

*Windsor at Westside
Community Development District*

Agenda

August 28, 2020

AGENDA

Windsor at Westside

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

August 21, 2020

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

Dear Board Members:

The meeting of the Board of Supervisors of Windsor at Westside Community Development District will be held **Friday, August 28, 2020 at 9:00 AM via Zoom; by following this link <https://zoom.us/j/95123756660> or by calling in via (646) 876-9923 and entering the Meeting ID: 951 2375 6660.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of May 29, 2020 Meeting
4. Public Hearings
 - A. Fiscal Year 2021 Budget
 - i. Consideration of Resolution 2020-05 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations
 - B. Imposing Special Assessments
 - i. Consideration of Resolution 2020-06 Imposing Special Assessments and Certifying an Assessment Roll
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2021 Meeting Schedule
 - iv. Field Manager's Report
6. Supervisor's Requests
7. General Audience Comments
8. 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 May 29, 2020 meeting. The minutes are enclosed for your review.

The fourth order of business is public hearings. Section A opens the public hearing on the Fiscal Year 2021 budget. Section 1 is consideration of Resolution 2020-05 adopting the Fiscal Year 2021 budget and relating to the annual appropriations. A copy of the resolution is enclosed for your review. Section B opens the public hearing on imposing special assessments. Section 2 is

consideration of Resolution 2020-06 imposing special assessments and certifying an assessment roll. A copy of the resolution is enclosed for your review.

The fifth order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 includes the check register being submitted for approval and Sub-Section 2 includes the balance sheet and income statement for your review. Section 3 is approval of Fiscal Year 2021 meeting schedule. 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 blue ink, appearing to read 'G. Flint'.

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Windsor at Westside Community Development District was held Friday, May 29, 2020 at 9:00 a.m. via Zoom Video Conferencing, pursuant to Executive Orders 20-52, 20-69 and 20-91 (as extended by Executive Order 20-112) issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 1, 2020, and April 29, 2020 respectively, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

Present and constituting a quorum were:

Wesley Hunt	Chairman
Eric Baker	Vice Chairman
William Tew	Assistant Secretary
Mary Burns	Assistant Secretary

Also present were:

George Flint	District Manager
Sarah Sandy	District Counsel
Frank Del Valle	District Engineer
William Viasalyers	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, called the roll and stated the governor issued an executive order allowing governmental entities to meet without the physical quorum requirements and that order expires July 7th. We are meeting via Zoom and included the Zoom link in the legal notice that was placed advertising the meeting, also it is on the District's website. If any members of the public wish to participate they would participate the same way we are. We also provided information if they didn't feel comfortable on Zoom to contact our office and they could dial in or provide their comments in advance of the meeting. We haven't been contacted by any members of the public.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 23, 2020 Meeting

On MOTION by Mr. Tew seconded by Mr. Hunt with all in favor the minutes of January 23, 2020 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearing to Consider Resolution 2020-03 Adopting Amended and restated Rules of Procedure

Mr. Flint stated next is the public hearing to consider adopting amended and restated rules of procedure.

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

Ms. Sandy stated every few years we update the rules of procedure that we recommend for all of our boards. Throughout the years there are statutory changes as well as efficiencies that we realize that make it a good idea to update every few years. There was a memo included with the rules at the last meeting that summarized some of the larger changes as well as some of the minor ones. There is a redline of the rules included in the agenda package and if the Board adopts that today then a clean version will be used for the final version.

On MOTION by Mr. Hunt seconded by Mr. Tew with all in favor Resolution 2020-03 was approved.

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

FIFTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

Mr. Flint stated next is ratification of the data sharing and usage agreement with the Osceola County Property Appraiser. There were some legislative changes that were made recently that imposed penalties in the event confidential information was disclosed. Certain individuals,

whether they be law enforcement, fire fighters, etc. have the ability under the statutes to exempt their personal information from public records requests. There were some changes in the legislation that put some penalties in place that kind of put more teeth in the enforcement of that, which caused some of the property appraisers to require these agreements basically saying that we would not disclose any information that otherwise would be deemed confidential. This is a standard agreement required by a number of counties. Counsel has reviewed this and we recommend the Board ratify execution of this agreement.

On MOTION by Mr. Tew seconded by Mr. Hunt with all in favor the Data Sharing and Usage Agreement with Osceola County property appraiser was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-04 Approving the Proposed Fiscal Year 2021 Budget and Setting a Public Hearing

Mr. Flint stated next is Resolution 2020-04 approving the proposed Fiscal Year 2021 budget and setting the date, place and time of the public hearing. We are required each year to approve a proposed budget by June 15th and set the public hearing for its final consideration at least 60 days from the date of approval. We included information in the resolution in the event we get to August and we are still in a situation where we can't meet in person at the clubhouse it does provide that we could do this meeting remotely as well. In the event the need for a Zoom meeting goes away we will have the public hearing at the clubhouse at Windsor at Westside. We are recommending August 28, 2020 at 9:00 a.m. for the public hearing.

Exhibit A to the resolution is the proposed budget and it contemplates the assessment levels would remain the same. The administrative expenses have gone up by about \$200. The O&M expenses have gone up about \$1,000 and the utilities have gone down slightly. We are using \$15,788 of beginning fund balance to balance this budget, however, in the current year we expect we will have excess revenue of \$30,000 so although we balanced the budget using some cash the likelihood is that we may not need to use that at the end of the year. You have the cash to be able to balance it with the \$15,788 included and avoid the need for an adjustment in the assessments.

On MOTION by Mr. Hunt seconded by Mr. Baker with all in favor Resolution 2020-04 approving the proposed Fiscal Year 2021 budget and setting the public hearing for August 28, 2020 at the Club at Windsor at Westside, 2100 Tripoli Court, Kissimmee, Florida. was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy stated I believe the audit is close to being finalized but hasn't come back yet. We may want to get authority for the Chair to approve that outside of a Board meeting prior to submitting to the state.

Mr. Flint stated the audit is due to be filed by June 30th. We don't believe there will be an issue meeting that timeline. We typically will present that to the Board and have it accepted and authorize it to be transmitted and if we don't have a Board meeting, we typically would transmit it and put it on the agenda afterward.

On MOTION by Mr. Tew seconded by Mr. Hunt with all in favor the Chair was authorized to review and accept the Fiscal Year 2019 Audit and staff to transmit the final audit to the State of Florida to be brought to the Board at a future meeting for ratification.

B. Engineer

Mr. Del Valle stated Broc has handed me all the inspection documents and reports that need to be prepared. We will be conducting those inspections in the upcoming days. Everything should be ready for the next meeting and we will be able to submit all the required documents.

Mr. Flint stated what Frank is referring to is there is a requirement in the indenture to annually review and inspect the facilities to make sure they are properly maintained and that we are carrying proper insurance and that we are budgeting funds necessary to keep those maintained. They provide a letter report each year by June 30th.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Hunt seconded by Mr. Baker with all in favor the check register was 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 - 16

Mr. Flint stated according to the Supervisor of Elections we currently have 16 registered voters within the District. When the District is six years old and has 250 registered voters the Board will transition to the general election process. We have hit the six years; the District was created in 2014 and the Board will continue to be elected through a Landowner election process until that 250 registered voter number is triggered.

iv. Designation of November 20, 2020 as Landowners' Meeting Date

Mr. Flint stated every two years three seats come up for election and this November it will be seat 1, which is Wes' seat, seat 2, which is Mary's seat and seat 5, which is Bill's. The two seats getting the most votes will serve four-year terms of office and the third seat will serve a two-year term of office. We included a sample agenda, instructions and a copy of the form of landowner proxy in the event any landowners want to participate they can participate in person or designate a proxy holder that would have to be present at the landowner meeting. It is one vote per acre or part thereof.

On MOTION by Mr. Hunt seconded by Mr. Tew with all in favor November 20, 2020 was designated as the Landowners' meeting date.

v. Presentation of Arbitrage Rebate Calculation Report

Mr. Flint stated this is an IRS requirement that you perform a calculation indicating that you are not earning more interest than you are paying and it is required to be done every five years; we do it annually and the cost of doing it annually versus every five years is the same. This report for the Series 2016 Bonds is in the agenda and it indicates there is a negative net rebatable arbitrage of \$244,433. There are no arbitrage issues.

On MOTION by Mr. Tew seconded by Mr. Hunt with all in favor the Arbitrage Rebate Calculation report was accepted.

vi. Field Manager's Report

Mr. Viasalyers stated staff has been working with the landscaping and we have the median on Westside Boulevard completed, all the sod is installed, it is holding up good and it looks great. Staff also worked to get the lift station swale area cleared out at the end of Monaco and Goodman and staff also worked to clean up some of the areas that are inside Phase 1 around the lake and we have been maintaining the lakes with the lake vendor to make sure they are good to go for the residents.

Mr. Flint stated the work on Westside Boulevard was split 50/50 between the Westside CDD and the Windsor at Westside CDD.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

General Audience Comments

There being none,

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2020-05

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, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2020, 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, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**") 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, 2021.”
- 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 2020/2021, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 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 28th DAY OF AUGUST, 2020.

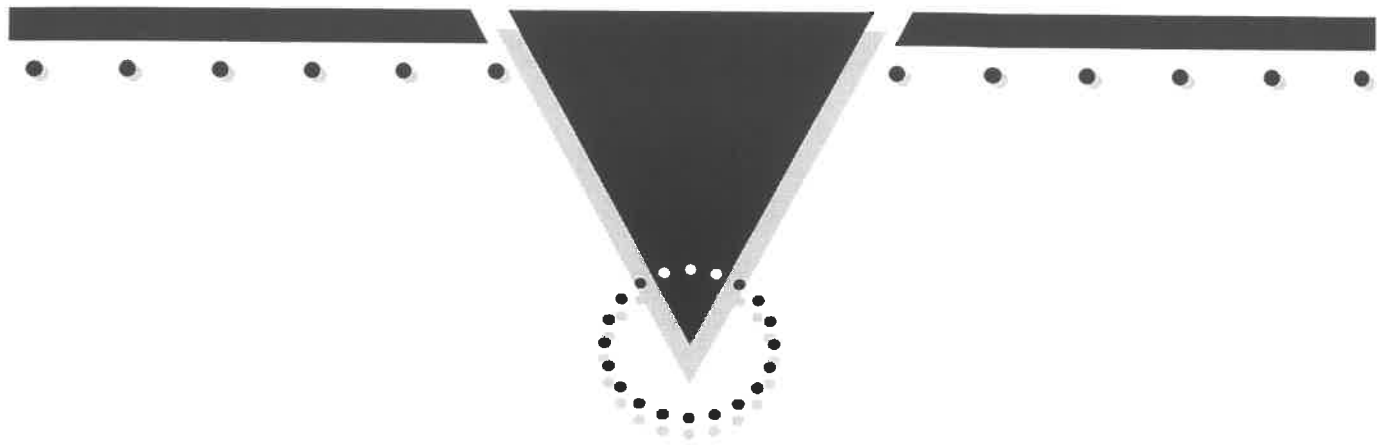
ATTEST:

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____



Windsor at Westside Community Development District

**Proposed Budget
FY 2021**



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Windsor at Westside

Community Development District

Fiscal Year 2021 Proposed Budget General Fund

	Adopted Budget FY2020	Actual Thru 7/31/20	Next 2 Months	Projected Thru 9/30/20	Proposed Budget FY2021
<u>Revenues</u>					
O&M Assessments	\$198,963	\$204,305	\$0	\$204,305	\$198,963
Total Revenues	\$198,963	\$204,305	\$0	\$204,305	\$198,963
<u>Expenditures</u>					
<u>Administrative</u>					
Engineering	\$5,000	\$0	\$1,000	\$1,000	\$5,000
Attorney	\$15,000	\$5,297	\$1,059	\$6,356	\$15,000
Arbitrage	\$450	\$450	\$0	\$450	\$450
Dissemination	\$7,000	\$5,833	\$1,167	\$7,000	\$7,000
Annual Audit	\$4,700	\$3,700	\$0	\$3,700	\$3,800
Trustee Fees	\$7,000	\$0	\$7,000	\$7,000	\$7,000
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Management Fees	\$37,132	\$30,943	\$6,189	\$37,132	\$38,246
Information Technology	\$1,800	\$500	\$100	\$600	\$1,800
Telephone	\$100	\$0	\$50	\$50	\$100
Postage	\$300	\$53	\$73	\$126	\$300
Insurance	\$5,950	\$5,533	\$0	\$5,533	\$6,086
Printing & Binding	\$500	\$144	\$85	\$229	\$500
Legal Advertising	\$3,000	\$1,388	\$794	\$2,181	\$3,000
Other Current Charges	\$500	\$139	\$28	\$167	\$500
Property Appraiser	\$500	\$203	\$0	\$203	\$500
Property Taxes	\$100	\$0	\$0	\$0	\$0
Office Supplies	\$200	\$17	\$31	\$48	\$200
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$94,407	\$59,375	\$17,576	\$76,951	\$94,657
<u>Operation & Maintenance</u>					
<u>Contract Services</u>					
Field Services	\$9,834	\$8,195	\$1,639	\$9,834	\$9,834
Landscape Maintenance - Contract	\$60,000	\$33,581	\$10,290	\$43,871	\$60,000
Lake Maintenance	\$10,500	\$7,380	\$2,460	\$9,840	\$10,500
Wetland Monitoring & Maintenance	\$9,400	\$0	\$1,567	\$1,567	\$9,400
Property Insurance	\$2,250	\$2,040	\$0	\$2,040	\$2,250
<u>Repairs & Maintenance</u>					
Landscape Maintenance - Other	\$10,000	\$10,160	\$0	\$10,160	\$10,200
Repairs and Maintenance	\$2,500	\$427	\$250	\$677	\$2,500
Operating Supplies	\$2,000	\$0	\$150	\$150	\$1,000
Irrigation Repairs	\$3,000	\$12,444	\$1,000	\$13,444	\$7,000
Signage	\$1,500	\$0	\$625	\$625	\$800
Fountain Maintenance	\$2,400	\$1,500	\$300	\$1,800	\$2,400
Subtotal Expenditures	\$113,384	\$75,727	\$18,281	\$94,008	\$115,884

Windsor at Westside

Community Development District

Fiscal Year 2021 Proposed Budget General Fund

	Adopted Budget FY2020	Actual Thru 7/31/20	Next 2 Months	Projected Thru 9/30/20	Proposed Budget FY2021
Utility					
Electric	\$3,700	\$3,697	\$739	\$4,436	\$4,700
Irrigation Water	\$2,000	\$366	\$80	\$446	\$2,000
Other					
Contingency	\$215	\$0	\$215	\$215	\$410
Subtotal Expenditures	\$5,915	\$4,063	\$1,034	\$5,097	\$7,110
Total Expenditures	\$213,706	\$139,165	\$36,891	\$176,056	\$217,651
Excess Revenues/(Expenditures)	(\$14,743)	\$65,140	(\$36,891)	\$28,249	(\$18,688)
Beginning Fund Balance	\$14,743	\$0	\$0	\$0	\$18,688
Ending Fund Balance	\$0	\$65,140	(\$36,891)	\$28,249	\$0

	FY2020	FY2021
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 2021

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	FY2020 Gross Per Unit Assessments	FY2021 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 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 Exclusive Landscaping Group Inc. District anticipates Phase 2 ponds coming on board during fiscal year.

Description	Monthly	Annually
Landscaping Maintenance	\$ 3,430.00	\$ 41,160
Mulch for Common Areas	\$ 1,406.25	\$ 16,875
Contingency		\$ 1,965
		<u>\$ 60,000</u>

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
		<u>\$ 10,500</u>

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
	<u>\$ 9,400</u>

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 Gunit Pool Contractors, 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	\$ 375	\$ 4,500
	Contingency		\$ 200
	TOTAL		\$ 4,700

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 2021 Proposed Budget Debt Service Fund Series 2015

Adopted Budget FY2020	Actual Thru 7/31/20	Next 2 Months	Projected Thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$276,388	\$278,917	\$0	\$278,917	\$276,388
Interest Income	\$500	\$2,703	\$541	\$3,243	\$500
Carry Forward Surplus	\$210,552	\$215,061	\$0	\$215,061	\$225,033
Total Revenues	\$487,440	\$496,680	\$541	\$497,211	\$501,921

Expenses

Interest - 11/1	\$99,344	\$99,344	\$0	\$99,344	\$97,844
Principal - 11/1	\$75,000	\$75,000	\$0	\$75,000	\$80,000
Interest - 5/1	\$97,844	\$97,844	\$0	\$97,844	\$96,244
Total Expenditures	\$272,188	\$272,188	\$0	\$272,188	\$274,088
Excess Revenues/(Expenditures)	\$215,252	\$224,493	\$540	\$225,033	\$227,833

Principal - 11/1/2021	\$80,000
Interest - 11/1/2021	\$96,244
Total	\$176,244

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
11/1/20	\$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 2021 Proposed Budget Debt Service Fund Series 2016

Adopted Budget FY2020	Actual Thru 7/31/20	Next 2 Months	Projected Thru 9/30/20	Proposed Budget FY2021
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Revenues

Special Assessments	\$418,750	\$423,204	\$0	\$423,204	\$418,750
Interest Income	\$500	\$3,815	\$1,820	\$5,635	\$500
Carry Forward Surplus	\$294,914	\$301,602	\$0	\$301,602	\$310,679

Total Revenues	\$714,164	\$728,622	\$1,820	\$730,441	\$729,929
-----------------------	------------------	------------------	----------------	------------------	------------------

Expenses

Interest - 11/1	\$148,884	\$148,884	\$0	\$148,884	\$146,784
Principal - 11/1	\$120,000	\$120,000	\$0	\$120,000	\$125,000
Interest - 5/1	\$146,784	\$146,784	\$0	\$146,784	\$144,597
Transfer Out	\$0	\$4,094	\$0	\$4,094	\$0

Total Expenditures	\$415,668	\$419,763	\$0	\$419,763	\$416,381
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Excess Revenues/(Expenditures)	\$298,496	\$308,859	\$1,820	\$310,679	\$313,547
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Principal - 11/1/2021	\$125,000
Interest - 11/1/2021	\$144,597
Total	\$269,597

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
11/1/20	\$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 B

SECTION 1

RESOLUTION 2020-06

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 2020/2021; 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, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”), 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 2020/2021; 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 incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; 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. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** 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 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 28th day of August, 2020.

ATTEST:

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2020/2021 Budget

Exhibit B: Assessment Roll

SECTION V

SECTION C

SECTION 1

Windsor at Westside

Community Development District

Summary of Invoices

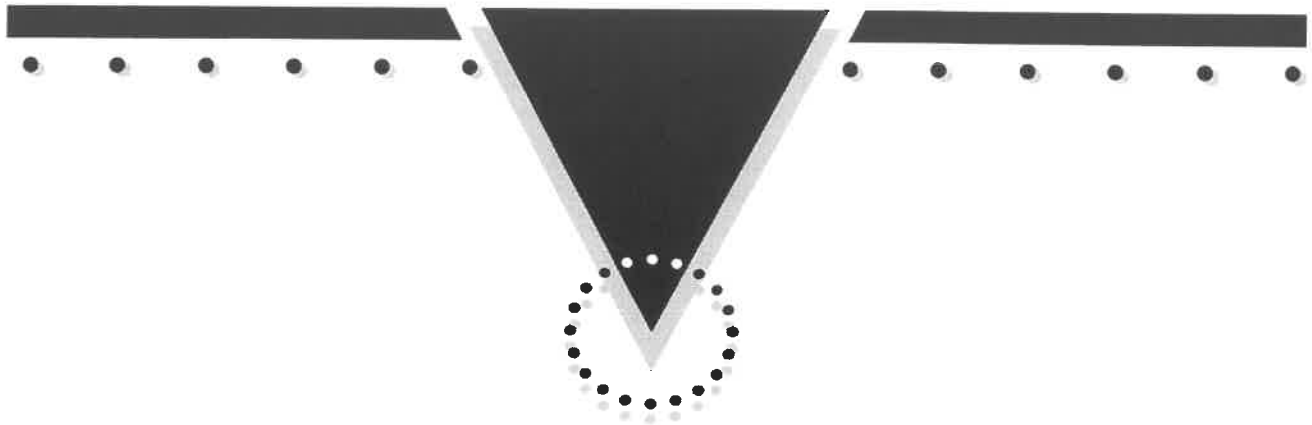
July 01, 2020 through July 31, 2020

Fund	Date	Check No.'s	Amount
General Fund			
	7/8/20	468	\$ 4,558.33
	7/10/20	469-470	\$ 3,584.86
	7/16/20	471-473	\$ 2,540.04
	7/27/20	474	\$ 10,099.77
Total			\$ 20,783.00

CHECK DATE	VEND#INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/08/20	00001	7/01/20 136	202007 310-51300-34000	MANAGEMENT FEES 07/2020							*	3,094.33	
		7/01/20 136	202007 310-51300-35100	INFORMATION TECH 07/2020							*	50.00	
		7/01/20 136	202007 310-51300-31300	DISSEMINATION AGENT 07/20							*	583.33	
		7/01/20 136	202007 310-51300-51000	OFFICE SUPPLIES							*	.57	
		7/01/20 136	202007 310-51300-42000	POSTAGE							*	10.60	
		7/01/20 137	202007 320-53800-12000	FIELD MANAGEMENT 07/2020							*	819.50	
GOVERNMENTAL MANAGEMENT SERVICES													
7/10/20	00025	6/22/20 20-373	202006 320-53800-46800	BACKFLOW PREVENTER REPAIR							*	154.86	4,558.33 000468
A-Z BACKFLOW, INC.													
7/10/20	00024	7/01/20 8441	202007 320-53800-46400	LANDSCAPE MAINT 07/2020							*	3,430.00	154.86 000469
EXCLUSIVE LANDSCAPING GROUP, INC													
7/16/20	00015	6/30/20 186596	202006 320-53800-46200	LAKE MAINT 06/2020							*	820.00	3,430.00 000470
APPLIED AQUATIC MANAGEMENT, INC													
7/16/20	00021	7/01/20 1425	202007 320-53800-46700	FOUNTAIN MAINT 07/2020							*	150.00	820.00 000471
GRUNIT POOL SERVICE													
7/16/20	00003	6/12/20 115703	202005 310-51300-31500	GENERAL/RESEARCH, PREPARE							*	1,570.04	150.00 000472
HOPPING GREEN & SAMS													
7/27/20	00013	7/16/20 07162020	202007 300-20700-10000	TRANSFER TAXRCPTS S2015							*	4,012.13	1,570.04 000473
		7/16/20 07162020	202007 300-20700-10000	TRANSFER TAXRCPTS S2016							*	6,087.64	
WINDSOR AT WESTSIDE CDD C/O REGIONS													
												10,099.77	000474
TOTAL FOR BANK A												20,783.00	
TOTAL FOR REGISTER												20,783.00	

WIND WINDSOR AT WES IAGUILAR

SECTION 2



**Windsor at Westside
Community Development District**

Unaudited Financial Report

July 31, 2020



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10	Assessment Receipt Schedule
11	Construction Schedule Series 2015
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WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
July 31, 2020

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<u>ASSETS:</u>				
<u>CASH</u>				
OPERATING ACCOUNT	\$143,329	---	---	\$143,329
<u>INVESTMENTS</u>				
SERIES 2015				
RESERVE	---	\$138,334	---	\$138,334
REVENUE	---	\$224,350	---	\$224,350
SINKING FUND	---	\$36	---	\$36
SERIES 2016				
RESERVE	---	\$209,587	---	\$209,587
REVENUE	---	\$308,635	---	\$308,635
INTEREST	---	\$11	---	\$11
GENERAL REDEMPTION	---	\$10,236	---	\$10,236
TOTAL ASSETS	\$143,329	\$891,190	\$0	\$1,034,519
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$326	---	---	\$326
<u>FUND BALANCES:</u>				
RESTRICTED FOR:				
DEBT SERVICE 2015	---	\$362,720	---	\$362,720
DEBT SERVICE 2016	---	\$528,470	---	\$528,470
ASSIGNED	\$14,743	---	---	\$14,743
UNASSIGNED	\$128,260	---	---	\$128,260
TOTAL LIABILITIES & FUND EQUITY	\$143,329	\$891,190	\$0	\$1,034,519

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/20	ACTUAL THRU 07/31/20	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$198,963	\$198,963	\$204,305	\$5,342
TOTAL REVENUES	\$198,963	\$198,963	\$204,305	\$5,342
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
ENGINEERING	\$5,000	\$4,167	\$0	\$4,167
ATTORNEY	\$15,000	\$12,500	\$5,297	\$7,203
ARBITRAGE	\$450	\$450	\$450	\$0
DISSEMINATION	\$7,000	\$5,833	\$5,833	\$0
ANNUAL AUDIT	\$4,700	\$4,700	\$3,700	\$1,000
TRUSTEE FEES	\$7,000	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$37,132	\$30,943	\$30,943	\$0
INFORMATION TECHNOLOGY	\$1,800	\$1,500	\$500	\$1,000
TELEPHONE	\$100	\$83	\$0	\$83
POSTAGE	\$300	\$250	\$53	\$197
INSURANCE	\$5,950	\$5,950	\$5,533	\$417
PRINTING & BINDING	\$500	\$417	\$144	\$273
LEGAL ADVERTISING	\$3,000	\$2,500	\$1,388	\$1,112
OTHER CURRENT CHARGES	\$500	\$417	\$139	\$277
PROPERTY APPRAISER FEE	\$500	\$500	\$203	\$297
PROPERTY TAXES	\$100	\$100	\$0	\$100
OFFICE SUPPLIES	\$200	\$167	\$17	\$150
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$94,407	\$75,652	\$59,375	\$16,277

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/20	ACTUAL THRU 07/31/20	VARIANCE
<u>OPERATION & MAINTENANCE:</u>				
Contract Services				
FIELD SERVICES	\$9,834	\$8,195	\$8,195	\$0
LANDSCAPE MAINTENANCE - CONTRACT	\$60,000	\$50,000	\$33,581	\$16,419
LAKE MAINTENANCE	\$10,500	\$8,750	\$7,380	\$1,370
WETLAND MONITORING & MAINTENANCE	\$9,400	\$7,833	\$0	\$7,833
PROPERTY INSURANCE	\$2,250	\$2,250	\$2,040	\$210
Repairs & Maintenance				
LANDSCAPE MAINTENANCE - OTHER	\$10,000	\$10,000	\$10,160	(\$160)
REPAIRS - GENERAL	\$2,500	\$2,083	\$427	\$1,656
OPERATING SUPPLIES	\$2,000	\$1,667	\$0	\$1,667
IRRIGATION REPAIRS	\$3,000	\$2,500	\$12,444	(\$9,944)
SIGNAGE	\$1,500	\$1,250	\$0	\$1,250
FOUNTAIN MAINTENANCE	\$2,400	\$2,000	\$1,500	\$500
Utility				
ELECTRIC	\$3,700	\$3,083	\$3,697	(\$614)
IRRIGATION WATER	\$2,000	\$1,667	\$366	\$1,300
Other				
CONTINGENCY	\$215	\$179	\$0	\$179
TOTAL MAINTENANCE	\$119,299	\$101,458	\$79,790	\$21,668
TOTAL EXPENDITURES	\$213,706	\$177,109	\$139,165	\$37,944
EXCESS REVENUES (EXPENDITURES)	(\$14,743)		\$65,140	
FUND BALANCE - Beginning	\$14,743		\$77,864	
FUND BALANCE - Ending	\$0		\$143,003	

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/20	ACTUAL THRU 07/31/20	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS	\$276,388	\$276,388	\$278,917	\$2,529
INTEREST INCOME	\$500	\$375	\$2,703	\$2,328
TOTAL REVENUES	\$276,888	\$276,763	\$281,619	\$4,856
<u>EXPENDITURES:</u>				
INTEREST - 11/1	\$99,344	\$99,344	\$99,344	\$0
PRINCIPAL - 11/1	\$75,000	\$75,000	\$75,000	\$0
INTEREST - 5/1	\$97,844	\$97,844	\$97,844	\$0
TOTAL EXPENDITURES	\$272,188	\$272,188	\$272,188	\$0
<u>OTHER FINANCING SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$34	\$34
TOTAL OTHER FINANCING SOURCES/(USE)	\$0	\$0	\$34	\$34
EXCESS REVENUES (EXPENDITURES)	\$4,700		\$9,466	
FUND BALANCE - Beginning	\$210,552		\$353,255	
FUND BALANCE - Ending	\$215,252		\$362,720	

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/20	ACTUAL THRU 07/31/20	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - TAX ROLL	\$418,750	\$418,750	\$423,204	\$4,454
INTEREST INCOME	\$500	\$417	\$3,815	\$3,399
TOTAL REVENUES	\$419,250	\$419,167	\$427,020	\$7,853
<u>EXPENDITURES:</u>				
INTEREST - 11/1	\$148,884	\$148,884	\$148,884	\$0
PRINCIPAL - 11/1	\$120,000	\$120,000	\$120,000	\$0
INTEREST - 5/1	\$146,784	\$146,784	\$146,784	\$0
TOTAL EXPENDITURES	\$415,668	\$415,669	\$415,669	\$0
<u>OTHER FINANCING SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$10,236	\$10,236
TRANSFER OUT	\$0	\$0	(\$4,094)	(\$4,094)
TOTAL OTHER FINANCING SOURCES/(USES)	\$0	\$0	\$6,141	\$6,141
EXCESS REVENUES (EXPENDITURES)	\$3,582		\$17,492	
FUND BALANCE - Beginning	\$294,914		\$510,977	
FUND BALANCE - Ending	\$298,496		\$528,470	

WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND SERIES 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/20	ACTUAL THRU 07/31/20	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
TRANSFER OUT	\$0	\$0	(\$34)	(\$34)
EXCESS REVENUES (EXPENDITURES)	<u>\$0</u>		<u>(\$34)</u>	
FUND BALANCE - Beginning	\$0		\$34	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$0</u>	

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND SERIES 2016

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending July 31, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/20	ACTUAL THRU 07/31/20	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$70	\$70
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$70</u>	<u>\$70</u>
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
TRANSFER IN	\$0	\$0	\$4,094	\$4,094
TRANSFER OUT	\$0	\$0	(\$10,236)	(\$10,236)
TOTAL OTHER FINANCING SOURCES/(USES)	<u>\$0</u>	<u>\$0</u>	<u>(\$6,141)</u>	<u>(\$6,141)</u>
EXCESS REVENUES (EXPENDITURES)	<u>\$0</u>		<u>(\$6,071)</u>	
FUND BALANCE - Beginning	\$0		\$6,071	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$0</u>	

WINDSOR AT WESTSIDE

Community Development District

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
REVENUES:													
ASSESSMENTS - TAX ROLL	\$0	\$19,164	\$144,161	\$6,911	\$1,0436	\$4,378	\$3,907	\$2,678	\$12,648	\$22	\$0	\$0	\$204,305
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$19,164	\$144,161	\$6,911	\$10,436	\$4,378	\$3,907	\$2,678	\$12,648	\$22	\$0	\$0	\$204,305
EXPENDITURES:													
ADMINISTRATIVE:													
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$800	\$0	\$244	\$854	\$240	\$283	\$982	\$1,570	\$326	\$0	\$0	\$0	\$5,297
ARBITRAGE	\$0	\$0	\$0	\$0	\$450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450
DISSEMINATION	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$583	\$0	\$0	\$5,833
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$500	\$1,000	\$0	\$2,200	\$0	\$0	\$0	\$0	\$3,700
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$0	\$0	\$30,943
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$500
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$1	\$0	\$3	\$2	\$14	\$13	\$7	\$0	\$3	\$11	\$0	\$0	\$53
INSURANCE	\$5,533	\$0	\$0	\$0	\$76	\$20	\$0	\$0	\$14	\$0	\$0	\$0	\$5,533
PRINTING & BINDING	\$2	\$32	\$0	\$0	\$0	\$0	\$0	\$556	\$0	\$0	\$0	\$0	\$144
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$13	\$9	\$14	\$11	\$17	\$0	\$0	\$1,388
OTHER CURRENT CHARGES	\$25	\$27	\$24	\$0	\$0	\$203	\$0	\$0	\$0	\$0	\$0	\$0	\$139
PROPERTY APPRAISER FEE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$203
PROPERTY TAXES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$17
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
OPERATION & MAINTENANCE:													
Contract Services													
FIELD SERVICES	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$0	\$0	\$8,195
LANDSCAPE MAINTENANCE - CONTRACT	\$4,334	\$4,334	\$4,334	\$3,430	\$3,430	\$0	\$3,430	\$3,430	\$3,430	\$3,430	\$0	\$0	\$33,581
LAKE MAINTENANCE	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$0	\$0	\$7,380
WETLAND MONITORING & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY INSURANCE	\$2,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,040
Repairs & Maintenance													
LANDSCAPE MAINTENANCE - OTHER	\$0	\$0	\$0	\$285	\$9,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,160
REPAIRS - GENERAL	\$0	\$0	\$273	\$0	\$0	\$0	\$0	\$0	\$155	\$0	\$0	\$0	\$427
OPERATING SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$3,003	\$551	\$0	\$0	\$200	\$3,815	\$830	\$4,045	\$0	\$0	\$0	\$0	\$12,444
SIGNAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FOUNTAIN MAINTENANCE	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$0	\$0	\$1,500
Utility													
ELECTRIC	\$339	\$373	\$350	\$338	\$359	\$381	\$398	\$341	\$397	\$420	\$0	\$0	\$3,697
IRRIGATION WATER - TOHO	\$34	\$36	\$35	\$37	\$35	\$35	\$39	\$37	\$37	\$39	\$0	\$0	\$366
Other													
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$26,801	\$10,870	\$10,779	\$10,462	\$20,711	\$11,281	\$12,044	\$17,711	\$9,891	\$8,615	\$0	\$0	\$139,165
Excess Revenues (Expenditures)	(\$26,801)	\$8,294	\$133,382	(\$3,551)	(\$10,275)	(\$6,903)	(\$8,137)	(\$15,033)	\$2,757	(\$8,593)	\$0	\$0	\$65,140

**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	\$138,334	
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)
LESS: PRINCIPAL PAYMENT 11/1/19		(\$75,000)
CURRENT BONDS OUTSTANDING		\$3,910,000

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	\$209,587	
BONDS OUTSTANDING - 5/31/16		\$6,535,000
LESS: PRINCIPAL PAYMENT 11/1/17		(\$110,000)
LESS: PRINCIPAL PAYMENT 11/1/18		(\$115,000)
LESS: PRINCIPAL PAYMENT 11/1/19		(\$120,000)
CURRENT BONDS OUTSTANDING		\$6,190,000

Windsor at Westside CDD

GROSS ASSESSMENTS \$ 955,667										GROSS ASSESSMENTS \$ 215,355										GROSS ASSESSMENTS \$ 294,088										GROSS ASSESSMENTS \$ 446,224									
NET ASSESSMENTS \$ 898,327										NET ASSESSMENTS \$ 202,434										NET ASSESSMENTS \$ 276,443										NET ASSESSMENTS \$ 419,451									
DATE RECEIVED	DIST.	GROSS ASSESSMENTS	COMMISSIONS	DISCOUNTS/ PENALTIES	INTERST	NET AMOUNT RECEIVED	2015				2016				TOTAL 100%																								
							GENERAL FUND 22.53%	DEBT SERVICE 30.77%	DEBT SERVICE 46.69%		GENERAL FUND 22.53%	DEBT SERVICE 30.77%	DEBT SERVICE 46.69%																										
11/12/19	ACH	\$1,023.79	\$20.47	\$53.22	\$0.00	\$ 950.10	\$	214.10	\$	292.37	\$	443.62	\$	950.10	\$	314.96	\$	430.11	\$	652.61	\$	1,397.67	\$	1,397.67															
11/12/19	ACH	\$1,505.21	\$30.10	\$77.44	\$0.00	\$ 1,397.67	\$	2,799.24	\$	3,822.63	\$	5,800.13	\$	12,422.00	\$	2,799.24	\$	3,822.63	\$	5,800.13	\$	12,422.00	\$	12,422.00															
11/22/19	ACH	\$13,203.63	\$264.07	\$517.56	\$0.00	\$ 12,422.00	\$	15,835.78	\$	21,625.26	\$	32,812.32	\$	70,273.36	\$	15,835.78	\$	21,625.26	\$	32,812.32	\$	70,273.36	\$	70,273.36															
11/22/19	ACH	\$74,695.23	\$1,493.90	\$2,927.97	\$0.00	\$ 70,273.36	\$	137,280.25	\$	187,469.22	\$	284,449.78	\$	609,199.24	\$	137,280.25	\$	187,469.22	\$	284,449.78	\$	609,199.24	\$	609,199.24															
12/06/19	ACH	\$647,532.44	\$12,950.64	\$25,382.56	\$0.00	\$ 609,199.24	\$	231.23	\$	315.76	\$	479.10	\$	1,026.08	\$	231.23	\$	315.76	\$	479.10	\$	1,026.08	\$	1,026.08															
12/09/19	ACH	\$1,061.85	\$21.24	\$14.53	\$0.00	\$ 1,026.08	\$	6,649.31	\$	9,080.27	\$	13,777.63	\$	29,507.21	\$	6,649.31	\$	9,080.27	\$	13,777.63	\$	29,507.21	\$	29,507.21															
12/23/19	ACH	\$31,220.39	\$624.44	\$1,088.74	\$0.00	\$ 29,507.21	\$	6,613.17	\$	9,030.92	\$	13,702.74	\$	29,346.83	\$	6,613.17	\$	9,030.92	\$	13,702.74	\$	29,346.83	\$	29,346.83															
01/10/20	ACH	\$30,871.91	\$617.49	\$907.59	\$0.00	\$ 29,346.83	\$	250.48	\$	342.06	\$	519.01	\$	1,111.56	\$	250.48	\$	342.06	\$	519.01	\$	1,111.56	\$	1,111.56															
01/13/20	ACH	\$1,169.32	\$23.39	\$34.37	\$0.00	\$ 1,111.56	\$	47.39	\$	64.71	\$	98.19	\$	210.29	\$	47.39	\$	64.71	\$	98.19	\$	210.29	\$	210.29															
01/21/20	ACH	\$0.00	\$0.00	\$0.00	\$210.29	\$ 210.29	\$	10,436.35	\$	14,251.83	\$	21,624.50	\$	46,312.68	\$	10,436.35	\$	14,251.83	\$	21,624.50	\$	46,312.68	\$	46,312.68															
02/12/20	ACH	\$48,222.28	\$945.16	\$964.44	\$0.00	\$ 46,312.68	\$	4,378.20	\$	5,978.85	\$	9,071.80	\$	19,428.86	\$	4,378.20	\$	5,978.85	\$	9,071.80	\$	19,428.86	\$	19,428.86															
03/09/20	ACH	\$20,025.59	\$396.50	\$200.23	\$0.00	\$ 19,428.86	\$	3,611.28	\$	4,931.55	\$	7,482.71	\$	16,025.53	\$	3,611.28	\$	4,931.55	\$	7,482.71	\$	16,025.53	\$	16,025.53															
04/13/20	ACH	\$16,352.57	\$327.04	\$0.00	\$0.00	\$ 16,025.53	\$	258.22	\$	352.63	\$	535.05	\$	1,145.90	\$	258.22	\$	352.63	\$	535.05	\$	1,145.90	\$	1,145.90															
04/13/20	ACH	\$1,169.30	\$23.40	\$0.00	\$0.00	\$ 1,145.90	\$	37.73	\$	-	\$	-	\$	37.73	\$	37.73	\$	-	\$	-	\$	37.73	\$	37.73															
4/20/20	ACH	\$0.00	\$0.00	\$0.00	\$37.73	\$ 37.73	\$	2,678.10	\$	3,657.21	\$	5,549.13	\$	11,884.44	\$	2,678.10	\$	3,657.21	\$	5,549.13	\$	11,884.44	\$	11,884.44															
05/12/20	ACH	\$11,981.32	\$242.55	\$0.00	\$145.67	\$ 11,884.44	\$	2,938.00	\$	4,012.11	\$	6,087.64	\$	13,037.75	\$	2,938.00	\$	4,012.11	\$	6,087.64	\$	13,037.75	\$	13,037.75															
06/09/20	ACH	\$12,916.34	\$258.32	(\$379.73)	\$0.00	\$ 13,037.75	\$	9,709.53	\$	13,259.28	\$	20,118.51	\$	43,087.32	\$	9,709.53	\$	13,259.28	\$	20,118.51	\$	43,087.32	\$	43,087.32															
06/16/20	ACH	\$43,966.63	\$879.31	\$0.00	\$0.00	\$ 43,087.32	\$	21.56	\$	-	\$	-	\$	21.56	\$	21.56	\$	-	\$	-	\$	21.56	\$	21.56															
07/09/20	ACH	\$22.01	\$0.45	\$0.00	\$0.00	\$ 21.56	\$								\$																								
TOTALS		\$	\$ 956,939.81	\$ 31,788.92	\$ 393.69	\$ 906,426.11	\$	\$ 204,304.90	\$ 278,916.77	\$ 423,204.47	\$ 906,426.11	\$	\$ 204,304.90	\$ 278,916.77	\$ 423,204.47	\$ 906,426.11	\$	\$ 204,304.90	\$ 278,916.77	\$ 423,204.47	\$ 906,426.11	\$	\$ 204,304.90	\$ 278,916.77	\$ 423,204.47	\$ 906,426.11													

**Windsor at Westside
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2019				

TOTAL	\$	-
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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

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				

TOTAL	\$	-
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Fiscal Year 2020

10/1/19	Interest	\$	0.05
11/1/19	Interest	\$	0.05
12/1/19	Interest	\$	0.04
1/1/20	Interest	\$	0.04
2/1/20	Interest	\$	0.04
3/1/20	Interest	\$	0.04
4/1/20	Interest	\$	0.02
5/1/20	Interest	\$	0.01
6/1/20	Transfer Out	\$	(33.84)
TOTAL		\$	(33.55)

Acquisition/Construction Fund at 09/30/19	\$	33.55
Interest Earned thru 07/31/2020	\$	(33.55)
Requisitions Paid thru 07/31/20	\$	-
Remaining Acquisition/Construction Fund	\$	-

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
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

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2020				
TOTAL				\$ -
Fiscal Year 2020				
10/1/19		Interest		\$ 9.95
10/1/19		Transfer In		\$ 2,377.62
11/1/19		Interest		\$ 9.55
12/1/19		Interest		\$ 10.88
1/1/20		Interest		\$ 10.84
2/1/20		Interest		\$ 10.63
3/1/20		Interest		\$ 9.91
4/1/20		Transfer In		\$ 1,722.29
5/1/20		Interest		\$ 1.55
6/1/20		Interest		\$ 0.97
6/1/20		Transfer Out		\$ (10,235.51)
7/1/20		Interest		\$ 0.02
7/1/20		Transfer Out		\$ (0.02)
TOTAL				\$ (6,071.32)
Acquisition/Construction Fund at 10/01/2019				\$ 6,071.32
Interest Earned thru 07/31/2020				\$ (6,071.32)
Requisitions Paid thru 07/31/2020				\$ -
Remaining Acquisition/Construction Fund				\$ 0.00

SECTION 3

**NOTICE OF MEETING DATES
WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Windsor at Westside Community Development District* will hold the remainder of their regularly scheduled public meetings for **Fiscal Year 2021** at **9:00 am at the Club at Windsor at Westside, 2100 Tripoli Court, Kissimmee, FL 34747**, on the last Friday of the month as follows:

Exception: November 20, 2020

February 26, 2021

May 28, 2021

August 27, 2021

The meeting 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 219 East Livingston Street, Orlando, FL 32801. Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: www.windsoratwestsidecdd.com.

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 4

Windsor At Westside Community Development District

219 E Livingston St, Orlando Florida 32801

Memorandum

DATE: August 28th, 2020

TO: George Flint
District Manager **via email**

FROM: William Viasalyers
Field Services Manager

RE: Windsor at Westside CDD Field Managers Report – August 28th, 2020

The following is a summary of activities related to the field operations of the Windsor at Westside Community Development District.

Lakes:

1. Applied Aquatic contractor continues to work on the lakes addressing any issues.

Landscaping:

1. Staff continues to meet with Exclusive Landscaping every week to do landscape inspections.
2. Staff worked with landscaping vendor to do cutbacks on firebush shrubs along Monaco Blvd
3. Staff working with landscaping vendor to address some turf with weeds. Vendor has agreed to replace at their cost
4. Staff worked with landscape vendor to make several irrigation repairs throughout CDD common areas around the property

Fountain

1. No Issues with entrance fountain vendor is performing weekly service in accordance with their contract
2. Staff worked with Landscaper to have lantana shrub trimmed for aesthetics of fountain top

Other:

1. Staff has been working with the HOA to monitor a previous hog concern in phase
2. It has been over 2 months since we have had any reported hog ruts in common areas.

Should you have any questions please call me at 407-451-4047

Respectfully,

William Viasalyers