

*Windsor at Westside
Community Development District*

Agenda

August 31, 2018

AGENDA

Windsor at Westside

Community Development District

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

August 24, 2018

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

Dear Board Members:

The meeting of the Board of Supervisors of Windsor at Westside Community Development District will be held **Friday, August 31, 2018 at 9:00 AM at the Club at Windsor at Westside, 2100 Tripoli Court, Kissimmee, Florida.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of June 29, 2018 Meeting
4. Public Hearings
 - A. Assessment Hearing
 - i. Consideration of Amended Master and Second Supplemental Assessment Methodology for Phase Two
 - ii. Public Comment and Testimony
 - iii. Consideration of Resolution 2018-07 Re-Allocating Special Assessments and Designating ERUs for the Townhome Units; Equalizing, Approving, Confirming, and Levying Special Assessments; Re-Affirming the Provisions of Resolutions 2016-01, 2016-02, 2016-04 & 2016-05
 - B. Budget Hearing
 - i. Consideration of Resolution 2018-08 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations
 - ii. Consideration of Resolution 2018-09 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2018-10 Designating Landowners' Meeting Date, Time and Location and Approving Related Documents
6. Consideration of Proposal from Grunit Pool Contractors to Provide Fountain Maintenance Services
7. Consideration of Website Compliance Proposal from VGlobalTech
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2019 Meeting Schedule
 - iv. Field Manager's Report
9. Supervisor's Requests
10. Adjournment

The second order of business is the Public Comment Period 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 June 29, 2018 meeting. The minutes are enclosed for your review.

The fourth order of business opens the Public Hearings. Section A is the Assessment Hearing. Sub-Section 1 is the consideration of the Amended Master and Second Supplemental Assessment Methodology for Phase Two. A copy of the Report is enclosed for your review. Sub-Section 2 is the public comment and testimony and Sub-Section 3 is the consideration of Resolution 2018-07 Re-Allocating Special Assessments and Designating ERUs for the Townhome Units; Equalizing, Approving, Confirming, and Levying Special Assessments; Re-Affirming the Provisions of Resolutions 2016-01, 2016-02, 2016-04 & 2016-05. A copy of the Resolution is enclosed for your review. Section B is the Budget Hearing. Sub-Section 1 is the consideration of Resolution 2018-08 adopting the Fiscal Year 2019 budget and relating to the annual appropriations. A copy of the Resolution and approved budget are enclosed for your review. Sub-Section 2 is the consideration of Resolution 2018-09 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for review.

The fifth order of business is the consideration of Resolution 2018-10 designating the landowners' meeting date, time and location and approving related documents. A copy of the Resolution and related documents are enclosed for your review.

The sixth order of business is the consideration of proposal from Gunit Pool Contractors to provide fountain maintenance services. A copy of the proposal is enclosed for your review.

The seventh order of business is the consideration of proposal from VGlobalTech to provide website compliance services related to the ADA Title II requirements. A copy of the proposal is enclosed for your review.

The eighth order of business is Staff Reports. Section C is the District Manager's Report. Section 1 includes the check registers being submitted for approval and Section 2 includes the balance sheet and income statement for your review. Section 3 is the approval of the Fiscal Year 2019 meeting schedule. A sample meeting notice is enclosed for your review. Section 4 is the Field Manager's Report that will update you on the status of any field or maintenance issues around the community. The Field Manager's Report will be provided under separate cover.

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

Sincerely,

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

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, June 29, 2018 at 9:00 a.m. in the Club at Windsor at Westside, 2100 Tripoli Court, Kissimmee, Florida.

Present and constituting a quorum were:

Angel Alfonso	Chairman
Eric Baker	Assistant Secretary
Bo Stewart	Assistant Secretary

Also present were:

George Flint	District Manager
Tucker Mackie	District Counsel by phone
Broc Althafer	District Engineer by phone
Alan Scheerer	Field Manager
Miguel Soto	Innovation Management
Rhett Wilson	Innovation Management

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint 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

Approval of the Minutes of the April 27, 2018 Meeting

On MOTION by Mr. Alfonso seconded by Mr. Baker with all in favor the minutes of the April 27, 2018 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2017 Audit Report

Mr. Flint stated as a governmental entity the CDD is required to have an annual independent audit performed and you hired Grau & Associates to do that audit. This is for Fiscal Year 2017 and on pages 26 and 27 is the management letter and if there were any issues, findings or recommendations during the course of the audit they would be reflected in the management letter. You can see there are no current or prior year findings or recommendations and they found that we have complied with the provisions of the Auditor General of the State of Florida that they are required to review. It is a clean audit.

On MOTION by Mr. Alfonso seconded by Mr. Baker with all in favor the Fiscal Year 2017 audit was accepted and staff authorized to transmit the final document to the State of Florida.

FIFTH ORDER OF BUSINESS

Ratification of Series 2016 Requisition #16

Mr. Flint stated next is an item the Board previously approved, but we were waiting on the final backup to actually transmit it to the trustee for funding. The dollar amount has changed slightly from what you had previously approved because other requisitions have been processed since this was initially approved. Requisition No. 16 is in the amount of \$1,534,998.40 and that will zero out the construction and acquisition account. District Counsel and the District Engineer have been working diligently to get all the backup together to be able to process this.

Ms. Mackie stated behind the requisition are the documents that are being transmitted subsequent to the Board's action today to the trustee. It will zero out the account so while Exhibit A to the letter includes the cost of construction and the remaining cost that pretty much amounted to retainage, which at the time the Board previously approved the acquisition, the contractor was still holding onto retainage. If you were to sum those two items we would get an amount in excess of what the District has on account, but we can only pay what is remaining in the construction account. When this is transmitted to the trustee today it includes wire instructions to directly pay Pulte back and usually U.S. Bank is really good about getting these processed quickly so I anticipate the wire being initiated if not today then Monday or Tuesday. George and I will follow it through and report back on timing.

On MOTION by Mr. Alfonso seconded by Mr. Baker with all in favor Series 2016 Requisition No. 16 as revised was ratified.

SIXTH ORDER OF BUSINESS**Consideration of Series 2016 Requisitions 20 & 21**

Mr. Flint stated we will disregard this item because we have just depleted the remaining funds in the construction and acquisition account. We will look to fund these through the General Fund.

SEVENTH ORDER OF BUSINESS**Financing Matters****A. Consideration of Revised Master Assessment Methodology Report for Phase Two**

Mr. Flint stated one of the primary reasons we are asking the Board to approve this Amended Master and Second Supplemental Assessment Methodology for Phase Two is that you introduced a townhome product that wasn't originally contemplated when we had issued bonds. The development plan changed after the initial Master and Supplemental were approved and if you look on Table 1 this reflects what the current plan is. I understand there are 18 50-foot lots that remain to be platted, other than that everything else is platted. We updated the methodology, we included a revised assessment roll and it includes everything that has been platted and the last tract at the end is the future 18 50-foot lots. This matches up with your max annual debt.

B. Consideration of Resolution 2018-04 Declaring a Reallocation of Special Assessments

Ms. Mackie stated in connection with the process that George indicated we have to go back through the 170 process because there was a product not previously identified. You have both a declaring resolution and a resolution that sets the public hearing, which we are proposing to be set for the August meeting and we would hold a public hearing at that time in relation to this matter and the next item Resolution 2018-06 we are proposing to move the budget hearing to that time and location to group everything together and address all these issues at that time.

On MOTION by Mr. Alfonso seconded by Mr. Baker with all in favor Resolution 2018-04 was approved.

Mr. Flint stated there is a blank on page 2, which is the date of the amended assessment report, which is June 26, 2018 and that will be filled in.

C. Consideration of Resolution 2018-05 Setting a Public Hearing for Reallocation of Special Assessments

On MOTION by Mr. Alfonso seconded by Mr. Baker with all in favor Resolution 2018-05 was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2018-06
Amending Resolution 2018-03 Resetting the
Date of the Public Hearing to Adopt the Fiscal
Year 2019 Budget**

Mr. Flint stated next is Resolution 2018-06 amending Resolution 2018-03 resetting the date of the public hearing. Because we have to go through the 170 hearing there is a 30-day mailed notice requirement and we originally set the budget hearing in August for your regular meeting date but now we won't have enough time to do the mailed notice. We are recommending August 31, 2018 at 9:00 a.m.

On MOTION by Mr. Alfonso seconded by Mr. Baker with all in favor Resolution 2018-03 resetting the budget hearing for August 31, 2018 was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie stated now that we are drawn down on construction funds that acquired the final improvements that were included within the Phase Two Engineer's report the District is in a position now where it needs to declare both the 2015 and 2016 projects complete so at the August meeting we will also prepare documents for the Board's consideration relative to those two items.

Recently several CDDs within the State and other local governing entities including cities and counties have had lawsuits filed against them in relation to the websites for the respective local government not being acceptable to those with disabilities. The Association of Special Districts, your District Manager, GMS, and our office are on top of it. We are trying diligently to make any

sort of corrections that we can do within reason and if there are additional costs associated with bringing the website into compliance we will bring that back for the Board at its meeting in August. I wanted to make you aware of the issue. It is a little bit of a gray area because the ADA regulations under which these suits are being brought have existed since the 90's and there was suggested rulemaking that was going on during the Obama administration to provide guidelines for how to make websites compliant. President Trump ended those rulemaking processes, but the argument is that even without the guidelines it is still an issue that needs to be addressed and made acceptable. We are looking into it and making the recommendation to District staff that we move as quickly as possible to make the website accessible.

Mr. Flint stated there aren't any CDDs that I'm aware of that are compliant with ADA unless Tucker knows of any. It is not just Windsor or the Districts that we manage it is all 600 that are in the State of Florida.

Mr. Alfonso stated let's work as quickly and as best we can and let us know and if we have to have an emergency meeting to get things going keep us posted.

Mr. Flint stated we have gotten some estimates from consulting companies and it is surprising how expensive it is.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Alfonso seconded by Mr. Baker with all in favor the check registers were 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. Scheerer stated I met with Down to Earth and Applied Aquatic to go over the ponds to try to get myself back up to speed with everything that is going on. I read the previous minutes

there were some HOA/CDD quotes that were expected for the replacement of the Pentas and it is my understanding that has been approved for the entrances.

Mr. Alfonso stated we are still working on that on the HOA side but as far as CDD we know we are pretty much tapped out so we will work through the HOA and go for that.

Mr. Scheerer stated in talking with Jr. the last couple of weeks Brian was working on some sod replacements to fill in some jasmine areas, specifically on Monaco and Westside Boulevard so if there is any way for us to facilitate that I think it would be a cleaner look if we could do it and Down to Earth can work with us we will make it happen.

Mr. Alfonso stated we will look into that.

Mr. Flint stated the company we have been using for the fountain is getting out of the fountain maintenance business so in August we will bringing another agreement to the Board.

TENTH ORDER OF BUSINESS

Supervisors Requests

There being none,

On MOTION by Mr. Alfonso seconded by Mr. Baker with all in favor the meeting adjourned at 9:21 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

SECTION A

SECTION 1

**AMENDED MASTER AND SECOND SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR PHASE TWO**

FOR

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT**

Date: June 26, 2018

Prepared by

**Governmental Management Services – Central Florida, LLC
135 W. Central Blvd, Suite 320
Orlando, FL 32801**

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1.0 Introduction

The Windsor at Westside Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District has issued \$6,535,000 of tax exempt bonds in one Series 2016 ("Phase Two Bonds") for the purpose of financing certain Phase Two infrastructure improvements within an assessment area within the District referred to as Assessment Area Two ("Assessment Area Two"), more specifically described in the Supplemental Engineer's Report dated (Phase 2 Improvements), dated February 26, 2016 for community wide capital improvements prepared by Osceola Engineering Incorporated, as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of infrastructure improvements consisting of community wide improvements that benefit property owners within the District.

1.1 Purpose

The Amended Master and Second Supplemental Assessment Methodology Report for Phase Two (the "Amended Assessment Report") provides for an assessment methodology for allocating the debt incurred by the District to benefiting properties within Assessment Area Two in the District. The Amended Assessment Report allocates the debt to properties based on the special benefits each receives from the Phase Two Capital Improvement Plan ("Phase Two CIP") is delineated in the Engineer's Report. This Amended Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District has imposed non ad valorem special assessments on the benefited lands within Assessment Area Two of the District based on the original Supplemental Assessment Report dated April 27, 2016 and plans to reallocate certain Series 2016 Assessments based upon the change in development plan. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Amended Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The District currently includes approximately 160.25 acres in the Osceola County, Florida. The Phase 2 development program currently envisions approximately 350 residential units (herein the "Development"). The proposed Development program is depicted in Table 1, as provided to the District by Pulte Home Corporation ("Developer"). It is recognized that such land use plan may change, and this report will be modified accordingly.

The improvements contemplated by the District in the Phase Two CIP will provide facilities that benefit certain property within Assessment Area Two of the District. Specifically, the District will construct and/or acquire certain Assessment Area Two stormwater management facilities, road and street facilities, landscaping and hardscaping facilities, potable water distribution facilities, sanitary sewer collection facilities, and reclaimed water distribution facilities. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be allocated to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the Assessment Area Two of the District. The implementation of the Phase Two CIP of the District enables properties within its boundaries to be developed. Without the District's Phase Two CIP, there would be no infrastructure to support development of land within the Assessment Area Two of the District. Without these improvements, development of the property within Assessment Area Two of the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Two of the District or outside of the District will benefit from the provision of the District's Phase Two CIP. However, these benefits will be incidental to the District's Phase Two CIP, which is designed solely to meet the needs of property within the Assessment Area Two of the District. Properties outside the boundaries of the Assessment Area Two do not depend upon the District's Phase Two CIP.

The property owners within the Assessment Area Two of the District are therefore receiving special benefits not received by those outside the Assessment Area Two.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the Assessment Area Two of the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Phase Two CIP that is necessary to support full development of property within Assessment Area Two within the District will cost approximately \$7,287,304. The District has incurred financing costs required to fund the infrastructure improvements, including Phase Two CIP, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest and has issued \$6,535,000 in Phase 2 Bonds. Without the Phase Two CIP, the property would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District has issued \$6,535,000 in Phase 2 Bonds to fund the District's Phase Two CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Amended Assessment Report to allocate the revised Series 2016 Assessments securing the \$6,535,000 in Phase 2 Bonds to the properties benefiting from the CIP.

Table 1 identifies the land uses as identified by the Developer and current landowners of the land within Phase Two of the District. The District has a proposed Engineer's Report for the Phase Two CIP relating to the development of Phase Two of the Development (the "Phase Two Project"); these construction costs are outlined in Table 2. The improvements needed to support the Development are described in

detail in the Engineer's Report and are estimated to cost \$7,287,304. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of revised Series 2016 Assessments is a continuous process until the development plan for Phase Two is completed. The Phase Two CIP funded by District bonds benefits all developable acres within Assessment Area Two of the District.

The initial assessments were levied on an equal basis to all acres within Assessment Area Two of the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the Assessment Area Two of the District are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has occurred and lots are developed, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 350 residential units within Assessment Area Two of the District, which are the beneficiaries of the Phase Two CIP relating to Phase Two of the Development, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Amended Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Amended Assessment Report may be supplemented from time to time.

2.3 Allocation of Benefit

The Phase Two CIP consists of stormwater management system, roadway, landscaping, hardscaping, potable water sanitary sewer, reclaimed water system improvements, and professional fees along with related incidental costs necessary for the development of Phase Two of the Development. There are three product types within the planned development. The single family 50' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Phase Two CIP will provide several types of systems, facilities and services for its residents. These include stormwater management system, roadway, landscaping, hardscaping, potable water, sanitary sewer, reclaimed water systems improvements, and professional fees along with related incidental costs necessary for the development of Phase Two of the Development. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Phase Two CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's Phase Two CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within Assessment Area Two of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the

debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Phase Two CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, dependent on the product type to be constructed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Unassigned Property means property within Assessment Area Two where no platting or declaration of condominium has been recorded. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute the assessments across the property within Assessment Area Two of the District boundaries on platted units and the remainder on an equal gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. At this time the debt associated with the District's Phase Two CIP will be distributed evenly across platted units and then acres within Assessment Area Two of the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1
WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PLAN
AMENDED MASTER AND SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE TWO

Product Type	Platted Lots	Phase 2B-1A*	Total Units	ERUs per Unit (1)	Total ERUs
Townhome	0	52	52	0.75	39
Single Family 40'	82	21	103	0.80	82
Single Family 50'	93	102	195	1.00	195
Total Units	175	175	350		316

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

* Unit mix is subject to change based on marketing and other factors

TABLE 2
WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
MASTER INFRASTRUCTURE COST ESTIMATES
AMENDED MASTER AND SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE TWO

Phase Two Capital Improvement Plan ("CIP") (1)	Cost Estimate
Stormwater Management System	\$2,177,215
External Roadway (Monaco Blvd.)	\$170,794
Emergency Access Road	\$4,720
Monaco Blvd. Landscaping	\$134,657
Westside Blvd. Landscaping	\$209,649
Potable Water Distribution System	\$1,577,089
Sanitary Sewer Collection System	\$2,210,670
Reclaimed Water Distribution System	\$434,008
Professional and Inspection Fees	\$368,502
Phase 2 Improvements	\$7,287,304

(1) A detailed description of these improvements is provided in the Supplemental Engineer's Report (Phase 2 Improvements) dated February, 2016 prepared by Osceola Engineering, Inc.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
ORIGINAL PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE PHASE TWO
AMENDED MASTER AND SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE TWO

Product Type	No. of Units	ERU Factor	Total ERUs	% of Total ERUs	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Maximum Annual Debt Assessment Per unit	Gross Annual Debt Service Per Unit
Single Family 40' - Platted	82	0.80	66	20.7%	\$2,176,991	\$26,549	\$ 158,156	\$1,929	\$2,052
Single Family 50' - Platted	93	1.00	93	29.4%	\$3,086,283	\$33,186	\$ 224,215	\$2,411	\$2,565
Proposed 2B-1A*									
Townhome	52	0.75	39	12.3%	\$1,294,248	\$24,889	\$ 94,026	\$1,808	\$1,924
Single Family 40'	21	0.80	17	5.3%	\$557,522	\$26,549	\$ 40,503	\$1,929	\$2,052
Single Family 50'	102	1.00	102	32.2%	\$3,384,956	\$33,186	\$ 245,913	\$2,411	\$2,565
Totals	350		316	100.00%	\$10,500,000		\$ 762,814		

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED MASTER AND SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE TWO

Description	Total
Construction Funds, Phase 1	\$ 5,871,815
Debt Service Reserve	\$ 209,375
Capitalized Interest	\$ 143,483
Underwriters Discount	\$ 145,077
Cost of Issuance	\$ 165,250
Contingency	\$ -
Par Amount	\$ 6,535,000

Bond Assumptions:

Interest Rate	4.85%
Amortization	30 years
Capitalized Interest	7 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS FOR PHASE TWO
AMENDED MASTER AND SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE TWO

Product Type	No. of Units	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family 40' - Platted	82	0.80	66	20.7%	\$ 1,510,895	\$18,426
Single Family 50' - Platted	93	1.00	93	29.4%	\$ 2,141,970	\$23,032
Proposed 2B-1A*						
Townhome	52	0.75	39	12.3%	\$ 898,245	\$17,274
Single Family 40'	21	0.80	17	5.3%	\$ 386,936	\$18,426
Single Family 50'	102	1.00	102	32.2%	\$ 2,349,257	\$23,032
Totals	350		316	100.00%	\$ 7,287,304	

* Unit mix is subject to change based on marketing and other factors

TABLE 6
WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT/BENEFIT TO EACH PRODUCT TYPE FOR PHASE TWO
AMENDED MASTER AND SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE TWO

Product Type	No. of Units *	ERU Factor	Total ERU's	% of ERU	Total Par Debt	Infrastructure Contributed	Actual Par Debt	Par Debt Per Unit
Townhome	52	0.75	39	12%	\$ 835,029	\$ (207,940)	\$ 627,089	\$ 12,059
Single Family 40'	103	0.80	82	26%	\$ 1,764,266	\$ (31,461)	\$ 1,732,805	\$ 16,823
Single Family 50'	195	1.00	195	62%	\$ 4,175,106	\$ -	\$ 4,175,106	\$ 21,411
Totals	350		316	100%	\$ 6,774,440	\$ (239,401)	\$ 6,535,000	

* Unit mix is subject to change based on marketing and other factors

TABLE 7
WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE FOR PHASE TWO
AMENDED MASTER AND SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR PHASE TWO

Product Type	No. of Units *	Allocation of Par Debt Per Product		Total Par Debt Per Unit	Maximum Annual Debt Service		Net Annual Debt Assessment Per Unit		Gross Annual Debt Assessment Per Unit (1)	
		Type			Debt Service		Assessment Per Unit		Assessment Per Unit	
Townhome	52	\$	627,089	\$12,059	\$	40,723	\$	783	\$	834
Single Family 40'	103	\$	1,732,805	\$16,823	\$	110,838	\$	1,076	\$	1,146
Single Family 50'	195	\$	4,175,106	\$21,411	\$	267,150	\$	1,370	\$	1,459
Totals	350	\$	6,535,000		\$	418,710				

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 8
WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
ASSESSMENT METHODOLOGY

Owner	Property ID #'s*	Acres	Lot Size	Par Debt Per Unit	Net Annual Per Unit	Gross Annual Debt Assessment Allocation (1)
PULTE HOME CORP	18-25-27-5588-0001-0010	LOT 1	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0020	LOT 2	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0030	LOT 3	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0040	LOT 4	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0050	LOT 5	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0060	LOT 6	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0070	LOT 7	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0080	LOT 8	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0090	LOT 9	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0100	LOT 10	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0110	LOT 11	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0120	LOT 12	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0130	LOT 13	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0140	LOT 14	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0150	LOT 15	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0160	LOT 16	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0170	LOT 17	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0180	LOT 18	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0190	LOT 19	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0200	LOT 20	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0210	LOT 21	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0220	LOT 22	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0230	LOT 23	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0240	LOT 24	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0250	LOT 25	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0260	LOT 26	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0270	LOT 27	40	\$16,823	\$1,076	\$1,146
HOLLAND GEORGE EARL	18-25-27-5589-0001-0280	LOT 28	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5589-0001-0290	LOT 29	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5589-0001-0300	LOT 30	50	\$21,411	\$1,370	\$1,459
FONG KIT CHING	18-25-27-5589-0001-0310	LOT 31	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0320	LOT 32	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0330	LOT 33	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0340	LOT 34	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0350	LOT 35	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0360	LOT 36	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0370	LOT 37	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0380	LOT 38	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0390	LOT 39	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0400	LOT 40	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0410	LOT 41	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0420	LOT 42	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0430	LOT 43	40	\$16,823	\$1,076	\$1,146

Owner	Property ID #'s*	Acres	Lot Size	Gross Annual Debt		
				Par Debt Per Unit	Net Annual Per Unit	Assessment Allocation (1)
PULTE HOME CORP	18-25-27-5588-0001-0440	LOT 44	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0450	LOT 45	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0460	LOT 46	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0470	LOT 47	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0480	LOT 48	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0490	LOT 49	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0500	LOT 50	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0510	LOT 51	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0520	LOT 52	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0530	LOT 53	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0540	LOT 54	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0550	LOT 55	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0560	LOT 56	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0570	LOT 57	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0580	LOT 58	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0590	LOT 59	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0600	LOT 60	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0610	LOT 61	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0620	LOT 62	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0630	LOT 63	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0640	LOT 64	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0650	LOT 65	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-0660	LOT 66	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0670	LOT 67	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0680	LOT 68	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0690	LOT 69	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0700	LOT 70	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0710	LOT 71	50	\$21,411	\$1,370	\$1,459
CMMB INC	18-25-27-5588-0001-0720	LOT 72	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0730	LOT 73	50	\$21,411	\$1,370	\$1,459
ZHOU RUIBIN	18-25-27-5588-0001-0740	LOT 74	50	\$21,411	\$1,370	\$1,459
XUE YUYIN	18-25-27-5588-0001-0750	LOT 75	50	\$21,411	\$1,370	\$1,459
ZENG WEIJING	18-25-27-5588-0001-0760	LOT 76	50	\$21,411	\$1,370	\$1,459
WANG DONGSHENG	18-25-27-5588-0001-0770	LOT 77	50	\$21,411	\$1,370	\$1,459
CAI TING	18-25-27-5588-0001-0780	LOT 78	50	\$21,411	\$1,370	\$1,459
MARCEMAR CORP	18-25-27-5588-0001-0790	LOT 79	50	\$21,411	\$1,370	\$1,459
FERAH SERVICES LLC	18-25-27-5588-0001-0800	LOT 80	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0810	LOT 81	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0820	LOT 82	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0830	LOT 83	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0840	LOT 84	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0850	LOT 85	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0860	LOT 86	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0870	LOT 87	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0880	LOT 88	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0890	LOT 89	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0900	LOT 90	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0910	LOT 91	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0920	LOT 92	50	\$21,411	\$1,370	\$1,459

Owner	Property ID #'s*	Acres	Lot Size	Par Debt Per Unit	Net Annual Per Unit	Gross Annual Debt
						Assessment Allocation (1)
PULTE HOME CORP	18-25-27-5588-0001-0930	LOT 93	50	\$21,411	\$1,370	\$1,459
ROBERT A ROSE IRREV TRUS	18-25-27-5588-0001-0940	LOT 94	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-0950	LOT 95	50	\$21,411	\$1,370	\$1,459
RICHARDSON 2016 LLC	18-25-27-5588-0001-0960	LOT 96	50	\$21,411	\$1,370	\$1,459
MA NUONAN	18-25-27-5588-0001-0970	LOT 97	50	\$21,411	\$1,370	\$1,459
YANG DAOQIONG	18-25-27-5588-0001-0980	LOT 98	50	\$21,411	\$1,370	\$1,459
MADON DARIUS D	18-25-27-5588-0001-0990	LOT 99	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1000	LOT 100	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1010	LOT 101	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1020	LOT 102	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1030	LOT 103	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1040	LOT 104	50	\$21,411	\$1,370	\$1,459
HE PENG	18-25-27-5588-0001-1050	LOT 105	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1060	LOT 106	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1070	LOT 107	50	\$21,411	\$1,370	\$1,459
MOHYUDDIN NAVED MOHAN	18-25-27-5588-0001-1080	LOT 108	50	\$21,411	\$1,370	\$1,459
TANG JIE	18-25-27-5588-0001-1090	LOT 109	50	\$21,411	\$1,370	\$1,459
WU YUSHU	18-25-27-5588-0001-1100	LOT 110	50	\$21,411	\$1,370	\$1,459
LI GANG	18-25-27-5588-0001-1110	LOT 111	50	\$21,411	\$1,370	\$1,459
XU QIAN	18-25-27-5588-0001-1120	LOT 112	50	\$21,411	\$1,370	\$1,459
VMAT USA LLC	18-25-27-5588-0001-1130	LOT 113	50	\$21,411	\$1,370	\$1,459
DOWYN LLC	18-25-27-5588-0001-1140	LOT 114	50	\$21,411	\$1,370	\$1,459
HUANG HAIHUI	18-25-27-5588-0001-1150	LOT 115	50	\$21,411	\$1,370	\$1,459
DOWYN LLC	18-25-27-5588-0001-1160	LOT 116	50	\$21,411	\$1,370	\$1,459
DOWYN LLC	18-25-27-5588-0001-1170	LOT 117	50	\$21,411	\$1,370	\$1,459
DOWYN LLC	18-25-27-5588-0001-1180	LOT 118	50	\$21,411	\$1,370	\$1,459
DOWYN LLC	18-25-27-5588-0001-1190	LOT 119	50	\$21,411	\$1,370	\$1,459
DOWYN LLC	18-25-27-5588-0001-1200	LOT 120	50	\$21,411	\$1,370	\$1,459
DOWYN LLC	18-25-27-5588-0001-1210	LOT 121	50	\$21,411	\$1,370	\$1,459
DOWYN LLC	18-25-27-5588-0001-1220	LOT 122	50	\$21,411	\$1,370	\$1,459
CAI YA LAN	18-25-27-5588-0001-1230	LOT 123	50	\$21,411	\$1,370	\$1,459
HONG JUN	18-25-27-5588-0001-1240	LOT 124	50	\$21,411	\$1,370	\$1,459
GREENSLATE HOLIDAY HOME	18-25-27-5588-0001-1250	LOT 125	50	\$21,411	\$1,370	\$1,459
GUO JIAQI	18-25-27-5588-0001-1260	LOT 126	50	\$21,411	\$1,370	\$1,459
WANG WEI	18-25-27-5588-0001-1270	LOT 127	50	\$21,411	\$1,370	\$1,459
A & J FLORIDA LLC	18-25-27-5588-0001-1280	LOT 128	50	\$21,411	\$1,370	\$1,459
A & J FLORIDA LLC	18-25-27-5588-0001-1290	LOT 129	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1300	LOT 130	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1310	LOT 131	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1320	LOT 132	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1330	LOT 133	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1340	LOT 134	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1350	LOT 135	50	\$21,411	\$1,370	\$1,459
BELLROCK PROPERTIES LLC	18-25-27-5588-0001-1360	LOT 136	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1370	LOT 137	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1380	LOT 138	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1390	LOT 139	50	\$21,411	\$1,370	\$1,459
MA RUHUA	18-25-27-5588-0001-1400	LOT 140	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1410	LOT 141	50	\$21,411	\$1,370	\$1,459

Owner	Property ID #'s*	Acres	Lot Size	Par Debt Per	Net Annual	Gross Annual
				Unit	Per Unit	Debt Assessment Allocation (1)
PULTE HOME CORP	18-25-27-5588-0001-1420	LOT 142	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1430	LOT 143	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1440	LOT 144	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1450	LOT 145	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1460	LOT 146	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1470	LOT 147	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1480	LOT 148	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1490	LOT 149	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1500	LOT 150	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1510	LOT 151	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1520	LOT 152	50	\$21,411	\$1,370	\$1,459
PULTE HOME CORP	18-25-27-5588-0001-1530	LOT 153	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1540	LOT 154	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1550	LOT 155	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1560	LOT 156	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1570	LOT 157	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1580	LOT 158	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1590	LOT 159	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1600	LOT 160	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1610	LOT 161	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1620	LOT 162	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1630	LOT 163	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1640	LOT 164	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1650	LOT 165	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1660	LOT 166	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1670	LOT 167	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1680	LOT 168	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1690	LOT 169	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1700	LOT 170	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1710	LOT 171	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1720	LOT 172	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1730	LOT 173	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1740	LOT 174	40	\$16,823	\$1,076	\$1,146
PULTE HOME CORP	18-25-27-5588-0001-1750	LOT 175	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1760	LOT 176	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1770	LOT 177	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1780	LOT 178	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1790	LOT 179	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1800	LOT 180	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1810	LOT 181	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1820	LOT 182	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1830	LOT 183	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1840	LOT 184	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1850	LOT 185	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1860	LOT 186	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1870	LOT 187	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1880	LOT 188	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1890	LOT 189	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1900	LOT 190	50	\$21,411	\$1,370	\$1,459

Owner	Property ID #'s*	Acres	Lot Size	Par Debt Per	Net Annual	Gross Annual
				Unit	Per Unit	Debt Assessment Allocation (1)
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1910	LOT 191	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1920	LOT 192	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1930	LOT 193	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1940	LOT 194	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1950	LOT 195	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1960	LOT 196	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1970	LOT 197	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1980	LOT 198	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-1990	LOT 199	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2000	LOT 200	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2010	LOT 201	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2020	LOT 202	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2030	LOT 203	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2040	LOT 204	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2050	LOT 205	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2060	LOT 206	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2070	LOT 207	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2080	LOT 208	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2090	LOT 209	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2100	LOT 210	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2110	LOT 211	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2120	LOT 212	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2130	LOT 213	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2140	LOT 214	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2150	LOT 215	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2160	LOT 216	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2170	LOT 217	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2180	LOT 218	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2190	LOT 219	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2200	LOT 220	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2210	LOT 221	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2220	LOT 222	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2230	LOT 223	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2240	LOT 224	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2250	LOT 225	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2260	LOT 226	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2270	LOT 227	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2280	LOT 228	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2290	LOT 229	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2300	LOT 230	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2310	LOT 231	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2320	LOT 232	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2330	LOT 233	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2340	LOT 234	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2350	LOT 235	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2360	LOT 236	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2370	LOT 237	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2380	LOT 238	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2390	LOT 239	40	\$16,823	\$1,076	\$1,146

Owner	Property ID #'s*	Acres	Lot Size	Gross Annual Debt		
				Par Debt Per Unit	Net Annual Per Unit	Assessment Allocation (1)
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2400	LOT 240	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2410	LOT 241	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2420	LOT 242	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2430	LOT 243	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2440	LOT 244	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2450	LOT 245	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2460	LOT 246	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2470	LOT 247	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2480	LOT 248	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2490	LOT 249	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2500	LOT 250	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2510	LOT 251	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2520	LOT 252	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2530	LOT 253	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2540	LOT 254	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2550	LOT 255	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2560	LOT 256	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2570	LOT 257	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2580	LOT 258	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2590	LOT 259	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2600	LOT 260	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2610	LOT 261	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2620	LOT 262	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2630	LOT 263	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2640	LOT 264	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2650	LOT 265	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2660	LOT 266	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2670	LOT 267	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2680	LOT 268	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2690	LOT 269	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2700	LOT 270	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2710	LOT 271	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2720	LOT 272	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2730	LOT 273	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2740	LOT 274	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2750	LOT 275	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2760	LOT 276	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2770	LOT 277	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2780	LOT 278	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2790	LOT 279	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2800	LOT 280	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2810	LOT 281	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2820	LOT 282	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2830	LOT 283	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2840	LOT 284	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2850	LOT 285	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2860	LOT 286	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2870	LOT 287	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2880	LOT 288	TH	\$12,059	\$783	\$834

Owner	Property ID #'s*	Acres	Lot Size	Gross Annual Debt		
				Par Debt Per Unit	Net Annual Per Unit	Assessment Allocation (1)
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2890	LOT 289	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2900	LOT 290	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2910	LOT 291	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2920	LOT 292	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2930	LOT 293	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2940	LOT 294	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2950	LOT 295	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2960	LOT 296	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2970	LOT 297	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-2980	LOT 298	TH	\$12,059	\$783	\$834
DJ NASCIMENTO INVESTMEN	18-25-27-5590-0001-2990	LOT 299	TH	\$12,059	\$783	\$834
ORCHID PROPERTIES LLC	18-25-27-5590-0001-3000	LOT 300	TH	\$12,059	\$783	\$834
HOUSE OF GOLD BLESS LLC	18-25-27-5590-0001-3010	LOT 301	TH	\$12,059	\$783	\$834
JESSICA L HOLTZ TRUST	18-25-27-5590-0001-3020	LOT 302	TH	\$12,059	\$783	\$834
GGDL PROPERTIES LLC	18-25-27-5590-0001-3030	LOT 303	TH	\$12,059	\$783	\$834
MARTINS BRUNA	18-25-27-5590-0001-3040	LOT 304	TH	\$12,059	\$783	\$834
ARC PROPERTIES ORLANDO I	18-25-27-5590-0001-3050	LOT 305	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3060	LOT 306	TH	\$12,059	\$783	\$834
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3070	LOT 307	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3080	LOT 308	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3090	LOT 309	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3100	LOT 310	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3110	LOT 311	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3120	LOT 312	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3130	LOT 313	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3140	LOT 314	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3150	LOT 315	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3160	LOT 316	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3170	LOT 317	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3180	LOT 318	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3190	LOT 319	40	\$16,823	\$1,076	\$1,146
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3200	LOT 320	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3210	LOT 321	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3220	LOT 322	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3230	LOT 323	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3240	LOT 324	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3250	LOT 325	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3260	LOT 326	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3270	LOT 327	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3280	LOT 328	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3290	LOT 329	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3300	LOT 330	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3310	LOT 331	50	\$21,411	\$1,370	\$1,459
PULTE HOME COMPANY LLC	18-25-27-5590-0001-3320	LOT 332	50	\$21,411	\$1,370	\$1,459
18-25-27-5590-TRAC-FD01				\$380,807	\$24,406	\$25,991
Sub Total				\$6,535,000	\$418,750	\$445,953

SECTION 3

RESOLUTION 2018-07

A RESOLUTION REALLOCATING SPECIAL ASSESSMENTS AND DESIGNATING ERUs FOR THE TOWNHOME UNITS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS; REAFFIRMING THE PROVISIONS OF RESOLUTIONS 2016-01, 2016-02, 2016-04 AND 2016-05 AND PROVIDING FOR CONFLICTS; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Board of Supervisors of the Windsor at Westside Community Development District (the “**Board**”) previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “**Improvements**”) described in the *Supplemental Engineer’s Report (Phase 2 Improvements)*, dated March 2016, attached hereto as **Exhibit A** (the “**Improvement Plan**”); and

WHEREAS, to fund construction, installation and/or acquisition of the Improvements, the Board adopted Resolution 2015-17 on November 20, 2014, as supplemented by Resolution 2016-03 on April 18, 2016 (the “**Bond Resolution**”), authorizing the issuance, sale and delivery of special assessment bonds, to be issued in one or more series as authorized under the Master Trust Indenture (the “**Master Indenture**”); and

WHEREAS, such special assessment bonds (including, but not limited to the \$6,535,000 Windsor at Westside Community Development District (Osceola County, Florida) Special Assessment Bonds, Series 2016) (the “**Bonds**”) are primarily payable from and secured by special assessments levied pursuant to Resolutions 2016-01, 2016-02, 2016-04, and 2016-05 on property specially benefited by construction, installation and/or acquisition of the Improvements (the “**Assessments**”); and

WHEREAS, in connection with the issuance of the Bonds, the District adopted the *Master Assessment Methodology for Phase 2*, dated March 30, 2016, and the *First Supplemental Assessment Methodology for Phase 2*, dated April 27, 2016 (collectively, the “**Assessment Methodology**”), which allocated Equivalent Residential Units (“**ERUs**”) by product type to the lands referred to in the Assessment Methodology; and

WHEREAS, a new development plan is underway which will alter the number and types of units set forth in the Assessment Methodology; and

WHEREAS, the new development plan includes additional product types consisting of townhomes, which were not previously envisioned to be developed within the District (together, the “**Townhome Units**”); and

WHEREAS, implementation of the new development plan will require a designation of ERUs for the Townhome Units and a corresponding reallocation of assessments; and

WHEREAS, the District desires to amend the Assessment Methodology to identify ERUs for the Townhome Units; and

WHEREAS, the District Manager has prepared the *Amended Master and Second Supplemental Assessment Methodology for Phase 2*, dated June 26, 2018 (“**Amended Assessment Report**”), attached hereto as **Exhibit B**, reflecting the proposed ERUs to be assigned to the Townhome Units; and

WHEREAS, the District is empowered by Chapter 190, Florida Statutes, the *Uniform Community Development District Act*, Chapter 170, Florida Statutes, *Supplemental and Alternative Method of Making Local Municipal Improvements*, and Chapter 197, Florida Statutes, *Tax Collections, Sales, and Liens*, to assign ERUs and reallocate assessments; and

WHEREAS, the District hereby determines that the proposed ERUs to be assigned to the Townhome Units will not result in assessments that exceed the benefits to the property improved; and

WHEREAS, the District Board of Supervisors (the “**Board**”) has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the reallocation, imposition, levy, collection and enforcement of assessments.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*, and Resolutions 2016-01, 2016-02, 2016-04 and 2016-05, as amended and supplemented.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized under Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, and equip the Improvements and services necessitated by the development of, and serving lands within, the District.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds payable from such special assessments as provided in Chapters 170 and 190, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District continue to provide the Improvement Plan, the nature and location of

which was initially described in Resolution 2016-04 and is shown in the Improvement Plan attached thereto and the plans and specifications on file in the offices of the District Manager at 135 West Central Boulevard, Suite 320, Orlando, Florida 32801; and (ii) the costs of such Improvement Plan continue to be defrayed by the Assessments.

(e) The provision of said Improvement Plan continues to serve a proper, essential, and valid public purpose and is in the best interests of the District, its landowners and residents.

(f) By Resolution 2016-04, the Board initially determined to provide the Improvements and to defray the costs thereof by making special assessments on benefitted property and expressed an intention to issue Bonds to provide a portion of the funds needed for the Improvements prior to the collection of such special assessments. By Resolution 2018-04, the District also declared its intention to reallocate a portion of the Assessments. Resolution 2018-04 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(g) As directed by Resolution 2018-04, said Resolution 2018-04 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(h) As directed by Resolution 2018-04, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(i) As required by Section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2018-05 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to: (1) the propriety and advisability of reallocating the Assessments, and (2) and the amount thereof to be assessed against each specially benefitted property or parcel; and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(j) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(k) On August 31, 2018, at the time and place specified in the resolution and notice referred to in paragraphs (i) and (j) above, the Board met as an Equalization Board, opened such public hearing and heard and considered all complaints and testimony as to the matters described in paragraph (j) above and concluded the public hearing. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(l) Having considered the estimated costs of the master infrastructure, financing costs, the benefits the lands affected by this reallocation will receive from the master infrastructure, and all complaints and evidence presented at such public hearing, the Board of Supervisors of the District further finds and determines:

(i) The District has previously adopted, in accordance with Florida law, Resolutions 2016-01, 2016-02, 2016-04 and 2016-05 relating to the imposition of Assessments and the pledge of Assessments for the District's Bonds.

(ii) The Amended Assessment Report, attached hereto as **Exhibit B**, which provides for the proposed ERUs to be assigned to the Townhome Units, is hereby accepted and approved. It is reasonable, proper, just and right to reallocate the Assessments and to equalize, approve, confirm and levy the Assessments (the "**Reallocated Assessments**") as provided in the Amended Assessment Report. The resulting reallocation will not increase or affect the Assessments on any other property within the District. It is in the best interests of the District that such Assessments be collected as provided in Resolutions 2016-01, 2016-02, 2016-04 and 2016-05.

SECTION 3. REALLOCATION, EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Reallocated Assessments are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this resolution the Reallocated Assessments as reflected in **Exhibit B** shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The Assessments against each respective parcel shown on the supplemental roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 4. INTERPRETATION; CONFLICTS. In relation to the reallocation of the Assessments, this Resolution is intended to supplement Resolutions 2016-01, 2016-02, 2016-04 and 2016-05, which, except to the extent modified by this Resolution, shall continue in full force and effect. This Resolution and Resolutions 2016-01, 2016-02, 2016-04 and 2016-05 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 5. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Reallocated Assessments over the lands in the District affected by this reallocation in the Official Records of Osceola County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 6. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 7. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 31ST DAY OF AUGUST, 2018.

**WINDSOR AT WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Greenway Improvement District

Exhibit A: *Supplemental Engineer's Report (Phase 2 Improvements)*, dated March 2016

Exhibit B: *Amended Master and Second Supplemental Assessment Methodology for Phase 2*,
dated June 26, 2018

SECTION B

SECTION 1

RESOLUTION 2018-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the Windsor at Westside Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Windsor at Westside Community Development District for the Fiscal Year Ending September 30, 2019."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2015	\$ _____
DEBT SERVICE FUND – SERIES 2016	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 31st DAY OF AUGUST, 2018.

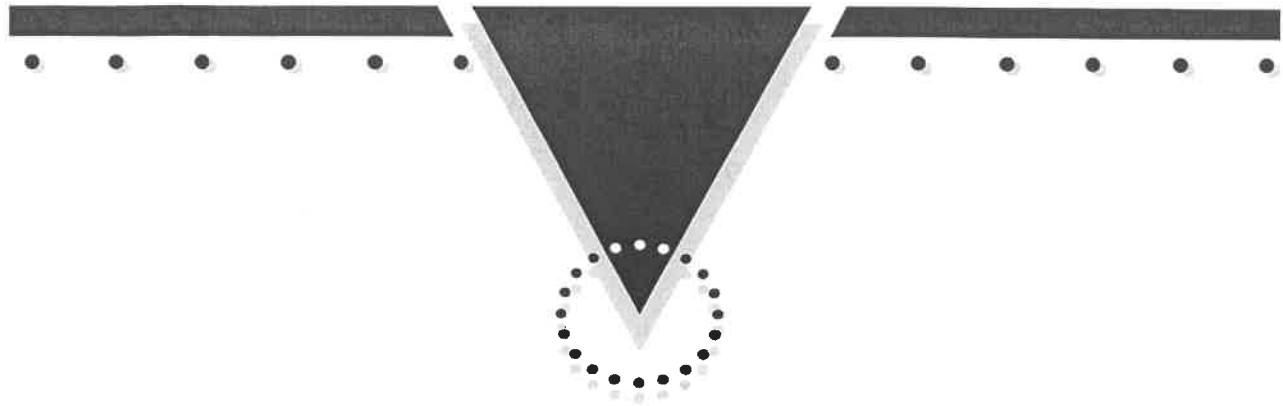
ATTEST:

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____



**Windsor at Westside
Community Development District**

**Proposed Budget
FY 2019**



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Windsor at Westside

Community Development District

Fiscal Year 2019 Proposed Budget General Fund

	Adopted Budget FY2018	Actual Thru 7/31/18	Next 2 Months	Projected Thru 9/30/18	Proposed Budget FY2019
Revenues					
O&M Assessments	\$198,963	\$199,912	\$0	\$199,912	\$198,963
Total Revenues	\$198,963	\$199,912	\$0	\$199,912	\$198,963
Expenditures					
<i>Administrative</i>					
Engineering	\$5,000	\$2,201	\$2,799	\$5,000	\$5,000
Attorney	\$15,000	\$10,363	\$4,637	\$15,000	\$15,000
Arbitrage	\$600	\$450	\$0	\$450	\$500
Dissemination	\$7,000	\$5,833	\$1,167	\$7,000	\$7,000
Annual Audit	\$4,400	\$4,400	\$0	\$4,400	\$4,500
Trustee Fees	\$7,000	\$7,000	\$0	\$7,000	\$7,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$36,050	\$30,042	\$6,008	\$36,050	\$37,132
Information Technology	\$600	\$500	\$100	\$600	\$600
Telephone	\$150	\$13	\$21	\$34	\$100
Postage	\$750	\$127	\$62	\$189	\$300
Insurance	\$5,800	\$5,398	\$0	\$5,398	\$5,950
Printing & Binding	\$1,500	\$295	\$85	\$380	\$1,500
Legal Advertising	\$3,000	\$0	\$1,500	\$1,500	\$3,000
Other Current Charges	\$775	\$207	\$54	\$261	\$700
Property Appraiser	\$650	\$213	\$0	\$213	\$500
Property Taxes	\$100	\$0	\$0	\$0	\$100
Office Supplies	\$200	\$86	\$24	\$111	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$93,750	\$72,303	\$16,457	\$88,760	\$94,257
<i>Operation & Maintenance</i>					
Contract Services					
Field Services	\$9,270	\$7,725	\$1,545	\$9,270	\$9,548
Landscape Maintenance - Contract	\$63,900	\$43,336	\$8,667	\$52,003	\$63,900
Lake Maintenance	\$10,500	\$8,200	\$1,640	\$9,840	\$10,500
Wetland Monitoring & Maintenance	\$9,400	\$0	\$9,400	\$9,400	\$9,400
Property Insurance	\$2,250	\$1,980	\$0	\$1,980	\$2,250
Repairs & Maintenance					
Landscape Maintenance - Other	\$3,500	\$8,177	\$0	\$8,177	\$3,500
Repairs and Maintenance	\$1,500	\$136	\$500	\$636	\$2,500
Operating Supplies	\$2,000	\$0	\$0	\$0	\$2,000
Irrigation Repairs	\$3,000	\$4,203	\$472	\$4,675	\$3,000
Signage	\$1,500	\$0	\$750	\$750	\$1,500
Fountain Maintenance	\$2,400	\$4,272	\$300	\$4,572	\$2,400
Walls - Repair/Cleaning	\$900	\$0	\$0	\$0	\$0
Fencing	\$500	\$0	\$0	\$0	\$0
Subtotal Expenditures	\$110,620	\$78,029	\$23,274	\$101,303	\$110,498

Windsor at Westside

Community Development District

Fiscal Year 2019 Proposed Budget General Fund

	Adopted Budget FY2018	Actual Thru 7/31/18	Next 2 Months	Projected Thru 9/30/18	Proposed Budget FY2019
Utility					
Electric	\$2,500	\$2,541	\$564	\$3,105	\$3,400
Irrigation Water	\$1,000	\$918	(\$143)	\$775	\$1,000
Other					
Contingency	\$1,500	\$0	\$750	\$750	\$215
Subtotal Expenditures	\$5,000	\$3,459	\$1,171	\$4,631	\$4,615
Total Expenditures	\$209,370	\$153,792	\$40,902	\$194,694	\$209,370
Excess Revenues/(Expenditures)	(\$10,407)	\$46,121	(\$40,902)	\$5,218	(\$10,407)
Beginning Fund Balance	\$10,407	\$24,981	\$0	\$24,981	\$10,407
Ending Fund Balance	\$0	\$71,102	(\$40,902)	\$30,200	\$0

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

FISCAL YEAR 2019

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

GROSS PER UNIT ASSESSMENT COMPARISON CHART

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

Windsor at Westside

Community Development District

GENERAL FUND BUDGET

REVENUES:

O&M Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Engineering

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

Attorney

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

Arbitrage

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

Dissemination

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

Annual Audit

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

Trustee Fees

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

Assessment Administration

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

Windsor at Westside

Community Development District

GENERAL FUND BUDGET

Management Fees

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

Information Technology

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

Telephone

Telephone and fax machine.

Postage

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

Insurance

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

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Property Appraiser

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

Office Supplies

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

Windsor at Westside

Community Development District

GENERAL FUND BUDGET

Dues, Licenses & Subscriptions

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

Operation & Maintenance:

Field Services

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

Landscape Maintenance - Contract

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

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

Lake Maintenance - Contract

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

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

Wetland Monitoring & Maintenance

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

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

Windsor at Westside Community Development District

GENERAL FUND BUDGET

Property Insurance

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

Landscape Maintenance – Other

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

Repairs and Maintenance

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

Operating Supplies

Represents estimated cost of the purchase of operating supplies.

Irrigation Repairs

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

Signage

Represents estimated cost to maintain all District signs.

Fountain Maintenance

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

Description	Monthly	Annually
Fountain Maintenance	\$150	\$1,800
Contingency		\$600
		\$2,400

Windsor at Westside Community Development District

GENERAL FUND BUDGET

Electric

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

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

Irrigation Water

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

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

Contingency

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

Windsor at Westside

Community Development District

Fiscal Year 2019 Proposed Budget Debt Service Fund Series 2015

Adopted Budget FY2018	Actual Thru 7/31/18	Next 2 Months	Projected Thru 9/30/18	Proposed Budget FY2019
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Revenues

Special Assessments	\$276,388	\$278,279	\$0	\$278,279	\$276,388
Interest Income	\$0	\$3,361	\$940	\$4,301	\$0
Carry Forward Surplus	\$183,184	\$184,808	\$0	\$184,808	\$194,501
Total Revenues	\$459,572	\$466,448	\$940	\$467,388	\$470,889

Expenses

Interest - 11/1	\$102,144	\$102,144	\$0	\$102,144	\$100,744
Principal - 11/1	\$70,000	\$70,000	\$0	\$70,000	\$70,000
Interest - 5/1	\$100,744	\$100,744	\$0	\$100,744	\$99,344
Total Expenditures	\$272,888	\$272,888	\$0	\$272,888	\$270,088

Excess Revenues/(Expenditures)	\$186,684	\$193,561	\$940	\$194,501	\$200,801
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Principal - 11/1/2019	\$75,000
Interest - 11/1/2019	\$99,344
Total	\$174,344

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

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

Amortization Schedule

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

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

Amortization Schedule

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

Windsor at Westside

Community Development District

Fiscal Year 2019 Proposed Budget Debt Service Fund Series 2016

Adopted Budget FY2018	Actual Thru 7/31/18	Next 2 Months	Projected Thru 9/30/18	Proposed Budget FY2019
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Revenues

Special Assessments	\$418,750	\$419,972	\$0	\$419,972	\$418,750
Interest Income	\$500	\$4,773	\$1,614	\$6,387	\$500
Transfer In	\$0	\$0	\$0	\$0	\$0
Carry Forward Surplus	\$270,618	\$271,824	\$0	\$271,824	\$282,112
Total Revenues	\$689,868	\$696,568	\$1,614	\$698,182	\$701,362

Expenses

Interest - 11/1	\$152,822	\$152,822	\$0	\$152,822	\$150,897
Principal - 11/1	\$110,000	\$110,000	\$0	\$110,000	\$115,000
Interest - 5/1	\$150,897	\$150,897	\$0	\$150,897	\$148,884
Transfer Out	\$0	\$2,352	\$0	\$2,352	\$0
Total Expenditures	\$413,719	\$416,071	\$0	\$416,071	\$414,781

Excess Revenues/(Expenditures)	\$276,149	\$280,498	\$1,614	\$282,112	\$286,580
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Principal - 11/1/2019	\$115,000
Interest - 11/1/2019	\$150,897
Total	\$265,897

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

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

Amortization Schedule

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

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

Amortization Schedule

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

SECTION 2

RESOLUTION 2018-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Windsor at Westside Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2018; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 31st day of August, 2018.

ATTEST:

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
 Assessment Roll (Direct Collect)

SECTION V

RESOLUTION 2018-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Windsor at Westside Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Angel Alfonso	11/2020
2	Bo Stewart	11/2020
3	Eric Baker	11/2018
4	Clifford Torres	11/2018
5	William Tew	11/2018

This year, Seat 3, currently held by Eric Baker, Seat 4, currently held by Clifford Torres and Seat 5, currently held by William Tew are subject to election by landowners in November 2018. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 6th day of November, 2018, at 9:00 a.m., and located at the Club at Windsor at Westside, 2100 Tripoli Court, Kissimmee, Florida 34747.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its April 27, 2018 meeting. A sample notice of

landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at 1003 Florida Avenue, Kissimmee, Florida 34741, or at the office of the District Manager, GMS-CF, LLC, located at 135 W. Central Boulevard, Suite 320, Orlando, Florida 32801.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 31st DAY OF AUGUST, 2018.

**WINDSOR AT WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Windsor at Westside Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately 160.25 acres, located east of Westside Boulevard, west and south of North Goodman Road, in Osceola County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) person/people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 6, 2018
TIME: 9:00 a.m.
PLACE: Club at Windsor at Westside
2100 Tripoli Court
Kissimmee, FL 34747

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 135 W. Central Boulevard, Suite 320, Orlando, Florida 32801, Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

George S. Flint
District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 6, 2018**

TIME: **9:00 a.m.**

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

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 6, 2018**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Windsor at Westside Community Development District to be held at _____, on _____, at _____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2017), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 6, 2018

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Windsor at Westside Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

SECTION VI



4803 Distribution Court Suite 11, Orlando FL 32822
888-390-0194 info@grunit.com

July 18, 2018

Windsor at Westside CDD

To whom it may concern:

Grunit Pool Contractors are pleased to submit the following proposal to perform fountain cleaning services to the above mentioned property.

This price includes labor and materials to complete the job.

Total cost for service.....\$ 150.00 /month

Please don't hesitate to contact us for any additional information that you may require.

Signed and Agreed

Title

Date

Note: We offer a full maintenance service including all repairs. We are a fully licensed pool contractor and works are carried out within 24 hours once we have approval.

SECTION VII

Website Compliance Proposal For
Windsor at West Side CDD
(<http://www.windsoratwestsidecdd.com/>)

Website Accessibility for People with Disabilities

as per

Nondiscrimination requirements of Title II of the American Disabilities Act (ADA)

Version Log

Date	Version#	Comments	Author
May 25, 2018	1.0	Initial version	VB Joshi
June 18, 2018	2.0	Added document conversion cost	VB Joshi Kristen Thornburgh
June 21, 2018	3.0	Added WCAG Standards Compliance	VB Joshi
July 2, 2018	4.0	Added Software and Training section	VB Joshi
August 10, 2018	5.0	Added CDD Specific details	VB Joshi

Presented by: VB Joshi, CEO, VGlobalTech, Orlando, Florida



www.VGlobalTech.com

Email: contact@VGlobalTech.com



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1.0 Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven days a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The **Americans with Disabilities Act (ADA)** and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

1.1 Common Problems and Solutions in Website Accessibility?

1.1.1 Problem: Images Without Text Equivalent

Solution: Add a Text Equivalent to Every Image

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

1.1.2 Problem: Documents Are Not Posted In an Accessible Format

Solution: Post Documents in a Text-Based Format

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

1.1.3 Problem: Specifying Colors and Font Sizes

Solution: Avoid Dictating Colors and Font Settings

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

1.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

1.1.5 Web Content Accessibility Guidelines (WCAG)

Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
 - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
 - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
 - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
 - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

If any of these are not true, users with disabilities will not be able to use the Web.

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

2.0 Pricing

Website Complexity: Medium Level Websites

VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:

2.1 One time (conversion and compliance cost):

	Task	Estimated hrs	Cost
1.	Perform ADA Website Compliance Check for current website – All webpages on the website. Create a project plan, code review, html updates, plugins / security updates (wordpress, joomla, etc CMS websites)	30 – 40 hrs	\$600
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc). Braille Readers, Other assistance technology compatibility	8 hrs	\$100
3.	ADA Standards application (as per Section 1 above). ADA.gov, Web Content Accessibility Guidelines (WCAG)	30 – 40 hrs	\$600
4.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance	10-20hrs	\$300
5.	Create a webpage showing websites ADA Compliance efforts	2 hr	\$50
6.	Create customized footer with VGlobalTech's ADA Compliance Seal (valid for 1 year only)	2 hr	\$50
	Total (one-time compliance / conversion cost)		\$1700 / one-time

2.2 ADA Compliance Yearly Maintenance and Upgrade starting after initial conversion is completed (Optional Maintenance):

VGlobalTech team shall complete the following critical tasks for client website. All costs below are per website / CDD:

	Task	Estimated hrs	Cost
1.	Perform ADA Website Compliance Check for current website – All new webpages on the website	1 – 2 hrs / month	\$100
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc)	1 - 2 hrs	\$75
3.	Update footer with VGlobalTech's ADA Compliance Seal (extended for current year)	2 hr	\$75
4.	Support (upto 1 hr / month) for the year including updates to newly added pages, upgrade to new standards (if any)	1 hr – 2 hrs/ month	\$700
5.	PDF Documents conversion (to Text, HTML etc) as needed for ADA Compliance / Reader Compliance	2 - 3 hrs / month	\$250
	Annual Maintenance		\$1200 / year

This proposal is valid includes following points and stipulations:

*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps **unless otherwise noted*

* email and phone communication

*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

*Client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

*Client is responsible for verifying quality of work, providing feedback, verifying that compliance has been met as required. VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in best faith but cannot guarantee all compliance / legal needs since we are not the SME's in the compliance area.

Refund Policy: The client may halt work and request for a refund within seven days of the date of signing their marketing services agreement by mailing a signed letter to 636 Fanning Drive, Winter Springs, FL 32708. If client requests a refund within seven days of the date of signing their agreement they shall be liable to pay for all work completed and will be refunded the remaining balance of the initial payment if billable work has not exceeded a charge that would be greater than client's initial payment. If client requests a refund after the seven days from the date of the signing of the agreement client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is not allowed to disclose their price with any third parties. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

1.0 Proposal Acceptance:

To accept these project, associated costs and conditions as listed above please sign and date below.

The VGlobalTech proposed solution has been accepted by the customer and the VGlobalTech team can proceed with the project. All payments shall be made according to this agreement.

For Customer

Date

VB Joshi

For VGlobalTech

Date

2.0 References:

ADA Best Practices Tool Kit for State and Local Governments:

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

U.S. Department of Justice, Civil Rights Division, *Disability Rights Section*

<https://www.ada.gov/websites2.htm>

Web design Standards: <https://www.w3schools.com/>

Web Content Accessibility Guidelines (WCAG) <https://www.w3.org/TR/WCAG21/>

VGlobalTech Web Content Accessibility Implementation and Checkpoints:

<http://vglobaltech.com/website-compliance/>



www.VGlobalTech.com

Email: contact@VGlobalTech.com



BBB Rating: A+

[Click for Profile](#)

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Page 11 of 11

Your strategic partner for Web Design, Software, Marketing, and SEO solutions.

Call: 321-947-7777 | Email: contact@VGlobalTech.com

Private and Confidential Document. No part of this document shall be produced to any parties it is not intended for (as listed here).

SECTION VIII

SECTION C

SECTION 1

Windsor at Westside

Community Development District

Summary of Invoices

May 18, 2018 to June 21, 2018

Fund	Date	Check No.'s	Amount
General Fund	5/18/18	269-270	\$ 231.25
	6/1/18	271-274	\$ 10,912.67
	6/6/18	275-276	\$ 970.00
	6/7/18	277-279	\$ 11,100.22
	6/20/18	280-284	\$ 8,089.93
	6/21/18	285-286	\$ 18,960.63
			<hr/>
			\$ 50,264.70

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
5/18/18	00020	5/10/18	03292018	201803	320	53800	46600		BRAD CLORIE - A BACKFLOW ASSEMBLY	*	100.00	100.00 000269
5/18/18	00005	5/07/18	8333	201804	310	51300	31100		MEETING/PHONE CONFERENCE	*	131.25	131.25
6/01/18	00014	5/10/18	3972	201805	320	53800	46400		OSCEOLA ENGINEERING INC.	*	4,333.59	131.25 000270
6/01/18	00001	2/15/18	73	201802	320	53800	46700		DOWN TO EARTH LAWN CARE II, INC.	*	445.00	4,333.59 000271
6/01/18	00003	5/15/18	100499	201804	310	51300	31500		ROCKSCAPING ENTRNC FOUNTA	*	2,634.08	445.00 000272
6/01/18	00010	5/21/18	63152	201805	310	51300	32300		ATTEND MTG/BUDGET/RVW MTG	*	3,500.00	2,634.08 000273
6/06/18	00015	5/31/18	169884	201805	320	53800	46200		HOPPING GREEN & SAMS	*	820.00	3,500.00 000274
6/06/18	00018	6/01/18	8277	201806	320	53800	46700		TRUSTEE FEES-SER 2015	*	150.00	820.00 000275
6/07/18	00001	6/01/18	81	201806	310	51300	34000		REGIONS BANK	*	3,004.17	150.00 000276
6/01/18	81	6/01/18	81	201806	310	51300	35100		APPLIED AQUATIC MANAGEMENT, INC	*	50.00	3,004.17
6/01/18	81	6/01/18	81	201806	310	51300	31300		MCDONNELL CORPORATION DBA	*	583.33	50.00
6/01/18	81	6/01/18	81	201806	310	51300	51000		INFO TECHNOLOGY JUN18	*	.57	583.33
6/01/18	81	6/01/18	81	201806	310	51300	42000		DISSEMINATION FEE JUN18	*	16.65	.57
6/01/18	81	6/01/18	81	201806	310	51300	42500		OFFICE SUPPLIES	*	10.65	16.65
6/01/18	82	6/01/18	82	201806	320	53800	12000		POSTAGE	*	772.50	10.65
6/01/18	82	6/01/18	82	201806	320	53800	12000		COPIES	*		772.50
6/01/18	82	6/01/18	82	201806	320	53800	12000		FIELD MANAGEMENT JUN18	*		
6/01/18	82	6/01/18	82	201806	320	53800	12000		GOVERNMENTAL MANAGEMENT SERVICES	*		4,437.87 000277

WIND WINDSOR AT WES BPREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/07/18 00013		6/06/18 06062018	201806 300-20700-10000		WINDSOR AT WESTSIDE CDD C/O REGIONS	*	3,740.96	3,740.96 000278
			FY18 OSCEOLA TAX DS 2015					
6/07/18 00013		6/06/18 06062018	201806 300-20700-10100		WINDSOR AT WESTSIDE CDD C/O REGIONS	*	2,921.39	2,921.39 000279
			FY18 OSCEOLA TAX DS 2016					
6/20/18 00008		6/01/18 17003	201805 310-51300-32200		WINDSOR AT WESTSIDE CDD C/O REGIONS	*	4,400.00	4,400.00 000280
			FY17 AUDIT THRU 09/30/17					
6/20/18 00003		6/14/18 100870	201805 310-51300-31500		GRAU & ASSOCIATES	*	678.50	678.50 000281
			RVW FY17 AUDIT/BUDGET DOC					
6/20/18 00005		6/14/18 8416	201805 310-51300-31100		HOPPING GREEN & SAMS	*	87.50	87.50 000282
			REVIEW REQUEST ENG REPORT					
6/20/18 00013		6/14/18 06142018	201806 300-20700-10000		OSCEOLA ENGINEERING INC.	*	1,641.81	1,641.81 000283
			FY18 OSCEOLA CTY DS 2015					
6/20/18 00013		6/14/18 06142018	201806 300-20700-10100		WINDSOR AT WESTSIDE CDD C/O REGIONS	*	1,282.12	1,282.12 000284
			FY18 OSCEOLA CTY DS 2016					
6/21/18 00013		6/20/18 06202018	201806 300-20700-10000		WINDSOR AT WESTSIDE CDD C/O REGIONS	*	10,646.54	10,646.54 000285
			FY18 OSCEOLA TAX DS 2015					
6/21/18 00013		6/20/18 06202018	201806 300-20700-10100		WINDSOR AT WESTSIDE CDD C/O REGIONS	*	8,314.09	8,314.09 000286
			FY18 OSCEOLA TAX DS 2016					

TOTAL FOR BANK A 50,264.70
 TOTAL FOR REGISTER 50,264.70

WIND WINDSOR AT WES BPBERGRINO

Windsor at Westside

Community Development District

Summary of Invoices

June 22, 2018 to July 18, 2018

Fund	Date	Check No.'s	Amount	
General Fund	7/6/18	287	\$	4,532.14
	7/12/18	288-289	\$	2,065.50
			\$	6,597.64

WINDSOR GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
7/06/18	00001	7/02/18 83	201807 310-51300-34000		MANAGEMENT FEES JUL18	*	3,004.17	
		7/02/18 83	201807 310-51300-35100		INFO TECHNOLOGY JUL18	*	50.00	
		7/02/18 83	201807 310-51300-31300		DISSEMINATION FEE JUL18	*	583.33	
		7/02/18 83	201807 310-51300-51000		OFFICE SUPPLIES	*	17.59	
		7/02/18 83	201807 310-51300-42000		POSTAGE	*	25.82	
		7/02/18 83	201807 310-51300-42500		COPIES	*	76.65	
		7/02/18 84	201807 320-53800-12000		FIELD MANAGEMENT JUL18	*	772.50	
		7/02/18 84	201807 310-51300-49000		COUNTY TAX ROLL FEES	*	2.08	
GOVERNMENTAL MANAGEMENT SERVICES								
7/12/18	00015	6/30/18 170540	201806 320-53800-46200		AQUATIC MGMT SVCS JUN18	*	820.00	4,532.14 000287
APPLIED AQUATIC MANAGEMENT, INC								
7/12/18	00003	4/30/18 99976	201803 310-51300-31500		PH2 PROJECT CONST. MAR18	*	681.50	820.00 000288
		5/15/18 100500	201804 310-51300-31500		PH2 PROJECT CONST. APR18	*	564.00	
HOPPING GREEN & SAMS								
							1,245.50	000289
TOTAL FOR BANK A							6,597.64	
TOTAL FOR REGISTER							6,597.64	

WIND WINDSOR AT WES BPEREGRINO

Windsor at Westside

Community Development District

Summary of Invoices

July 19, 2018 to August 24, 2018

Fund	Date	Check No.'s	Amount
General Fund	8/7/18	290-294	\$ 9,140.40
	8/24/18	295	\$ 13,472.71
			<hr/>
			\$ 22,613.11

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
8/07/18	00015	7/31/18	171172	201807	320-53800-46200	AQUATIC MGMT SRVC JUL18	*	820.00		
8/07/18	00021	8/02/18	474	201808	320-53800-46700	FOUNTAINS SERVICE AUG18	*	150.00	820.00	000290
8/07/18	00003	7/30/18	101751	201806	310-51300-31500	APPLIED AQUATIC MANAGEMENT, INC	*	1,620.50	150.00	000291
7/30/18	101752	201806	310-51300-31500	PREP ATTND MTG/RESOL/ADA			*	1,228.50		
7/30/18	101752	201806	310-51300-31500	PH2 PROJECT CONST. JUN18			*			
8/07/18	00005	7/24/18	8484	201806	310-51300-31100	HOPPING GREEN & SAMS	*	875.00	2,849.00	000292
7/24/18	8484	201806	310-51300-31100	PRP CDD MTG/PHASE 2B RPT			*			
8/07/18	00001	8/01/18	85	201808	310-51300-34000	OSCEOLA ENGINEERING INC.	*	3,004.17	875.00	000293
8/01/18	85	201808	310-51300-35100	MANAGEMENT FEES AUG18			*	50.00		
8/01/18	85	201808	310-51300-35100	INFO TECHNOLOGY AUG18			*	583.33		
8/01/18	85	201808	310-51300-31300	DISSEMINATION FEE AUG18			*	.36		
8/01/18	85	201808	310-51300-51000	OFFICE SUPPLIES			*	31.39		
8/01/18	85	201808	310-51300-42000	POSTAGE			*	4.65		
8/01/18	85	201808	310-51300-42500	COPIES			*	772.50		
8/01/18	86	201808	320-53800-12000	FIELD MANAGEMENT AUG18			*			
8/24/18	00014	6/10/18	6527	201806	320-53800-46400	GOVERNMENTAL MANAGEMENT SERVICES	*	4,333.59	4,446.40	000294
6/30/18	8173	201806	320-53800-46600	LANDSCAPE MAINT JUN18			*	471.94		
7/10/18	8279	201807	320-53800-46400	IRRIG. RPRS 6/30/18			*	4,333.59		
8/10/18	10397	201808	320-53800-46400	LANDSCAPE MAINT JUL18			*	4,333.59		
8/10/18	10397	201808	320-53800-46400	LANDSCAPE MAINT AUG18			*			
						DOWN TO EARTH LAWN CARE II, INC.			13,472.71	000295

TOTAL FOR BANK A 22,613.11

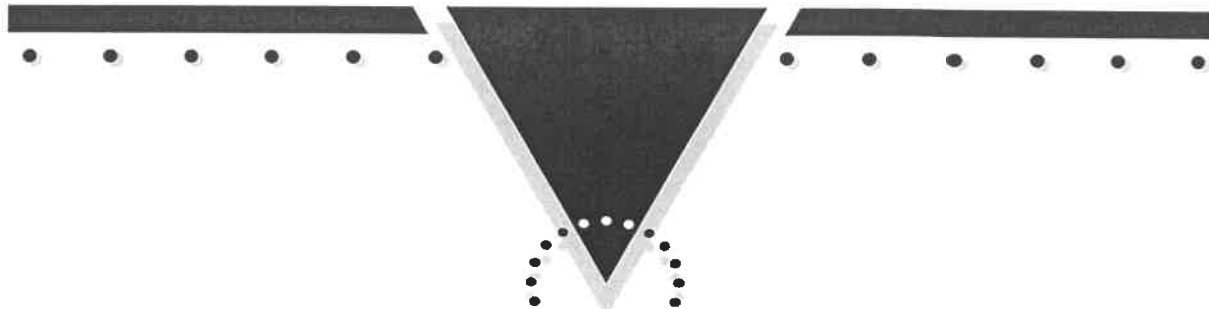
WIND WINDSOR AT WES BPREGRINO

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
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TOTAL FOR REGISTER
 22,613.11

WIND WINDSOR AT WES BPBERGRINO

SECTION 2



**Windsor at Westside
Community Development District**

Unaudited Financial Report

July 31, 2018



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8	Long Term Debt Summary
9	Assessment Receipt Schedule
10-11	Construction Schedule Series 2015
12-13	Construction Schedule Series 2016

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

	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	TOTALS 2018
ASSETS:				
<u>CASH</u>				
OPERATING ACCOUNT	\$96,696	---	---	\$96,696
ASSESSMENT RECEIVABLE	---	---	---	\$0
<u>INVESTMENTS</u>				
SERIES 2015				
RESERVE	---	\$138,921	---	\$138,921
REVENUE	---	\$193,355	---	\$193,355
CAPITALIZED INTEREST	---	\$0	---	\$0
INTEREST	---	\$10	---	\$10
SINKING FUND	---	\$0	---	\$0
CONSTRUCTION	---	---	\$33	\$33
SERIES 2016				
RESERVE	---	\$210,476	---	\$210,476
REVENUE	---	\$280,202	---	\$280,202
CAPITALIZED INTEREST	---	---	---	\$0
INTEREST	---	---	---	\$0
CONSTRUCTION	---	---	\$2,010	\$2,010
DUE FROM GENERAL FUND	---	---	---	\$0
TOTAL ASSETS	\$96,696	\$822,964	\$2,043	\$921,703
LIABILITIES:				
ACCOUNTS PAYABLE	\$13,361	---	---	\$13,361
DUE TO DEBT SERVICE 2015	---	---	---	\$0
DUE TO DEBT SERVICE 2016	---	---	---	\$0
DUE TO DEVELOPER	\$12,233	---	---	\$12,233
FUND EQUITY:				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$332,286	---	\$332,286
RESTRICTED FOR DEBT SERVICE 2016	---	\$490,678	---	\$490,678
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$33	\$33
RESTRICTED FOR CAPITAL PROJECTS 2016	---	---	\$2,010	\$2,010
UNASSIGNED	\$71,102	---	---	\$71,102
TOTAL LIABILITIES & FUND EQUITY	\$96,696	\$822,964	\$2,043	\$921,703

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

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

	ADOPTED BUDGET	PRORATED BUDGET Thru 07/31/18	ACTUAL Thru 07/31/18	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$142,828	\$142,828	\$143,777	\$949
ASSESSMENTS - DIRECT BILLED	\$56,135	\$56,135	\$56,135	\$0
TOTAL REVENUES	\$198,963	\$198,963	\$199,912	\$949
EXPENDITURES:				
ADMINISTRATIVE:				
ENGINEERING	\$5,000	\$4,167	\$2,201	\$1,965
ATTORNEY	\$15,000	\$12,500	\$10,363	\$2,137
ARBITRAGE	\$600	\$450	\$450	\$0
DISSEMINATION	\$7,000	\$5,833	\$5,833	\$0
ANNUAL AUDIT	\$4,400	\$4,400	\$4,400	\$0
TRUSTEE FEES	\$7,000	\$7,000	\$7,000	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$36,050	\$30,042	\$30,042	(\$0)
INFORMATION TECHNOLOGY	\$600	\$500	\$500	\$0
TELEPHONE	\$150	\$125	\$13	\$112
POSTAGE	\$750	\$625	\$127	\$498
INSURANCE	\$5,800	\$5,800	\$5,398	\$402
PRINTING & BINDING	\$1,500	\$1,250	\$295	\$955
LEGAL ADVERTISING	\$3,000	\$2,500	\$0	\$2,500
OTHER CURRENT CHARGES	\$775	\$646	\$207	\$439
PROPERTY APPRAISER FEE	\$650	\$650	\$213	\$437
PROPERTY TAXES	\$100	\$100	\$0	\$100
OFFICE SUPPLIES	\$200	\$167	\$86	\$80
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE:				
Contract Services				
FIELD SERVICES	\$9,270	\$7,725	\$7,725	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$63,900	\$53,250	\$43,336	\$9,914
LAKE MAINTENANCE	\$10,500	\$8,750	\$8,200	\$550
WETLAND MONITORING & MAINTENANCE	\$9,400	\$7,833	\$0	\$7,833
PROPERTY INSURANCE	\$2,250	\$2,250	\$1,980	\$270
Repairs & Maintenance				
LANDSCAPE MAINTENANCE - OTHER	\$3,500	\$2,917	\$8,177	(\$5,261)
REPAIRS - GENERAL	\$1,500	\$1,250	\$136	\$1,114
OPERATING SUPPLIES	\$2,000	\$1,667	\$0	\$1,667
IRRIGATION REPAIRS	\$3,000	\$2,500	\$4,203	(\$1,703)
SIGNAGE	\$1,500	\$1,250	\$0	\$1,250
FOUNTAIN MAINTENANCE	\$2,400	\$2,000	\$4,272	(\$2,272)
WALLS - REPAIR/CLEANING	\$900	\$750	\$0	\$750
FENCING	\$500	\$417	\$0	\$417
Utility				
ELECTRIC	\$2,500	\$2,083	\$2,541	(\$458)
IRRIGATION WATER	\$1,000	\$833	\$918	(\$85)
Other				
CONTINGENCY	\$1,500	\$1,250	\$0	\$1,250
TOTAL EXPENDITURES	\$209,370	\$178,654	\$153,792	\$24,862
EXCESS REVENUES (EXPENDITURES)	(\$10,407)		\$46,121	
FUND BALANCE - Beginning	\$0		\$24,981	
FUND BALANCE - Ending	\$0		\$71,102	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2015

Statement of Revenues & Expenditures

For The Period Ending July 31, 2018

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET Thru 07/31/18	ACTUAL Thru 07/31/18	VARIANCE
SPECIAL ASSESSMENTS	\$276,388	\$276,388	\$278,279	\$1,891
INTEREST	\$0	\$0	\$3,361	\$3,361
TOTAL REVENUES	\$276,388	\$276,388	\$281,640	\$5,252

EXPENDITURES:

INTEREST - 11/1	\$102,144	\$102,144	\$102,144	\$0
PRINCIPAL - 11/1	\$70,000	\$70,000	\$70,000	\$0
INTEREST - 5/1	\$100,744	\$100,744	\$100,744	\$0

TOTAL EXPENDITURES	\$272,888	\$272,888	\$272,888	\$0
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EXCESS REVENUES (EXPENDITURES)	\$3,500		\$8,753	
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FUND BALANCE - Beginning	\$183,184		\$323,533	
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FUND BALANCE - Ending	\$186,684		\$332,286	
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WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2016
Statement of Revenues & Expenditures
For The Period Ending July 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET Thru 07/31/18	ACTUAL Thru 07/31/18	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$216,092	\$216,092	\$217,314	\$1,222
ASSESSMENTS - DIRECT BILLED	\$202,658	\$202,658	\$202,658	\$0
INTEREST	\$500	\$0	\$4,773	\$4,773
TOTAL REVENUES	\$419,250	\$418,750	\$424,745	\$5,995
EXPENDITURES:				
INTEREST - 11/1	\$152,822	\$152,822	\$152,822	\$0
PRINCIPAL - 11/1	\$110,000	\$110,000	\$110,000	\$0
INTEREST - 5/1	\$150,897	\$150,897	\$150,897	\$0
TRANSFER OUT	\$0	\$0	\$2,352	(\$2,352)
TOTAL EXPENDITURES	\$413,719	\$413,719	\$416,071	(\$2,352)
EXCESS REVENUES (EXPENDITURES)	\$5,531		\$8,674	
FUND BALANCE - Beginning	\$270,618		\$482,004	
FUND BALANCE - Ending	\$276,149		\$490,678	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND SERIES 2015

Statement of Revenues & Expenditures

For The Period Ending July 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET Thru 07/31/18	ACTUAL Thru 07/31/18	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$32	
FUND BALANCE - Ending	\$0		\$33	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND SERIES 2016

Statement of Revenues & Expenditures

For The Period Ending July 31, 2018

REVENUES:

INTEREST
TRANSFER IN - EXCESS RESERVE

TOTAL REVENUES

EXPENDITURES:

CAPITAL OUTLAY

TOTAL EXPENDITURES

EXCESS REVENUES (EXPENDITURES)

FUND BALANCE - Beginning

FUND BALANCE - Ending

ADOPTED BUDGET	PRORATED BUDGET Thru 07/31/18	ACTUAL Thru 07/31/18	VARIANCE
\$0	\$0	\$15,781	\$15,781
\$0	\$0	\$2,352	\$2,352
\$0	\$0	\$18,133	\$18,133
\$0	\$0	\$1,536,813	(\$1,536,813)
\$0	\$0	\$1,536,813	(\$1,536,813)
\$0		(\$1,518,680)	
\$0		\$1,520,690	
\$0		\$2,010	

WINDSOR AT WESTSIDE

Community Development District

REVENUES:	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
ASSESSMENTS - TAX ROLL	\$0	\$16,162	\$110,205	\$1,958	\$3,212	\$812	\$3,146	\$1,933	\$6,349	\$0	\$0	\$0	\$143,777
ASSESSMENTS - DIRECT BILLED	\$0	\$28,068	\$0	\$0	\$140,34	\$0	\$0	\$14,034	\$0	\$0	\$0	\$0	\$561,35
TOTAL REVENUES	\$0	\$44,230	\$110,205	\$1,958	\$172,46	\$812	\$3,146	\$15,967	\$6,349	\$0	\$0	\$0	\$199,812
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$963	\$0	\$0	\$0	\$0	\$145	\$131	\$88	\$875	\$0	\$0	\$0	\$2,201
ATTORNEY	\$10,99	\$674	\$0	\$932	\$0	\$934	\$3,198	\$679	\$2,849	\$0	\$0	\$0	\$10,363
ARBITRAGE	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$5,833
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,400	\$0	\$0	\$0	\$0	\$4,400
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$3,500	\$3,500	\$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	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$3,004	\$0	\$0	\$30,042
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$500
TELEPHONE	\$6	\$0	\$0	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13
POSTAGE	\$7	\$19	\$8	\$5	\$13	\$4	\$7	\$22	\$17	\$26	\$0	\$0	\$127
INSURANCE	\$5,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,398
PRINTING & BINDING	\$19	\$48	\$32	\$0	\$0	\$2	\$0	\$0	\$11	\$77	\$0	\$0	\$295
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$44	\$23	\$23	\$0	\$6	\$23	\$22	\$20	\$20	\$27	\$0	\$0	\$207
PROPERTY APPRAISER FEE	\$0	\$0	\$0	\$0	\$213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$213
PROPERTY TAXES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$23	\$23	\$0	\$21	\$0	\$0	\$1	\$1	\$18	\$0	\$0	\$86
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
Contract Services													
FIELD SERVICES	\$773	\$773	\$773	\$773	\$773	\$773	\$773	\$773	\$773	\$773	\$0	\$0	\$7,725
LANDSCAPE MAINTENANCE - CONTRACT	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$0	\$0	\$43,336
LAKE MAINTENANCE	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$0	\$0	\$8,200
WETLAND MONITORING & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY INSURANCE	\$1,980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,980
Repairs & Maintenance													
LANDSCAPE MAINTENANCE - OTHER	\$0	\$0	\$0	\$8,054	\$0	\$0	\$124	\$0	\$0	\$0	\$0	\$0	\$8,177
REPAIRS - GENERAL	\$0	\$0	\$0	\$136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$1,051	\$723	\$1,097	\$547	\$0	\$100	\$0	\$686	\$0	\$0	\$0	\$0	\$4,203
SIGNAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FOUNTAIN MAINTENANCE	\$150	\$150	\$1,148	\$920	\$595	\$709	\$150	\$150	\$150	\$150	\$0	\$0	\$4,272
WALLS - REPAIRS/CLEANING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FENCING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility													
ELECTRIC	\$222	\$230	\$273	\$203	\$262	\$285	\$266	\$256	\$282	\$262	\$0	\$0	\$2,541
IRRIGATION WATER	\$37	\$31	\$42	\$52	\$51	\$33	\$74	\$153	\$198	\$247	\$0	\$0	\$918
Other													
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$25,714	\$11,485	\$12,209	\$208,68	\$10,774	\$11,798	\$17,035	\$19,574	\$13,966	\$10,370	\$0	\$0	\$153,792
Excess Revenues (Expenditures)	(\$25,714)	\$32,745	\$97,996	(\$18,910)	\$ 6,473	(\$10,986)	(\$1 3,890)	(\$ 3,607)	(\$ 7,617)	(\$10, 370)	\$0	\$0	\$ 46,121

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

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

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

SPECIAL ASSESSMENT RECEIPTS - FY2018

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

DIRECT BILLED ASSESSMENTS

\$202,658.36

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**Windsor at Westside
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2015				
6/18/15	1	Pulte Home Corporation	Assessment Area One Project	\$ 3,494,616.92
8/28/15	2	Osceola Engineering Inc.	Series 2015 Bond Issuance Process	\$ 12,564.92
8/28/15	3	Hopping Green & Sams	Phase I Acquisition Process	\$ 7,675.64
9/25/15	4	Governmental Management Services-CF, LLC	FY2015 Construction Accounting	\$ 3,500.00
9/25/15	5	Hopping Green & Sams	Status of conveyance of TWA utilities	\$ 516.19
TOTAL				\$ 3,518,873.67
Fiscal Year 2015				
7/1/15		Interest		\$ 3.12
8/1/15		Interest		\$ 12.97
9/1/15		Interest		\$ 11.20
TOTAL				\$ 27.29
Acquisition/Construction Fund at 6/23/15				\$ 3,690,844.75
Interest Earned thru 9/30/15				\$ 27.29
Requisitions Paid thru 9/30/15				\$ (3,518,873.67)
Remaining Acquisition/Construction Fund				\$ 171,998.37

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2016				
11/20/15	6	Osceola Engineering Inc.	Acceptance of TWA utilities	\$ 289.03
2/3/16	7	Hopping Green & Sams	Services of Bill of Sale from Toho - Oct.15	\$ 610.50
3/15/16	8	Hopping Green & Sams	Services of Bill of Sale from Toho - Dec.15	\$ 834.50
4/19/16	9	Hopping Green & Sams	Phase I Hardscape, Landscape & Irrigation	\$ 1,653.00
6/28/16	10	Pulte Home Corporation	Phase I Hardscape, Landscape & Irrigation	\$ 168,775.66
TOTAL				\$ 172,162.69
Fiscal Year 2016				
10/1/15		Interest		\$ 1.44
11/1/15		Interest		\$ 1.46
12/1/15		Interest		\$ 1.41
1/1/16		Interest		\$ 9.07
2/1/16		Interest		\$ 23.39
3/1/16		Interest		\$ 27.87
4/1/16		Interest		\$ 32.57
5/1/16		Interest		\$ 32.45
6/1/16		Interest		\$ 34.66
7/1/16		Interest		\$ 32.21
8/1/16		Interest		\$ 0.01
9/1/16		Interest		\$ 0.01
TOTAL				\$ 196.55
Acquisition/Construction Fund at 10/1/15				\$ 171,998.37
Interest Earned thru 9/30/16				\$ 196.55
Requisitions Paid thru 9/30/16				\$ (172,162.69)
Remaining Acquisition/Construction Fund				\$ 32.23

**Windsor at Westside
Community Development District**

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

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

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2018				
TOTAL				\$ -
Fiscal Year 2018				
10/1/17		Interest		\$ 0.02
11/1/17		Interest		\$ 0.03
12/1/17		Interest		\$ 0.03
1/1/18		Interest		\$ 0.03
2/1/18		Interest		\$ 0.03
3/1/18		Interest		\$ 0.03
4/1/18		Interest		\$ 0.04
5/1/18		Interest		\$ 0.04
6/1/18		Interest		\$ 0.04
7/1/18		Interest		\$ 0.05
TOTAL				\$ 0.34
Acquisition/Construction Fund at 9/30/17				\$ 32.40
Interest Earned thru 07/31/18				\$ 0.34
Requisitions Paid thru 07/31/18				\$ -
Remaining Acquisition/Construction Fund				\$ 32.74

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

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

**Windsor at Westside
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2017				
2/3/17	10	Hopping, Green & Sams	Review/Approve Requisitions & Preparation of Warranty Deed	\$ 407.70
6/27/17	11	GMS-CF, LLC	FY17 Construction Accounting Services - Invoice #45	\$ 3,500.00
8/23/17	12	Hopping, Green & Sams	Inv#89775, 92504 & 93305: Ph2 Acquisition Docs/Coneyance	\$ 281.50
8/30/17	13	Pulte Home Corporation	Phase 2 Improvement Retainage	\$ 298,316.00
12/12/17	14	Hopping, Green & Sams	Inv#96147 - Fess for Services to Ph2B Acquisition Docs/Rel Retainage	\$ 1,319.51
12/13/17	15	Osceola Engineering Inc	Inv#7589 Services to Ph2B Acquisition Doc/Lift Station Acceptance	\$ 1,487.50
TOTAL				\$ 305,312.21

Fiscal Year 2017				
10/1/16		Interest		\$ 402.83
11/1/16		Interest		\$ 412.24
12/1/16		Interest		\$ 411.22
1/1/17		Interest		\$ 522.51
2/1/17		Interest		\$ 651.13
3/1/17		Interest		\$ 622.32
4/1/17		Interest		\$ 779.86
5/1/17		Interest		\$ 891.11
6/1/17		Interest		\$ 973.00
7/1/17		Interest		\$ 1,109.49
8/1/17		Interest		\$ 1,314.19
9/1/17		Interest		\$ 1,350.29
TOTAL				\$ 9,440.19

Acquisition/Construction Fund at 9/30/16	\$ 1,816,562.36
Interest Earned thru 9/30/17	\$ 9,440.19
Requisitions Paid thru 9/30/17	\$ (305,312.21)
Remaining Acquisition/Construction Fund	\$ 1,520,690.34

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2018				
	17	Hopping Green Sams		\$ 862.00
	18	Hopping Green Sams		\$ 800.00
	19	Hopping Green Sams		\$ 153.00
	16	Pulte Homes		\$ 1,534,998.40
TOTAL				\$ 1,536,813.40

Fiscal Year 2018				
10/1/17		Interest		\$ 1,170.63
11/1/17		Interest		\$ 1,189.78
12/1/17		Interest		\$ 1,189.91
1/1/18		Interest		\$ 1,388.05
2/1/18		Interest		\$ 1,548.17
3/1/18		Interest		\$ 1,452.13
4/1/18		Interest		\$ 1,790.19
5/1/18		Interest		\$ 1,940.40
5/30/18		Transfer In		\$ 2,351.89
6/1/18		Interest		\$ 2,101.91
7/1/18		Interest		\$ 2,010.25
TOTAL				\$ 18,133.31

Acquisition/Construction Fund at 9/30/17	\$ 1,520,690.34
Interest Earned and Transfer In thru 07/31/18	\$ 18,133.31
Requisitions Paid thru 07/31/18	\$ (1,536,813.40)
Remaining Acquisition/Construction Fund	\$ 2,010.25

SECTION 3

NOTICE OF MEETING DATES WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the *Windsor at Westside Community Development District* will hold their regularly scheduled public meetings for Fiscal Year 2019 at 9:00 am at the Club at Windsor at Westside, 2100 Tripoli Court, Kissimmee, FL 34747, on the last Friday of each month as follows:

October 26, 2018
November 30, 2018
December 28, 2018 (*same week as national holiday*)
January 25, 2019
February 22, 2019
March 29, 2019
April 26, 2019
May 31, 2019
June 28, 2019
July 26, 2019
August 30, 2019
September 27, 2019

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 135 W. Central Blvd., Suite 320, Orlando, FL 32801.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services - Central Florida, LLC