

*Windsor at Westside  
Community Development District*

*Agenda*

*August 25, 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

August 18, 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, August 25, 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 July 28, 2017 Meeting and August 15, 2017 Meeting
4. Consideration of Proposals for Water Fountain Maintenance
5. Consideration of Proposals for Phase 2B Pond for Clean-Up
6. Discussion of Westside/Monaco Boulevards Landscape Maintenance and Cost Share
7. Discussion of Phase 2B Acquisition Requisition
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 July 28, 2017 meeting and August 15, 2017 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of the proposals for water fountain maintenance. A copy of the proposals is under separate cover.

The fifth order of business is the consideration of proposals for phase 2B pond for clean-up. A copy of the proposals is under separate cover.

The sixth order of business is the discussion of Westside/Monaco Boulevards landscape and maintenance and cost share. This is an open discussion and no back-up is provided.

The seventh order of business is the discussion of the phase 2B acquisition requisition. This is an open discussion and no back-up is provided.

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. Section 4 is the approval of Fiscal Year 2018 Meeting Schedule. A copy of the schedule is enclosed for your review.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'G. S. Flint', with a stylized, flowing script.

George S. Flint  
District Manager

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

Enclosures

# MINUTES

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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, July 28, 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
Angel Alfonso	Assistant Treasurer
William Tew	Assistant Secretary
Eric Baker	Assistant Secretary

Also present were:

George Flint	District Manager
Tucker Mackie	District Counsel
Broc Althafer	District Engineer by phone
Brian Smith	Field Manager

*Due to a technical problem with the recorder, portions of these minutes are presented in summary format.*

**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 May 26, 2017 Meeting**

On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor the minutes of the May 26, 2017 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Public Hearing**

**A. Consideration of Resolution 2017-05 Adopting the Fiscal Year 2017 Budget and Relating to the Annual Appropriations**

On MOTION by Mr. Gregory seconded by Mr. Tew with all in favor the public hearing was opened.

There being no public comment the following action was taken.

On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor Resolution 2017-05 was approved.

**B. Consideration of Resolution 2017-06 Imposing Special Assessments and Certifying an Assessment Roll**

There being no comment from the Board or public, the following action was taken.

On MOTION by Mr. Gregory seconded by Mr. Tew with all in favor Resolution 2017-06 was approved.

On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor the public hearing was closed.

**FIFTH ORDER OF BUSINESS**

**Consideration of Series 2016 Requisition no. 12**

Mr. Flint stated I handed out a revised version of requisition no. 12 we added an invoice from Hopping Green & Sams. These are for services related to conveyance of assets to the District, review of requisitions, etc.

On MOTION by Mr. Gregory seconded by Mr. Tew with all in favor the Series 2016 requisition no. 12 for Hopping Green & Sams in the amount of \$281.50 was approved.

**SIXTH ORDER OF BUSINESS**

**Review and Acceptance of Fiscal Year 2016 Audit Report**

Mr. Flint stated next is review and acceptance of the Fiscal Year 2016 audit report and you have been provided a hard copy. This was required to be filed with the state prior to the end of June so we have filed it. You will see on pages 26 and 27 there are no current year or prior

year findings or recommendations and they have determined that we have met all the provisions of the auditor general that they are required to look at. It is a clean audit with no findings or recommendations.

On MOTION by Mr. Gregory seconded by Mr. Tew with all in favor the Fiscal Year 2016 audit was accepted and the transmittal to the State of Florida was ratified.

## **SEVENTH ORDER OF BUSINESS**

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

Mr. Flint stated the proposal from Down to Earth is for the new areas in Phase 2B that the District has taken on and is maintaining.

Mr. Smith stated it is for two ponds behind the townhomes and one that has no construction on it yet. We have the construction trailer out there and on either side is a dry retention area and across the street by the lift station is another one. Are those intended to be CDD? There is some common area between the sidewalk and the curb along the roadway at the lift station as well so it will not be in front of a residence.

Mr. Flint stated what we included in this proposal are the two ponds and those dry retention areas. We did not include between the sidewalk and curb because I felt that was HOA. To the extent that Broc determines something different on those dry retention areas we can come back and reduce this.

Mr. Gregory stated if you don't have one already get a map that highlights this area.

Mr. Flint stated I had one it is just not attached to this proposal.

Mr. Gregory stated make sure Ken gets a copy of it too so the HOA has the same map.

Mr. Althafer stated I just pulled out the plat and that is a compensating storage area so that is a portion of the 100 year flood zone that was filled as part of this project so another area had to be cut down by storage that was taken away. It is not within a CDD owned tract but it is part of the stormwater management system.

Mr. Flint stated we may want to do a maintenance agreement.

Ms. Mackie stated a maintenance agreement or look to see if those are separately defeasible tracts. It may be that although they are not indicated to be owned by the CDD on the plat that we could still take acceptance of that long term if it makes sense for the District to do so.



Mr. Flint stated we will maintain it in the meantime.

Ms. Mackie stated I will take a look at it.

On MOTION by Mr. Alfonso seconded by Mr. Gregory with all in favor the proposal from Down to Earth for maintenance of Phase 2B was ratified.

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Agreement with Amtec to Provide Arbitrage Rebate Calculation Services**

Mr. Flint stated next is an agreement with Amtec to provide arbitrage rebate calculations and it is \$600 a year and this is who we typically use to provide this service. It is something that needs to be reported every five years but the cost of doing it annually equals the same as if you were to wait five years and have it done. It makes more sense to do it annually in the event there is an issue with arbitrage. It is just a calculation to make sure we are not earning more interest than we are paying.

On MOTION by Mr. Gregory seconded by Mr. Tew with all in favor the agreement with Amtec to provide arbitrage rebate services was approved.

#### **NINTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2017-07 Extending the Terms of Office of All Current Supervisors to Coincide with the General Election**

Mr. Flint stated next is a resolution extending the terms of office for the Board Members. Because the District was created in an odd numbered year, Districts are actually encouraged to shift the terms of office to an even numbered year so they correspond with the general election that is held every two years on even numbered years. This resolution would push the terms of office forward one year.

Ms. Mackie stated the qualified elector elections are triggered once 250 registered voters reside within the District or at 6 years this will start the transition to general election and this will allow that to transition a little smoother when that time comes.

Mr. Flint stated every April 15<sup>th</sup> we get a letter from the Supervisor of Elections with the number of registered voters and it is put on the agenda and announced annually.

On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor Resolution 2017-07 was approved.

**TENTH ORDER OF BUSINESS****Consideration of Interlocal Agreement  
Regarding Cost Share**

Ms. Mackie stated I'm going to take the agreements out of order because it makes sense to deal with the Interlocal agreement for Right Of Ways between this District, Westside CDD and the County first. The issue is, as we touched on briefly in comments before the meeting, is that on a certain section of Westside Boulevard the enhanced landscaping that has been located within the Right Of Way benefits not only the residents of this Community Development District but also Westside. Currently Windsor has been maintaining those enhancements and would like to see some cost share from the Westside CDD for those enhancements. Also in doing so we still don't have an agreement with the County for the ability to maintain those enhancements within the Right Of Way so first and foremost we need to enter into an Interlocal agreement between the three parties and we thought it made sense to do it as a tri-party agreement rather than have Windsor enter into an Interlocal agreement with the County and the County enter into an Interlocal agreement with Westside. This deals with the tracts that are to be maintained in the eyes of the County by Westside and the tracts that are to be maintained by Windsor and those are allocated in the exhibits. Composite Exhibit A would be the Windsor maintained Right Of Way and Composite Exhibit B is the Westside maintained Right Of Way. Other than just outlining the responsibility for doing so and how liability extends to the District for maintaining and what to do in the event that the enhancements are not maintained in a standard that the County would accept that is what this agreement covers. It is mainly dictated by the form that the County traditionally accepts. We have reviewed it and provided some comments, you will see there are still some blanks that need to be filled in but what we are asking the Board to do today is approve it in substantial form. It is my understanding that these documents are also going before the Westside Community Development District next week and they will also be approving it in substantial form because ultimately we will have to submit it to the County that may have minor changes that need to be made and they will need to approve it. This kick starts the process and hopefully if there aren't any changes that are major until we ratify the final agreement this will give the consent of the Board for staff to move forward and final execution.

On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor the Interlocal agreement between the Windsor at Westside CDD, the Westside CDD and Osceola County for maintenance of the enhanced landscaping in the Westside Boulevard Right Of Way was approved in substantial form.

Mr. Gregory asked was there something we were waiting for to trigger this?

Ms. Mackie stated it is my understanding that Westside was long in the works to get this underway. What we were waiting on in terms of at one point in time it made sense for this District to go to Westside to request a reimbursement or at least a shared cost of the development of the parcels that are located in this District. Otherwise Westside could argue that the true benefit for the enhanced landscaping is just us but that started to change and we wanted to make sure especially as George indicated Mattamy has recorded a plat and it may look like they are going to develop even more substantially their portion of Right Of Way located on Westside that we get both the current allocation and what would trigger a review of that allocation as they more substantially benefit from those enhancements the more development they do along Westside given this District's minor frontage of Westside compared to the Westside CDD. That is the trigger for making sure we get the cost share, which is the next agreement to be discussed. I will go back to Jan and see what portion Westside benefits from Monaco being developed. The sections of the Interlocal I want to discuss with the Board in more detail is what is the current allocation and when do we trigger review. Jan and I thought what made the most sense was to just look at frontage of the Right Of Way to be maintained and currently because Windsor is more substantially developed we are paying 100% of the cost right now and we looked at splitting it 50/50 until such time as those parcel numbers that follow the 50/50 allocation in 2.3 receive a plat and at that time it would trigger the 30/70 allocation immediately without further discussion or agreement amongst the parties. I don't know what the current cost is in terms of hard numbers what that looks like.

Mr. Flint stated the current contract with Down to Earth doesn't break out Westside Boulevard but they provided us an estimate. We want to make sure that is a good number because we want to be fair to Windsor we want to make sure that number is right. The number they gave us seemed a little low.

Ms. Mackie stated assuming we do a similar allocation let's take a look if this Board thinks that is the appropriate methodology to divide the cost we will look at Monaco frontage and benefit and break it out, this segment is the current allocation and then how it breaks down and the other segment we will add separately.

Mr. Gregory asked remind me, Interlocals get funded as an invoice to the District?

Ms. Mackie stated section 2.4 deals with how we will pay it and we made two different options. Westside can take a look at what our annualized cost is and make a lump sum payment of 50% to the District of that cost itemized over the year or we could bill them monthly and certainly the fact that George serves as District Manager to Westside as well it is more of an accounting issue that George can easily handle internally.

Mr. Flint stated we can do it monthly.

Ms. Mackie stated the landscape is new and until it grows and roots there might be additional costs with replacement, etc. that might be best to do it monthly that way you are capturing that in a monthly amount any sort of extraordinary costs and long term it makes more sense to do it monthly once that is established landscaping.

Mr. Flint stated Down to Earth provided us an estimate of \$11,220 per year just for Westside. That includes the median and this side of Westside up to the end of the wall. Yellowstone is doing the other side of Westside, which is basically an irrigated strip of Bahia and then north of the tower on the east side of Westside Boulevard.

Mr. Gregory asked do you go all the way to the fence on our side?

Mr. Smith stated I think it is back of sidewalk the beds along the fence is HOA.

Mr. Flint stated the way the tracts are, they are not clean.

Mr. Gregory stated I was wondering because there is a lot of dead plant material.

Mr. Smith stated I am working on trying to get an areas of responsibility map put together get the tracts and highlight who is supposed to be doing what. The cost for Yellowstone on the other side is \$2,400 a year for just the Bahia.

Ms. Mackie asked will you also get the breakout for Monaco?

Mr. Flint responded yes.

On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor the Interlocal cost share agreement between Windsor at Westside CDD and Westside CDD regarding the costs associated with the maintenance of Westside Boulevard was approved in substantial form.

**ELEVENTH ORDER OF BUSINESS****Staff Reports****A. Attorney**

Ms. Mackie stated one item we will have for the Board in the coming months is kicking off a 170 process, which is the process by which we will need to add the townhome units to the second phase. The Board may remember we issued bonds in two different series and we had two different master projects and two different master assessment methodologies. Phase 1 included the townhome concept because originally that concept was included in the development plan. The development plan for Phase 2 has somewhat changed to now add a townhome concept so that methodology did not include a townhome unit so we don't have an ERU allocation a way to reallocate assessments. That will trigger that we go through the 170 process of having a public hearing regarding the addition of that unit and the ERU and the basis for such. Staff is currently working on the revisions to the assessment methodology report and we will be prepared at the next meeting to kick start that process. It will require mailed notice, published notice, etc. to only the Phase 2 properties. One other thing we will have to also get is bondholder consent because it is a term of the indenture that any substantial change to the methodology has to be approved by the bondholders. I haven't talked with Steve Sanford and it hasn't traditionally been an issue in the past it is just a hoop you have to jump through in order to do that.

Mr. Gregory asked does all that have to occur before we record the plat?

Ms. Mackie responded no, but it has to occur before we can reallocate the assessments, before we can hold a public hearing.

Mr. Flint stated at this point you own all of Phase 2B so it doesn't really matter if we initiate it next meeting versus initiating it today because the direct bill is still going to go to you.

Ms. Mackie stated for this next fiscal year but I think it will be helpful as we close on units and provide disclosure to anyone who is taking a townhome because the 40 and 50 foot units their assessment isn't changing in the draft of the methodology I have seen but to the extent you close on lots after the platting but prior to the process, which may or may not happen at least

we can get you something that can show your townhome purchasers what their assessment will be on the debt side.

Mr. Flint stated our goal is to keep 40 and 50 foot lots the same as Phase 1 and Phase 2 currently and then the townhome would be the same as the Phase 1 townhome assessment so that everyone is paying the same. It is a little complicated because if you remember we did developer contributions to bring the townhome assessment down so we have to take all of that into account when we are amending the methodology. It is a little more complicated than you think it would be.

Mr. Gregory asked Broc do you know when that plat for Phase 2 is supposed to get recorded?

Mr. Althafer responded based on the information I have right now I have been told it will be mid to late August when that plat is recorded.

Ms. Mackie stated I don't think that changes the calculus because it is past the time of which the roll is going to be certified and we will be directly collecting assessments.

## **B. Engineer**

Mr. Althafer stated Phase 2B is nearing completion of development and one thing we are going to need to do once I receive information from the developer and the developer's Engineer of record that the stormwater pond has been constructed per design we are going to need to transfer the environmental resource permit, which covers the stormwater system and the wetlands from the developer over to the CDD. In the next month or so I should be receiving as-built information from the Engineer of record that shows the pond has been constructed correctly. Once I receive that I will provide the official transfer documents to the Board for review and execution and that should be in the next month. At that point you will officially be responsible for the permit conditions associated with the stormwater pond and those wetlands. The cost associated with those permit conditions was approved earlier in this meeting with next year's budget.

The other item is with Phase 2B nearing completion we are working to gather all the information required for Phase 2B acquisition. We haven't received everything we need quite yet but I'm working with the developer and the Engineer of record to get that information. I think we should have it all completed in the next month or two.

Ms. Mackie stated if that is the case I will get on my side of things unless you are using the forms from the Phase 1A acquisition because I imagine you will want to get the Engineer of record to make certain certifications as opposed to you with respect those improvements being built in accordance with specs, etc. I might have to revise those forms.

Mr. Althafer stated I'm using it as a general template right now but once we get to the point I will reach out to you and we will work together and get it all accomplished.

Mr. Gregory stated as far as requisitions go this will be the balance.

Mr. Flint stated that will be the balance.

Mr. Gregory asked Broc as far as where you are in the process in getting the documentation would you say we are 10% there, 50%, is it reasonable that funding of the requisition could occur by the end of August, the end of September, where do you see that?

Mr. Althafer responded I think by next month's meeting is a little aggressive but possibly the following meeting is realistic.

Mr. Gregory stated let's make sure that if we can't get it in next month that we absolutely don't miss and have it done by September 30<sup>th</sup>. If you get stuck with anything that you are requesting from the developer please let me know. I want to make sure we get that funded by end of September.

Mr. Althafer stated okay I will do everything I can to push that along. It will be dependent upon development being completed. I will continue to work with Cliff and the Engineer to move that along.

### **C. Manager**

#### **i. Approval of Check Register**

Mr. Flint stated the check register is from June 23<sup>rd</sup> to July 21<sup>st</sup> in the amount of \$26,267.33.

On MOTION by Mr. Gregory seconded by Mr. Tew with all in favor the check register in the amount of \$26,267.33 was approved.

#### **ii. Balance Sheet and Income Statement**

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

**iii. Field Manager's Report**

Mr. Smith stated Down to Earth is doing a good job and we have one issue of the Junipers out front that died due to drought and lack of irrigation. I had them remove the dead Junipers and I provided you with a proposal for replacement of that Juniper in the amount of \$2,700.

On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor the proposal from Down to Earth in the amount of \$2,700 to replace the Junipers was approved.

Mr. Smith stated we do have some four dead palm trees and I have a proposal for \$1,068 just to remove them for now and in our next budget we will do the replacement. If there is money available before the end of this year I will install new ones.

**iv. Fiscal Year 2018 Meeting Schedule**

Mr. Flint stated we added the Fiscal Year 2018 meeting schedule to the agenda. Every year you are required to approve an annual meeting schedule and historically you have met on the last Friday of each month at 9:00 a.m. We moved November a little early because of Thanksgiving, December I'm not sure a meeting on the 29th makes sense so you might want to cancel December.

On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor the notice for the Fiscal Year 2018 meeting schedule was approved reflecting meetings on the last Friday of each month at 9:00 a.m. in the same location with the exception of November and not meeting in December was approved.

**TWELFTH ORDER OF BUSINESS****Supervisors Requests**

There being none, the next item followed.



On MOTION by Mr. Gregory seconded by Mr. Alfonso with all in favor the meeting adjourned at 9:48 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

MINUTES OF MEETING  
WINDSOR AT WESTSIDE  
COMMUNITY DEVELOPMENT DISTRICT

A special meeting of the Board of Supervisors of the Windsor at Westside Community Development District was held Tuesday, August 15, 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
Eric Baker	Assistant Secretary

Also present was:

Jason Showe	District Manager
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**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2017-08  
Granting Authority to Execute Plat for Phase  
2B**

Mr. Showe stated the next item is consideration of Resolution 2017-08 granting authority to execute the plat for Phase 2B. It is a requirement of the county to have the chairman sign off on the plat so we can transition items as needed to the district.

On MOTION by Mr. Gregory seconded by Mr. Baker with all in favor Resolution 2017-08 was approved.
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**FOURTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none,

On MOTION by Mr. Gregory seconded by Mr. Torres with all in favor the meeting adjourned at 9:02 a.m.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## **SECTION IV**

*This item will be provided under  
separate cover*

## SECTION V

*This item will be provided under  
separate cover*

## SECTION VIII







# Windsor at Westside

## Community Development District

### Summary of Invoices

July 21, 2017 to August 18, 2017

Fund	Date	Check No.'s	Amount
General Fund	7/27/17	180	\$ 3,116.67
	8/3/17	181-182	\$ 10,085.43
	8/9/17	183	\$ 4,422.62
	8/17/17	184-187	\$ 6,012.11
			<hr/>
			\$ 23,636.83
			<hr/>
			\$ <b>23,636.83</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/27/17	00014	4/15/17	53608	201704 320-53800-46400	LANDSCAPE MAINT-APR17	*	3,116.67	
8/03/17	00014	2/22/17	53012	201702 320-53800-46600	DOWN TO EARTH LAWCARE II, INC.	*		3,116.67 000180
			11 SPRAYS/20 NOZZLES				601.60	
		2/28/17	53037	201703 320-53800-46600		*	389.45	
		6/15/17	55087	201703 320-53800-46500		*	400.00	
		6/30/17	55448	201706 320-53800-46600		*	915.87	
		7/15/17	55321	201707 320-53800-46400		*	3,116.67	
		7/15/17	55321	201707 320-53800-46400		*	1,666.67	
		7/15/17	55321	201707 320-53800-46400		*	485.25	
8/03/17	00003	7/31/17	95222	201706 310-51300-31500	DOWN TO EARTH LAWCARE II, INC.	*		7,575.51 000181
			AGMT/FY15-16 AUDIT/INTLC				2,509.92	
8/09/17	00001	8/01/17	54	201708 310-51300-34000	HOPPING GREEN & SAMS	*		2,509.92 000182
		8/01/17	54	201708 310-51300-35100		*	50.00	
		8/01/17	54	201708 310-51300-31300		*	583.33	
		8/01/17	54	201708 310-51300-51000		*	22.68	
		8/01/17	54	201708 310-51300-42000		*	12.64	
		8/01/17	54	201708 310-51300-42500		*	87.30	
		8/01/17	55	201708 320-53800-12000		*	750.00	
			FIELD MANAGEMENT AUG17					
8/17/17	00015	7/31/17	163530	201707 320-53800-46200	GOVERNMENTAL MANAGEMENT SERVICES	*		4,422.62 000183
			AQUATIC MGMT SRVCS-JUL17				820.00	
8/17/17	00014	8/08/17	55591	201704 320-53800-46500	APPLIED AQUATIC MANAGEMENT, INC	*		820.00 000184
			RELC SYLVSTR PALM POOL/GT				4,550.00	
				DOWN TO EARTH LAWCARE II, INC.				4,550.00 000185

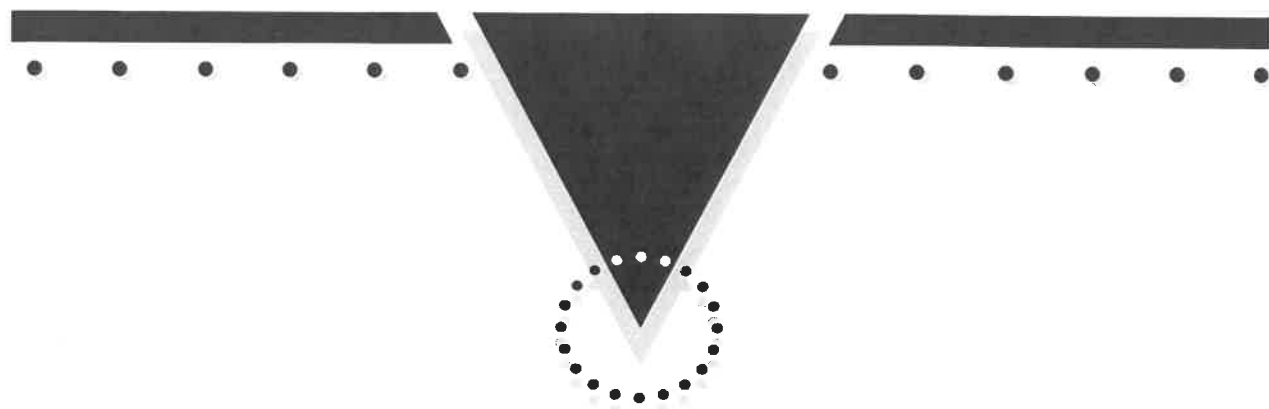
WIND WINDSOR AT WES TWISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/17/17	00004	7/14/17	3346966	201707 310-51300-48000		ORLANDO SENTINEL	*	635.00	
			NOT.OF HEARING FY18 BDGT						
8/17/17	00011	7/25/17	2592178- 2100 E MONACO BLVD FNTN	201707 320-53800-43100		TOHO WATER AUTHORITY	*	7.11	635.00 000186
									7.11 000187

TOTAL FOR BANK A 23,636.83  
 TOTAL FOR REGISTER 23,636.83

WIND WINDSOR AT WES TVISCARRA





**Windsor at Westside  
Community Development District**

**Unaudited Financial Report**

**July 31, 2017**



# Table of Contents

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



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

	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	TOTALS 2017
<b><u>ASSETS:</u></b>				
<b><u>CASH</u></b>				
OPERATING ACCOUNT	\$95,045	---	---	\$95,045
<b><u>INVESTMENTS</u></b>				
SERIES 2015				
RESERVE	---	\$138,880	---	\$138,880
REVENUE	---	\$80,381	---	\$80,381
CAPITALIZED INTEREST	---	\$0	---	\$0
INTEREST	---	\$102,246	---	\$102,246
SINKING FUND	---	\$0	---	\$0
CONSTRUCTION	---	---	\$32	\$32
SERIES 2016				
RESERVE	---	\$210,319	---	\$210,319
REVENUE	---	\$269,762	---	\$269,762
CAPITALIZED INTEREST	---	\$0	---	\$0
INTEREST	---	\$4	---	\$4
CONSTRUCTION	---	---	\$1,819,430	\$1,819,430
<b>TOTAL ASSETS</b>	<b>\$95,045</b>	<b>\$801,592</b>	<b>\$1,819,463</b>	<b>\$2,716,100</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$16,098	---	---	\$16,098
DUE TO DEVELOPER	\$12,233	---	---	\$12,233
<b><u>FUND EQUITY:</u></b>				
<b>FUND BALANCES:</b>				
RESTRICTED FOR DEBT SERVICE 2015	---	\$321,507	---	\$321,507
RESTRICTED FOR DEBT SERVICE 2016	---	\$480,084	---	\$480,084
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$32	\$32
RESTRICTED FOR CAPITAL PROJECTS 2016	---	---	\$1,819,430	\$1,819,430
UNASSIGNED	\$66,715	---	---	\$66,715
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$95,045</b>	<b>\$801,592</b>	<b>\$1,819,463</b>	<b>\$2,716,100</b>

# WINDSOR AT WESTSIDE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/17	ACTUAL THRU 7/31/17	VARIANCE
<b>REVENUES:</b>				
ASSESSMENTS - TAX ROLL	\$142,828	\$142,828	\$143,483	\$655
ASSESSMENTS - DIRECT BILLED	\$56,135	\$56,135	\$56,135	\$0
<b>TOTAL REVENUES</b>	<b>\$198,963</b>	<b>\$198,963</b>	<b>\$199,618</b>	<b>\$655</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
ENGINEERING	\$5,000	\$4,167	\$189	\$3,978
ATTORNEY	\$15,000	\$12,500	\$8,766	\$3,734
ARBITRAGE	\$600	\$0	\$0	\$0
DISSEMINATION	\$7,000	\$5,833	\$5,833	\$0
ANNUAL AUDIT	\$4,300	\$4,300	\$4,300	\$0
TRUSTEE FEES	\$7,550	\$7,550	\$7,000	\$550
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$29,167	\$29,167	(\$0)
INFORMATION TECHNOLOGY	\$600	\$500	\$500	\$0
TELEPHONE	\$150	\$125	\$25	\$100
POSTAGE	\$750	\$625	\$83	\$542
INSURANCE	\$8,500	\$8,500	\$5,253	\$3,247
PRINTING & BINDING	\$1,500	\$1,250	\$457	\$793
LEGAL ADVERTISING	\$5,000	\$4,167	\$635	\$3,532
OTHER CURRENT CHARGES	\$775	\$646	\$305	\$341
PROPERTY APPRAISER FEE	\$650	\$542	\$196	\$345
OFFICE SUPPLIES	\$200	\$167	\$85	\$81
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b>OPERATION &amp; MAINTENANCE:</b>				
<b>Contract Services</b>				
FIELD SERVICES	\$9,000	\$7,500	\$7,500	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$51,313	\$42,761	\$39,152	\$3,609
LAKE MAINTENANCE	\$10,500	\$8,750	\$4,000	\$4,750
PROPERTY INSURANCE	\$0	\$0	\$1,980	(\$1,980)
<b>Repairs &amp; Maintenance</b>				
LANDSCAPE MAINTENANCE - OTHER	\$3,500	\$2,917	\$6,790	(\$3,873)
REPAIRS - GENERAL	\$1,500	\$1,250	\$0	\$1,250
OPERATING SUPPLIES	\$2,000	\$1,667	\$0	\$1,667
IRRIGATION REPAIRS	\$2,500	\$2,083	\$3,183	(\$1,100)
SIGNAGE	\$1,500	\$1,250	\$0	\$1,250
FOUNTAIN MAINTENANCE	\$2,400	\$2,000	\$1,200	\$800
FENCING	\$500	\$417	\$0	\$417
<b>Utility</b>				
ELECTRIC	\$5,000	\$4,167	\$1,238	\$2,929
IRRIGATION WATER	\$10,000	\$8,333	\$189	\$8,145
<b>Other</b>				
CONTINGENCY	\$1,500	\$1,250	\$0	\$1,250
<b>TOTAL EXPENDITURES</b>	<b>\$198,963</b>	<b>\$169,557</b>	<b>\$133,202</b>	<b>\$36,355</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$66,416</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$299</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$66,715</b>	

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

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

**REVENUES:**

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/17	ACTUAL THRU 7/31/17	VARIANCE
SPECIAL ASSESSMENTS	\$276,388	\$276,388	\$277,710	\$1,322
INTEREST	\$0	\$0	\$1,259	\$1,259
<b>TOTAL REVENUES</b>	<b>\$276,388</b>	<b>\$276,388</b>	<b>\$278,969</b>	<b>\$2,581</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>\$8,382</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$174,870</b>		<b>\$313,126</b>	
<b>FUND BALANCE - Ending</b>	<b>\$180,670</b>		<b>\$321,507</b>	

# WINDSOR AT WESTSIDE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2016

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2017

#### REVENUES:

	PROPOSED BUDGET	PRORATED BUDGET THRU 7/31/17	ACTUAL THRU 7/31/17	VARIANCE
ASSESSMENTS - TAX ROLL	\$216,092	\$216,092	\$216,870	\$778
ASSESSMENTS - DIRECT BILLED	\$202,658	\$202,658	\$202,658	\$0
INTEREST	\$0	\$0	\$1,730	\$1,730
TRANSFER IN	\$0	\$0	\$2,000	\$2,000
<b>TOTAL REVENUES</b>	<b>\$418,750</b>	<b>\$418,750</b>	<b>\$423,258</b>	<b>\$4,508</b>

#### EXPENDITURES:

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>\$126,953</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$143,483</b>		<b>\$353,131</b>	
<b>FUND BALANCE - Ending</b>	<b>\$265,928</b>		<b>\$480,084</b>	

# WINDSOR AT WESTSIDE

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND SERIES 2015

#### Statement of Revenues & Expenditures

For The Period Ending July 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/17	ACTUAL THRU 7/31/17	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
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 July 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 7/31/17	ACTUAL THRU 7/31/17	VARIANCE
<b><u>REVENUES:</u></b>				
INTEREST	\$0	\$0	\$6,776	\$6,776
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,776</b>	<b>\$6,776</b>
<b><u>EXPENDITURES:</u></b>				
CAPITAL OUTLAY	\$0	\$0	\$3,908	(\$3,908)
TRANSFER OUT	\$0	\$0	\$2,000	(\$2,000)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,908</b>	<b>(\$5,908)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$868</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$1,818,562</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$1,819,430</b>	

# WINDSOR AT WESTSIDE Community Development District

## REVENUES:

ASSESSMENTS - TAX ROLL	\$0	\$4,817	\$120,251	\$4,850	\$2,451	\$960	\$1,519	\$1,600	\$3,035	\$0	\$0	\$0	\$143,483
ASSESSMENTS - DIRECT BILLED	\$0	\$28,088	\$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>\$3,035</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$199,618</b>

## EXPENDITURES:

### ADMINISTRATIVE:

ENGINEERING	\$189	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189
ATTORNEY	\$455	\$0	\$799	\$1,109	\$481	\$720	\$1,109	\$1,585	\$2,510	\$0	\$0	\$0	\$8,766
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$5,833
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,300	\$0	\$0	\$0	\$4,300
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	\$2,917	\$2,917	\$2,917	\$0	\$0	\$29,167
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$500
TELEPHONE	\$0	\$0	\$6	\$6	\$0	\$0	\$9	\$10	\$0	\$0	\$0	\$0	\$75
POSTAGE	\$5	\$21	\$6	\$7	\$11	\$0	\$10	\$4	\$15	\$0	\$0	\$0	\$83
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	\$48	\$5	\$0	\$0	\$457
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	\$8	\$12	\$0	\$0	\$635
PROPERTY APPRAISER FEE	\$0	\$0	\$196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305
OFFICE SUPPLIES	\$0	\$70	\$0	\$0	\$21	\$1	\$20	\$0	\$21	\$0	\$0	\$0	\$196
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85
													\$175

### OPERATION & MAINTENANCE:

#### Contract Services

FIELD SERVICES	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$0	\$0	\$7,500
LANDSCAPE MAINTENANCE - CONTRACT	\$3,117	\$3,117	\$3,117	\$3,117	\$3,117	\$3,950	\$4,783	\$4,783	\$4,783	\$5,269	\$0	\$0	\$39,152
LAKE MAINTENANCE	\$295	\$295	\$295	\$295	\$295	\$295	\$285	\$295	\$820	\$820	\$0	\$0	\$4,000
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	\$400	\$4,550	\$0	\$0	\$0	\$0	\$0	\$6,790
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	\$602	\$389	\$700	\$0	\$916	\$0	\$0	\$0	\$3,183
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	\$130	\$136	\$0	\$130	\$0	\$0	\$1,238
IRRIGATION WATER	\$5	\$11	\$17	\$43	\$33	\$14	\$0	\$50	\$7	\$7	\$0	\$0	\$189

#### Other

CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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### TOTAL EXPENDITURES

#### Excess Revenues (Expenditures)

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
ASSESSMENTS - TAX ROLL	\$0	\$4,817	\$120,251	\$4,850	\$2,451	\$960	\$1,519	\$1,600	\$3,035	\$0	\$0	\$0	\$143,483
ASSESSMENTS - DIRECT BILLED	\$0	\$28,088	\$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>\$3,035</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$199,618</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	\$1,585	\$2,510	\$0	\$0	\$0	\$8,766
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$5,833
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,300	\$0	\$0	\$0	\$4,300
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	\$2,917	\$2,917	\$2,917	\$0	\$0	\$29,167
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$500
TELEPHONE	\$0	\$0	\$6	\$6	\$0	\$0	\$9	\$10	\$0	\$0	\$0	\$0	\$75
POSTAGE	\$5	\$21	\$6	\$7	\$11	\$0	\$10	\$4	\$15	\$0	\$0	\$0	\$83
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	\$48	\$5	\$0	\$0	\$457
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	\$8	\$12	\$0	\$0	\$635
PROPERTY APPRAISER FEE	\$0	\$0	\$196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$305
OFFICE SUPPLIES	\$0	\$70	\$0	\$0	\$21	\$1	\$20	\$0	\$21	\$0	\$0	\$0	\$196
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$85
													\$175
FIELD SERVICES	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$750	\$0	\$0	\$7,500
LANDSCAPE MAINTENANCE - CONTRACT	\$3,117	\$3,117	\$3,117	\$3,117	\$3,117	\$3,950	\$4,783	\$4,783	\$4,783	\$5,269	\$0	\$0	\$39,152
LAKE MAINTENANCE	\$295	\$295	\$295	\$295	\$295	\$295	\$285	\$295	\$820	\$820	\$0	\$0	\$4,000
PROPERTY INSURANCE	\$1,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,980
LANDSCAPE MAINTENANCE - OTHER	\$0	\$0	\$0	\$1,500	\$340	\$400	\$4,550	\$0	\$0	\$0	\$0	\$0	\$6,790
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	\$602	\$389	\$700	\$0	\$916	\$0	\$0	\$0	\$3,183
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
ELECTRIC	\$138	\$150	\$144	\$148	\$136	\$127	\$130	\$136	\$0	\$130	\$0	\$0	\$1,238
IRRIGATION WATER	\$5	\$11	\$17	\$43	\$33	\$14	\$0	\$50	\$7	\$7	\$0	\$0	\$189
Other													
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>\$9,591</b>	<b>\$13,920</b>	<b>\$19,450</b>	<b>\$11,175</b>	<b>\$17,728</b>	<b>\$11,183</b>	<b>\$0</b>	<b>\$0</b>	<b>\$133,202</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$21,138)</b>	<b>\$28,284</b>	<b>\$110,684</b>	<b>(\$5,999)</b>	<b>\$6,893</b>	<b>(\$12,960)</b>	<b>(\$17,931)</b>	<b>\$4,458</b>	<b>(\$14,693)</b>	<b>(\$11,183)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$66,416</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	\$138,880	
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	\$210,319	
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

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	
5/9/17	ACH	\$ 7,259.50	\$ -	\$ 145.18	\$ -	\$ 7,114.32	\$ 1,599.82	\$ 3,096.44	\$ 2,418.07	\$ 7,114.32	
6/9/17	ACH	\$ 5,748.42	\$ -	\$ 114.97	\$ -	\$ 5,633.45	\$ 1,266.81	\$ 2,451.90	\$ 1,914.74	\$ 5,633.45	
6/23/17	ACH	\$ 8,023.49	\$ -	\$ 160.47	\$ -	\$ 7,863.02	\$ 1,768.18	\$ 3,422.30	\$ 2,672.54	\$ 7,863.02	
TOTALS		\$ 676,304.37	\$ 25,234.78	\$ 13,021.39	\$ 13.20	\$ 638,061.40	\$ 143,482.75	\$ 277,709.75	\$ 216,868.91	\$ 638,061.40	

**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
6/1/17		Interest		\$ 0.02
7/1/17		Interest		\$ 0.02
<b>TOTAL</b>				<b>\$ 0.13</b>
<b>Acquisition/Construction Fund at 9/30/16</b>				<b>\$ 32.23</b>
<b>Interest Earned thru 7/31/17</b>				<b>\$ 0.13</b>
<b>Requisitions Paid thru 7/31/17</b>				<b>\$ -</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 32.36</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 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
6/27/17	11	GMS-CF, LLC	FY17 Construction Accounting Services - Invoice #45	\$ 3,500.00
<b>TOTAL</b>				<b>\$ 3,907.70</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
6/1/17		Interest		\$ 973.00
7/1/17		Interest		\$ 1,109.49
<b>TOTAL</b>				<b>\$ 6,775.71</b>
<b>Acquisition/Construction Fund at 9/30/16</b>				<b>\$ 1,816,562.36</b>
<b>Interest Earned thru 7/31/17</b>				<b>\$ 6,775.71</b>
<b>Requisitions Paid thru 7/31/17</b>				<b>\$ (3,907.70)</b>
<b>Remaining Acquisition/Construction Fund</b>				<b>\$ 1,819,430.37</b>



*This item will be provided under  
separate cover*