

*Windsor at Westside
Community Development District*

Agenda

July 26, 2019

AGENDA

Windsor at Westside

Community Development District

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

July 19, 2019

**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, July 26, 2019 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 April 26, 2019 Meeting
4. Review and Acceptance of Fiscal Year 2018 Audit Report
5. Public Hearing on Fiscal Year 2019-2020 Budget
 - A. Consideration of Resolution 2019-05 Adopting the Proposed Fiscal Year 2020 Budget and Relating to the Annual Appropriations
6. Public Hearing on Fiscal Year 2019-2020 O&M Assessments
 - A. Consideration of Resolution 2019-06 Imposing Special Assessments and Certifying an Assessment Roll
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Annual Engineer's Report
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 10
 - iv. Presentation of Arbitrage Rebate Calculation Report
 - v. Approval of Fiscal Year 2020 Meeting Schedule
 - vi. Statement of Financial Interests Filing Reminder
 - vii. Field Manager's Report
8. Supervisor's Requests
9. 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 April 26, 2019 meeting. The minutes are enclosed for your review.

The fourth order of business is the review and acceptance of the Fiscal Year 2018 audit report. A copy of the report is enclosed for your review and bound copies of the report will be available at the meeting.

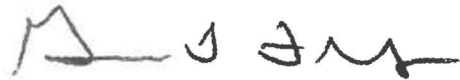
The fifth order of business opens the public hearing to adopt the Fiscal Year 2020 budget. Section A is the consideration of Resolution 2019-05 adopting the proposed Fiscal Year 2020 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget are enclosed for your review.

The sixth order of business opens the public hearing to adopt the Fiscal Year 2020 O&M assessments. Section A is the consideration of Resolution 2019-06 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 seventh order of business is Staff Reports. Section B is the Engineer's Report. Section 1 is the presentation of the Annual Engineer's Report. A copy of the report is enclosed for your review. Section C is the District Manager's Report. Section 1 includes the check register being submitted for approval and Section 2 includes the balance sheet and income statement for your review. Section 3 is the presentation of the number of registered voters within the boundaries of the District. A copy of the letter from the Osceola County Supervisor of Elections is enclosed for your review. Section 4 is the presentation of the arbitrage rebate calculation report for the Series 2016 Bonds. A copy of the report is enclosed for your review. Section 5 is the approval of the Fiscal Year 2020 meeting schedule. A sample meeting notice is enclosed for your review. Section 6 is a discussion regarding the financial disclosure filing deadline with the Commission on Ethics. Section 7 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 presented at the meeting.

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 'George S. Flint', with a stylized, cursive script.

George S. Flint
District Manager

CC: Sarah Sandy, 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, April 26, 2019 at 10:00 a.m. in the Windsor at Westside – Model Home, 2105 Malta Terrace, Kissimmee, Florida.

Present and constituting a quorum were:

Wesley Hunt	Chairman
Eric Baker	Vice Chairman
William Tew	Assistant Secretary
Steven Norwood	Assistant Secretary

Also present were:

George Flint	District Manager
Sarah Sandy	District Counsel by phone
Broc Althafer	District Engineer by phone
William Viasalyers	Field Manager

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

Organizational Matters

A. Acceptance of Resignation of Angel Alfonso and Appointment of an Individual to Fill the Board Vacancy with a Term Ending November 2020

Mr. Flint stated you have been provided with Mr. Alfonso's resignation.

On MOTION by Mr. Tew seconded by Mr. Baker with all in favor Angel Alfonso's resignation was accepted.

Mr. Flint asked are there any nominations to fill the vacancy?

On MOTION by Mr. Tew seconded by Mr. Baker with all in favor Wesley Hunt was appointed to fill the unexpired term of office.

B. Administration of Oath of Office to Newly Appointed Board Member

Mr. Flint being a Notary Public of the State of Florida administered the Oath of Office to Mr. Hunt.

Mr. Flint stated as a Board Member you are a public official and subject to government in the Sunshine Law and ethics for public officials as well as certain financial disclosure obligations. The first sheet is an informational sheet that will go to my office so we have your contact information. The next form is the Form 1: Statement of Financial Interests that is a financial disclosure form that the State requires public officials to file and it needs to be filed with the Supervisor of Elections in the county in which you reside within 30 days of today. They do track the days so you will want to file it within 30 days and have some proof, either hand deliver it and have them date stamp it and give you a copy or send it by certified mail. They have the ability to fine you \$25 a day up to \$1,500 if it is not filed within 30 days. Sarah Sandy is on the phone; she is District Counsel.

Ms. Sandy stated as a public official the Florida Statutes apply in various ways, one is public records. Anything that pertains to District business, agenda packages, emails that you have in regard to the District are all public records and we recommend either having a separate email for CDD business or having those emails in a separate folder and that way if we do get a public records request you can go straight to that folder and not have them comingled with the rest of your emails. In terms of agenda packages all those items are things that George's office keeps so you don't need to keep them but anything you do keep is a public record and can be sent to George's office. The Sunshine Law applies and anything that could reasonably come before the Board for a decision cannot be discussed between Board Members outside of a publicly noticed meeting and that covers all forms of communication, phone, emails, texts, social media so be mindful of the conversations you have with other Board Members and only discuss District business at the publicly noticed Board Meetings. We will put together a Supervisor's notebook and send that to you. If you have any questions, please feel free to call my office at any time.

C. Consideration of Resolution 2019-03 Electing Officers

Mr. Flint stated since the Chair resigned and you just appointed a new Board Member, we provided a resolution in your agenda packet electing officers; Cliff is Vice Chair and Eric, Bill and Steve are Assistant Secretaries. You will probably want to elect a new Chairman. We can handle each seat individually or you can elect a slate of officers.

On MOTION by Mr. Tew seconded by Mr. Baker with all in favor Resolution 2019-03 was approved reflecting the following officers: Wesley Hunt Chairman, Eric Baker Vice Chairman, Mr. Tew, Mr. Norwood and Mr. Torres Assistant Secretaries. George Flint Secretary and Ariel Lovera Treasurer.

FOURTH ORDER OF BUSINESS**Approval of the Minutes of the February 8, 2019 Board of Supervisors Meeting and Acceptance of the Minutes of the February 8, 2019 Audit Committee Meeting**

On MOTION by Mr. Baker seconded by Mr. Tew with all in favor the minutes of February 8, 2019 Board of Supervisors Meeting were approved and the minutes of the February 8, 2019 Audit Committee Meeting were accepted.

FIFTH ORDER OF BUSINESS**Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2018**

Mr. Flint stated you also have the agreement with Grau & Associates included in your agenda packet and we are asking you to ratify the agreement; we had to execute it to get the audit moving forward. You selected Grau as your independent auditor through a competitive process prescribed by statutes. The fee is consistent with what they provided when they bid the services, which is \$3,600.

On MOTION by Mr. Tew seconded by Mr. Baker with all in favor the agreement with Grau & Association to perform the Fiscal Year 2018 Audit was ratified.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2019-04 Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing**

Mr. Flint stated Resolution 2019-04 approves a proposed budget for Fiscal Year 2020 and sets the date, place and time of the public hearing. We are suggesting the public hearing be July 26, 2019 at 10:00 a.m. in the clubhouse at Windsor at Westside.

Mr. Tew stated we got this 10:00 a.m. start time at Angel's preference but 9:00 a.m. doesn't cut into the morning quite as bad.

Mr. Flint stated we will keep the public hearing at 9:00 a.m. then figure out if we need to change the regular meetings to 9:00 a.m. as well because a lot of these get canceled and maybe we can save the cost of advertising.

Mr. Tew stated keep the other meetings at 10:00 a.m. until we get to the end of the fiscal year.

Mr. Flint stated we will change the time to 9:00 a.m. and Exhibit A to the resolution is the proposed budget. The Board is required to approve a proposed budget by June 15th each year and it needs to be approved at least 60 days before your public hearing, which you meet by setting it for that July date. There are other requirements, we need to send it to the local governing authorities, we post it on our website, etc. This budget is not binding on the Board, you can make changes if you want to at the public hearing as far as line item adjustments or reductions in assessment levels but if there is any thought that the assessments would need to increase we would need to know that sooner rather than later because there are additional mailed notice requirements. We have prepared the budget under the existing assessment levels; we don't foresee a need to increase the per unit O&M assessments. We are using \$14,000 of beginning fund balance to balance the budget but you can see we are projecting ending this year with a positive \$56,000. We do have some room within these line items where we are not spending 100% and we are comfortable using the \$14,000 to balance.

On MOTION by Mr. Baker seconded by Mr. Tew with all in favor Resolution 2019-04 approving the proposed budget and setting the public hearing for July 26, 2019 at 9:00 a.m. at the Clubhouse at Windsor at Westside, 2100 Tripoli Court, Kissimmee, Florida, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated the legislative session is coming to a close and we will be updating our standard rules of procedure this year after the session has ended. Expect to see that coming forward over the summer. We will need to publish a notice of rulemaking before we adopt the revised rules.

B. Engineer

There being none, the next item followed.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from January 16, 2019 through April 18, 2019 in the amount of \$136,607.31.

On MOTION by Mr. Tew seconded by Mr. Baker with all in favor the check registers were approved.
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ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package. No Board action was required.

iii. Field Manager's Report

Mr. Viasalyers stated staff has been working with Down to Earth to trim up the Live Oaks along the boulevard and to also do some other cutbacks around the pond going into the spring.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being none,

On MOTION by Mr. Tew seconded by Mr. Baker with all in favor
the meeting adjourned at 10:15 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	23-24
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	25
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26-27



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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Windsor at Westside Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Windsor at Westside Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position, thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 31, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated May 31, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

May 31, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Windsor at Westside Community Development District, Osceola County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$6,310,054).
- The change in the District's total net position in comparison with the prior fiscal year was (\$4,206,240), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$878,140, a decrease of (\$1,473,099) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, assigned for subsequent year's expenditures, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service and capital projects funds which are major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2018	2017
Current and other assets	\$ 889,276	\$ 2,380,944
Capital assets, net of depreciation	3,471,953	6,386,728
Total assets	4,361,229	8,767,672
Current liabilities	220,837	242,177
Long-term liabilities	10,450,446	10,629,309
Total liabilities	10,671,283	10,871,486
Net position		
Net investment in capital assets	(6,976,444)	(2,721,859)
Restricted	618,964	593,064
Unrestricted	47,426	24,981
Total net position	\$ (6,310,054)	\$ (2,103,814)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease was due to the conveyance of infrastructure during the current fiscal year.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2018	2017
Program revenues		
Charges for services	\$ 902,266	\$ 900,422
Operating grants and contributions	22,890	4,170
Capital grants and contributions	15,788	9,440
Total revenues	940,944	914,032
Expenses:		
General government	104,519	98,586
Maintenance and operations	133,018	77,152
Interest	504,973	509,729
Conveyances of infrastructure	4,404,674	-
Total expenses	5,147,184	685,467
Change in net position	(4,206,240)	228,565
Net position - beginning	(2,103,814)	(2,332,379)
Net position - ending	\$ (6,310,054)	\$ (2,103,814)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$5,147,184. The costs of the District's activities were partially funded by program revenues. Program revenue was comprised primarily of assessments. The large increase in costs is due to a conveyance of infrastructure which occurred during the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018, the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had \$3,518,867 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$46,914 has been taken, which resulted in a net book value of \$3,471,953. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2018, the District had \$10,480,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Windsor at Westside Community Development District's Finance Department at 135 West Central Blvd., Suite 320, Orlando, Florida 32801.

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	Governmental Activities
ASSETS	
Cash	\$ 45,261
Assessments receivable	4,104
Prepays and other assets	12,378
Restricted assets:	
Investments	827,533
Capital assets:	
Depreciable, net	3,471,953
Total assets	<u>4,361,229</u>
LIABILITIES	
Accounts payable	11,136
Accrued interest payable	209,701
Non-current liabilities:	
Due within one year	185,000
Due in more than one year	10,265,446
Total liabilities	<u>10,671,283</u>
NET POSITION	
Net investment in capital assets	(6,976,444)
Restricted for debt service	618,964
Unrestricted	47,426
Total net position	<u>\$ (6,310,054)</u>

See notes to the financial statements

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	
Primary government:					
Governmental activities:					
General government	\$ 104,519	\$ -	\$ 12,233	\$ -	\$ (92,286)
Maintenance and operations	133,018	200,835	-	15,788	83,605
Interest on long-term debt	504,973	701,431	10,657	-	207,115
Conveyances of infrastructure	4,404,674	-	-	-	(4,404,674)
Total governmental activities	5,147,184	902,266	22,890	15,788	(4,206,240)
					Change in net position (4,206,240)
					Net position - beginning (2,103,814)
					Net position - ending <u>\$ (6,310,054)</u>

See notes to the financial statements

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 45,261	\$ -	\$ -	\$ 45,261
Investments	-	825,484	2,049	827,533
Assessments receivable	923	3,181	-	4,104
Prepays and other assets	12,378	-	-	12,378
Total assets	<u>\$ 58,562</u>	<u>\$ 828,665</u>	<u>\$ 2,049</u>	<u>\$ 889,276</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 11,136	\$ -	\$ -	\$ 11,136
Total liabilities	<u>11,136</u>	<u>-</u>	<u>-</u>	<u>11,136</u>
Fund balances:				
Nonspendable:				
Prepaid items	12,378	-	-	12,378
Restricted for:				
Debt service	-	828,665	-	828,665
Capital projects	-	-	2,049	2,049
Assigned for:				
Subsequent year's expenditures	10,407	-	-	10,407
Unassigned	24,641	-	-	24,641
Total fund balances	<u>47,426</u>	<u>828,665</u>	<u>2,049</u>	<u>878,140</u>
Total liabilities and fund balances	<u>\$ 58,562</u>	<u>\$ 828,665</u>	<u>\$ 2,049</u>	<u>\$ 889,276</u>

See notes to the financial statements

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

Fund balance - governmental funds	\$	878,140
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	3,518,867	
Accumulated depreciation	<u>(46,914)</u>	3,471,953

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable		(209,701)
Bonds payable		<u>(10,450,446)</u>
Net position of governmental activities	\$	<u><u>(6,310,054)</u></u>

See notes to the financial statements

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 200,835	\$ 701,431	\$ -	\$ 902,266
Developer contributions	12,233	-	-	12,233
Interest	-	10,657	15,788	26,445
Total revenues	213,068	712,088	15,788	940,944
EXPENDITURES				
Current:				
General government	104,519	-	-	104,519
Maintenance and operations	86,104	-	-	86,104
Debt service:				
Principal	-	180,000	-	180,000
Interest	-	506,607	-	506,607
Capital outlay	-	-	1,536,813	1,536,813
Total expenditures	190,623	686,607	1,536,813	2,414,043
Excess (deficiency) of revenues over (under) expenditures	22,445	25,481	(1,521,025)	(1,473,099)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	-	(2,352)	2,352	-
Total other financing sources	-	(2,352)	2,352	-
Net change in fund balances	22,445	23,129	(1,518,673)	(1,473,099)
Fund balances - beginning	24,981	805,536	1,520,722	2,351,239
Fund balances - ending	\$ 47,426	\$ 828,665	\$ 2,049	\$ 878,140

See notes to the financial statements

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds	\$ (1,473,099)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities the cost of those assets is eliminated and capitalized as capital assets in the statement of net position.	1,536,813
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.	(46,914)
Conveyances of infrastructure improvements to other governments of previously capitalized capital assets is recorded as an expense in the statement of activities.	(4,404,674)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	2,771
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(1,137)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	180,000
Change in net position of governmental activities	<u>\$ (4,206,240)</u>

See notes to the financial statements

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Windsor at Westside Community Development District ("District") was established on October 22, 2014 by the Board of County Commissioners of Osceola County, Osceola County Ordinance 2014-156, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development and to levy and assess non-ad valorem assessments for the financing and maintenance of improvements.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at-large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2018, some of the Board members are affiliated with Pulte Home Corporation ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Life</u>
Stormwater system	30
Landscaping enhancements	20

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- Public hearing(s) are conducted to obtain comments.
- Prior to October 1, the budget is legally adopted by the District Board.
- All budget changes must be approved by the District Board, unless otherwise delegated by the District Board.
- The budgets are adopted on a basis consistent with generally accepted accounting principles.
- Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2018:

	Amortized Cost	Credit Risk	Maturities
Fidelity Investments Money Market Government Class 1	\$ 827,533	S&P AAAm	N/A
Total Investments	<u>\$ 827,533</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 6,386,728	\$ 1,536,813	\$ 7,923,541	\$ -
Total capital assets, not being depreciated	6,386,728	1,536,813	7,923,541	-
Capital assets, being depreciated				
Stormwater system	-	3,050,254	-	3,050,254
Landscaping enhancements	-	468,613	-	468,613
Total capital assets, being depreciated	-	3,518,867	-	3,518,867
Less accumulated depreciation for:				
Stormwater system	-	35,198	-	35,198
Landscaping enhancements	-	11,716	-	11,716
Total accumulated depreciation	-	46,914	-	46,914
Total capital assets, being depreciated, net	-	3,471,953	-	3,471,953
Governmental activities capital assets	\$ 6,386,728	\$ 5,008,766	\$ 7,923,541	\$ 3,471,953

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$11,450,000. The infrastructure will include roadways, a stormwater management system, water and sewer systems and other improvements. The Series 2015 Bonds were issued for the construction of the Phase I improvements which were estimated to cost \$4,975,000. During the prior year the District issued Series 2016 Bonds for the Construction of the Phase II improvements which were estimated to cost \$6,470,000. The majority of the current year acquisitions were acquired from the Developer. During the current fiscal year the improvements were placed in service and the remaining improvements were conveyed to other entities.

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG-TERM LIABILITIES

Series 2015

On June 1, 2015, the District issued \$4,190,000 of Special Assessment Bonds, Series 2015 consisting of \$525,000 Term Bonds due on November 1, 2022 with a fixed interest rate of 4%, \$1,555,000 Term Bonds due on November 1, 2035 with a fixed interest rate of 5% and \$2,110,000 Term Bonds due on November 1, 2045 with a fixed interest rate of 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2016 through November 1, 2045.

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Series 2016

On April 27, 2016 the District issued \$6,535,000 of Special Assessment Bonds, Series 2016 consisting of \$470,000 Term Bonds due on November 1, 2020 with a fixed interest rate of 3.50%, \$1,005,000 Term Bonds due on November 1, 2027 with a fixed interest rate of 4.125%, \$2,105,000 Term Bonds due on November 1, 2037 with a fixed interest rate of 4.750%, and \$2,955,000 Term Bonds due on November 1, 2046 with a fixed interest rate of 5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2017 through November 1, 2046.

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
Series 2015	\$ 4,125,000	\$ -	\$ 70,000	\$ 4,055,000	\$ 70,000
Less original issue discount	30,691	-	1,137	29,554	-
Series 2016	6,535,000	-	110,000	6,425,000	115,000
Total	<u>\$10,629,309</u>	<u>\$ -</u>	<u>\$ 178,863</u>	<u>\$10,450,446</u>	<u>\$ 185,000</u>

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Principal	Interest	Total
2019	\$ 185,000	\$ 499,869	\$ 684,869
2020	195,000	492,856	687,856
2021	205,000	485,469	690,469
2022	205,000	477,504	682,504
2023	215,000	468,945	683,945
2024-2028	1,230,000	2,189,535	3,419,535
2029-2033	1,550,000	1,867,464	3,417,464
2034-2038	1,970,000	1,441,426	3,411,426
2039-2043	2,505,000	888,111	3,393,111
2044-2047	2,220,000	210,680	2,430,680
Total	<u>\$ 10,480,000</u>	<u>\$ 9,021,859</u>	<u>\$ 19,501,859</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims over the past three years.

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
REVENUES			
Assessments	\$ 198,963	\$ 200,835	\$ 1,872
Developer contributions	-	12,233	12,233
Total revenues	<u>198,963</u>	<u>213,068</u>	<u>14,105</u>
EXPENDITURES			
Current:			
General government	93,750	104,519	(10,769)
Maintenance and operations	115,620	86,104	29,516
Total expenditures	<u>209,370</u>	<u>190,623</u>	<u>18,747</u>
Excess (deficiency) of revenues over (under) expenditures	(10,407)	22,445	32,852
OTHER FINANCING SOURCES			
Carryforward surplus	10,407	-	(10,407)
Total other financing sources	<u>10,407</u>	<u>-</u>	<u>(10,407)</u>
Net change in fund balances	<u>\$ -</u>	22,445	<u>\$ 22,445</u>
Fund balance - beginning		<u>24,981</u>	
Fund balance - ending		<u>\$ 47,426</u>	

See notes to required supplementary information

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018, the current fiscal year.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Windsor at Westside Community Development District
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Windsor at Westside Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 31, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 31, 2019



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Windsor at Westside Community Development District
Osceola County, Florida

We have examined Windsor at Westside Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Windsor at Westside Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 31, 2019



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Windsor at Westside Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Windsor at Westside Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated May 31, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 31, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Windsor at Westside Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Windsor at Westside Community Development District, Osceola County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 31, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SECTION V

SECTION A

RESOLUTION 2019-05

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, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, 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, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”) 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, 2020.”
- 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 2019/2020, the sum of \$ 955,667 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	\$ <u>215,355</u>
DEBT SERVICE FUND – SERIES 2015	\$ <u>294,088</u>
DEBT SERVICE FUND – SERIES 2016	\$ <u>446,224</u>
TOTAL ALL FUNDS	\$ <u>955,667</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 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 26th DAY OF JULY, 2019.

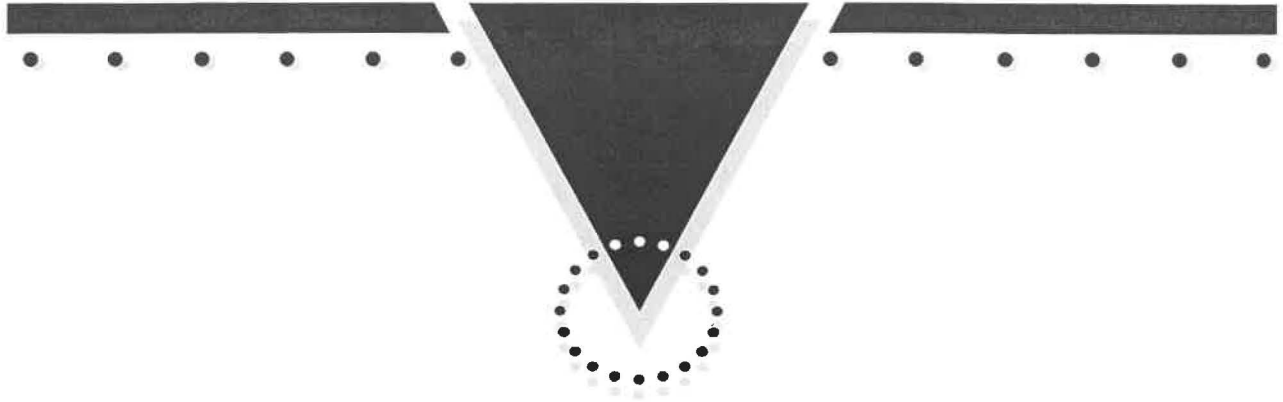
ATTEST:

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____



Windsor at Westside Community Development District

**Proposed Budget
FY 2020**



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>General Fund Narrative</u>
8	<u>Debt Service Fund Series 2015</u>
9-10	<u>Amortization Schedule Series 2015</u>
11	<u>Debt Service Fund Series 2016</u>
12-13	<u>Amortization Schedule Series 2016</u>

Windsor at Westside

Community Development District

Fiscal Year 2020 Proposed Budget General Fund

	Adopted Budget FY2019	Actual Thru 6/30/19	Next 3 Months	Projected Thru 9/30/19	Proposed Budget FY2020
Revenues					
O&M Assessments	\$198,963	\$200,696	\$0	\$200,696	\$198,963
Total Revenues	\$198,963	\$200,696	\$0	\$200,696	\$198,963
Expenditures					
Administrative					
Engineering	\$5,000	\$263	\$737	\$1,000	\$5,000
Attorney	\$15,000	\$3,735	\$1,765	\$5,500	\$15,000
Arbitrage	\$500	\$450	\$0	\$450	\$450
Dissemination	\$7,000	\$5,250	\$1,750	\$7,000	\$7,000
Annual Audit	\$4,500	\$3,600	\$1,000	\$4,600	\$4,700
Trustee Fees	\$7,000	\$7,000	\$0	\$7,000	\$7,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$37,132	\$27,849	\$9,283	\$37,132	\$37,132
Information Technology	\$600	\$2,150	\$150	\$2,300	\$1,800
Telephone	\$100	\$42	\$33	\$75	\$100
Postage	\$300	\$73	\$52	\$125	\$300
Insurance	\$5,950	\$5,398	\$0	\$5,398	\$5,950
Printing & Binding	\$1,500	\$203	\$97	\$300	\$500
Legal Advertising	\$3,000	\$2,594	\$406	\$3,000	\$3,000
Other Current Charges	\$700	\$205	\$95	\$300	\$500
Property Appraiser	\$500	\$232	\$0	\$232	\$500
Property Taxes	\$100	\$0	\$0	\$0	\$100
Office Supplies	\$200	\$42	\$33	\$75	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$94,257	\$64,260	\$15,401	\$79,661	\$94,407
Operation & Maintenance					
Contract Services					
Field Services	\$9,548	\$7,161	\$2,387	\$9,548	\$9,834
Landscape Maintenance - Contract	\$63,900	\$39,002	\$13,001	\$52,003	\$60,000
Lake Maintenance	\$10,500	\$7,380	\$2,460	\$9,840	\$10,500
Wetland Monitoring & Maintenance	\$9,400	\$0	\$0	\$0	\$9,400
Property Insurance	\$2,250	\$1,980	\$0	\$1,980	\$2,250
Repairs & Maintenance					
Landscape Maintenance - Other	\$3,500	\$8,146	\$854	\$9,000	\$10,000
Repairs and Maintenance	\$2,500	\$174	\$126	\$300	\$2,500
Operating Supplies	\$2,000	\$18	\$32	\$50	\$2,000
Irrigation Repairs	\$3,000	\$3,451	\$549	\$4,000	\$3,000
Signage	\$1,500	\$0	\$250	\$250	\$1,500
Fountain Maintenance	\$2,400	\$1,405	\$450	\$1,855	\$2,400
Walls - Repair/Cleaning	\$0	\$0	\$0	\$0	\$0
Fencing	\$0	\$0	\$0	\$0	\$0
Subtotal Expenditures	\$110,498	\$68,717	\$20,109	\$88,826	\$113,384

Windsor at Westside

Community Development District

Fiscal Year 2020 Proposed Budget General Fund

	Adopted Budget FY2019	Actual Thru 6/30/19	Next 3 Months	Projected Thru 9/30/19	Proposed Budget FY2020
Utility					
Electric	\$3,400	\$2,583	\$917	\$3,500	\$3,700
Irrigation Water	\$1,000	\$346	\$154	\$500	\$2,000
Other					
Contingency	\$215	\$0	\$50	\$50	\$215
Subtotal Expenditures	\$4,615	\$2,928	\$1,121	\$4,049	\$5,915
Total Expenditures	\$209,370	\$135,905	\$36,631	\$172,536	\$213,706
Excess Revenues/(Expenditures)	(\$10,407)	\$64,792	(\$36,631)	\$28,160	(\$14,743)
Beginning Fund Balance	\$10,407	\$35,193	\$0	\$35,193	\$14,743
Ending Fund Balance	\$0	\$99,985	(\$36,631)	\$63,354	(\$0)

	<u>FY2019</u>	<u>FY2020</u>
Net Assessments	\$198,963	\$198,963
Add: Discounts & Collection	\$12,700	\$12,700
Gross Assessments	<u>\$211,663</u>	<u>\$211,663</u>

FISCAL YEAR 2020

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	FY2019 Gross Per Unit Assessments	FY2020 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		\$ 7,997
		\$ 60,000

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	\$ 275	\$ 3,300
	Contingency		\$ 400
	TOTAL		\$ 3,700

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	\$ 125	\$ 1,500
	Contingency		\$ 500
	TOTAL		\$ 2,000

Contingency

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

Windsor at Westside

Community Development District

Fiscal Year 2020 Proposed Budget Debt Service Fund Series 2015

Adopted Budget FY2019	Actual Thru 6/30/19	Next 3 Months	Projected Thru 9/30/19	Proposed Budget FY2020
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Revenues

Special Assessments	\$276,388	\$278,896	\$0	\$278,896	\$276,388
Interest Income	\$0	\$5,544	\$456	\$6,000	\$500
Carry Forward Surplus	\$194,501	\$195,743	\$0	\$195,743	\$210,552
Total Revenues	\$470,889	\$480,183	\$456	\$480,639	\$487,440

Expenses

Interest - 11/1	\$100,744	\$100,744	\$0	\$100,744	\$99,344
Principal - 11/1	\$70,000	\$70,000	\$0	\$70,000	\$75,000
Interest - 5/1	\$99,344	\$99,344	\$0	\$99,344	\$97,844
Total Expenditures	\$270,088	\$270,088	\$0	\$270,088	\$272,188
Excess Revenues/(Expenditures)	\$200,801	\$210,096	\$456	\$210,552	\$215,252

Principal - 11/1/2020	\$80,000
Interest - 11/1/2020	\$97,844
Total	\$177,844

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
	262	\$276,388		

**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
11/1/19	\$3,985,000	\$ 75,000	\$ 99,344	\$ 174,344
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		\$3,985,000	\$3,320,431	\$ 7,305,431

Windsor at Westside

Community Development District

Fiscal Year 2020 Proposed Budget Debt Service Fund Series 2016

Adopted Budget FY2019	Actual Thru 6/30/19	Next 3 Months	Projected Thru 9/30/19	Proposed Budget FY2020
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Revenues

Special Assessments	\$418,750	\$422,702	\$0	\$422,702	\$418,750
Interest Income	\$500	\$7,962	\$538	\$8,500	\$500
Carry Forward Surplus	\$282,112	\$282,455	\$0	\$282,455	\$294,914

Total Revenues	\$701,362	\$713,118	\$538	\$713,656	\$714,164
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Expenses

Interest - 11/1	\$150,897	\$150,897	\$0	\$150,897	\$148,884
Principal - 11/1	\$115,000	\$115,000	\$0	\$115,000	\$120,000
Interest - 5/1	\$148,884	\$148,884	\$0	\$148,884	\$146,784
Transfer Out	\$0	\$3,961	\$0	\$3,961	\$0

Total Expenditures	\$414,781	\$418,742	\$0	\$418,742	\$415,668
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Excess Revenues/(Expenditures)	\$286,581	\$294,376	\$538	\$294,914	\$298,496
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Principal - 11/1/2020	\$125,000
Interest - 11/1/2020	\$146,784
Total	\$271,784

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
11/1/19	\$6,310,000	\$ 120,000	\$ 148,884	\$ 268,884
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		\$6,310,000	\$5,201,547	\$ 11,511,547

SECTION VI

SECTION A

RESOLUTION 2019-06

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 2019/2020; 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, 2019 and ending September 30, 2020 (“**Fiscal Year 2019/2020**”), 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 2019/2020; 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, 2019; 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, 2019, 25% due no later than February 1, 2020 and 25% due no later than May 1, 2020. 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 2019/2020, 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 26th day of July, 2019.

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)

Windsor at Westside CDD
FY 2020 Assessment Roll

ParcelID	Owner1	LegalDesc_line1	LegalDesc_line2	Units	Type	O & M	Debt 2015	Debt 2016	Total
18-25-27-5587-0001-0010	BRAGA ANDRE TADEU	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 1	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0020	STALTERI DOMENICO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 2	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0030	FERREIRA DA CUNHA THIAGO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 3	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0040	BARROSO ZIMMERMANN JULIANA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 4	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0050	SOLAR NORTH WIND LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 5	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0060	DING STEPHEN Q	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 6	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0070	COMETTI & DONATTI LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 7	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0080	RAFLIGUI LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 8	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0090	DERRYBERRY KATHRYN S	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 9	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0100	MORAIS & SILVA PROPERTIES LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 10	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0110	RUFFINO LEAL LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 11	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0120	BOODOOSINGH BRENTON	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 12	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0130	FRANCIS BERNARD E	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 13	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0140	ALAMO'S FURNITURE LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 14	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0150	FV AND FPV LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 15	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0160	KARAS REALTY 401K PSP	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 16	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0170	CHEN HUAIJUN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 17	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0180	WU YUE	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 18	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0190	LI CHUANLAI	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 19	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0200	MICHAEL & THERESA WASHKEVICH LIVING TRUST	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 20	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0210	CHILDS CHRISTOPHER D	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 21	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0220	HD BRAZIL INVESTMENTS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 22	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0230	MA HONGYU	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 23	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0240	SARATOGA 551 LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 24	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0250	MORBIN MARCELLO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 25	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0260	MORBIN MARCIA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 26	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0270	MEDITERRANEAN HOLDING LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 27	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0280	AHMED ZULFIQAR	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 28	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0290	FEHER MARTHA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 29	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0300	LAWA AISHA K	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 30	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0310	AGC AMERICAS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 31	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0320	BERQUIST MARK	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 32	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0330	DARCADIA AMAURI TADEU	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 33	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0340	CAB REAL ESTATE LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 34	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0350	LI NA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 35	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0360	ZBE INVESTMENTS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 36	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0370	EMIMAME LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 37	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0380	MAJORCA DRIVE LAND TRUST	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 38	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0390	MOLONEY STEVEN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 39	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0400	EHIME LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 40	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0410	TRIPOLI JOAO MARCOS	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 41	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0420	DANIEL JERALD C JR	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 42	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0430	KOLMAN JAY G	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 43	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0440	NANYA'S PROPERTY LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 44	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0450	AM FLY PROPERTY LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 45	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0460	TAVARES FERNANDO OLIVEIRA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 46	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0470	DEMPEY JAMES M SR	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 47	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0480	IC SERVICIOS Y SUMINISTROS CORP	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 48	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0490	RAMON & RAMON LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 49	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0500	HU SHENGYONG	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 50	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0510	HOPSON ELLERY	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 51	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0520	PEDROSA DE ALENCAR MARCELO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 52	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0530	VALADARES HOLDINGS INC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 53	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0540	SHEN BERNARD	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 54	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0550	LOPES SURLEI FABRI	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 55	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0560	FORMIGONI D'ARCADIA FLAVIA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 56	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0570	RFS ENTERPRISE COMPANY LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 57	1	TH	\$301.00	\$834.00		\$1,135.00

Windsor at Westside CDD
FY 2020 Assessment Roll

ParcelID	Owner1	LegalDesc_line1	LegalDesc_line	Units	Type	O & M	Debt 2015	Debt 2016	Total
18-25-27-5587-0001-0580	RFS ENTERPRISE COMPANY LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 58	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0590	ATK HOMES & MORE LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 59	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0600	SILVA GONCALVES LEONARDO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 60	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0610	PINTO BELDI FABIO ANDRE	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 61	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0620	TEIXEIRA DE SOUZA SERGIO FISCHER	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 62	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0630	VALDES CABRERA RENE OSVALDO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 63	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0640	YAMADA INVESTMENTS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 64	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0650	GOMEZ ANGEL FELIPE	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 65	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0660	BONIFACIO BARANAUSKAS MARCUS VINICIUS	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 66	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0670	WANG YING	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 67	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0680	CARMO PONTES BRUNO DO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 68	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0690	MOLONEY STEVEN ANDREW	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 69	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0700	XIN LIJUN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 70	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0710	WANG WEI	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 71	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0720	JI HONG	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 72	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0730	RUIZ ALEXANDER FRANKLIN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 73	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0740	FROES DE MELO TULLIO VINICIUS	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 74	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0750	DA SILVA ANTONIO GERALDO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 75	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0760	VYC BUENO INVESTMENTS CORP	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 76	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0770	NDSCS GROUP INVESTMENT LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 77	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0780	LLANO ZULUAGA JAIME ALBERTO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 78	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0790	CORDEIRO DE ANDRADE GABRIEL SANTOS	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 79	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0800	RINADLI ORLANDO JUNIOR	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 80	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0810	HOPE & BLESS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 81	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0820	LOPEZ GUDINO MIGUEL ENRIQUE	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 82	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0830	BRIG HOUSING & LODGING SOLUTIONS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 83	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0840	PEREYRA VILLANUEVA ALDO MANUEL	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 84	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0850	OLIVEIRA RIBEIRO TATIANA SUKY	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 85	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0860	MATH & MANU LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 86	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0870	COLUCCI NICOLE MARY	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 87	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0880	ZHANG DI	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 88	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0890	IMPORT BUSINESS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 89	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0900	YELLOW VALLEY LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 90	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0910	MAHALO 88 LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 91	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0920	MARTINEZ GLORIA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 92	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0930	PRUDENTE LUCIANA RIBEIRO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 93	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0940	DVG ASSETS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 94	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0950	MCV ASSETS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 95	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0960	BROWN DARRELL J	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 96	1	TH	\$301.00	\$834.00		\$1,135.00
18-25-27-5587-0001-0970	MAGIC RETREAT LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 97	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-0980	ROLA & MECI LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 98	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-0990	PAURA PERSIO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 99	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1000	ARMIGH PROPERTIES INVESTMENT LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 100	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1010	FAWIBE OLADAPO O	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 101	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1020	EDWARDS ALEXIE B	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 102	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1030	UNDERHILL STEPHEN T	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 103	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1040	YEQING HE	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 104	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1050	ARROWSMITH MEGAN KATE	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 105	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1060	DE ANDRADE FILHO RICARDO WAGNER	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 106	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1070	BRULOTTE MARC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 107	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1080	BUCKEYEE WILLIAM E	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 108	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1090	GLENIFFER CNC LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 109	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1100	MA XIAOXI	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 110	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1110	ZOU YUN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 111	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1120	NOGUEIRA DA GAMA FERNANDO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 112	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1130	BLEISATH SCOTT	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 113	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1140	GARCIA JUSTO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 114	1	40	\$321.07	\$1,146.00		\$1,467.07

Windsor at Westside CDD
FY 2020 Assessment Roll

ParcelID	Owner1	LegalDesc_line1	LegalDesc_line	Units	Type	O & M	Debt 2015	Debt 2016	Total
18-25-27-5587-0001-1150	SMITH JAMES A	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 115	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1160	DE OLIVEIRA DAVI AMORIM	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 116	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1170	AGROPECUARIA RIO BRAVO HERMANOS	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 117	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1180	GENARINA PROJECT LLC THE	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 118	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1190	VILLALOBOS GILBERT MARCO ANTONIO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 119	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1200	MFS ENTERPRISE GROUP LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 120	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1210	FU LI	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 121	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1220	WANG YING	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 122	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1230	CHEN SIDI	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 123	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1240	VINCPOLL USA LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 124	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1250	DENG SHU	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 125	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1260	CAO SHIYUAN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 126	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1270	SIX SUNS ORLANDO LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 127	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1280	DOMUS SAPIENS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 128	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1290	MFE LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 129	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1300	XU HIABO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 130	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1310	APARECIDO CAVATAO SERGIO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 131	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1320	LAM HON KI	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 132	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1330	DOWNING AILEEN J	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 133	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1340	JORDAN ALFRED	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 134	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1350	GOMES FERREIRA LUCIANA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 135	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1360	HUANG WEN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 136	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1370	OKON ERIC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 137	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1380	OKON PHYLLIS	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 138	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1390	OKON MICHAEL S	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 139	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1400	TAVARES BRUNA RUELA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 140	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1410	BERTINI MANDELLO FILHO ANTONINHO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 141	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1420	WAN JINPING	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 142	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1430	SUNSET COVER LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 143	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1440	PILLSBURY CHARLES H III	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 144	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1450	SADOVSKI INVESTMENTS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 145	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1460	SALAMAO LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 146	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1470	HARMONY REAL ESTATE INVESTMENT LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 147	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1480	FERNANDEZ FRANCO LIMA MARCO AURELIO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 148	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1490	VAGLE MADHAVI	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 149	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1500	SU MINGHAO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 150	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1510	BMG RENT PROPERTIES LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 151	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1520	LI YU	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 152	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1530	JENSENWEST LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 153	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1540	T PAGLIA & R BERGER PARTICIPATIONS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 154	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1550	GARCIA & MARION LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 155	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1560	MAGALHAES INVESTMENTS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 156	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1570	RLX INTERNATIONAL LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 157	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1580	CHEN JUJUAN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 158	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1590	8965 RHODES STREET LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 159	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1600	HARGRAVES ROBERT LYNN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 160	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1610	COSTA MEDEIROS ALESSANDRA VANESSA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 161	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1620	HOLANDA ARRUDA ALLEN WYLDER	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 162	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1630	MONTES MARTINS DENISE	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 163	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1640	DE SOUZA ANDRADE DIEGO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 164	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1650	MUNHOZ SILVA ROBERTA BAENA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 165	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1660	HARDY JAMES MALIN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 166	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1670	LM VIANA LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 167	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1680	MELANIE KLEIN GROUP LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 168	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1690	GPM PARTICIPATIONS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 169	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1700	ARAUPA LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 170	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1710	PROVER CONSULTORIA E SOLUCOES LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 171	1	40	\$321.07	\$1,146.00		\$1,467.07

Windsor at Westside CDD
FY 2020 Assessment Roll

ParcelID	Owner1	LegalDesc_line1	LegalDesc_line	Units	Type	O & M	Debt 2015	Debt 2016	Total
18-25-27-5587-0001-1720	BTEG INVESTMENTS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 172	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1730	AMPARO ASISTENCIA 24 HORAS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 173	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1740	TURMALINA CAPITAL LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 174	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1750	RODRIGUES ALBERTO DE MOURA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 175	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1760	ZIYU FIRST INC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 176	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1770	SANCHES DANIEL	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 177	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1780	LETS RELAX LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 178	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1790	DOS ANJOS DE SA ALVARO	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 179	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1800	LAM CHERRY	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 180	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1810	LISSANDRA A OLAILO LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 181	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1820	AL SAIDI SARMAH SHAWKAT FAKHRI	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 182	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1830	LIU CHEN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 183	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1840	GRUPO RODO INVERSIONES SA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 184	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1850	MARTIN MARIANO FLORIDA LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 185	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1860	RANDALL L & DOROTHY M THOMPSON REV TRUST	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 186	1	40	\$321.07	\$1,146.00		\$1,467.07
18-25-27-5587-0001-1870	HUANG SHAWN X	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 187	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-1880	ZOU YUE	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 188	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-1890	HUANG GUISHAN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 189	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-1900	IGNACIO EDSON LUIZ	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 190	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-1910	LI FUWEN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 191	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-1920	BLADES MATTHEW	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 192	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-1930	VILHENA TOLEDO RE INVESTMENTS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 193	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-1940	BAIRD JOHN ERNEST STEWART	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 194	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-1950	PLATINUM 1 VACATIONS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 195	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-1960	MARES VACATIONS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 196	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-1970	MARES VACATIONS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 197	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-1980	HUANG GUIHUA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 198	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-1990	WANG SHENG	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 199	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2000	WANG ANQIN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 200	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2010	WANG SHENG	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 201	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2020	HUANG SHAWN XUESONG	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 202	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2030	SU JIUNFANG	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 203	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2040	OMOZY ENTERPRISE LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 204	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2050	WANG DUNJUN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 205	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2060	MCCONNELL WILLIAM DAVID	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 206	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2070	DOWYN LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 207	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2080	DOWYN LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 208	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2090	LI ZHAO GANG	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 209	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2100	LIU HANPING	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 210	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2110	MAKING THE PANTY LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 211	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2120	PILLAI SUSHIL V	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 212	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2130	AHMED MAINUDDIN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 213	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2140	2163 TRIPOLI COURT LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 214	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2150	CWY LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 215	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2160	SWEET HOME VACATION LP	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 216	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2170	SWEET HOME VACATION LP	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 217	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2180	LI LIN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 218	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2190	2143 TRIPOLI COURT LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 219	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2200	XU CHUNHUA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 220	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2210	TANG LIYA	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 221	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2220	LIU XIAOXI	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 222	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2230	SU YANXIONG	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 223	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2240	NEWDA LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 224	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2250	PAVIA ANTHONY L	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 225	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2260	SHORT HENRY ROBERT	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 226	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2270	WESTLEY NEIL ANTHONY	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 227	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2280	SYM PROPERTIES LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 228	1	50	\$401.33	\$1,459.00		\$1,860.33

Windsor at Westside CDD
FY 2020 Assessment Roll

ParcelID	Owner1	LegalDesc_line1	LegalDesc_line2	Units	Type	O & M	Debt 2015	Debt 2016	Total
18-25-27-5587-0001-2290	RAFISA CORP	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 229	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2300	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 230	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2310	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 231	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2320	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 232	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2330	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 233	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2340	PROSPERIDAD INVESTMENTS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 234	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2350	SHE AIJUN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 235	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2360	GIROTRA VIKAS	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 236	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2370	STAMATO STEPHAN KLAUS	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 237	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2380	ZHAO LIBIN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 238	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2390	GENG SHEN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 239	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2400	WANG XINZHOU SAM DINGCHAN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 240	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2410	LAM HIEN D	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 241	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2420	GONZALEZ PEDRO L BARRIOS	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 242	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2430	SHEN KEJING	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 243	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2440	FINK JOSEPH A	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 244	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2450	WEBSTER JULIE ELIZABETH	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 245	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2460	XU BOBBY	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 246	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2470	XU BOBBY	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 247	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2480	XU XIAOLIANG	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 248	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2490	XU XIAOLIANG	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 249	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2500	ZHOU ZHIHONG	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 250	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2510	CARDENG CORP	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 251	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2520	LI YI HANG	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 252	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2530	O'REILLY MATTHEW	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 253	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2540	MENDES ANTONIO AUGUSTO JUNIOR	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 254	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2550	JOSEY DEBRA A	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 255	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2560	ZHANG YUXIU	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 256	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2570	PG PROPERTIES OF ORLANDO LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 257	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2580	ZHAO LIBIN	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 258	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2590	CELINO INTERNATIONAL LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 259	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2600	STELLAR VILLAS LLC	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 260	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2610	LINSCOTT MARK ANTHONY	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 261	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5587-0001-2620	LI JUNE	WINDSOR AT WESTSIDE PH 1 PB 23 PG 112-118	LOT 262	1	50	\$401.33	\$1,459.00		\$1,860.33
18-25-27-5588-0001-0010	K&Y HOLDINGS FLORIDA LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 1	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0020	XU CHUN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 2	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0030	MALCZEWSKI PAUL J	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 3	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0040	PU ZIPENG	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 4	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0050	SOUZA DE ASSIS ROSANIA	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 5	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0060	C3K PROPERTIES LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 6	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0070	VILLALOBOS GILBERT MARCO ANTONIO	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 7	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0080	DU BUER	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 8	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0090	FF REAL ESTATE LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 9	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0100	GAO PING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 10	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0110	GAO PING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 11	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0120	CANNA LILY SUN GROUP INC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 12	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0130	HUANG JIN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 13	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0140	ZANIRATO BORELLI RENATA	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 14	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0150	LANE ROBERT M	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 15	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0160	ALVES BORGES JUNIOR LUIS CARLOS	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 16	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0170	LEIZKE PALHARES MARIO RODRIGO	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 17	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0180	ZHOU RONG	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 18	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0190	WANG LIN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 19	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0200	CARVALHO PEREIRA GUSTAVO DE	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 20	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0210	BONETTI GUILHERME	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 21	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0220	WANG XIANG	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 22	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0230	CHEN CHEN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 23	1	40	\$321.07		\$1,146.00	\$1,467.07

Windsor at Westside CDD
FY 2020 Assessment Roll

ParcelID	Owner1	LegalDesc_line1	LegalDesc_line2	Units	Type	O & M	Debt 2015	Debt 2016	Total
18-25-27-5588-0001-0240	JHBM LEONARDO & ARTHUR LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 24	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0250	CUI LU	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 25	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0260	LI CHUNSHENG	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 26	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0270	WOODFIELD MANOR LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 27	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0320	WANG LIMING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 32	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0330	WANG XINYING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 33	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0340	LUO QIAN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 34	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0350	ZHANG XINYU	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 35	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0360	CAI YI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 36	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0370	RMB VILLAGE LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 37	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0380	VELA QUINTERO CHRISTIAN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 38	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0390	GONCALVES BENTO MILENA DA SILVA	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 39	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0400	YANG LING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 40	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0410	QIAN YI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 41	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0420	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 42	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0430	LU WEI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 43	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0440	HU YONGGANG	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 44	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0450	CHEN XI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 45	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0460	LI LINA	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 46	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0470	TANG LEYING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 47	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0480	YANG LONGBO	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 48	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0490	FENG JIANPING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 49	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0500	ZHU MINQING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 50	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0510	LIU HUAIJUN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 51	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0520	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 52	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0530	YE YINYING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 53	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0540	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 54	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0550	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 55	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0560	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 56	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0570	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 57	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0580	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 58	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0590	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 59	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0600	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 60	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0610	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 61	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0620	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 62	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0630	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 63	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0640	AXPOCOM USA LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 64	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0650	ZOU LI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 65	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-0660	5 MICE VACATION RENTALS LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 66	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0670	DILIBERTO MATTHEW ANTHONY	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 67	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0680	LIU XINHUA	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 68	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0690	LOPES DE MORAES HERALDO JOSE	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 69	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0700	TRAVIS TAI MUDRA	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 70	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0710	TANIOS MARK	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 71	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0720	CMMB INC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 72	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0730	BOLAND JAMES	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 73	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0740	ZHOU RUIBIN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 74	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0750	XUE YUYIN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 75	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0760	ZENG WEIJING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 76	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0770	WANG DONGSHENG	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 77	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0780	CAI TING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 78	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0790	MARCEMAR CORP	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 79	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0800	FERAH SERVICES LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 80	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0810	J L EAGLE INVESTMENT LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 81	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0820	LIANG LIUJUAN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 82	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0830	CHEN ZHEN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 83	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0840	DONG SHUBING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 84	1	50	\$401.33		\$1,459.00	\$1,860.33

Windsor at Westside CDD
FY 2020 Assessment Roll

ParcelID	Owner1	LegalDesc_line1	LegalDesc_line2	Units	Type	O & M	Debt 2015	Debt 2016	Total
18-25-27-5588-0001-0850	NIU JING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 85	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0860	PORTER RAYMOND PATRICK	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 86	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0870	GAO PING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 87	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0880	HOU YUQING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 88	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0890	YI SHUANG	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 89	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0900	J & Y PROPERTY INVESTMENT LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 90	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0910	A-CAMPUS EDUCATION INC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 91	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0920	AXELSSON STEFAN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 92	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0930	GAYNOR CLAUDE SHOA	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 93	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0940	ROSE ROBERT A	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 94	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0950	ZEROSUM LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 95	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0960	RICHARDSON 2016 LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 96	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0970	MA NUONAN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 97	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0980	YANG DAOQIONG	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 98	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-0990	MADON DARIUS D	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 99	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1000	GAO YUE	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 100	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1010	WANG MEILING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 101	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1020	DONG HUIXIN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 102	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1030	TIAN LIFU	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 103	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1040	HONGTAI INTERNATIONAL LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 104	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1050	HE PENG	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 105	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1060	ZHANG LI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 106	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1070	HE YANGUANG	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 107	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1080	MOHYUDDIN NAVED MOHAMMED	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 108	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1090	TANG JIE	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 109	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1100	WU YUSHU	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 110	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1110	MAO SHUIJING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 111	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1120	MAO SHUIJING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 112	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1130	VMAT USA LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 113	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1140	DOWYN LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 114	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1150	HUANG HAIHUI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 115	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1160	DOWYN LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 116	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1170	DOWYN LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 117	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1180	DOWYN LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 118	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1190	DOWYN LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 119	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1200	DOWYN LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 120	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1210	DOWYN LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 121	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1220	DOWYN LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 122	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1230	CAI YA LAN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 123	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1240	HONG JUN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 124	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1250	FOSTER PETER	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 125	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1260	GUO JIAQI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 126	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1270	WANG WEI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 127	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1280	A & J FLORIDA LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 128	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1290	A & J FLORIDA LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 129	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1300	QI HENG	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 130	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1310	KA-CO REALTY LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 131	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1320	GREGORY ROBERT C	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 132	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1330	SEBASTIAN ANTHONY	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 133	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1340	YU LILIAN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 134	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1350	WANG GANG	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 135	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1360	BELLROCK PROPERTIES LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 136	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1370	INAPURI VAMSRIKRISHNA	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 137	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1380	BACA BRIAN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 138	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1390	ZHAO ZHUO	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 139	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1400	MA RUHUA	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 140	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1410	MAGANTEL PROPERTIES LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 141	1	50	\$401.33		\$1,459.00	\$1,860.33

Windsor at Westside CDD
FY 2020 Assessment Roll

ParcelID	Owner1	LegalDesc_line1	LegalDesc_line2	Units	Type	O & M	Debt 2015	Debt 2016	Total
18-25-27-5588-0001-1420	WU LINGXI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 142	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1430	CHEN LEI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 143	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1440	SCBV ASSETS LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 144	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1450	LOIOLA INVESTMENTS LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 145	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1460	DI GUANGHUI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 146	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1470	HU PING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 147	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1480	LE XIHUA	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 148	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1490	ZHENG YANBIN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 149	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1500	8896 QIN LOOP REALTY TRUST	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 150	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1510	NUNES MADEIRA LEANDRO SILVEIRA	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 151	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1520	RAJU REAL ESTATE INVESTMENTS LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 152	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5588-0001-1530	VILLALIMA LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 153	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1540	BJORNSSON JON YNGVI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 154	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1550	LI TAO	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 155	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1560	BRANDAO KALIL AUAD	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 156	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1570	XING YAN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 157	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1580	IYER PRITI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 158	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1590	4 HOMES FLORIDA LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 159	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1600	HART RUSSELL JOHN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 160	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1610	DU BUER	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 161	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1620	ZHAO YANG	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 162	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1630	LEE CHING-PING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 163	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1640	ZHANG XUN	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 164	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1650	MARSDEN WESLEY	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 165	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1660	OUYANG LING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 166	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1670	TEKPOINT TECHNOLOGY LLC	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 167	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1680	YI GUI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 168	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1690	LI XUETAO	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 169	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1700	LI GEYING	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 170	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1710	WANG XIAO	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 171	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1720	LI DI	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 172	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1730	KETTER SEAN PATRICK	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 173	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1740	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 174	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5588-0001-1750	PULTE HOME CORP	WINDSOR AT WESTSIDE PH 2A PB 24 PGS 123-130	LOT 175	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5589-0001-0280	HOLLAND GEORGE EARL	WINDSOR AT WESTSIDE PH 2A REPLAT PB 25 PG 67	LOT 28	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5589-0001-0290	MACTRAX 111 REAL ESTATE HOLDINGS LLC	WINDSOR AT WESTSIDE PH 2A REPLAT PB 25 PG 67	LOT 29	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5589-0001-0300	FONSECA E SILVERIO LLC	WINDSOR AT WESTSIDE PH 2A REPLAT PB 25 PG 67	LOT 30	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5589-0001-0310	FONG KIT CHING	WINDSOR AT WESTSIDE PH 2A REPLAT PB 25 PG 67	LOT 31	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1760	NANDA JAGMOHAN SINGH	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 176	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1770	LI KAI	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 177	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1780	GONG JIEPENG	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 178	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1790	XIAPENG LIN	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 179	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1800	WANG YING	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 180	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1810	LIN YONGZHONG	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 181	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1820	ZHOU RUBIN	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 182	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1830	HUANG HAILING	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 183	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1840	WANG YING	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 184	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1850	FAN YANYI	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 185	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1860	ZHANG LU	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 186	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1870	YANG LIU	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 187	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1880	POORANAKUMAR KANAGALATHA	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 188	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1890	XING XING	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 189	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1900	DUAN XIAOXIA	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 190	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1910	MARK HOWARD FREMAN TRUST	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 191	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1920	PULTE HOME COMPANY LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 192	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1930	PULTE HOME COMPANY LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 193	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-1940	PULTE HOME COMPANY LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 194	1	50	\$401.33		\$1,459.00	\$1,860.33

Windsor at Westside CDD

[illegible]

**Windsor at Westside CDD
FY 2020 Assessment Roll**

ParcelID	Owner1	LegalDesc_line1	LegalDesc_line2	Units	Type	O & M	Debt 2015	Debt 2016	Total
18-25-27-5590-0001-2520	PULTE HOME COMPANY LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 252	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-2530	PULTE HOME COMPANY LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 253	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-2540	PULTE HOME COMPANY LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 254	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-2550	COSTA MARI ELLEN	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 255	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2560	LORENZI COMPANY LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 256	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2570	REN NUOYA	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 257	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2580	WANG DONGXUE	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 258	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2590	SYDNEY PROPERTIES LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 259	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2600	APDO DREAM HOME RENTAL LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 260	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2610	GARCIA DE BOLIVAR FAUSTINA YOLANDA	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 261	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2620	WILLIAMS ERIADE DEMAREE	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 262	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2630	PINTO DE ARRUDA MARCELO	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 263	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2640	NASSIF FRANCISCO LUIS PAULO	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 264	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2650	RESTINI FLAVIO PLACIDO	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 265	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2660	BUSTILLOS ROMERO JAIME JESUS	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 266	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2670	RUBESNE REVOCABLE TRUST	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 267	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2680	GIRALDO HUMBERTO	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 268	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2690	YU WEIHONG	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 269	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2700	ELLIES VACATION HOMES LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 270	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2710	DAVENPORT KEITH MASON	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 271	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2720	MAIER JUSTIN J	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 272	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2730	MENEGAZZO OSNIR	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 273	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2740	YANG XIAO JUAN	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 274	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2750	WANG HUI	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 275	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2760	RODRIGUEZ ALFREDO GABRIEL FELIPE	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 276	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2770	GOMEZ CESAR ANDRES	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 277	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2780	FERREIRA CARLINDO	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 278	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2790	ZHANG ZHILI	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 279	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2800	ZHANG LEI	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 280	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2810	DAI HAOCHENG	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 281	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2820	LU QING	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 282	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2830	FJL ASSETS LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 283	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2840	YANG JING	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 284	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2850	HE YIHAN	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 285	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2860	BAZILE ANGELO	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 286	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2870	OLIVEIRA SCHARDONG DENIS DE	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 287	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2880	PEPPE BROTHERS LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 288	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2890	ORNELLAS FELIPE PRADO AROUCHE	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 289	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2900	J & Y PROPERTY INVESTMENT LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 290	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2910	LI JIAN	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 291	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2920	ZHANG YUXIU	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 292	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2930	293 SAKURA BLOSSOM LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 293	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2940	PROSPER FLORIDA INC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 294	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2950	T2L-K PROPERTIES LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 295	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2960	LUO WEI	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 296	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2970	THREE ED LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 297	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2980	SALGADO TORRES LIZANDRO ALBERTO	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 298	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-2990	DJ NASCIMENTO INVESTMENTS LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 299	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-3000	ORCHID PROPERTIES LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 300	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-3010	HOUSE OF GOLD BLESS LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 301	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-3020	JESSICA L HOLTZ TRUST	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 302	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-3030	GGDL PROPERTIES LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 303	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-3040	SANTINAS INVESTMENTS LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 304	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-3050	ARC PROPERTIES ORLANDO LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 305	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-3060	PULTE HOME COMPANY LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 306	1	TH	\$301.00		\$834.00	\$1,135.00
18-25-27-5590-0001-3070	KA CO REALTY LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 307	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3080	KA-CO REALTY LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 308	1	50	\$401.33		\$1,459.00	\$1,860.33

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FY 2020 Assessment Roll

ParcelID	Owner1	LegalDesc_line1	LegalDesc_line2	Units	Type	O & M	Debt 2015	Debt 2016	Total
18-25-27-5590-0001-3090	YANG XIN	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 309	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3100	YANG XUELI	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 310	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3110	LI JIAN	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 311	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3120	MS INVESTMENTS & REAL ESTATE INC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 312	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3130	TESTASECCA DANIELA MARCIA ALVARENGA GUASTEL	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 313	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3140	DU BUER	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 314	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3150	YANG QINWEI	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 315	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3160	SUN XIAOTING	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 316	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3170	GAO ZHEN YANG	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 317	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3180	ZHOU RONG	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 318	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5590-0001-3190	LI FANG	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 319	1	40	\$321.07		\$1,146.00	\$1,467.07
18-25-27-5590-0001-3200	SAIBU SHERIFAT O	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 320	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3210	CHEN XIAOCHUI	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 321	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3220	LU LIU	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 322	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3230	LIANG XIA	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 323	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3240	LU LIU	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 324	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3250	ZUQUETTO INVESTMENTS LLC	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 325	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3260	HOU YUQING	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 326	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3270	LU LIU	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 327	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3280	LIU ZHENGUO	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 328	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3290	WANG XIANG	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 329	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3300	CHEN XIAOHUI	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 330	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3310	JU CHUNMING	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 331	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5590-0001-3320	XUAN LIYONG	WINDSOR AT WESTSIDE PH 2B PB 26 PGS 60-63	LOT 332	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3330	JIANG YING	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 333	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3340	QIN CHUAN	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 334	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3350	MA HONGPEI	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 335	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3360	PULTE HOME COMPANY LLC	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 336	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3370	WANG DAIQING	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 337	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3380	LIU QIANG	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 338	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3390	PULTE HOME COMPANY LLC	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 339	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3400	HUANG MIN	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 340	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3410	PULTE HOME COMPANY LLC	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 341	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3420	WEN FANGZHI	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 342	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3430	WU LINGXI	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 343	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3440	PULTE HOME COMPANY LLC	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 344	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3450	YE LIN	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 345	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3460	PULTE HOME COMPANY LLC	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 346	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3470	YU XINGBI	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 347	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3480	PULTE HOME COMPANY LLC	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 348	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3490	PULTE HOME COMPANY LLC	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 349	1	50	\$401.33		\$1,459.00	\$1,860.33
18-25-27-5591-0001-3500	PULTE HOME COMPANY LLC	WINDSOR AT WESTSIDE PH 2B-1 PB 27 PGS 39-40	LOT 350	1	50	\$401.33		\$1,459.00	\$1,860.33
				612		\$215,355.20	\$294,088.00	\$446,224.00	\$955,667.20

SECTION VII

SECTION B

SECTION 1



June 5, 2019

Mr. George Flint
District Manager
Windsor at Westside Community Development District
135 West Central Boulevard
Suite 320
Orlando, FL 32801

Re: District Engineer's Report
Windsor at Westside Community Development District
Section 9.21 of Master Trust Indenture

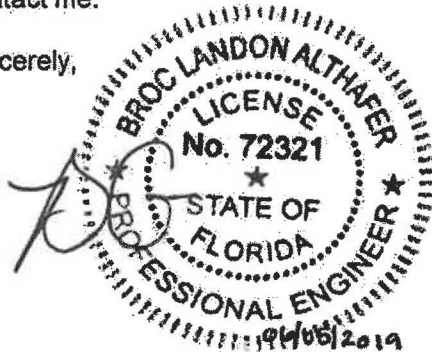
Dear Mr. Flint:

In accordance with Section 9.21(a) of the Master Trust Indenture for the Windsor at Westside Community Development District (the CDD), on June 3, 2019 Osceola Engineering, Inc. completed the annual inspection of portions of the project acquired by the CDD to date. The inspection indicated that the infrastructure has been maintained in good repair, working order and condition. It is recommended that Management continue with current maintenance practices to ensure continued success.

The Operation and Maintenance budget for the current fiscal year has been reviewed, and it is believed that the budget contains sufficient funds to maintain proper continued operation and maintenance of the CDD improvements.

Should you have any questions or require any additional information please do not hesitate to contact me.

Sincerely,



Broc L. Althafer, P.E.
District Engineer

SECTION C

SECTION 1

Windsor at Westside

Community Development District

Summary of Invoices

April 18, 2019 to July 19, 2019

Fund	Date	Check No.'s	Amount
General Fund	4/19/19	365-367	\$ 26,753.05
	5/7/19	368-370	\$ 7,534.00
	5/10/19	371	\$ 4,584.60
	5/20/19	372-375	\$ 9,843.57
	5/29/19	376-377	\$ 1,342.25
	6/10/19	378-380	\$ 1,570.00
	6/12/19	381	\$ 4,567.47
	6/17/19	382-383	\$ 4,868.81
	7/1/19	384	\$ 113.00
	7/7/19	385	\$ 4,548.93
	7/11/19	386-388	\$ 1,232.50
	7/17/19	389	\$ 110.86
			\$ 67,069.04
			\$ 67,069.04

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/19/19	00013	4/19/19 04192019	201904 300-20700-10000			*	8,502.90	
			FY19 DEBT SERVICE SER2015					
					WINDSOR AT WESTSIDE CDD C/O REGIONS			8,502.90 000365
4/19/19	00013	4/19/19 04192019	201904 300-20700-10100			*	12,142.27	
			FY19 DEBT SERVICE SER2016					
					WINDSOR AT WESTSIDE CDD C/O REGIONS			12,142.27 000366
4/19/19	00013	4/19/19 04192019	201904 300-20700-10100			*	6,107.88	
			FY19 PULTE HOMES SER2016					
					WINDSOR AT WESTSIDE CDD C/O REGIONS			6,107.88 000367
5/07/19	00021	5/01/19 1178	201905 320-53800-46700			*	150.00	
			FOUNTAIN SERVICE-MAY19					
					MARA SOLUTION CORP			150.00 000368
5/07/19	00003	4/10/19 107174	201903 310-51300-31500			*	384.00	
			REV.AUDIT ENGAGE LTR/LEGI					
					HOPPING GREEN & SAMS			384.00 000369
5/07/19	00010	4/01/19 69940	201904 310-51300-32300			*	3,500.00	
			TRUSTEE FEES-SER.2016					
		4/25/19 70486	201904 310-51300-32300			*	3,500.00	
			TRUSTEE FEES-SER.2015					
					REGIONS BANK			7,000.00 000370
5/10/19	00001	5/01/19 104	201905 310-51300-34000			*	3,094.33	
			MANAGEMENT FEES-MAY19					
		5/01/19 104	201905 310-51300-35100			*	50.00	
			INFORMATION TECH-MAY19					
		5/01/19 104	201905 310-51300-31300			*	583.33	
			DISSEMINATION-MAY19					
		5/01/19 104	201905 310-51300-51000			*	.24	
			OFFICE SUPPLIES					
		5/01/19 104	201905 310-51300-42000			*	10.33	
			POSTAGE					
		5/01/19 104	201905 310-51300-42500			*	50.70	
			COPIES					
		5/01/19 105	201905 320-53800-12000			*	795.67	
			FIELD MANAGEMENT-MAY19					
					GOVERNMENTAL MANAGEMENT SERVICES			4,584.60 000371
5/20/19	00015	4/30/19 177083	201904 320-53800-46200			*	820.00	
			AQUATIC PLANT MGMT-APR19					
					APPLIED AQUATIC MANAGEMENT, INC			820.00 000372

WIND WINDSOR AT WES TVISCARRA

*** CHECK DATES 04/18/2019 - 07/19/2019 ***

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 #
5/20/19	00019	5/14/19 5547-05-	201905 310-51300-31200	ARBITRAGE - SERIES 2016	*	450.00	
			AMTEC				450.00 000373
5/20/19	00014	11/27/18 20957	201811 320-53800-46600	IRRIG.RPRS-11/12/18	*	587.67	
		12/18/18 23320	201812 320-53800-46600	IRRIG.RPRS-12/10/18	*	652.31	
		5/10/19 36218	201905 320-53800-46400	LANDSCAPE MAINT-MAY19	*	4,333.59	
			DOWN TO EARTH LAWN CARE II, INC.				5,573.57 000374
5/20/19	00008	5/02/19 18215	201905 310-51300-32200	FY18 AUDIT THRU 09/30/18	*	3,000.00	
			GRAU & ASSOCIATES				3,000.00 000375
5/29/19	00014	5/22/19 36970	201905 320-53800-46500	RMV/INST.NEW SABAL PALM	*	575.00	
			DOWN TO EARTH LAWN CARE II, INC.				575.00 000376
5/29/19	00003	5/10/19 107572	201904 310-51300-31500	DRFT BDGT/ASMT/AUDIT LTTR	*	767.25	
			HOPPING GREEN & SAMS				767.25 000377
6/10/19	00015	5/31/19 177725	201905 320-53800-46200	AQUATIC PLANT MGMT-MAY19	*	820.00	
			APPLIED AQUATIC MANAGEMENT, INC				820.00 000378
6/10/19	00008	6/03/19 18384	201906 310-51300-32200	FY18 AUDIT-FINAL PAYMENT	*	600.00	
			GRAU & ASSOCIATES				600.00 000379
6/10/19	00021	6/01/19 1198	201906 320-53800-46700	FOUNTAIN SERVICES-JUN19	*	150.00	
			MARA SOLUTION CORP				150.00 000380
6/12/19	00001	6/01/19 106	201906 310-51300-34000	MANAGEMENT FEES-JUN19	*	3,094.33	
		6/01/19 106	201906 310-51300-35100	INFORMATION TECH-JUN19	*	50.00	
		6/01/19 106	201906 310-51300-31300	DISSEMINATION FEE-JUN19	*	583.33	
		6/01/19 106	201906 310-51300-51000	OFFICE SUPPLIES	*	.24	
		6/01/19 106	201906 310-51300-42000	POSTAGE	*	6.90	

WIND WINDSOR AT WES TVISCARRA

*** CHECK DATES 04/18/2019 - 07/19/2019 ***

WINDSOR GENERAL FUND

BANK A GENERAL FUND

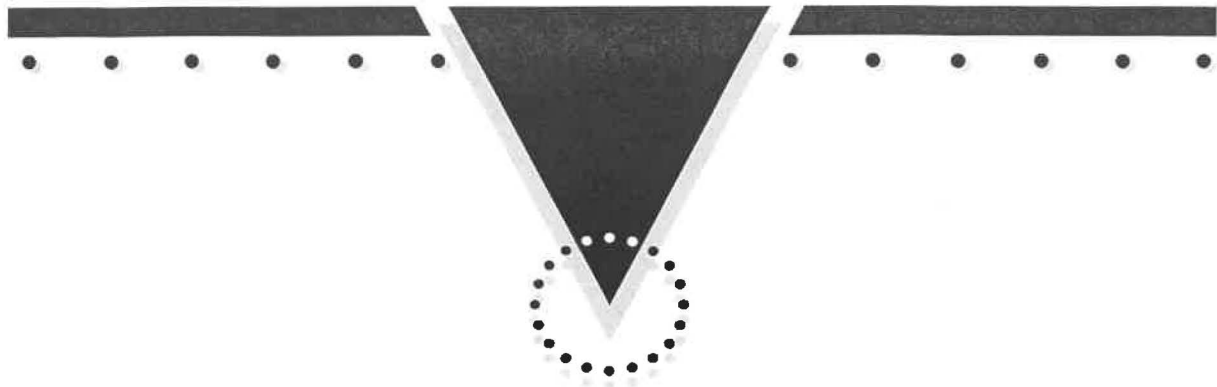
CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		6/01/19 106	201906 310-51300-42500		*	13.65	
		COPIES					
		6/01/19 106	201906 310-51300-41000		*	23.35	
		TELEPHONE					
		6/01/19 107	201906 320-53800-12000		*	795.67	
		FIELD MANAGEMENT-JUN19					
				GOVERNMENTAL MANAGEMENT SERVICES			4,567.47 000381
6/17/19	00014	3/31/19 32961	201903 320-53800-46600		*	290.22	
		IRRIG.RPRS-03/22/19					
		6/10/19 37637	201906 320-53800-46400		*	4,333.59	
		LANDSCAPE MAINT-JUN19					
				DOWN TO EARTH LAWN CARE II, INC.			4,623.81 000382
6/17/19	00004	5/24/19 67585390	201905 310-51300-48000		*	245.00	
		NOT.OF FY19 MEETING DATES					
				ORLANDO SENTINEL			245.00 000383
7/01/19	00003	6/10/19 108394	201905 310-51300-31500		*	113.00	
		MONIT.LEGISLTN/POLICY/REQ					
				HOPPING GREEN & SAMS			113.00 000384
7/07/19	00001	7/01/19 108	201907 310-51300-34000		*	3,094.33	
		MANAGEMENT FEES JUL19					
		7/01/19 108	201907 310-51300-35100		*	50.00	
		INFORMATION TECH JUL19					
		7/01/19 108	201907 310-51300-31300		*	583.33	
		DISSEMINATION FEE JUL19					
		7/01/19 108	201907 310-51300-51000		*	10.57	
		OFFICE SUPPLIES JUL19					
		7/01/19 108	201907 310-51300-42000		*	14.43	
		POSTAGE JUL19					
		7/01/19 108	201907 310-51300-42500		*	.60	
		COPIES JUL19					
		7/01/19 109	201907 320-53800-12000		*	795.67	
		FIELD MANAGEMENT JUL19					
				GOVERNMENTAL MANAGEMENT SERVICES			4,548.93 000385
7/11/19	00015	6/30/19 178404	201906 320-53800-46200		*	820.00	
		AQUATIC PLANT MGMT-JUN19					
				APPLIED AQUATIC MANAGEMENT, INC			820.00 000386
7/11/19	00021	7/01/19 1221	201907 320-53800-46700		*	150.00	
		FOUNTAIN SERVICE-JUL19					
				MARA SOLUTION CORP			150.00 000387

WIND WINDSOR AT WES TVISCARRA

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 7/19/19 PAGE 4
 *** CHECK DATES 04/18/2019 - 07/19/2019 *** WINDSOR GENERAL FUND
 BANK A GENERAL FUND

WIND WINDSOR AT WES TVISCARRA

SECTION 2



**Windsor at Westside
Community Development District**

Unaudited Financial Report

June 30, 2019



Table of Contents

1	Balance Sheet
2	General Fund Income Statement
3	Debt Service Income Statement Series 2015
4	Debt Service Income Statement Series 2016
5	Capital Projects Income Statement Series 2015
6	Capital Projects Income Statement Series 2016
7	Month to Month
8	Long Term Debt Summary
9	Assessment Receipt Schedule
10-12	Construction Schedule Series 2015
13-14	Construction Schedule Series 2016

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
June 30, 2019

	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	TOTALS 2019
<u>ASSETS:</u>				
<u>CASH</u>				
OPERATING ACCOUNT	\$152,006	---	---	\$152,006
<u>INVESTMENTS</u>				
SERIES 2015				
RESERVE	---	\$139,000	---	\$139,000
REVENUE	---	\$194,557	---	\$194,557
INTEREST	---	\$7	---	\$7
SINKING FUND	---	\$28	---	\$28
CONSTRUCTION	---	---	\$33	\$33
SERIES 2016				
RESERVE	---	\$210,597	---	\$210,597
REVENUE	---	\$272,256	---	\$272,256
INTEREST	---	\$10	---	\$10
CONSTRUCTION	---	---	\$6,038	\$6,038
DUE FROM GENERAL FUND	---	\$38,483	---	\$38,483
TOTAL ASSETS	\$152,006	\$854,939	\$6,072	\$1,013,017
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$1,306	---	---	\$1,306
DUE TO DEBT SERVICE 2015	\$15,850	---	---	\$15,850
DUE TO DEBT SERVICE 2016	\$22,633	---	---	\$22,633
<u>FUND EQUITY:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT SERVICE 2015	---	\$349,442	---	\$349,442
RESTRICTED FOR DEBT SERVICE 2016	---	\$505,497	---	\$505,497
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$33	\$33
RESTRICTED FOR CAPITAL PROJECTS 2016	---	---	\$6,038	\$6,038
UNASSIGNED	\$112,217	---	---	\$112,217
TOTAL LIABILITIES & FUND EQUITY	\$152,006	\$854,939	\$6,072	\$1,013,017

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures
For The Period Ending June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET Thru 06/30/19	ACTUAL Thru 06/30/19	VARIANCE
REVENUES:				
ASSESSMENTS - TAX ROLL	\$195,643	\$195,643	\$197,379	\$1,736
ASSESSMENTS - DIRECT	\$3,320	\$3,320	\$3,317	(\$3)
TOTAL REVENUES	\$198,963	\$198,963	\$200,696	\$1,733
EXPENDITURES:				
ADMINISTRATIVE:				
ENGINEERING	\$5,000	\$3,750	\$263	\$3,488
ATTORNEY	\$15,000	\$11,250	\$3,735	\$7,515
ARBITRAGE	\$500	\$0	\$450	(\$450)
DISSEMINATION	\$7,000	\$5,250	\$5,250	\$0
ANNUAL AUDIT	\$4,500	\$3,600	\$3,600	\$0
TRUSTEE FEES	\$7,000	\$7,000	\$7,000	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$37,132	\$27,849	\$27,849	\$0
INFORMATION TECHNOLOGY	\$600	\$450	\$2,150	(\$1,700)
TELEPHONE	\$100	\$75	\$42	\$33
POSTAGE	\$300	\$225	\$73	\$152
INSURANCE	\$5,950	\$5,950	\$5,398	\$552
PRINTING & BINDING	\$1,500	\$1,125	\$203	\$922
LEGAL ADVERTISING	\$3,000	\$2,250	\$2,594	(\$344)
OTHER CURRENT CHARGES	\$700	\$525	\$206	\$319
PROPERTY APPRAISER FEE	\$500	\$500	\$232	\$268
PROPERTY TAXES	\$100	\$100	\$0	\$100
OFFICE SUPPLIES	\$200	\$150	\$42	\$108
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
OPERATION & MAINTENANCE:				
Contract Services				
FIELD SERVICES	\$9,548	\$7,161	\$7,161	(\$0)
LANDSCAPE MAINTENANCE - CONTRACT	\$63,900	\$47,925	\$39,002	\$8,923
LAKE MAINTENANCE	\$10,500	\$7,875	\$7,380	\$495
WETLAND MONITORING & MAINTENANCE	\$9,400	\$7,050	\$0	\$7,050
PROPERTY INSURANCE	\$2,250	\$2,250	\$1,980	\$270
Repairs & Maintenance				
LANDSCAPE MAINTENANCE - OTHER	\$3,500	\$2,625	\$8,146	(\$5,521)
REPAIRS - GENERAL	\$2,500	\$1,875	\$174	\$1,701
OPERATING SUPPLIES	\$2,000	\$1,500	\$18	\$1,482
IRRIGATION REPAIRS	\$3,000	\$2,250	\$3,451	(\$1,201)
SIGNAGE	\$1,500	\$1,125	\$0	\$1,125
FOUNTAIN MAINTENANCE	\$2,400	\$1,800	\$1,405	\$395
Utility				
ELECTRIC	\$3,400	\$2,550	\$2,583	(\$33)
IRRIGATION WATER	\$1,000	\$750	\$346	\$404
Other				
CONTINGENCY	\$215	\$161	\$0	\$161
TOTAL EXPENDITURES	\$209,370	\$162,121	\$135,905	\$26,216
EXCESS REVENUES (EXPENDITURES)	(\$10,407)		\$64,791	
FUND BALANCE - Beginning	\$10,407		\$47,426	
FUND BALANCE - Ending	\$0		\$112,217	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2015

Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET Thru 06/30/19	ACTUAL Thru 06/30/19	VARIANCE
REVENUES:				
SPECIAL ASSESSMENTS	\$276,388	\$276,388	\$278,896	\$2,508
INTEREST	\$0	\$0	\$5,544	\$5,544
TOTAL REVENUES	\$276,388	\$276,388	\$284,440	\$8,052
EXPENDITURES:				
INTEREST - 11/1	\$100,744	\$100,744	\$100,744	\$0
PRINCIPAL - 11/1	\$70,000	\$70,000	\$70,000	\$0
INTEREST - 5/1	\$99,344	\$99,344	\$99,344	\$0
TOTAL EXPENDITURES	\$270,088	\$270,088	\$270,088	\$0
EXCESS REVENUES (EXPENDITURES)	\$6,300		\$14,352	
FUND BALANCE - Beginning	\$194,501		\$335,090	
FUND BALANCE - Ending	\$200,801		\$349,442	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2016

Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET Thru 06/30/19	ACTUAL Thru 06/30/19	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$394,318	\$394,318	\$398,267	\$3,949
ASSESSMENTS - DIRECT BILLED	\$24,432	\$24,432	\$24,435	\$3
INTEREST	\$500	\$500	\$7,962	\$7,462
TOTAL REVENUES	\$419,250	\$419,250	\$430,663	\$11,413
<u>EXPENDITURES:</u>				
INTEREST - 11/1	\$150,897	\$150,897	\$150,897	\$0
PRINCIPAL - 11/1	\$115,000	\$115,000	\$115,000	\$0
INTEREST - 5/1	\$148,884	\$148,884	\$148,884	\$0
TRANSFER OUT	\$0	\$0	\$3,961	(\$3,961)
TOTAL EXPENDITURES	\$414,781	\$414,781	\$418,742	(\$3,961)
EXCESS REVENUES (EXPENDITURES)	\$4,469		\$11,921	
FUND BALANCE - Beginning	\$282,112		\$493,576	
FUND BALANCE - Ending	\$286,581		\$505,497	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND SERIES 2015

Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET Thru 06/30/19	ACTUAL Thru 06/30/19	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$1	
FUND BALANCE - Beginning	\$0		\$33	
FUND BALANCE - Ending	\$0		\$33	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND SERIES 2016

Statement of Revenues & Expenditures

For The Period Ending June 30, 2019

REVENUES:

	ADOPTED BUDGET	PRORATED BUDGET Thru 06/30/19	ACTUAL Thru 06/30/19	VARIANCE
INTEREST	\$0	\$0	\$61	\$61
TRANSFER IN - EXCESS RESERVE	\$0	\$0	\$3,961	\$3,961
TOTAL REVENUES	\$0	\$0	\$4,022	\$4,022

EXPENDITURES:

CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$4,022	
FUND BALANCE - Beginning	\$0		\$2,016	
FUND BALANCE - Ending	\$0		\$6,038	

WINDSOR AT WESTSIDE
Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$21,885	\$138,093	\$3,314	\$4,246	\$12,606	\$6,018	\$3,653	\$7,564	\$0	\$0	\$0	\$197,379
ASSESSMENTS - DIRECT BILLED	\$0	\$1,660	\$0	\$827	\$0	\$0	\$830	\$0	\$0	\$0	\$0	\$0	\$3,317
TOTAL REVENUES	\$0	\$23,545	\$138,093	\$4,141	\$4,246	\$12,606	\$6,848	\$3,653	\$7,564	\$0	\$0	\$0	\$200,696
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$263	\$0	\$0	\$0	\$0	\$263
ATTORNEY	\$270	\$1,238	\$0	\$259	\$704	\$384	\$767	\$113	\$0	\$0	\$0	\$0	\$3,735
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$450
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$0	\$5,250
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000	\$600	\$0	\$0	\$0	\$3,600
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$7,000	\$0	\$0	\$0	\$0	\$0	\$7,000
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$3,094	\$3,094	\$3,094	\$3,094	\$3,094	\$3,094	\$3,094	\$3,094	\$3,094	\$0	\$0	\$0	\$27,849
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$1,750	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$2,150
TELEPHONE	\$0	\$12	\$0	\$0	\$0	\$6	\$0	\$0	\$23	\$0	\$0	\$0	\$42
POSTAGE	\$6	\$20	\$2	\$11	\$2	\$3	\$12	\$10	\$7	\$0	\$0	\$0	\$73
INSURANCE	\$5,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,398
PRINTING & BINDING	\$46	\$1	\$48	\$1	\$4	\$35	\$3	\$51	\$14	\$0	\$0	\$0	\$203
LEGAL ADVERTISING	\$1,519	\$453	\$0	\$378	\$0	\$0	\$0	\$245	\$0	\$0	\$0	\$0	\$2,594
OTHER CURRENT CHARGES	\$53	\$31	\$33	\$0	\$15	\$17	\$15	\$21	\$20	\$0	\$0	\$0	\$206
PROPERTY APPRAISER FEE	\$0	\$0	\$0	\$232	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$232
PROPERTY TAXES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$20	\$0	\$0	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$42
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
Contract Services													
FIELD SERVICES	\$796	\$796	\$796	\$796	\$796	\$796	\$796	\$796	\$796	\$0	\$0	\$0	\$7,161
LANDSCAPE MAINTENANCE - CONTRACT	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$0	\$0	\$0	\$39,002
LAKE MAINTENANCE	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$0	\$0	\$0	\$7,380
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	\$7,127	\$444	\$0	\$0	\$0	\$0	\$0	\$575	\$0	\$0	\$0	\$0	\$8,146
REPAIRS - GENERAL	\$0	\$0	\$0	\$0	\$0	\$174	\$0	\$0	\$0	\$0	\$0	\$0	\$174
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$18	\$0	\$0	\$0	\$0	\$0	\$0	\$18
IRRIGATION REPAIRS	\$0	\$588	\$652	\$448	\$437	\$1,214	\$0	\$0	\$111	\$0	\$0	\$0	\$3,451
SIGNAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FOUNTAIN MAINTENANCE	\$150	\$150	\$150	\$150	\$150	\$150	\$205	\$150	\$150	\$0	\$0	\$0	\$1,405
Utility													
ELECTRIC	\$270	\$268	\$305	\$304	\$280	\$296	\$282	\$315	\$262	\$0	\$0	\$0	\$2,583
IRRIGATION WATER	\$43	\$40	\$43	\$41	\$40	\$34	\$34	\$36	\$34	\$0	\$0	\$0	\$346
Other													
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$31,713	\$12,922	\$10,931	\$13,201	\$11,310	\$12,029	\$17,996	\$14,906	\$10,898	\$0	\$0	\$0	\$135,905
Excess Revenues (Expenditures)	(\$31,713)	\$10,623	\$127,161	(\$9,059)	(\$7,064)	\$578	(\$11,148)	(\$11,253)	(\$3,333)	\$0	\$0	\$0	\$64,791

**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	\$139,000	
BONDS OUTSTANDING - 6/30/15		\$4,190,000
LESS: PRINCIPAL PAYMENT 11/1/16		(\$65,000)
LESS: PRINCIPAL PAYMENT 11/1/17		(\$70,000)
LESS: PRINCIPAL PAYMENT 11/1/18		(\$70,000)
CURRENT BONDS OUTSTANDING		\$3,985,000

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	\$210,597	
BONDS OUTSTANDING - 5/31/16		\$6,535,000
LESS: PRINCIPAL PAYMENT 11/1/17		(\$110,000)
LESS: PRINCIPAL PAYMENT 11/1/18		(\$115,000)
CURRENT BONDS OUTSTANDING		\$6,310,000

**Windsor at Westside
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2015				
6/18/15	1	Pulte Home Corporation	Assessment Area One Project	\$ 3,494,616.92
8/28/15	2	Osceola Engineering Inc.	Series 2015 Bond Issuance Process	\$ 12,564.92
8/28/15	3	Hopping Green & Sams	Phase I Acquisition Process	\$ 7,675.64
9/25/15	4	Governmental Management Services-CF, LLC	FY2015 Construction Accounting	\$ 3,500.00
9/25/15	5	Hopping Green & Sams	Status of conveyance of TWA utilities	\$ 516.19
TOTAL				\$ 3,518,873.67
Fiscal Year 2015				
7/1/15		Interest		\$ 3.12
8/1/15		Interest		\$ 12.97
9/1/15		Interest		\$ 11.20
TOTAL				\$ 27.29
Acquisition/Construction Fund at 6/23/15				\$ 3,690,844.75
Interest Earned thru 9/30/15				\$ 27.29
Requisitions Paid thru 9/30/15				\$ (3,518,873.67)
Remaining Acquisition/Construction Fund				\$ 171,998.37
Fiscal Year 2016				
11/20/15	6	Osceola Engineering Inc.	Acceptance of TWA utilities	\$ 289.03
2/3/16	7	Hopping Green & Sams	Services of Bill of Sale from Toho - Oct.15	\$ 610.50
3/15/16	8	Hopping Green & Sams	Services of Bill of Sale from Toho - Dec.15	\$ 834.50
4/19/16	9	Hopping Green & Sams	Phase I Hardscape, Landscape & Irrigation	\$ 1,653.00
6/28/16	10	Pulte Home Corporation	Phase I Hardscape, Landscape & Irrigation	\$ 168,775.66
TOTAL				\$ 172,162.69
Fiscal Year 2016				
10/1/15		Interest		\$ 1.44
11/1/15		Interest		\$ 1.46
12/1/15		Interest		\$ 1.41
1/1/16		Interest		\$ 9.07
2/1/16		Interest		\$ 23.39
3/1/16		Interest		\$ 27.87
4/1/16		Interest		\$ 32.57
5/1/16		Interest		\$ 32.45
6/1/16		Interest		\$ 34.66
7/1/16		Interest		\$ 32.21
8/1/16		Interest		\$ 0.01
9/1/16		Interest		\$ 0.01
TOTAL				\$ 196.55
Acquisition/Construction Fund at 10/1/15				\$ 171,998.37
Interest Earned thru 9/30/16				\$ 196.55
Requisitions Paid thru 9/30/16				\$ (172,162.69)
Remaining Acquisition/Construction Fund				\$ 32.23

**Windsor at Westside
Community Development District**

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

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

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
8/1/18		Interest		\$ 0.05
9/1/18		Interest		\$ 0.05
TOTAL				\$ 0.44
Acquisition/Construction Fund at 9/30/17				\$ 32.40
Interest Earned thru 09/30/18				\$ 0.44
Requisitions Paid thru 09/30/18				\$ -
Remaining Acquisition/Construction Fund				\$ 32.84

**Windsor at Westside
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
TOTAL				\$ -
Fiscal Year 2019				
10/1/18		Interest		\$ 0.05
11/1/18		Interest		\$ 0.06
12/3/18		Interest		\$ 0.06
1/2/19		Interest		\$ 0.06
2/1/19		Interest		\$ 0.06
3/1/19		Interest		\$ 0.06
4/1/19		Interest		\$ 0.06
5/1/19		Interest		\$ 0.06
6/3/19		Interest		\$ 0.06
TOTAL				\$ 0.53
Acquisition/Construction Fund at 9/30/18				\$ 32.84
Interest Earned thru 6/30/19				\$ 0.53
Requisitions Paid thru 6/30/19				\$ -
Remaining Acquisition/Construction Fund				\$ 33.37

**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
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/Coneynance	\$ 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 - Fees for Services to Ph2B Acquisition Docs/Rel Retainage	\$ 1,319.51
12/13/17	15	Osceola Engineering Inc	Inv#7589 Services to Ph2B Acquisition Doc/Lift Station Acceptance	\$ 1,487.50
TOTAL				\$ 305,312.21
Fiscal Year 2017				
10/1/16		Interest		\$ 402.83
11/1/16		Interest		\$ 412.24
12/1/16		Interest		\$ 411.22
1/1/17		Interest		\$ 522.51
2/1/17		Interest		\$ 651.13
3/1/17		Interest		\$ 622.32
4/1/17		Interest		\$ 779.86
5/1/17		Interest		\$ 891.11
6/1/17		Interest		\$ 973.00
7/1/17		Interest		\$ 1,109.49
8/1/17		Interest		\$ 1,314.19
9/1/17		Interest		\$ 1,350.29
TOTAL				\$ 9,440.19
Acquisition/Construction Fund at 9/30/16				\$ 1,816,562.36
Interest Earned thru 9/30/17				\$ 9,440.19
Requisitions Paid thru 9/30/17				\$ (305,312.21)
Remaining Acquisition/Construction Fund				\$ 1,520,690.34

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

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2018				
2/20/18	17	Hopping Green Sams		\$ 862.00
2/20/18	18	Hopping Green Sams		\$ 800.00
5/17/18	19	Hopping Green Sams		\$ 153.00
6/29/18	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
8/1/18		Interest		\$ 2.96
9/1/18		Interest		\$ 3.09
TOTAL				\$ 18,139.36
Acquisition/Construction Fund at 9/30/17				\$ 1,520,690.34
Interest Earned and Transfer In thru 09/30/18				\$ 18,139.36
Requisitions Paid thru 09/30/18				\$ (1,536,813.40)
Remaining Acquisition/Construction Fund				\$ 2,016.30

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				
TOTAL				\$ -
Fiscal Year 2019				
10/1/18		Interest		\$ 3.10
10/24/18		Transfer In		\$ 1,745.89
11/1/18		Interest		\$ 4.27
12/3/18		Interest		\$ 6.47
1/2/19		Interest		\$ 6.96
2/1/19		Interest		\$ 7.31
3/1/19		Interest		\$ 6.64
4/1/19		Interest		\$ 7.41
4/1/19		Transfer In		\$ 2,214.80
5/1/19		Interest		\$ 7.36
6/3/19		Interest		\$ 11.69
TOTAL				\$ 4,021.90
Acquisition/Construction Fund at 9/30/18				\$ 2,016.30
Interest Earned thru 6/30/19				\$ 4,021.90
Requisitions Paid thru 6/30/19				\$ -
Remaining Acquisition/Construction Fund				\$ 6,038.20

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 24, 2019

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

RE: Windsor at Westside Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter of April 16, 2019 requesting confirmation of the number of registered voters within the Windsor at Westside Community Development District as of April 15, 2019.

The number of registered voters within the Windsor at Westside CDD is ten as of April 15, 2019.

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

Respectfully yours,

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

Mary Jane Arrington
Supervisor of Elections

RECEIVED

APR 26 2019

BY: _____

Vote
Osceola

SECTION 4

REBATE REPORT
\$6,535,000
Windsor at Westside
Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)

Dated: May 12, 2016
Delivered: May 12, 2016

Rebate Report to the Computation Date
February 1, 2021
Reflecting Activity To
November 30, 2018



TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund	13
Arbitrage Rebate Calculation Detail Report – Cost of Issuance Fund	14
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	15
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	16
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	17



AMTEC

American Municipal Tax-Exempt Compliance

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May 14, 2019

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

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

Dear Ms. Viscarra:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Windsor at Westside Community Development District (the "District")

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986 (the "Code"), as amended, and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of November 30, 2019. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Analyst

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the February 1, 2021 Computation Date

Reflecting Activity from May 12, 2016 through November 30, 2018

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.673551%	28,019.36	(204,286.04)
Cost of Issuance Fund	0.004649%	0.13	(164.94)
Capitalized Interest Fund	0.260430%	175.64	(3,758.13)
Debt Service Reserve Fund	0.957346%	5,146.99	(24,162.47)
Totals	0.699209%	\$33,342.12	\$(232,371.58)
Bond Yield	4.815894%		
Rebate Computation Credits			(3,981.04)
Net Rebatable Arbitrage			\$(236,352.62)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from May 12, 2016, the date of the closing, to November 30, 2018, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 1, 2021.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between May 12, 2016 and November 30, 2018, the District made periodic payments into the Debt Service Interest, Sinking and Redemption Prepayment Funds that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Interest, Sinking and Redemption Prepayment Funds and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

February 1, 2021.

7. Computation Period

The period beginning on May 12, 2016, the date of the closing, and ending on November 30, 2018.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on February 1st, the day in the calendar year that was selected by the Issuer.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and Regions Bank, Trustee, as follows:

Fund	Account Number
Acquisition and Construction	3380007587
Cost of Issuance	3380007596
Debt Service Interest	3380007603
Revenue	3380007612
Debt Service Redemption Prepayment	3380007621
Debt Service Principal	3380007630
Capitalized Interest	3380007649
Debt Service Reserve	3380007658

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of November 30, 2018, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to February 1, 2021. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on February 1, 2021, is the Rebatable Arbitrage.

\$6,535,000
Windsor at Westside Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)
Delivered: May 12, 2016

Sources of Funds

Par Amount	\$6,535,000.00
Total	\$6,535,000.00

Uses of Funds

Acquisition & Construction Fund	\$5,871,815.24
Cost of Issuance Fund	165,250.00
Capitalized Interest Fund	143,482.76
Debt Service Reserve Fund	209,375.00
Underwriter's Discount	145,077.00
Total	\$6,535,000.00

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 05/12/2016 @ 4.8158944558%
11/01/2016	143,482.76	140,312.89
05/01/2017	152,821.88	145,931.73
11/01/2017	262,821.88	245,071.06
05/01/2018	150,896.88	137,396.96
11/01/2018	265,896.88	236,415.77
05/01/2019	148,884.38	129,264.32
11/01/2019	268,884.38	227,961.47
05/01/2020	146,784.38	121,518.40
11/01/2020	271,784.38	219,711.63
05/01/2021	144,596.88	114,144.19
11/01/2021	269,596.88	207,814.62
05/01/2022	142,018.75	106,898.91
11/01/2022	272,018.75	199,936.81
05/01/2023	139,337.50	100,006.51
11/01/2023	279,337.50	195,774.37
05/01/2024	136,450.00	93,382.71
11/01/2024	281,450.00	188,087.75
05/01/2025	133,459.38	87,091.29
11/01/2025	283,459.38	180,627.05
05/01/2026	130,365.63	81,118.78
11/01/2026	285,365.63	173,390.90
05/01/2027	127,168.75	75,452.11
11/01/2027	287,168.75	166,377.46
05/01/2028	123,868.75	70,078.60
11/01/2028	293,868.75	162,346.67
05/01/2029	119,831.25	64,643.73
11/01/2029	294,831.25	155,308.84
05/01/2030	115,675.00	59,501.58
11/01/2030	300,675.00	151,026.33
05/01/2031	111,281.25	54,581.27
11/01/2031	306,281.25	146,692.68
05/01/2032	106,650.00	49,878.71
11/01/2032	311,650.00	142,327.17
05/01/2033	101,781.25	45,389.44
11/01/2033	316,781.25	137,947.19
05/01/2034	96,675.00	41,108.71
11/01/2034	321,675.00	133,568.29
05/01/2035	91,331.25	37,031.54
11/01/2035	326,331.25	129,204.43
05/01/2036	85,750.00	33,152.72
11/01/2036	330,750.00	124,868.03
05/01/2037	79,931.25	29,466.89
11/01/2037	334,931.25	120,570.14
05/01/2038	73,875.00	25,968.56
11/01/2038	343,875.00	118,036.78
05/01/2039	67,125.00	22,499.22
11/01/2039	347,125.00	113,614.91
05/01/2040	60,125.00	19,216.35
11/01/2040	355,125.00	110,831.54
05/01/2041	52,750.00	16,075.74
11/01/2041	362,750.00	107,949.89
05/01/2042	45,000.00	13,076.56

PROOF OF ARBITRAGE YIELD

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

Date	Debt Service	Present Value to 05/12/2016 @ 4.8158944558%
11/01/2042	370,000.00	104,990.31
05/01/2043	36,875.00	10,217.53
11/01/2043	376,875.00	101,971.19
05/01/2044	28,375.00	7,496.91
11/01/2044	388,375.00	100,199.17
05/01/2045	19,375.00	4,881.14
11/01/2045	399,375.00	98,248.60
05/01/2046	9,875.00	2,372.19
11/01/2046	404,875.00	94,972.78
	12,636,351.58	6,535,000.00

Proceeds Summary

Delivery date	05/12/2016
Par Value	6,535,000.00
Target for yield calculation	6,535,000.00

BOND DEBT SERVICE

\$6,535,000

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

Dated Date 05/12/2016
 Delivery Date 05/12/2016

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/12/2016					
11/01/2016			143,482.76	143,482.76	143,482.76
05/01/2017			152,821.88	152,821.88	
11/01/2017	110,000	3.500%	152,821.88	262,821.88	415,643.76
05/01/2018			150,896.88	150,896.88	
11/01/2018	115,000	3.500%	150,896.88	265,896.88	416,793.76
05/01/2019			148,884.38	148,884.38	
11/01/2019	120,000	3.500%	148,884.38	268,884.38	417,768.76
05/01/2020			146,784.38	146,784.38	
11/01/2020	125,000	3.500%	146,784.38	271,784.38	418,568.76
05/01/2021			144,596.88	144,596.88	
11/01/2021	125,000	4.125%	144,596.88	269,596.88	414,193.76
05/01/2022			142,018.75	142,018.75	
11/01/2022	130,000	4.125%	142,018.75	272,018.75	414,037.50
05/01/2023			139,337.50	139,337.50	
11/01/2023	140,000	4.125%	139,337.50	279,337.50	418,675.00
05/01/2024			136,450.00	136,450.00	
11/01/2024	145,000	4.125%	136,450.00	281,450.00	417,900.00
05/01/2025			133,459.38	133,459.38	
11/01/2025	150,000	4.125%	133,459.38	283,459.38	416,918.76
05/01/2026			130,365.63	130,365.63	
11/01/2026	155,000	4.125%	130,365.63	285,365.63	415,731.26
05/01/2027			127,168.75	127,168.75	
11/01/2027	160,000	4.125%	127,168.75	287,168.75	414,337.50
05/01/2028			123,868.75	123,868.75	
11/01/2028	170,000	4.750%	123,868.75	293,868.75	417,737.50
05/01/2029			119,831.25	119,831.25	
11/01/2029	175,000	4.750%	119,831.25	294,831.25	414,662.50
05/01/2030			115,675.00	115,675.00	
11/01/2030	185,000	4.750%	115,675.00	300,675.00	416,350.00
05/01/2031			111,281.25	111,281.25	
11/01/2031	195,000	4.750%	111,281.25	306,281.25	417,562.50
05/01/2032			106,650.00	106,650.00	
11/01/2032	205,000	4.750%	106,650.00	311,650.00	418,300.00
05/01/2033			101,781.25	101,781.25	
11/01/2033	215,000	4.750%	101,781.25	316,781.25	418,562.50
05/01/2034			96,675.00	96,675.00	
11/01/2034	225,000	4.750%	96,675.00	321,675.00	418,350.00
05/01/2035			91,331.25	91,331.25	
11/01/2035	235,000	4.750%	91,331.25	326,331.25	417,662.50
05/01/2036			85,750.00	85,750.00	
11/01/2036	245,000	4.750%	85,750.00	330,750.00	416,500.00
05/01/2037			79,931.25	79,931.25	
11/01/2037	255,000	4.750%	79,931.25	334,931.25	414,862.50
05/01/2038			73,875.00	73,875.00	
11/01/2038	270,000	5.000%	73,875.00	343,875.00	417,750.00
05/01/2039			67,125.00	67,125.00	
11/01/2039	280,000	5.000%	67,125.00	347,125.00	414,250.00
05/01/2040			60,125.00	60,125.00	

BOND DEBT SERVICE

\$6,535,000

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2040	295,000	5.000%	60,125.00	355,125.00	415,250.00
05/01/2041			52,750.00	52,750.00	
11/01/2041	310,000	5.000%	52,750.00	362,750.00	415,500.00
05/01/2042			45,000.00	45,000.00	
11/01/2042	325,000	5.000%	45,000.00	370,000.00	415,000.00
05/01/2043			36,875.00	36,875.00	
11/01/2043	340,000	5.000%	36,875.00	376,875.00	413,750.00
05/01/2044			28,375.00	28,375.00	
11/01/2044	360,000	5.000%	28,375.00	388,375.00	416,750.00
05/01/2045			19,375.00	19,375.00	
11/01/2045	380,000	5.000%	19,375.00	399,375.00	418,750.00
05/01/2046			9,875.00	9,875.00	
11/01/2046	395,000	5.000%	9,875.00	404,875.00	414,750.00
	6,535,000		6,101,351.58	12,636,351.58	12,636,351.58

\$6,535,000
Windsor at Westside Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)
Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.815894%)
05/12/16	Beg Bal	-5,871,815.24	-7,350,394.66
06/28/16		744,253.00	926,015.05
06/28/16		401,905.87	500,059.64
06/28/16		200,557.24	249,537.49
06/28/16		2,697,261.00	3,355,988.19
08/02/16		6,338.50	7,851.13
09/20/16		3,271.56	4,026.66
09/20/16		2,231.25	2,746.24
09/20/16		160.34	197.35
10/18/16		2,056.25	2,521.50
02/03/17		407.70	493.05
06/27/17		3,500.00	4,152.94
08/23/17		281.50	331.55
08/30/17		298,316.00	351,032.48
12/12/17		1,319.51	1,531.89
12/13/17		1,487.50	1,726.69
02/20/18		800.00	920.45
02/20/18		862.00	991.79
05/01/18		-2,351.89	-2,680.72
05/17/18		153.00	174.02
06/29/18		1,534,998.40	1,736,254.27
10/24/18		-1,745.89	-1,945.00
11/30/18	MMkt Bal	3,765.29	4,174.79
11/30/18	MMkt Acc	6.47	7.17
02/01/21	TOTALS:	28,019.36	-204,286.04

ISSUE DATE:	05/12/16	REBATABLE ARBITRAGE:	-204,286.04
COMP DATE:	02/01/21	NET INCOME:	28,019.36
BOND YIELD:	4.815894%	TAX INV YIELD:	0.673551%

\$6,535,000
Windsor at Westside Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.815894%)
05/12/16	Beg Bal	-165,250.00	-206,861.54
05/12/16		40,000.00	50,072.38
05/12/16		46,500.00	58,209.15
05/12/16		38,000.00	47,568.76
05/12/16		27,500.00	34,424.76
05/12/16		5,000.00	6,259.05
06/09/16		1,250.00	1,559.19
09/23/16		5,000.00	6,151.59
10/21/16		2,000.00	2,451.55
03/27/17		0.13	0.16

02/01/21	TOTALS:	0.13	-164.94

ISSUE DATE:	05/12/16	REBATABLE ARBITRAGE:	-164.94
COMP DATE:	02/01/21	NET INCOME:	0.13
BOND YIELD:	4.815894%	TAX INV YIELD:	0.004649%

\$6,535,000
Windsor at Westside Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.815894%)
05/12/16	Beg Bal	-143,482.76	-179,613.10
11/01/16		143,482.77	175,645.03
05/01/17		175.54	209.84
05/01/18		0.09	0.10

02/01/21	TOTALS:	175.64	-3,758.13

ISSUE DATE:	05/12/16	REBATABL ARBITRAGE:	-3,758.13
COMP DATE:	02/01/21	NET INCOME:	175.64
BOND YIELD:	4.815894%	TAX INV YIELD:	0.260430%

\$6,535,000
Windsor at Westside Community Development District
(Osceola County, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Two Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.815894%)
05/12/16	Beg Bal	-209,375.00	-262,097.63
05/01/18		2,351.89	2,680.72
10/24/18		1,745.89	1,945.00
11/30/18	MMkt Bal	210,063.76	232,909.79
11/30/18	MMkt Acc	360.45	399.65

02/01/21	TOTALS:	5,146.99	-24,162.47

ISSUE DATE:	05/12/16	REBATABLE ARBITRAGE:	-24,162.47
COMP DATE:	02/01/21	NET INCOME:	5,146.99
BOND YIELD:	4.815894%	TAX INV YIELD:	0.957346%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.815894%)
02/01/17		-1,670.00	-2,020.16
02/01/18		-1,700.00	-1,960.88

02/01/21	TOTALS:	-3,370.00	-3,981.04

ISSUE DATE: 05/12/16		REBATABLE ARBITRAGE: -3,981.04	
COMP DATE: 02/01/21			
BOND YIELD: 4.815894%			

SECTION 5

NOTICE OF MEETING DATES WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the *Windsor at Westside Community Development District* will hold the remainder of their regularly scheduled public meetings for Fiscal Year 2020 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 25, 2019

(Historically No November/December Meetings are Scheduled)

January 31, 2020

February 28, 2020

March 27, 2020

April 24, 2020

May 29, 2020

June 26, 2020

July 31, 2020

August 28, 2020

September 25, 2020

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

SECTION 6

266790 2018 Alfonso, Angel

- Windsor at Westside Community Development District- Board of Supervisors

Form 1 with Osceola County SOE

 Form Receipt Not Recorded

[View Filing History](#)

271825 2018 Baker, Eric

- Windsor at Westside Community Development District- Board of Supervisors

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District-Board of
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