside  
Community Development District*

*Agenda*

*June 30, 2017*

# AGENDA

# ***Windsor at Westside***

## ***Community Development District***

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

June 23, 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, June 30, 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 May 26, 2017 Meeting
4. Consideration of Series 2016 Requisition #12
5. Review and Acceptance of Fiscal Year 2016 Audit Report
6. Consideration of Proposal from Down to Earth for Maintenance of Phase 2B Pond
7. Consideration of Agreement with Amtec to Provide Arbitrage Rebate Calculation Services
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. 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 May 26, 2017 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Series 2016 Requisition #12. A copy of the requisition and supporting invoice is enclosed for your review.

The fifth order of business is the review and acceptance of Fiscal Year 2016 audit report. A copy of the report will be provided under separate cover.

The sixth order of business is the Consideration of Proposal from Down to Earth for Maintenance of Phase 2B Pond. The proposal is enclosed for your review.

The seventh order of business is the Consideration of Agreement with Amtec to Provide Arbitrage Rebate Calculation Services. The agreement is enclosed for your review.

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 Field Manager's Report that will update you on the status of any field or maintenance issues around the community. The Field Manager's Report will be provided under separate cover.

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

Sincerely,

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

George S. Flint  
District Manager

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

Enclosures

# MINUTES

MINUTES OF MEETING  
WINDSOR AT WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Windsor at Westside Community Development District was held Friday, May 26, 2017 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:

George Flint  
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. 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 March 31,  
2017 Meeting**

On MOTION by Mr. Alfonso seconded by Mr. Baker with all in favor the minutes of the March 31, 2017 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2017-04  
Approving the Proposed Fiscal Year 2018  
Budget and Setting a Public Hearing**

Mr. Flint stated next is Resolution 2017-04 approving a proposed budget and setting a date, place and time of the public hearing for its final consideration. The Board is required to approve a proposed budget by June 15<sup>th</sup> of each year and there are some obligations that the District put that on the website, that we forward it to Osceola County, etc. and those are indicated in the resolution. We are suggesting your July 28, 2017 meeting date at 9:00 a.m. as the public hearing date. Exhibit A to the resolution is the proposed budget and I sent a draft of this to the Chairman, he reviewed it and didn't have any changes. Because this is the proposed budget you can make changes to it prior to the public hearing in July as long as the per unit assessment is not going up. If the per unit assessment was contemplated to increase then there are additional noticing requirements. We are basing this proposed budget on keeping the per unit amount the same. We are projecting to use about \$10,400 of carry over to balance the budget so to keep those per unit assessments level we are using some of the projected ending fund balance for this year and we are projecting to end this year with \$48,000 and we are going to use \$10,000 of that to balance next year's budget. It is possible next year you may need to see an increase in your per unit amount but what we tried to do with this budget is keep it level. We have included next year all the Phase 2A and 2B expenses, the lake maintenance number of \$10,500 contemplates both ponds in Phase 2 being maintained as well as there are a few dry retention areas that we may or may not be responsible for maintaining but we have got that covered in the event we do. The wetland monitoring and maintenance is something that is new to the District because those wetlands are being turned over to the District. We have an obligation going forward for maintenance and monitoring and there is \$9,400 budgeted for that. The landscape maintenance number has been adjusted to include the build out number.

On MOTION by Mr. Alfonso seconded by Mr. Baker with all in favor Resolution 2017-04 approving the Fiscal Year 2018 budget and setting a public hearing for July 28, 2017 at 9:00 a.m. in the same location was approved.

## **FIFTH ORDER OF BUSINESS**

### **Consideration of Series 2016 Requisition no. 11**

Mr. Flint stated requisition 11 is for an invoice from GMS for construction accounting services per our contract. During the period we have acquisition construction funds in place

there is a construction accounting component and that was paid out of construction requisition fund.

On MOTION by Mr. Alfonso seconded by Mr. Torres with all in favor requisition no. 11 in the amount of \$3,500 for the Series 2016 Bonds was approved.

## **SIXTH ORDER OF BUSINESS**

### **Consideration of Agreement with Applied Aquatic Management, Inc. to Provide Aquatic Management Services**

Mr. Flint stated next is an agreement with Applied Aquatic.

Mr. Smith stated the handout has Pond 1, which is already in the contract but it also includes the two new ponds, 2A and 2B and it also includes the three sump areas by the construction trailer. I put them on here I don't know if they are going to be CDD or not. They are obviously drainage and typically that would be CDD and that is why I put it on there.

Mr. Flint stated ignore the one in the agenda package, the one that Brian handed out is all inclusive. This covers everything we currently have under contract plus the addition of Pond 2A and 2B and the three dry retention areas.

Mr. Smith stated the \$4,100 is for the next five months and the \$9,840 is in the new budget for next year.

Mr. Flint stated this carries us through September 30.

On MOTION by Mr. Alfonso seconded by Mr. Torres with all in favor the agreement with Applied Aquatic Management, Inc. was approved.

Ms. Mackie and Mr. Althafer both rejoined the meeting by telephone at this time.

Mr. Flint stated we will need an addendum prepared for the Applied Aquatic agreement with our standard terms and conditions.

## **SEVENTH ORDER OF BUSINESS**

### **Consideration of Proposal from Down to Earth for Maintenance of Phase 2B Pond**

Ms. Mackie asked do you need an addendum for the landscape maintenance agreement?



Mr. Flint stated we are on that item and we don't actually have a proposal yet from Down to Earth. They gave me a price and we anticipated having a proposal but we didn't receive it. For Phase 2B and the three dry retention areas they gave a quote of \$6,500, which on an annual basis was lower than I anticipated. That is in the draft budget and we will need to bring an agreement to the next Board meeting. In the event it needs to be maintained between now and the next Board meeting we will keep it maintained. There are no homes at this point and I think they just bush hog it so when the service level goes up we will get that agreement in place.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Mackie stated the session concluded a few weeks ago with nothing that affects this Board specifically. There were some additions to the public records exemption that we are taking a closer look at to see if it requires any updates to the District website or the like.

Mr. Flint stated I know you have been trying to contact Counsel for the Westside CDD regarding the interlocal on landscape maintenance and Carlos wanted an update on that. I'm not sure how much progress has been made.

Ms. Mackie stated I have been unable to get in touch with her but looking at the most current version of the agreement I think as far as that is concerned, the interlocal itself I think we were fairly close on it. I can work with Jan once I'm able to get in touch with her on that and the other document was the cost share agreement, which in large part is dictated by the terms of the interlocal. I apologize for not having it at this meeting but I'm hopeful that by the time the budget is adopted we will have something concrete for the Board to consider.

Mr. Alfonso asked can she send that to us prior to the meeting so we can take a look at it?

Mr. Flint stated yes. It is not with Mattamy it is with the Westside CDD and it would be an interlocal agreement between the Windsor at Westside CDD and the Westside CDD and the cost share would be between the two CDDs and it would be for the Westside Boulevard portion. We have talked about the trigger being platted on the Solera or any of that property that is on the other side of Westside Boulevard. Nothing has been platted at this point so we are not missing anything as far as potential revenue because it hasn't been platted yet.

#### **B. Engineer**

Mr. Flint asked in your update can you give us the status of the requisition for the Phase 2 costs?

Mr. Althafer stated yes, first I want to follow-up to a conversation we had at the last meeting in March. The reclaimed water rates had gone up substantially so I was asked to investigate ways to reduce the irrigation demands on the site. I looked into a couple different things, first was using stormwater as a source for irrigation water. I did look into that and there are a couple of things that are against us on that approach. First off the developer entered into a developer service agreement with the Toho Water authority, the utility provider for this area and one of the special conditions of that agreement states that all lots will be connected to reuse for irrigation. The other thing we are up against is we would have to get a permit from the South Florida Water Management District to withdraw stormwater for irrigation and their requirement for irrigation is that you use the lowest quality water that is available to a site and reclaimed is considered the lowest quality water that is available at this site. It is really not feasible to use stormwater as an irrigation source for Windsor at Westside.

The next option I looked at and I'm working with Toho Water Authority on this now they encourage a water star compliant irrigation program that is high efficiency straight heads and things along those lines. They have agreed to meet onsite next Wednesday at 1:30 p.m. with myself and management and the landscape and irrigation contractor to take a look at the system and see where we may be able to gain some efficiencies to reduce the overall irrigation demand. I will be able to provide an update after that meeting and hopefully we will come up with some ways to reduce that irrigation cost.

Mr. Flint stated we would want the HOA available because all the accounts are in the HOA's name.

Mr. Alfonso asked can you send out an invite and include Carlos and myself and Eric? Cliff and I'm sure one of us can probably make it.

Mr. Althafer stated okay.

Mr. Alfonso stated just to recap it really doesn't look like we have any opportunity using stormwater as a source.

Mr. Althafer stated that is correct using stormwater is not a viable option for irrigation.

Mr. Alfonso stated thanks for doing all the research.

Mr. Baker stated I know at one point we were looking at purchasing reuse water from Toho and dropping it somewhere such as a basin or something. Did you look into that or no?

Mr. Althafer responded I did. What we would need to do for that is there would need to be a large basin or pond and that would need to be lined to prevent infiltration into the groundwater. The volume of water you would need for Windsor at Westside is pretty large so if we want to look further into that we would need to identify areas, several acres that could be used to store that water.

Mr. Torres stated no we are fine.

Mr. Althafer stated we would need to look at areas that are owned currently or could be acquired, to be used for that storage. It would be about \$80,000 just for the pump setup and you need to install the main lines to get irrigation from the source to wherever it is needed so there are costs associated with that.

Mr. Flint stated it sounds like there is no land for that.

Mr. Alfonso stated we appreciate you looking into it. I don't think you need to look into it any further. If Carlos communicates anything different let me know but I think we are all right. The meeting on the conservation next Wednesday let's proceed with that and keep us all in the loop.

Mr. Althafer asked Cliff can you give an update as to where the development schedule is on Phase 2?

Mr. Torres stated not a good one. We are dealing with the townhomes still so except for a couple roads where the townhomes are going because we need to get services finalized in there but besides the townhomes we are pretty much complete.

Mr. Althafer stated that helps. I think what we can do now to get ready for the requisition you can start sending me contracts, pay apps, approved construction documents and we can start to gather all the information that is necessary for that process. That took quite a bit of time with the last phase so I think getting started with that would be beneficial. I can send you a list of items that I am going to need and I think we should copy Tucker on that.

Mr. Torres stated that is fine.

Ms. Mackie stated I will start working on the documents that will be coming from the legal side in order to process the requisition as well.

Mr. Flint stated from a dollar perspective there is \$1,819,000 less the \$3,500 that was just approved.

Mr. Alfonso stated I think our target is to get it in by the end of the year.

**C. Manager**

**i. Approval of Check Register**

On MOTION by Mr. Alfonso seconded by Mr. Torres with all in favor the check registers were approved.

**ii. Balance Sheet and Income Statement**

A copy of the balance sheet and income statement was included in the agenda package.

**iii. Presentation of Number of Registered voters – 3**

A copy of the letter from the supervisor of elections indicating that there are three registered voters in the District was included in the agenda package.

**iv. Field Manager's Report**

Mr. Smith stated I'm new to GMS and I have met with the contractors on a couple of occasions and am learning the project.

Mr. Flint stated Brian was the Operations Manager for the Celebration CDD for 23 years since it was under construction and he has been with us for about three weeks. Alan is still with us but we were spreading him too thin and we needed more help.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests**

There being none,

On MOTION by Mr. Alfonso seconded by Mr. Torres with all in favor the meeting adjourned at 9:28 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## **SECTION IV**

**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: **12**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:

**Hopping, Green & Sams**

- (D) Amount Payable: **\$209.73**
- (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): **Invoices# 92504 & 93305; Represents services for Phase 2 acquisition documentation, status of conveyance and bill of sale.**
- (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, 2017

Windsor at Westside Community Development District  
c/o GMS - Central Florida  
135 West Central Blvd.  
Suite 320  
Orlando, FL 32801

Bill Number 92504  
Billed through 01/31/2017

RECEIVED  
MAR 09 2017

**Phase 2 Project Construction**  
**WWSCDD 00105 TFM**

BY: \_\_\_\_\_

**FOR PROFESSIONAL SERVICES RENDERED**

01/19/17	DGW	Communications with district manager, developer and engineer in connection with supporting documentation for Phase 2 acquisitions.	0.20 hrs
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Total fees for this matter	\$29.00
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**MATTER SUMMARY**

Wilbourn, David - Paralegal	0.20 hrs	145 /hr	\$29.00
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TOTAL FEES	\$29.00
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INTEREST CHARGE ON PAST DUE BALANCE	\$0.73
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TOTAL CHARGES FOR THIS MATTER	<b>\$29.73</b>
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**BILLING SUMMARY**

Wilbourn, David - Paralegal	0.20 hrs	145 /hr	\$29.00
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TOTAL FEES	\$29.00
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INTEREST CHARGE ON PAST DUE BALANCE	\$0.73
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TOTAL CHARGES FOR THIS BILL	<b>\$29.73</b>
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**Please include the bill number on your check.**

# Hopping Green & Sams

Attorneys and Counselors

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

## STATEMENT

April 18, 2017

Windsor at Westside Community Development District  
c/o GMS - Central Florida  
135 West Central Blvd.  
Suite 320  
Orlando, FL 32801

Bill Number 93305  
Billed through 03/31/2017

### Phase 2 Project Construction

WWSCDD 00105 TFM

#### FOR PROFESSIONAL SERVICES RENDERED

03/22/17	JLE	Confer with Torres regarding status of conveyance; confer with Dinkins regarding the same.	0.30 hrs
03/31/17	JLE	Follow-up e-mail correspondence regarding execution of bill of sale.	0.30 hrs
Total fees for this matter			\$180.00

#### MATTER SUMMARY

Earlywine, Jere L.	0.60 hrs	300 /hr	\$180.00
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TOTAL FEES	\$180.00
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TOTAL CHARGES FOR THIS MATTER	<u>\$180.00</u>
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#### BILLING SUMMARY

Earlywine, Jere L.	0.60 hrs	300 /hr	\$180.00
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TOTAL FEES	\$180.00
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TOTAL CHARGES FOR THIS BILL	<u>\$180.00</u>
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Please include the bill number on your check.

## SECTION V

*This item will be provided under  
separate cover*

## SECTION VI



*Landscape and  
Irrigation Contractors*

## **Landscape Maintenance Proposal**

Attn: Windsor at Westside CDD  
George S. Flint  
C/O GMS-CF, LLC  
135 W. Central Blvd, Suite 320  
Orlando, FL 32801

Submitted By: SSS Down To Earth Opco LLC  
Principal: Michael Mosler II

### **Addendum 2 – CDD Phase 2B - New Areas (as of 5/24/17)**

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#### **Landscape Maintenance Summary**

##### **Area 1 –Phase 2B Bahia Pond**

Bahia Pond Basic Maintenance	\$ 2,730.00 Annually
Total Annually	\$ 2,730.00
Total Monthly	\$ 227.50

##### **Area 2 – Phase 2B Retention Area and Lift Station**

Basic Maintenance	\$ 3,093.00 Annually
Fertilization and Pest Control	Included Annually
Irrigation Inspections	Included Annually
Total Annually	\$ 3,093.00
Total Monthly	\$ 257.75

**Phase 2B Areas 1 & 2 Grand Total Annually \$ 5,823.00**

**Phase 2B Areas 1 & 2 Grand Total Monthly \$ 485.25**

##### **Additional Items**

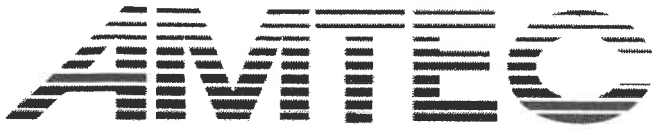
Mulch	\$45.00 Per Cubic Yard
Pine Straw	\$6.00 Per Bale
Annials	\$2.00 Per Unit
Palm Trimming	Included (up to 15')
	\$30.00 Per Palm (over 15')

## SECTION VII

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







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## TAX-EXEMPT COMPLIANCE

June 22, 2017

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

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

Dear Ms. Viscarra:

Thank you for contacting our office and requesting this Proposal for arbitrage rebate calculations for the above-referenced Windsor at Westside Community Development District (the "District"), Series 2016 bond issue (the "Bonds").

With your authorization, we would like to begin our rebate computations for the Bonds. As you know, AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations and we have the ability to complete rebate computations for the District. We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

We have prepared the following fee and report delivery schedule for the District. Our guaranteed fee for rebate computations is \$600 per year and provides service through the required reporting dates of the Bonds. The fee is based upon the size and complexity of the Bonds. Please note that we have deeply discounted our fees due to our excellent relationship with Governmental Management Services. Our fees are payable upon your acceptance of our rebate reports, which will be delivered shortly after the dates specified in the following table.

**AMTEC Professional Fee – \$6,535,000 Special Assessment Bonds, Series 2016**

<b>Report Date</b>	<b>Type of Report</b>	<b>Period Covered</b>	<b>Fee</b>
June 30, 2017	Rebate and Opinion	Closing – April 30, 2017	\$ 600
April 30, 2018	Rebate and Opinion	Closing – April 30, 2018	600
April 30, 2019	Rebate and Opinion	Closing – April 30, 2019	600
April 30, 2020	Rebate and Opinion	Closing – April 30, 2020	600
May 12, 2021	Rebate and Opinion	Closing – May 12, 2021	600
<b>Total</b>			<b>\$3,000</b>

**In order to begin our computations, we are requesting the following documentation:**

1. Tax Agreement or Arbitrage Certificate.
2. IRS Form 8038.
3. Regions Bank trust activity for all accounts for the period beginning on May 12, 2016, the date of the closing, through each report date.

**AMTEC's Scope of Services**

Our engagement includes, but is not limited to, the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through the required reporting dates of the Bonds;
- Calculation of the bond yield. Yield calculations performed prior to the closing often do not contain all requisite figures, resulting in inaccurate calculations for rebate purposes. This effort certifies we are presenting accurate information and enables us to issue our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you and your auditors and provide our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled.

AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on \_\_\_\_\_, 2017.

Windsor at Westside  
Community Development District

Consultant: American Municipal Tax-Exempt  
Compliance Corporation

By: \_\_\_\_\_

By: \_\_\_\_\_



Michael J. Scarfo  
Senior Vice President

## SECTION VIII



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# Windsor at Westside

## Community Development District

### Summary of Invoices

May 19, 2017 to June 23, 2017

Fund	Date	Check No.'s	Amount
General Fund	5/23/17	161-163	\$ 56,179.10
	6/1/17	164	\$ 1,109.08
	6/8/17	165-167	\$ 11,687.94
	6/15/17	168-170	\$ 764.90
			<hr/>
			\$ 69,741.02
			<hr/>
			\$ 69,741.02

AP300R												
*** CHECK DATES 05/19/2017 - 06/23/2017 ***												
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER												
WINDSOR GENERAL FUND												
BANK A GENERAL FUND												
CHECK DATE	VEND#	.....INVOICE DATE	.....INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
5/23/17	00013	5/23/17	05232017	201705	300-20700-10000				WINDSOR AT WESTSIDE CDD C/O REGIONS	*	3,096.44	3,096.44 000161
					FY17 DEBT SERVICE SER2015							
5/23/17	00013	5/23/17	05232017	201705	300-20700-10100				WINDSOR AT WESTSIDE CDD C/O REGIONS	*	2,418.07	2,418.07
					FY17 DEBT SERVICE SER2016							
5/23/17	00013	5/23/17	05232017	201705	300-20700-10000				WINDSOR AT WESTSIDE CDD C/O REGIONS	*	50,664.59	2,418.07 000162
					FY17 PULTE HOME CORP SR16							
6/01/17	00003	5/22/17	93793	201704	310-51300-31500				WINDSOR AT WESTSIDE CDD C/O REGIONS	*	1,109.08	50,664.59 000163
					INTERLOCAL MNT/ROW							
6/08/17	00014	5/15/17	54369	201705	320-53800-46400				HOPPING GREEN & SAMS	*	3,116.67	1,109.08 000164
					LANDSCAPE MAINT-MAY17							
5/15/17	54369	201705	320-53800-46400							*	1,666.67	
					ADDENDUM 1 PHASE 2-MAY17							
5/15/17	54369A	201704	320-53800-46400							*	1,666.67	
					ADDENDUM 1 PHASE 2-APR17							
5/15/17	54369B	201703	320-53800-46400							*	833.33	
					ADDENDUM 1 PHASE 2-MAR17							
6/08/17	00011	5/25/17	2592178-	201705	320-53800-43100				DOWN TO EARTH LAWCARE II, INC.	*	20.95	7,283.34 000165
					2100 E MONACO BLVD FNTN							
6/08/17	00001	6/01/17	50	201706	310-51300-34000				TOHO WATER AUTHORITY	*	2,916.67	20.95 000166
					MANAGEMENT FEES JUN17							
6/01/17	50	201706	310-51300-35100							*	50.00	
					INFO TECHNOLOGY JUN17							
6/01/17	50	201706	310-51300-31300							*	583.33	
					DISSEMINATION FEES JUN17							
6/01/17	50	201706	310-51300-51000							*	21.17	
					OFFICE SUPPLIES							
6/01/17	50	201706	310-51300-42000							*	14.63	
					POSTAGE							
6/01/17	50	201706	310-51300-42500							*	47.85	
					COPIES							
6/01/17	51	201706	320-53800-12000							*	750.00	
					FIELD MANAGEMENT JUN17							
									GOVERNMENTAL MANAGEMENT SERVICES			4,383.65 000167
									WIND WINDSOR AT WES TVISCARRA			



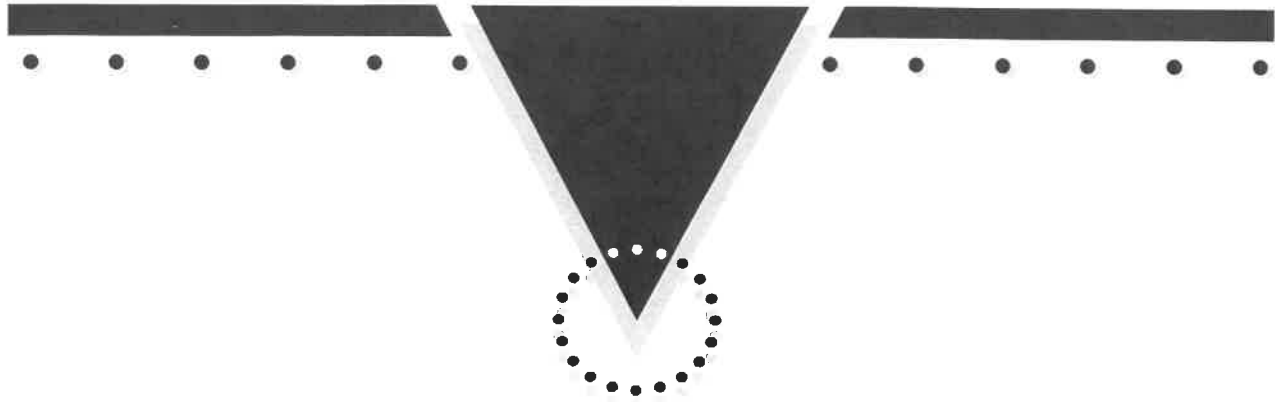
\*\*\* CHECK DATES 05/19/2017 - 06/23/2017 \*\*\* WINDSOR GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
6/15/17	00015	5/31/17	162187	201705	320-53800-46200	AQUATIC MGMT SVCS-MAY17	*	295.00	
APPLIED AQUATIC MANAGEMENT, INC									
6/15/17	00009	6/05/17	55906	38	201705	320-53800-43000	*	136.40	295.00 000168
8999 MONACO BLVD LITE									
DUKE ENERGY									
6/15/17	00014	5/20/17	54725	201704	320-53800-46600	14 NOZZLE/2 6" SAM/PRS	*	333.50	136.40 000169
DOWN TO EARTH LAWN CARE II, INC.									
TOTAL FOR BANK A								69,741.02	
TOTAL FOR REGISTER								69,741.02	

WIND WINDSOR AT WES TVISCARRA

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**Windsor at Westside  
Community Development District**

**Unaudited Financial Report**

**May 31, 2017**



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**WINDSOR AT WESTSIDE**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**May 31, 2017**

	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	TOTALS 2017
<b><u>ASSETS:</u></b>				
<b><u>CASH</u></b>				
OPERATING ACCOUNT	\$124,645	---	---	\$124,645
<b><u>INVESTMENTS</u></b>				
SERIES 2015				
RESERVE	---	\$138,721	---	\$138,721
REVENUE	---	\$74,422	---	\$74,422
CAPITALIZED INTEREST	---	\$0	---	\$0
INTEREST	---	\$102,131	---	\$102,131
SINKING FUND	---	\$0	---	\$0
CONSTRUCTION	---	---	\$32	\$32
SERIES 2016				
RESERVE	---	\$210,078	---	\$210,078
REVENUE	---	\$264,899	---	\$264,899
CAPITALIZED INTEREST	---	\$0	---	\$0
INTEREST	---	\$1	---	\$1
CONSTRUCTION	---	---	\$1,820,848	\$1,820,848
<b>TOTAL ASSETS</b>	<b>\$124,645</b>	<b>\$790,252</b>	<b>\$1,820,880</b>	<b>\$2,735,777</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$9,178	---	---	\$9,178
DUE TO DEVELOPER	\$12,233	---	---	\$12,233
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$315,274	---	\$315,274
RESTRICTED FOR DEBT SERVICE 2016	---	\$474,978	---	\$474,978
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$32	\$32
RESTRICTED FOR CAPITAL PROJECTS 2016	---	---	\$1,820,848	\$1,820,848
UNASSIGNED	\$103,233	---	---	\$103,233
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$124,645</b>	<b>\$790,252</b>	<b>\$1,820,880</b>	<b>\$2,735,777</b>

# WINDSOR AT WESTSIDE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending May 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/17	ACTUAL THRU 5/31/17	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$142,828	\$142,828	\$140,448	(\$2,380)
ASSESSMENTS - DIRECT BILLED	\$56,135	\$56,135	\$56,135	\$0
<b>TOTAL REVENUES</b>	<b>\$198,963</b>	<b>\$198,963</b>	<b>\$196,583</b>	<b>(\$2,380)</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
ENGINEERING	\$5,000	\$3,333	\$189	\$3,145
ATTORNEY	\$15,000	\$10,000	\$4,672	\$5,328
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION	\$7,000	\$4,667	\$4,667	\$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	\$23,333	\$23,333	(\$0)
INFORMATION TECHNOLOGY	\$600	\$400	\$400	\$0
TELEPHONE	\$150	\$100	\$25	\$75
POSTAGE	\$750	\$500	\$63	\$437
INSURANCE	\$8,500	\$8,500	\$5,253	\$3,247
PRINTING & BINDING	\$1,500	\$1,000	\$404	\$596
LEGAL ADVERTISING	\$5,000	\$3,333	\$0	\$3,333
OTHER CURRENT CHARGES	\$775	\$517	\$285	\$232
PROPERTY APPRAISER FEE	\$650	\$433	\$196	\$237
OFFICE SUPPLIES	\$200	\$133	\$64	\$70
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>OPERATION &amp; MAINTENANCE:</b>				
<b>Contract Services</b>				
FIELD SERVICES	\$9,000	\$6,000	\$6,000	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$51,313	\$34,209	\$25,983	\$8,225
LAKE MAINTENANCE	\$10,500	\$7,000	\$2,360	\$4,640
PROPERTY INSURANCE	\$0	\$0	\$1,980	(\$1,980)
<b>Repairs &amp; Maintenance</b>				
LANDSCAPE MAINTENANCE - OTHER	\$3,500	\$2,333	\$1,840	\$493
REPAIRS - GENERAL	\$1,500	\$1,000	\$0	\$1,000
OPERATING SUPPLIES	\$2,000	\$1,333	\$0	\$1,333
IRRIGATION REPAIRS	\$2,500	\$1,667	\$1,277	\$390
SIGNAGE	\$1,500	\$1,000	\$0	\$1,000
FOUNTAIN MAINTENANCE	\$2,400	\$1,600	\$1,200	\$400
FENCING	\$500	\$333	\$0	\$333
<b>Utility</b>				
ELECTRIC	\$5,000	\$3,333	\$1,108	\$2,225
IRRIGATION WATER	\$10,000	\$6,667	\$174	\$6,492
<b>Other</b>				
CONTINGENCY	\$1,500	\$1,000	\$0	\$1,000
<b>TOTAL EXPENDITURES</b>	<b>\$198,963</b>	<b>\$136,450</b>	<b>\$93,649</b>	<b>\$42,802</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$102,934</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$299</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$103,233</b>	

# WINDSOR AT WESTSIDE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2015

#### Statement of Revenues & Expenditures

For The Period Ending May 31, 2017

#### REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/17	ACTUAL THRU 5/31/17	VARIANCE
SPECIAL ASSESSMENTS	\$276,388	\$276,388	\$271,836	(\$4,552)
INTEREST	\$0	\$0	\$900	\$900
<b>TOTAL REVENUES</b>	<b>\$276,388</b>	<b>\$276,388</b>	<b>\$272,736</b>	<b>(\$3,652)</b>

#### 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	\$102,144	\$102,144	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$270,588</b>	<b>\$270,588</b>	<b>\$270,588</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$5,800</b>		<b>\$2,148</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$174,870</b>		<b>\$313,126</b>	
<b>FUND BALANCE - Ending</b>	<b>\$180,670</b>		<b>\$315,274</b>	

# WINDSOR AT WESTSIDE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2016

#### Statement of Revenues & Expenditures

For The Period Ending May 31, 2017

	PROPOSED BUDGET	PRORATED BUDGET THRU 5/31/17	ACTUAL THRU 5/31/17	VARIANCE
<b><u>REVENUES:</u></b>				
ASSESSMENTS - TAX ROLL	\$216,092	\$216,092	\$212,282	(\$3,809)
ASSESSMENTS - DIRECT BILLED	\$202,658	\$202,658	\$202,658	\$0
INTEREST	\$0	\$0	\$1,211	\$1,211
TRANSFER IN	\$0	\$0	\$2,000	\$2,000
<b>TOTAL REVENUES</b>	<b>\$418,750</b>	<b>\$418,750</b>	<b>\$418,152</b>	<b>(\$598)</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST - 11/1	\$143,483	\$143,483	\$143,483	\$0
INTEREST - 05/1	\$152,822	\$152,822	\$152,822	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$296,305</b>	<b>\$296,305</b>	<b>\$296,305</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$122,445</b>		<b>\$121,848</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$143,483</b>		<b>\$353,131</b>	
<b>FUND BALANCE - Ending</b>	<b>\$265,928</b>		<b>\$474,978</b>	



**WINDSOR AT WESTSIDE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**CAPITAL PROJECTS FUND SERIES 2015**  
**Statement of Revenues & Expenditures**

For The Period Ending May 31, 2017

**REVENUES:**

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/17	ACTUAL THRU 5/31/17	VARIANCE
INTEREST	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**EXPENDITURES:**

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

## WINDSOR AT WESTSIDE

### COMMUNITY DEVELOPMENT DISTRICT

#### CAPITAL PROJECTS FUND SERIES 2016

#### Statement of Revenues & Expenditures

For The Period Ending May 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 5/31/17	ACTUAL THRU 5/31/17	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$4,693	\$4,693
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,693</b>	<b>\$4,693</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$0	\$0	\$408	(\$408)
TRANSFER OUT	\$0	\$0	\$2,000	(\$2,000)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,408</b>	<b>(\$2,408)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$2,286</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$1,818,562</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$1,820,848</b>	

# WINDSOR AT WESTSIDE

## Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>REVENUES:</b>													
ASSESSMENTS - TAX ROLL	\$0	\$8,817	\$120,251	\$4,850	\$2,451	\$960	\$1,519	\$1,600	\$0	\$0	\$0	\$0	\$140,448
ASSESSMENTS - DIRECT BILLED	\$0	\$28,068	\$0	\$0	\$14,034	\$0	\$0	\$14,034	\$0	\$0	\$0	\$0	\$56,135
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$36,885</b>	<b>\$120,251</b>	<b>\$4,850</b>	<b>\$16,485</b>	<b>\$960</b>	<b>\$1,519</b>	<b>\$15,634</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$196,583</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
ENGINEERING	\$189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189
ATTORNEY	\$455	\$0	\$799	\$1,109	\$481	\$720	\$1,109	\$0	\$0	\$0	\$0	\$0	\$4,672
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$0	\$4,667
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$3,500	\$3,500	\$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	\$2,917	\$0	\$0	\$0	\$0	\$23,333
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$400
TELEPHONE	\$0	\$0	\$6	\$0	\$0	\$0	\$9	\$10	\$0	\$0	\$0	\$0	\$25
POSTAGE	\$5	\$21	\$6	\$7	\$11	\$0	\$10	\$4	\$0	\$0	\$0	\$0	\$63
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	\$11	\$0	\$0	\$0	\$0	\$285
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	\$64
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>OPERATION &amp; MAINTENANCE:</b>													
<b>Contract Services</b>													
FIELD SERVICES	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$0	\$0	\$0	\$0	\$6,000
LANDSCAPE MAINTENANCE - CONTRACT	\$3,117	\$3,117	\$3,117	\$3,117	\$3,117	\$3,950	\$1,667	\$4,783	\$0	\$0	\$0	\$0	\$25,983
LAKE MAINTENANCE	\$295	\$295	\$295	\$295	\$295	\$295	\$295	\$295	\$0	\$0	\$0	\$0	\$2,360
PROPERTY INSURANCE	\$1,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,980
<b>Repairs &amp; Maintenance</b>													
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	\$449	\$128	\$0	\$0	\$700	\$0	\$0	\$0	\$0	\$0	\$1,277
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
<b>Utility</b>													
ELECTRIC	\$138	\$150	\$144	\$148	\$136	\$127	\$130	\$136	\$0	\$0	\$0	\$0	\$1,108
IRRIGATION WATER	\$5	\$11	\$17	\$43	\$33	\$14	\$0	\$50	\$0	\$0	\$0	\$0	\$174
<b>Other</b>													
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$21,138</b>	<b>\$8,600</b>	<b>\$9,567</b>	<b>\$10,849</b>	<b>\$8,990</b>	<b>\$13,131</b>	<b>\$11,784</b>	<b>\$9,591</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$93,649</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$21,138)</b>	<b>\$28,284</b>	<b>\$110,684</b>	<b>(\$5,999)</b>	<b>\$7,495</b>	<b>(\$12,171)</b>	<b>(\$10,264)</b>	<b>\$6,043</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$102,934</b>

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

<b>SERIES 2015, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)</b>		
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	\$138,721	
BONDS OUTSTANDING - 6/30/15		\$4,190,000
LESS: PRINCIPAL PAYMENT 11/1/16		(\$65,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$4,125,000</b>

<b>SERIES 2016, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)</b>		
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	\$210,078	
BONDS OUTSTANDING - 5/31/16		\$6,535,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$6,535,000</b>

**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			
							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%
11/25/16	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
5/9/17	ACH	\$ 7,259.50	\$ -	\$ 145.18	\$ -	\$ 7,114.32	\$ 1,599.82	\$ 3,096.44	\$ 2,418.07	\$ 7,114.32
<b>TOTALS</b>		\$ 662,532.46	\$ 25,234.78	\$ 12,745.95	\$ 13.20	\$ 624,564.93	\$ 140,447.76	\$ 271,835.54	\$ 212,281.63	\$ 624,564.93

**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
<b>Fiscal Year 2015</b>				
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
<b>TOTAL</b>				<b>\$ 3,518,873.67</b>
<b>Fiscal Year 2015</b>				
7/1/15		Interest		\$ 3.12
8/1/15		Interest		\$ 12.97
9/1/15		Interest		\$ 11.20
<b>TOTAL</b>				<b>\$ 27.29</b>
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				<b>\$ 171,998.37</b>

Date	Requisition #	Contractor	Description	Requisition
<b>Fiscal Year 2016</b>				
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
<b>TOTAL</b>				<b>\$ 172,162.69</b>
<b>Fiscal Year 2016</b>				
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
<b>TOTAL</b>				<b>\$ 196.55</b>
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				<b>\$ 32.23</b>

**Windsor at Westside  
Community Development District**

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

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisition</b>
<b>Fiscal Year 2017</b>				
<b>TOTAL</b>				<b>\$ -</b>
<b>Fiscal Year 2017</b>				
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
<b>TOTAL</b>				<b>\$ 0.09</b>
<b>Acquisition/Construction Fund at 9/30/16</b>				<b>\$ 32.23</b>
<b>Interest Earned thru 5/31/17</b>				<b>\$ 0.09</b>
<b>Requisitions Paid thru 5/31/17</b>				<b>\$ -</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 32.32</b>

**Windsor at Westside  
Community Development District**

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

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisition</b>
<b>Fiscal Year 2016</b>				
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
<b>TOTAL</b>				<b>\$ 4,058,035.01</b>
<b>Fiscal Year 2016</b>				
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
<b>TOTAL</b>				<b>\$ 2,782.13</b>
<b>Acquisition/Construction Fund at 5/31/16</b>				<b>\$ 5,871,815.24</b>
<b>Interest Earned thru 9/30/16</b>				<b>\$ 2,782.13</b>
<b>Requisitions Paid thru 9/30/16</b>				<b>\$ (4,058,035.01)</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 1,816,562.36</b>



**Windsor at Westside  
Community Development District**

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

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisition</b>
<b>Fiscal Year 2017</b>				
2/3/17	10	Hopping, Green & Sams	Review/Approve Requisitions & Preparation of Warranty Deed	\$ 407.70
<b>TOTAL</b>				<b>\$ 407.70</b>
<b>Fiscal Year 2017</b>				
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
<b>TOTAL</b>				<b>\$ 4,693.22</b>
<b>Acquisition/Construction Fund at 9/30/16</b>				<b>\$ 1,816,562.36</b>
<b>Interest Earned thru 5/31/17</b>				<b>\$ 4,693.22</b>
<b>Requisitions Paid thru 5/31/17</b>				<b>\$ (407.70)</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 1,820,847.88</b>



*This item will be provided under  
separate cover*