

*Windsor at Westside
Community Development District*

Agenda

October 25, 2019

AGENDA

Windsor at Westside

Community Development District

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

October 18, 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, October 25, 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. Organizational Matters
 - A. Acceptance of Resignation of Steven Norwood and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2020
 - B. Administration of Oath of Office to Newly Appointed Board Member
 - C. Consideration of Resolution 2020-01 Electing Assistant Secretary
4. Approval of Minutes of July 26, 2019 Meeting
5. Consideration of Aquatic Maintenance Agreement with Applied Aquatic Management, Inc.
6. Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2019
7. Consideration of Series 2016 Requisition #20
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
9. Supervisor's Requests
10. Adjournment

The second order of business is the Public Comment 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 Organizational Matters. Section A is the acceptance of resignation of Steven Norwood and appointment of an individual to fulfill the Board Vacancy with a term ending November 2020. A copy of the resignation letter is enclosed for your review. Section B is the administration of the Oath of Office to the newly appointed Board member and Section C is the consideration of Resolution 2020-01 electing an Assistant Secretary. A copy of the Resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the July 26, 2019 meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of aquatic maintenance agreement with Applied Aquatic Management, Inc. A copy of the agreement is enclosed for your review.

The sixth order of business is the consideration of agreement with Grau & Associates to provide auditing services for the Fiscal Year 2019. A copy of the agreement is enclosed for your review.

The seventh order of business is the consideration of the Series 2016 Requisition #20. A copy of the requisition and supporting invoice is enclosed for your review.

The eighth order of business is Staff Reports. Section C is the District Manager's Report. Section 1 includes the check register being submitted for approval and Section 2 includes the balance sheet and income statement for your review. 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,



George S. Flint
District Manager

CC: Sarah Sandy, District Counsel
Tucker Mackie, District Counsel
Broc Althafer, District Engineer

Enclosures

SECTION III

SECTION A

From: Stacie Vanderbilt svanderbilt@gmscfl.com
Subject: Fwd: Windsor at Westside CDD - Notice of Resignation
Date: October 1, 2019 at 4:03 PM
To:



From: Steven Norwood <snorwood1@Knights.ucf.edu>
Sent: Tuesday, October 1, 2019 12:55:42 PM
To: Wesley Hunt <Wesley.Hunt@PulteGroup.com>
Subject: Re: Windsor at Westside CDD - Notice of Resignation

External Sender

Good afternoon, Wes.

I hereby resign from the Windsor at Westside CDD Board of Supervisors effective immediately.

Please let me know if you need anything else, take care.

Thank you.

SECTION C

RESOLUTION 2020-01

**A RESOLUTION OF THE WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT ELECTING
_____ AS ASSISTANT
SECRETARY OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Windsor at Westside Community District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 25th day of October, 2019.

Secretary/ Assistant Secretary

Chairman/Vice Chairman

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, July 26, 2019 at 9:00 a.m. in the Club at Windsor at Westside, 2100 Tripoli Court, Kissimmee, Florida.

Present and constituting a quorum were:

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

Approval of the Minutes of the April 26, 2019 Meeting

On MOTION by Mr. Tew seconded by Mr. Baker with all in favor the minutes of April 26, 2019 meeting were approved, as presented.

FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2018 Audit Report

Mr. Flint stated Grau & Associates as the District's independent auditor prepared the report. On page 2 the report to management you will see there are no prior or current year findings

or recommendations and they found that we have complied with all the provisions of the auditor general of the State of Florida that they are required to review. It is a clean audit.

On MOTION by Mr. Baker seconded by Mr. Norwood with all in favor the Fiscal Year 2018 audit report was accepted and transmittal to the State of Florida was ratified.

Ms. Sandy and Mr. Althafer joined the meeting by telephone at this time.

FIFTH ORDER OF BUSINESS

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

Mr. Flint stated item five is a public hearing to consider the adoption of the Fiscal Year 2020 budget. The Board previously approved a proposed budget and set today as the date, place and time of the public hearing.

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

Mr. Flint stated I will note for the record there are no members of the public here to provide comment or testimony so we will bring it back to the Board for discussion and consideration of the resolution. Attached to the resolution as Exhibit A is the proposed budget and the actuals have been updated through June 30th and we projected the last three months. We are recommending the O&M assessment levels remain the same and you can see the expenses are fairly close to the current year and administrative expenses are basically flat and the operating expenses are increasing by about \$3,000.

On MOTION by Mr. Baker seconded by Mr. Tew with all in favor Resolution 2019-05 Adopting the Proposed Fiscal Year 2020 Budget and Relating to the Annual Appropriations, was approved.

On MOTION by Mr. Baker seconded by Mr. Norwood with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS**Public Hearing on Fiscal Year 2019-2020
O&M Assessments****A. Consideration of Resolution 2019-06 Imposing Special Assessments and
Certifying an Assessment Roll**

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

Mr. Flint stated for the record we will note there are no members of the public here to provide comment or testimony and we will bring it back to the Board for discussion and consideration of Resolution 2019-06. There are two exhibits to the resolution, Exhibit A is the budget you just adopted and Exhibit B is the assessment roll which reflects each parcel in the District and the amount they are to be assessed.

On MOTION by Mr. Tew seconded by Mr. Baker with all in favor
Resolution 2019-06 Imposing Special Assessments and Certifying an
Assessment Roll, was approved.

On MOTION by Mr. Tew seconded by Mr. Baker with all in favor
the public hearing was closed.

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

There being none, the next item followed.

B. Engineer – Presentation of Annual Engineer's Report

Mr. Althafer stated every year I am required to do an Engineer's Report to meet the conditions of the Master Trust Indenture. This year I did a site visit and reviewed all the CDD owned and maintained improvements and found that everything appears to be in good working condition and good repair. I recommend the current maintenance schedule continue and the budget appears to be adequate to continue to fund good maintenance of the improvements.

On MOTION by Mr. Tew seconded by Mr. Baker with all in favor
the annual Engineer's Report was accepted.

C. Manager

i. Approval of Check Register

Mr. Flint presented the check register from April 18, 2019 through July 19, 2019 in the amount of \$67,069.04.

On MOTION by Mr. Tew seconded by Mr. Baker with all in favor the check registers were approved.

ii. Balance Sheet and Income Statement

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

iii. Presentation of Number of Registered Voters – 10

A copy of the letter from the supervisor of elections indicating there are 10 registered voters residing in the District was included in the agenda package.

iv. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint stated we have an obligation for the bond issues to have an arbitrage rebate calculation report done. In the agenda is the report for the Series 2016 Assessment Area 2 project and you can see we have a net rebatable arbitrage of a negative \$236,000, which is good. If that was a positive number we would have an arbitrage issue. Basically, we are paying more interest than we are earning.

On MOTION by Mr. Tew seconded by Mr. Baker with all in favor the Arbitrage Rebate Calculation Report, was approved.

v. Approval of Fiscal Year 2020 Meeting Schedule

Mr. Flint stated the Board is required to approve an annual meeting schedule and the proposed schedule shows we would meet on the last Friday of each month at 9:00 a.m. in this location with the exception of November and December. If there is no need to meet or no business we can cancel, this gives us the option of meeting on a monthly basis if it is required.

On MOTION by Mr. Tew seconded by Mr. Baker with all in favor the notice that the Board will meet on the last Friday of the month in Fiscal Year 2020, was approved.

vi. Statement of Financial Interests Filing Reminder

Mr. Flint stated next is a courtesy reminder. It looks like Angel hadn't filed his Form 1 Statement of Financial Interests, which was required to be filed by July 1st. If you have his contact information you may want to let him know because at a certain point he will start getting fined \$25 a day. You, Steven and Cliff still need to file as well.

vii. Field Manager's Report

Mr. Viasalyers stated we are continuing to work with the landscapers to identify some of the areas that are stressed, and we are working to remedy those areas. We do have a new account manager who will hopefully pick up some of the slack where the previous one was lacking. We have noticed they are working on a lot of the detail, cleaning up the beds and things like that and they replaced one of the dead palms on the boulevard.

Mr. Flint asked what is their take on the Juniper out there?

Mr. Viasalyers stated I was just discussing that with their supervisor, and they are going to look into it, identify it and if they have to replace it at no cost they will.

Mr. Flint stated we have been struggling here with the reclaimed water pressures, not only Windsor at Westside but Solara and the CDD common area down Westside Boulevard as well as the other communities off of Westside. Now that we are getting some rain hopefully, that will improve but there has been a lot of dialog back and forth with the Toho Water Authority on that.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being none,

On MOTION by Mr. Baker seconded by Mr. Tew with all in favor the meeting adjourned at 9:15 a.m.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



Renewal

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

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: September 2, 2019

Windsor At Westside CDD
Name c/o GMS
Address 1408 Hamlin Ave, Unit E
City St. Cloud, FL 34771
Phone 407.398.2890

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

The parties hereto agree as follows

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

One (1) Pond in Phase 1
Two (2) Ponds 2A & 2B in Phase 2
Three (3) Sumps in Phase 2
Windsor at Westside
Kissimmee, Florida

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

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

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

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

The terms of this agreement shall be: 10/01/2019 thru 09/30/2020.

Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$820.00	Due	monthly as billed x 12
Total Annual Cost	\$9,840.00		

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

- D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.
- E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Wade L. Pharis, VP

Date: 9/2/2019

Accepted

Date:

AAM

Customer

Terms and Conditions

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

SECTION VI



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 3, 2019

Board of Supervisors
Windsor at Westside Community Development District
c/o GMS, LLC
9145 Narcoossee Rd, Suite A206
Orlando, FL 32827

We are pleased to confirm our understanding of the services we are to provide Windsor at Westside Community Development District, Osceola County, Florida ("the District") for the fiscal year ended September 30, 2019, with the option of 1 additional one-year renewal. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Windsor at Westside Community Development District as of and for the fiscal year ended September 30, 2019, with the option of 1 additional one-year renewal. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2019 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's 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. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards

and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and

recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. 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 will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may

provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN.

This agreement provides for a contract period of one (1) year with the option of one (1) additional, one-year renewal upon the written consent of both parties. Our fee for these services will not exceed \$3,700 for the September 30, 2019 audit. The fee for fiscal year 2020 will not exceed \$3,800 unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Windsor at Westside Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Windsor at Westside Community Development District.

By: _____

Title: _____

Date: _____



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in cursive script, reading "Anita Ford".

Anita Ford, Chair
AICPA Peer Review Board
2016

SECTION VII

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2016
(ASSESSMENT AREA TWO PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Windsor at Westside Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the "Trustee"), dated as of June 1, 2015, as supplemented by that certain Second Supplemental Trust Indenture dated as of April 1, 2016 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: **20**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement:
GMS – Central Florida, LLC
- (D) Amount Payable: **\$3,500.00**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Invoice# 112; Represents Construction Accounting FY 2019 – Series 2016 Bonds**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2016 Acquisition & Construction Account of the Acquisition and Construction Fund.**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District;
2. each disbursement set forth above is a proper charge against the Series 2016 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Project; and
4. each disbursement represents a Cost of the Assessment Area Two Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

**WINDSOR AT WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Responsible Officer

Date: _____

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area Two Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.

Consulting Engineer

1001 Bradford Way
Kingston, TN 37763

Invoice #: 112
Invoice Date: 8/2/19
Due Date: 8/2/19
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Construction Accounting FY 2019 - Series 2016 Bonds		3,500.00	3,500.00
Please Wire Funds To: GMS-CF,LLC ABA 062005690 Account 0125331205 Contact Angela Dougal (865) 270-7875			
Total			\$3,500.00
Payments/Credits			\$0.00
Balance Due			\$3,500.00

SECTION VIII

SECTION C

SECTION 1

Windsor at Westside

Community Development District

Summary of Invoices

August 24, 2019 - October 17, 2019

Fund	Date	Check No.'s	Amount
General Fund	9/9/19	397	\$ 4,550.62
	9/17/19	398-401	\$ 7,157.47
	9/20/19	402	\$ 5,000.00
	9/26/19	403	\$ 7,573.00
	10/10/19	404	\$ 4,649.49
	10/11/19	405-408	\$ 1,255.50
			\$ 30,186.08

*** CHECK DATES 08/24/2019 - 10/17/2019 ***

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 #
9/09/19	00001	9/01/19 113	201909 310-51300-34000	MANAGEMENT FEES SEP19	*	3,094.33	
		9/01/19 113	201909 310-51300-35100	INFORMATION TECH SEP19	*	50.00	
		9/01/19 113	201909 310-51300-31300	DISSEMINATION FEE SEP19	*	583.33	
		9/01/19 113	201909 310-51300-51000	OFFICE SUPPLIES SEP19	*	.18	
		9/01/19 113	201909 310-51300-42000	POSTAGE SEP19	*	5.60	
		9/01/19 113	201909 310-51300-42500	COPIES SEP19	*	15.00	
		9/01/19 113	201909 310-51300-41000	TELEPHONE SEP19	*	6.51	
		9/01/19 114	201909 320-53800-12000	FIELD MANAGEMENT SEP19	*	795.67	
				GOVERNMENTAL MANAGEMENT SERVICES			4,550.62 000397
9/17/19	00015	8/31/19 179716	201908 320-53800-46200	LAKE MAINTENANCE AUG19	*	820.00	
				APPLIED AQUATIC MANAGEMENT, INC			820.00 000398
9/17/19	00014	8/29/19 44732	201907 320-53800-46600	IRRIGATION REPAIR 7/25/19	*	324.38	
		9/10/19 45485	201909 320-53800-46400	LANDSCAPE MAINT SEP19	*	4,333.59	
				DOWN TO EARTH LAWN CARE II, INC.			4,657.97 000399
9/17/19	00021	8/01/19 1241	201908 320-53800-46700	FOUNTAIN MAINT AUG19	*	150.00	
		8/12/19 1218	201908 320-53800-46600	FOUNTAIN PUMP REPLACEMENT	*	655.00	
		9/01/19 1260	201909 320-53800-46700	FOUNTAIN MAINT SEP19	*	150.00	
				GRUNIT POOL SERVICE			955.00 000400
9/17/19	00003	8/31/19 109706	201907 310-51300-31500	RESEARCH/FY20 BUDGET DOCS	*	724.50	
				HOPPING GREEN & SAMS			724.50 000401
9/20/19	00001	9/15/19 115	201909 300-15500-10000	ASSESSMENT ROLL - FY2020	*	5,000.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,000.00 000402
9/26/19	00006	9/11/19 9498	201909 300-15500-10000	FY20 GEN LIAB/PUBLIC OFFI	*	5,533.00	

WIND WINDSOR AT WES IARAUJO

*** CHECK DATES 08/24/2019 - 10/17/2019 ***

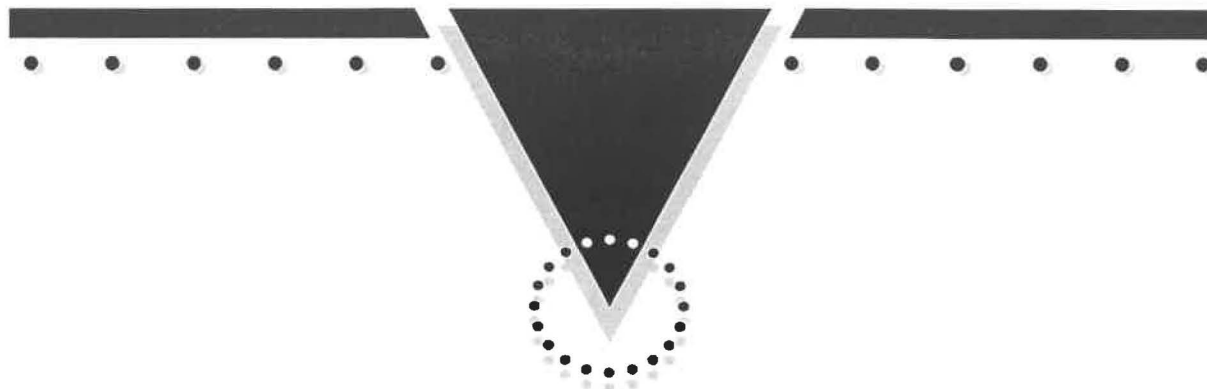
WINDSOR GENERAL FUND

BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/11/19 9498	201909 300-15500-10000		*	2,040.00	
			FY20 PROPERTY INSURANCE				
				EGIS INSURANCE & RISK ADVISORS			7,573.00 000403
10/10/19 00001	10/01/19 116	201910 310-51300-34000			*	3,094.33	
		MANAGEMENT FEES OCT19					
	10/01/19 116	201910 310-51300-35100			*	150.00	
		TECHNOLOGY FEES OCT19					
	10/01/19 116	201910 310-51300-31300			*	583.33	
		DISSEMINATION SRVC OCT19					
	10/01/19 116	201910 310-51300-51000			*	.03	
		OFFICE SUPPLIES					
	10/01/19 116	201910 310-51300-42000			*	.50	
		POSTAGE					
	10/01/19 116	201910 310-51300-42500			*	1.80	
		COPIES					
	10/01/19 117	201910 320-53800-12000			*	819.50	
		FIELD MGMNT FEES OCT19					
				GOVERNMENTAL MANAGEMENT SERVICES			4,649.49 000404
10/11/19 00015	9/30/19 180367	201909 320-53800-46400			*	820.00	
		AQUATIC PLANT MGMT-SEP19					
				APPLIED AQUATIC MANAGEMENT, INC			820.00 000405
10/11/19 00002	10/01/19 74599	201910 310-51300-54000			*	175.00	
		SPECIAL DISTRICT FEE-FY20					
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000406
10/11/19 00021	10/01/19 1280	201910 320-53800-46700			*	150.00	
		FOUNTAIN MAINT OCT19					
				GRUNIT POOL SERVICE			150.00 000407
10/11/19 00003	9/30/19 110335	201908 310-51300-31500			*	110.50	
		RESEARCH/RULES OF PROCEED					
				HOPPING GREEN & SAMS			110.50 000408
				TOTAL FOR BANK A		30,186.08	
				TOTAL FOR REGISTER		30,186.08	

WIND WINDSOR AT WES IARAUJO

SECTION 2



**Windsor at Westside
Community Development District**

Unaudited Financial Report

September 30, 2019



Table of Contents

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

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
September 30, 2019

	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	TOTALS 2019
<u>ASSETS:</u>				
<u>CASH</u>				
OPERATING ACCOUNT	\$67,128	---	---	\$67,128
<u>INVESTMENTS</u>				
SERIES 2015				
RESERVE	---	\$139,763	---	\$139,763
REVENUE	---	\$211,512	---	\$211,512
INTEREST	---	\$7	---	\$7
SINKING FUND	---	\$28	---	\$28
CONSTRUCTION	---	---	\$34	\$34
SERIES 2016				
RESERVE	---	\$211,753	---	\$211,753
REVENUE	---	\$296,437	---	\$296,437
INTEREST	---	\$10	---	\$10
CONSTRUCTION	---	---	\$6,071	\$6,071
PREPAID EXPENSES	\$12,573	---	---	\$12,573
TOTAL ASSETS	\$79,701	\$859,510	\$6,105	\$945,315
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$1,388	---	---	\$1,388
<u>FUND EQUITY:</u>				
FUND BALANCES:				
NONSPENDABLE				
PREPAID ITEMS	\$12,573	---	---	\$12,573
RESTRICTED FOR DEBT SERVICE 2015	---	\$351,310	---	\$351,310
RESTRICTED FOR DEBT SERVICE 2016	---	\$508,200	---	\$508,200
RESTRICTED FOR CAPITAL PROJECTS 2015	---	---	\$34	\$34
RESTRICTED FOR CAPITAL PROJECTS 2016	---	---	\$6,071	\$6,071
UNASSIGNED	\$65,740	---	---	\$65,740
TOTAL LIABILITIES & FUND EQUITY	\$79,701	\$859,510	\$6,105	\$945,315

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/19	ACTUAL THRU 09/30/19	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$195,643	\$195,643	\$197,387	\$1,744
ASSESSMENTS - DIRECT	\$3,320	\$3,320	\$3,317	(\$3)
TOTAL REVENUES	\$198,963	\$198,963	\$200,704	\$1,741
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
ENGINEERING	\$5,000	\$5,000	\$263	\$4,738
ATTORNEY	\$15,000	\$15,000	\$4,570	\$10,430
ARBITRAGE	\$500	\$500	\$450	\$50
DISSEMINATION	\$7,000	\$7,000	\$7,000	\$0
ANNUAL AUDIT	\$4,500	\$4,500	\$3,600	\$900
TRUSTEE FEES	\$7,000	\$7,000	\$7,000	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$37,132	\$37,132	\$37,132	\$0
INFORMATION TECHNOLOGY	\$600	\$600	\$2,300	(\$1,700)
TELEPHONE	\$100	\$100	\$48	\$52
POSTAGE	\$300	\$300	\$96	\$204
INSURANCE	\$5,950	\$5,950	\$5,398	\$552
PRINTING & BINDING	\$1,500	\$1,500	\$309	\$1,191
LEGAL ADVERTISING	\$3,000	\$3,000	\$3,154	(\$154)
OTHER CURRENT CHARGES	\$700	\$700	\$263	\$437
PROPERTY APPRAISER FEE	\$500	\$500	\$232	\$268
PROPERTY TAXES	\$100	\$100	\$0	\$100
OFFICE SUPPLIES	\$200	\$200	\$73	\$127
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2019

OPERATION & MAINTENANCE:

Contract Services

FIELD SERVICES	\$9,548	\$9,548	\$9,548	(\$0)
LANDSCAPE MAINTENANCE - CONTRACT	\$63,900	\$63,900	\$52,003	\$11,897
LAKE MAINTENANCE	\$10,500	\$10,500	\$9,840	\$660
WETLAND MONITORING & MAINTENANCE	\$9,400	\$9,400	\$0	\$9,400
PROPERTY INSURANCE	\$2,250	\$2,250	\$1,980	\$270

Repairs & Maintenance

LANDSCAPE MAINTENANCE - OTHER	\$3,500	\$3,500	\$8,146	(\$4,646)
REPAIRS - GENERAL	\$2,500	\$2,500	\$174	\$2,326
OPERATING SUPPLIES	\$2,000	\$2,000	\$18	\$1,982
IRRIGATION REPAIRS	\$3,000	\$3,000	\$5,265	(\$2,265)
SIGNAGE	\$1,500	\$1,500	\$0	\$1,500
FOUNTAIN MAINTENANCE	\$2,400	\$2,400	\$1,855	\$545

Utility

ELECTRIC	\$3,400	\$3,400	\$3,478	(\$78)
IRRIGATION WATER	\$1,000	\$1,000	\$448	\$552

Other

CONTINGENCY	\$215	\$215	\$0	\$215
-------------	-------	-------	-----	-------

TOTAL EXPENDITURES	\$209,370	\$209,370	\$169,817	\$39,553
---------------------------	------------------	------------------	------------------	-----------------

EXCESS REVENUES (EXPENDITURES)	(\$10,407)		\$30,887	
---------------------------------------	-------------------	--	-----------------	--

FUND BALANCE - Beginning	\$10,407		\$47,426	
---------------------------------	-----------------	--	-----------------	--

FUND BALANCE - Ending	\$0		\$78,313	
------------------------------	------------	--	-----------------	--

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/19	ACTUAL THRU 09/30/19	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS	\$276,388	\$276,388	\$278,906	\$2,518
INTEREST INCOME	\$0	\$0	\$7,402	\$7,402
TOTAL REVENUES	\$276,388	\$276,388	\$286,308	\$9,920
<u>EXPENDITURES:</u>				
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		\$16,220	
FUND BALANCE - Beginning	\$194,501		\$335,090	
FUND BALANCE - Ending	\$200,801		\$351,310	

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/19	ACTUAL THRU 09/30/19	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$394,318	\$394,318	\$398,282	\$3,964
ASSESSMENTS - DIRECT BILLED	\$24,432	\$24,432	\$24,435	\$3
INTEREST INCOME	\$500	\$500	\$10,650	\$10,150
TOTAL REVENUES	\$419,250	\$419,250	\$433,366	\$14,116
<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		\$14,624	
FUND BALANCE - Beginning	\$282,112		\$493,576	
FUND BALANCE - Ending	\$286,581		\$508,200	

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND SERIES 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/19	ACTUAL THRU 09/30/19	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		\$34	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND SERIES 2016

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending September 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/19	ACTUAL THRU 09/30/19	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$94	\$94
TRANSFER IN - EXCESS RESERVE	\$0	\$0	\$3,961	\$3,961
TOTAL REVENUES	\$0	\$0	\$4,055	\$4,055
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$4,055	
FUND BALANCE - Beginning	\$0		\$2,016	
FUND BALANCE - Ending	\$0		\$6,071	

WINDSOR AT WESTSIDE
Community Development District

REVENUES:

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
ASSESSMENTS - TAX ROLL	\$0	\$21,885	\$138,093	\$3314	\$4,246	\$12,606	\$6,018	\$3,653	\$7,564	\$7	\$0	\$0	\$197,387
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	\$7	\$0	\$0	\$200,704

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	\$725	\$111	\$0	\$4,570
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$450
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$7,000
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	\$3,094	\$3,094	\$3,094	\$37,132
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$1,750	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$23,000
TELEPHONE	\$0	\$12	\$0	\$0	\$0	\$6	\$0	\$0	\$23	\$0	\$0	\$7	\$48
POSTAGE	\$6	\$20	\$2	\$11	\$2	\$3	\$12	\$10	\$7	\$14	\$3	\$6	\$96
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	\$1	\$90	\$15	\$309
LEGAL ADVERTISING	\$1,519	\$453	\$0	\$378	\$0	\$0	\$0	\$245	\$0	\$560	\$0	\$0	\$3,154
OTHER CURRENT CHARGES	\$53	\$31	\$33	\$0	\$15	\$17	\$15	\$21	\$20	\$20	\$18	\$21	\$263
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	\$11	\$20	\$0	\$73
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	\$796	\$796	\$796	\$9,548
LANDSCAPE MAINTENANCE - CONTRACT	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$4,334	\$52,003
LAKE MAINTENANCE	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$9,840
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	\$71,27	\$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	\$378	\$979	\$457	\$5,265
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	\$150	\$150	\$150	\$1,855
Utility													
ELECTRIC	\$270	\$268	\$305	\$304	\$280	\$296	\$282	\$315	\$262	\$209	\$338	\$349	\$3,780
IRRIGATION WATER	\$43	\$40	\$43	\$41	\$40	\$34	\$34	\$36	\$34	\$34	\$34	\$34	\$448
Other													
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

TOTAL EXPENDITURES	\$31,713	\$129,22	\$109,31	\$13,201	\$11,310	\$12,029	\$179,96	\$149,06	\$10,898	\$11,777	\$11,419	\$10,715	\$169,817
Excess Revenues (Expenditures)	(\$31,713)	\$10,623	\$127,161	(\$9,059)	(\$7,064)	\$578	(\$11,148)	(\$11,253)	(\$3,333)	(\$11,770)	(\$11,419)	(\$10,715)	\$3,088.7

**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	\$139,763	
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	\$211,753	
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 CDD
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2019

TAX COLLECTOR

GROSS ASSESSMENTS	\$	922,181	\$	208,131	\$	294,088	\$	419,962
NET ASSESSMENTS	\$	866,850	\$	195,643	\$	276,443	\$	394,764

									2015		2016		
DATE RECEIVED	DIST.	GROSS ASSESSMENTS RECEIVED		DISCOUNTS/ PENALTIES		COMMISSIONS PAID		INTEREST INCOME	NET AMOUNT RECEIVED	GENERAL FUND 22.57%	DEBT SERVICE 31.89%	DEBT SERVICE 45.54%	TOTAL 100%
11/7/18	ACH	\$	2,912.43	\$	152.90	\$	55.19	\$ -	\$ 2,704.34	\$ 610.35	\$ 862.43	\$ 1,231.56	\$ 2,704.34
11/26/18	ACH	\$	100,195.84	\$	4,007.70	\$	1,923.76	\$ -	\$ 94,264.38	\$ 21,274.95	\$ 30,061.36	\$ 42,928.07	\$ 94,264.38
12/10/18	ACH	\$	620,046.87	\$	24,801.02	\$	11,904.92	\$ -	\$ 583,340.93	\$ 131,656.86	\$ 186,030.20	\$ 265,653.87	\$ 583,340.93
12/21/18	ACH	\$	30,146.58	\$	1,049.44	\$	581.94	\$ -	\$ 28,515.20	\$ 6,435.73	\$ 9,093.63	\$ 12,985.84	\$ 28,515.20
1/11/19	ACH	\$	13,764.05	\$	412.92	\$	267.02	\$ -	\$ 13,084.11	\$ 2,953.01	\$ 4,172.59	\$ 5,958.51	\$ 13,084.11
1/11/19	ACH	\$	1,508.53	\$	45.25	\$	29.27	\$ -	\$ 1,434.01	\$ 323.65	\$ 457.31	\$ 653.05	\$ 1,434.01
1/11/19	ACH	\$	-	\$	-	\$	-	\$ 167.53	\$ 167.53	\$ 37.81	\$ 53.43	\$ 76.29	\$ 167.53
2/13/19	ACH	\$	19,603.96	\$	406.73	\$	383.95	\$ -	\$ 18,813.28	\$ 4,246.05	\$ 5,999.64	\$ 8,567.58	\$ 18,813.28
3/11/19	ACH	\$	57,601.53	\$	605.95	\$	1,139.91	\$ -	\$ 55,855.67	\$ 12,606.32	\$ 17,812.64	\$ 25,436.71	\$ 55,855.67
4/9/19	ACH	\$	25,655.81	\$	-	\$	513.11	\$ -	\$ 25,142.70	\$ 5,674.57	\$ 8,018.13	\$ 11,450.00	\$ 25,142.70
4/9/19	ACH	\$	1,508.51	\$	-	\$	30.17	\$ -	\$ 1,478.34	\$ 333.65	\$ 471.45	\$ 673.24	\$ 1,478.34
4/12/19	ACH	\$	-	\$	-	\$	-	\$ 41.78	\$ 41.78	\$ 9.43	\$ 13.32	\$ 19.03	\$ 41.78
5/15/19	ACH	\$	16,515.07	\$	-	\$	330.31	\$ -	\$ 16,184.76	\$ 3,652.81	\$ 5,161.40	\$ 7,370.55	\$ 16,184.76
6/14/19	ACH	\$	5,423.29	\$	-	\$	108.46	\$ -	\$ 5,314.83	\$ 1,199.53	\$ 1,694.92	\$ 2,420.38	\$ 5,314.83
6/18/19	ACH	\$	28,775.90	\$	-	\$	575.52	\$ -	\$ 28,200.38	\$ 6,364.67	\$ 8,993.24	\$ 12,842.47	\$ 28,200.38
7/15/19	ACH	\$	-	\$	-	\$	-	\$ 32.55	\$ 32.55	\$ 7.35	\$ 10.38	\$ 14.82	\$ 32.55
TOTALS		\$	923,658.37	\$	31,481.91	\$	17,843.53	\$ 241.86	\$ 874,574.79	\$ 197,386.76	\$ 278,906.07	\$ 398,281.98	\$ 874,574.79

DIRECT BILLED ASSESSMENTS

PULTE HOME CORPORATION

\$27,751.38

\$3,319.84

\$24,431.54

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	SERIES 2016
11/1/18	11/1/18	91273182	\$ 13,875.69	\$ 13,875.69	\$ 1,659.92	\$ 12,215.77
1/9/19	2/1/19	91274562	\$ 6,937.84	\$ 6,937.84	\$ 826.96	\$ 6,110.88
4/8/19	5/1/19	91276499	\$ 6,937.84	\$ 6,937.84	\$ 829.96	\$ 6,107.88
			\$ 27,751.37	\$ 27,751.37	\$ 3,316.84	\$ 24,434.53

**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
7/1/19		Interest		\$ 0.06
8/1/19		Interest		\$ 0.06
9/1/19		Interest		\$ 0.06
TOTAL				\$ 0.71
Acquisition/Construction Fund at 9/30/18				\$ 32.84
Interest Earned thru 9/30/19				\$ 0.71
Requisitions Paid thru 9/30/19				\$ -
Remaining Acquisition/Construction Fund				\$ 33.55

**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
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
7/1/19		Interest		\$ 11.19
8/1/19		Interest		\$ 11.44
9/1/19		Interest		\$ 10.49
TOTAL				\$ 4,055.02
Acquisition/Construction Fund at 9/30/18				\$ 2,016.30
Interest Earned thru 9/30/19				\$ 4,055.02
Requisitions Paid thru 9/30/19				\$ -
Remaining Acquisition/Construction Fund				\$ 6,071.32