

*Windsor at Westside
Community Development District*

Agenda

August 27, 2021

AGENDA

Windsor at Westside

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 20, 2021

**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 27, 2021 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. Appointment of Individual to Fulfill the Board Vacancy in Seat #1 with a Term Ending November 2022
 - B. Administration of Oath of Office to Newly Elected Board Members
 - C. Election of Officers
 - D. Consideration of Resolution 2021-04 Electing Officers
4. Approval of Minutes of May 28, 2021 Meeting
5. Public Hearing
 - A. Consideration of Resolution 2021-05 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2021-06 Imposing Special Assessments and Certifying an Assessment Roll
6. 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 2022 Meeting Schedule
 - iv. Field Manager's Report
7. Supervisor's Requests
8. Public Comment Period
9. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is organizational matters. Section A is Appointment of Individual to Fulfill the Board Vacancy in Seat #1 with a Term Ending November 2022. Section D is Administration of Oaths of Office to Newly Elected Board Members. Section E is election of

officers. Section F is consideration of Resolution 2021-04 electing officers. A copy of the resolution is enclosed for your review.

The fourth order of business is the approval of the minutes of the May 28, 2021 meeting. The minutes are enclosed for your review.

The fifth order of business is opens the public hearing. Section A is Consideration of Resolution 2021-05 Adopting the Fiscal Year 2021 Budget and Relating to the Annual Appropriations. A copy of the resolution is enclosed for your review. Section B is Consideration of Resolution 2021-06 Imposing Special Assessments and Certifying an Assessment Roll. A copy of the resolution is enclosed for your review.

The sixth 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. Sub-section 3 is approval of Fiscal Year 2022 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,



Jason Showe
District Manager

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

Enclosures

SECTION III

SECTION D

RESOLUTION 2021-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT
DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Windsor at Westside Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice-Chairperson.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 27th day of August, 2021.

ATTEST:

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

SECTION IV

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 28, 2021 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
Cliff Torres
Mary Burns

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jason Showe
Tucker Mackie
Corey Kramer
William Viasalyers

District Manager
District Counsel by telephone
District Engineer by telephone
Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Wesley Hunt

On MOTION by Mr. Baker seconded by Ms. Burns with all in favor Wesley Hunt's resignation was accepted.
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B. Consideration of Resolution 2021-01 Canvassing and Certifying the Results of the Landowners 'Election

On MOTION by Mr. Torres seconded by Mr. Baker with all in favor Resolution 2021-01 was approved.

C. Appointment of Individual to Fill the Board Vacancy in Seat No. 1 with a Term Ending November 2022

D. Administration of Oaths of Office to Newly Elected Board Members

E. Consideration of Resolution 2021-02 Electing Officers

Items C, D, and E were tabled.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 25, 2020 Meeting and Acceptance of the November 20, 2020 Landowners' Meeting Minutes

On MOTION by Mr. Torres seconded by Mr. Baker with all in favor the minutes of September 25, 2020 meeting were approved as presented and the November 20, 2020 Landowner meeting minutes were accepted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2021-03 Approving the Proposed Budget for Fiscal Year 2022 and Setting a Public Hearing

Mr. Showe stated next is Resolution 2021-03 approving the proposed Fiscal Year 2022 budget and setting the public hearing for August 27, 2021 here at the clubhouse at your regular time and it directs us to transmit the approved budget to Osceola County as well as post it on the website. The budget is similar to last year's budget and there is no proposed increase in assessments for Fiscal Year 2022.

Mr. Viasalyers stated there were no increases from any of the vendors.

On MOTION by Mr. Baker seconded by Ms. Burns with all in favor Resolution 2021-03 approving the proposed Fiscal Year 2022 budget and setting the public hearing for August 27, 2021 was approved.

SIXTH ORDER OF BUSINESS**Consideration of Amendment to Fee Agreement with Hopping Green & Sams**

Ms. Mackie stated included in the agenda package is a request for a fee increase as noted in the letter. We haven't increased our fees with respect to our representation since 2018 and we are proposing a \$15 per hour increase for Sarah and myself. In looking at the proposed budget that was just approved by the board the overall budget for attorney has reduced and we don't see any issues with maintaining that budget in the fiscal year given the limited representation we are providing at this point, given buildout.

On MOTION by Mr. Baker seconded by Ms. Burns with all in favor the amendment to the agreement with Hopping Green & Sams was approved.

SEVENTH ORDER OF BUSINESS**Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser**

Mr. Showe stated next is ratification of data sharing and usage agreement with the Osceola County Property Appraiser. They require us to enter into these agreements annually. We have signed it and we need the board to ratify that action.

On MOTION by Mr. Baker seconded by Ms. Burns with all in favor the data sharing and usage agreement with the Osceola County Property Appraiser was ratified.

EIGHTH ORDER OF BUSINESS**Review and Acceptance of Fiscal Year 2020 Draft Audit Report**

Mr. Showe stated next is review and acceptance of the Fiscal Year 2020 audit report. Under the report to management there were no current year or prior year findings or recommendation and is considered a clean audit.

Ms. Mackie stated we had an opportunity to review it and have no comments to the draft audit.

On MOTION by Mr. Baker seconded by Ms. Burns with all in favor the Fiscal Year 2020 audit was accepted and staff was authorized to transmit the final audit to the State of Florida.

NINTH ORDER OF BUSINESS**Discussion of E-Verify Requirements for Special Districts**

Ms. Mackie stated we provided a memorandum but to summarize it briefly, governmental units within the State of Florida are required to comply with federal law relative to the E-Verify program run through the Department of Homeland Security. The District does meet the definition of a public employer and is required to register and the District does so by executing a memorandum of understanding and filing that electronically. As the board knows we don't actively employ any personnel at this District, but that is the extent of the District's obligation with respect to E-Verify. We will also include E-Verify requirements within any contract we have with vendors and going forward we have been including that language. Given that this information was circulated at the end of 2020 you may have already executed a memorandum of understanding to maintain the clients and we would look for a motion to ratify if that were the case.

Mr. Showe stated yes, that is correct.

On MOTION by Mr. Baker seconded by Ms. Burns with all in favor actions taken by staff to register in the E-Verify System were ratified.

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

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. Manager**i. Approval of Check Register**

On MOTION by Mr. Torres 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. Report on Number of Registered Voters - 52

A copy of the letter from the Supervisor of Elections indicating that there are 52 registered voters residing within the District was included in the agenda package.

iv. Field Manager's Report

Mr. Viasalyers stated I'm working with Exclusive and we are going to be updating the Westside medians removing the juniper that is declining and replacing it to mirror what is in front of Solara and that should take place within the next couple of weeks.

Mr. Baker stated I have been made aware of signage in the medians. I just wanted to confirm that they brought it to your attention.

Mr. Viasalyers stated I haven't heard anything yet.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

On MOTION by Mr. Baker seconded by Ms. Burns with all in favor the meeting adjourned at 9:11 a.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

2

RESOLUTION 2021-05

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, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, 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, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) 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, 2022.”
- 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 2021/2022, 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(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. 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 27th DAY OF AUGUST, 2021.

ATTEST:

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Windsor at Westside
Community Development District

Proposed Budgets
FY 2022

GMS

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Windsor at Westside
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2021	Actuals Thru 7/31/21	Projected Next 2 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
O&M Assessments	\$ 198,963	\$ 204,085	\$ -	\$ 204,085	\$ 198,963
Total Revenues	\$ 198,963	\$ 204,085	\$ -	\$ 204,085	\$ 198,963
Expenditures					
<i>General & Administrative</i>					
Engineering	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Attorney	\$ 15,000	\$ 1,522	\$ 2,250	\$ 3,772	\$ 10,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Dissemination	\$ 7,000	\$ 5,833	\$ 1,167	\$ 7,000	\$ 7,000
Annual Audit	\$ 3,800	\$ -	\$ 3,800	\$ 3,800	\$ 3,900
Trustee Fees	\$ 7,000	\$ 3,500	\$ 3,500	\$ 7,000	\$ 7,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Management Fees	\$ 38,246	\$ 31,872	\$ 6,374	\$ 38,246	\$ 39,393
Information Technology	\$ 1,200	\$ 900	\$ 100	\$ 1,000	\$ 1,450
Website Maintenance	\$ 600	\$ 600	\$ -	\$ 600	\$ 800
Telephone	\$ 100	\$ -	\$ 17	\$ 17	\$ 100
Postage	\$ 300	\$ 94	\$ 50	\$ 144	\$ 300
Insurance	\$ 6,086	\$ 5,803	\$ -	\$ 5,803	\$ 6,391
Printing & Binding	\$ 500	\$ 69	\$ 83	\$ 152	\$ 500
Legal Advertising	\$ 3,000	\$ 175	\$ 500	\$ 675	\$ 3,000
Other Current Charges	\$ 500	\$ 1,001	\$ 200	\$ 1,201	\$ 1,000
Property Appraiser	\$ 500	\$ 192	\$ -	\$ 192	\$ 500
Office Supplies	\$ 200	\$ 19	\$ 33	\$ 52	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 94,657	\$ 57,205	\$ 23,074	\$ 80,279	\$ 92,159

Windsor at Westside
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2021	Actuals Thru 7/31/21	Projected Next 2 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<u>Operations & Maintenance</u>					
Contract Services					
Field Services	\$ 9,834	\$ 8,195	\$ 1,639	\$ 9,834	\$ 10,129
Landscape Maintenance - Contract	\$ 60,000	\$ 33,640	\$ 18,860	\$ 52,500	\$ 60,000
Lake Maintenance	\$ 10,500	\$ 8,200	\$ 1,640	\$ 9,840	\$ 10,500
Wetland Monitoring & Maintenance	\$ 9,400	\$ -	\$ -	\$ -	\$ 9,400
Property Insurance	\$ 2,250	\$ 2,250	\$ -	\$ 2,250	\$ 2,467
Repairs & Maintenance					
Landscape Maintenance - Other	\$ 10,200	\$ 1,905	\$ 1,700	\$ 3,605	\$ 10,000
Repairs and Maintenance	\$ 2,500	\$ -	\$ 417	\$ 417	\$ 2,500
Operating Supplies	\$ 1,000	\$ -	\$ 167	\$ 167	\$ 1,000
Irrigation Repairs	\$ 7,000	\$ 405	\$ 1,167	\$ 1,572	\$ 7,000
Signage	\$ 800	\$ -	\$ 133	\$ 133	\$ 800
Fountain Maintenance	\$ 2,400	\$ 1,500	\$ 500	\$ 2,000	\$ 2,400
Subtotal	\$ 115,884	\$ 56,095	\$ 26,222	\$ 82,317	\$ 116,196
Utility					
Electric	\$ 4,700	\$ 3,148	\$ 760	\$ 3,908	\$ 4,800
Irrigation Water	\$ 2,000	\$ 416	\$ 117	\$ 533	\$ 2,000
Other					
Contingency	\$ 410	\$ -	\$ 410	\$ 410	\$ 500
Subtotal	\$ 7,110	\$ 3,563	\$ 1,287	\$ 4,850	\$ 7,300
Total Operations & Maintenance:	\$ 122,994	\$ 59,658	\$ 27,510	\$ 87,168	\$ 123,496
Total Expenditures	\$ 217,651	\$ 116,863	\$ 50,584	\$ 167,447	\$ 215,655
Excess Revenues/(Expenditures)	\$ (18,688)	\$ 87,222	\$ (50,584)	\$ 36,638	\$ (16,692)
Fund Balance - Beginning	\$ 18,688	\$ -	\$ -	\$ -	\$ 16,692
Fund Balance - Ending	\$ 0	\$ 87,222	\$ (50,584)	\$ 36,638	\$ -

	FY2021	FY2022
Net Assessments	\$ 198,963	\$ 198,963
Add: Discounts & Collection	\$ 12,700	\$ 12,700
Gross Assessments	\$ 211,663	\$ 211,663

FISCAL YEAR 2022

Product Type	Per Unit Net O&M Assessment	Per Unit Gross O&M Assessment
Townhome - 25'	\$283	\$301
Single Family 40'	\$302	\$321
Single Family 50'	\$377	\$401

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	No. of Units	FY2021 Gross Per Unit Assessments	FY2022 Gross Per Unit Assessments	Increase/ (Decrease)
Townhome - 25'	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 information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

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.

Windsor at Westside

Community Development District

GENERAL FUND BUDGET

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.

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	\$ 41,160
Mulch for Common Areas	\$ 1,406	\$ 16,875
Contingency		\$ 1,965
		<u>\$ 60,000</u>

Lake Maintenance

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>

Windsor at Westside
Community Development District
GENERAL FUND BUDGET

Wetland Monitoring & Maintenance

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

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

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.

Windsor at Westside Community Development District

GENERAL FUND BUDGET

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

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			\$ 300
	TOTAL		\$ 4,800

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
Proposed Budget
Debt Service Fund Series 2015

Description	Adopted Budget FY2021	Actuals Thru 7/31/21	Projected Next 2 Months	Projected Thru 9/30/21	Proposed Budget FY2022
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Revenues

Special Assessments	\$ 276,388	\$ 278,697	\$ -	\$ 278,697	\$ 276,388
Interest Income	\$ 500	\$ 26	\$ 5	\$ 31	\$ 250
Carry Forward Surplus	\$ 225,033	\$ 226,497	\$ -	\$ 226,497	\$ 231,136
Total Revenues	\$ 501,921	\$ 505,219	\$ 5	\$ 505,224	\$ 507,774

Expenditures

General & Administrative:

Interest - 11/1	\$ 97,844	\$ 97,844	\$ -	\$ 97,844	\$ 96,244
Principal - 11/1	\$ 80,000	\$ 80,000	\$ -	\$ 80,000	\$ 80,000
Interest - 5/1	\$ 96,244	\$ 96,244	\$ -	\$ 96,244	\$ 94,644
Total Expenditures	\$ 274,088	\$ 274,088	\$ -	\$ 274,088	\$ 270,888
Excess Revenues/(Expenditures)	\$ 227,833	\$ 231,131	\$ 5	\$ 231,136	\$ 236,886

Principal - 11/1/2022	\$ 85,000
Interest - 11/1/2022	\$ 94,644
Total	\$ 179,644

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
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/21	\$ 3,830,000.00	\$ -	\$ 96,243.75	\$ 96,243.75
11/01/21	\$ 3,830,000.00	\$ 80,000.00	\$ 96,243.75	\$ 270,887.50
05/01/22	\$ 3,750,000.00	\$ -	\$ 94,643.75	
11/01/22	\$ 3,750,000.00	\$ 85,000.00	\$ 94,643.75	\$ 272,587.50
05/01/23	\$ 3,665,000.00	\$ -	\$ 92,943.75	
11/01/23	\$ 3,665,000.00	\$ 90,000.00	\$ 92,943.75	\$ 273,637.50
05/01/24	\$ 3,575,000.00	\$ -	\$ 90,693.75	
11/01/24	\$ 3,575,000.00	\$ 90,000.00	\$ 90,693.75	\$ 269,137.50
05/01/25	\$ 3,485,000.00	\$ -	\$ 88,443.75	
11/01/25	\$ 3,485,000.00	\$ 95,000.00	\$ 88,443.75	\$ 269,512.50
05/01/26	\$ 3,390,000.00	\$ -	\$ 86,068.75	
11/01/26	\$ 3,390,000.00	\$ 100,000.00	\$ 86,068.75	\$ 269,637.50
05/01/27	\$ 3,290,000.00	\$ -	\$ 83,568.75	
11/01/27	\$ 3,290,000.00	\$ 105,000.00	\$ 83,568.75	\$ 269,512.50
05/01/28	\$ 3,185,000.00	\$ -	\$ 80,943.75	
11/01/28	\$ 3,185,000.00	\$ 110,000.00	\$ 80,943.75	\$ 269,137.50
05/01/29	\$ 3,075,000.00	\$ -	\$ 78,193.75	
11/01/29	\$ 3,075,000.00	\$ 120,000.00	\$ 78,193.75	\$ 273,387.50
05/01/30	\$ 2,955,000.00	\$ -	\$ 75,193.75	
11/01/30	\$ 2,955,000.00	\$ 125,000.00	\$ 75,193.75	\$ 272,262.50
05/01/31	\$ 2,830,000.00	\$ -	\$ 72,068.75	
11/01/31	\$ 2,830,000.00	\$ 130,000.00	\$ 72,068.75	\$ 270,887.50
05/01/32	\$ 2,700,000.00	\$ -	\$ 68,818.75	
11/01/32	\$ 2,700,000.00	\$ 135,000.00	\$ 68,818.75	\$ 269,262.50
05/01/33	\$ 2,565,000.00	\$ -	\$ 65,443.75	
11/01/33	\$ 2,565,000.00	\$ 145,000.00	\$ 65,443.75	\$ 272,262.50
05/01/34	\$ 2,420,000.00	\$ -	\$ 61,818.75	
11/01/34	\$ 2,420,000.00	\$ 150,000.00	\$ 61,818.75	\$ 269,887.50
05/01/35	\$ 2,270,000.00	\$ -	\$ 58,068.75	
11/01/35	\$ 2,270,000.00	\$ 160,000.00	\$ 58,068.75	\$ 272,137.50
05/01/36	\$ 2,110,000.00	\$ -	\$ 54,068.75	
11/01/36	\$ 2,110,000.00	\$ 165,000.00	\$ 54,068.75	\$ 268,909.38
05/01/37	\$ 1,945,000.00	\$ -	\$ 49,840.63	
11/01/37	\$ 1,945,000.00	\$ 175,000.00	\$ 49,840.63	\$ 270,196.88
05/01/38	\$ 1,770,000.00	\$ -	\$ 45,356.25	
11/01/38	\$ 1,770,000.00	\$ 185,000.00	\$ 45,356.25	\$ 270,971.88
05/01/39	\$ 1,585,000.00	\$ -	\$ 40,615.63	
11/01/39	\$ 1,585,000.00	\$ 195,000.00	\$ 40,615.63	\$ 271,234.38
05/01/40	\$ 1,390,000.00	\$ -	\$ 35,618.75	
11/01/40	\$ 1,390,000.00	\$ 205,000.00	\$ 35,618.75	\$ 270,984.38
05/01/41	\$ 1,185,000.00	\$ -	\$ 30,365.63	
11/01/41	\$ 1,185,000.00	\$ 215,000.00	\$ 30,365.63	\$ 270,221.88
05/01/42	\$ 970,000.00	\$ -	\$ 24,856.25	
11/01/42	\$ 970,000.00	\$ 225,000.00	\$ 24,856.25	\$ 268,946.88
05/01/43	\$ 745,000.00	\$ -	\$ 19,090.63	
11/01/43	\$ 745,000.00	\$ 235,000.00	\$ 19,090.63	\$ 267,159.38
05/01/44	\$ 510,000.00	\$ -	\$ 13,068.75	
11/01/44	\$ 510,000.00	\$ 250,000.00	\$ 13,068.75	\$ 269,731.25
05/01/45	\$ 260,000.00	\$ -	\$ 6,662.50	
11/01/45	\$ 260,000.00	\$ 260,000.00	\$ 6,662.50	\$ 266,662.50
		\$ 3,830,000.00	\$ 3,025,400.00	\$ 6,855,400.00

Windsor at Westside
Community Development District
Proposed Budget
Debt Service Fund Series 2016

Description	Adopted Budget FY2021	Actuals Thru 7/31/21	Projected Next 2 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Assessments	\$ 418,750	\$ 422,871	\$ -	\$ 422,871	\$ 418,750
Interest	\$ 500	\$ 36	\$ 7	\$ 43	\$ 250
Carry Forward Surplus	\$ 310,679	\$ 322,369	\$ -	\$ 322,369	\$ 319,152
Total Revenues	\$ 729,929	\$ 745,276	\$ 7	\$ 745,283	\$ 738,152
Expenditures					
General & Administrative:					
Interest - 11/1	\$ 146,784	\$ 146,784	\$ -	\$ 146,784	\$ 144,347
Principal - 11/1	\$ 125,000	\$ 125,000	\$ -	\$ 125,000	\$ 125,000
Special Call - 11/1	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Interest - 5/1	\$ 144,597	\$ 144,347	\$ -	\$ 144,347	\$ 141,769
Total Expenditures	\$ 416,381	\$ 426,131	\$ -	\$ 426,131	\$ 411,116
Excess Revenues/(Expenditures)	\$ 313,548	\$ 319,145	\$ 7	\$ 319,152	\$ 327,036

Principal - 11/1/2022	\$ 130,000
Interest - 11/1/2022	\$ 141,769
Total	\$ 271,769

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
	338	\$418,750		

Windsor at Westside
Community Development District
Series 2016 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/21	\$ 6,055,000.00	\$ -	\$ 144,346.88	\$ 144,346.88
11/01/21	\$ 6,055,000.00	\$ 125,000.00	\$ 144,346.88	\$ 411,115.63
05/01/22	\$ 5,930,000.00	\$ -	\$ 141,768.75	
11/01/22	\$ 5,930,000.00	\$ 130,000.00	\$ 141,768.75	\$ 410,856.25
05/01/23	\$ 5,800,000.00	\$ -	\$ 139,087.50	
11/01/23	\$ 5,800,000.00	\$ 140,000.00	\$ 139,087.50	\$ 415,287.50
05/01/24	\$ 5,660,000.00	\$ -	\$ 136,200.00	
11/01/24	\$ 5,660,000.00	\$ 145,000.00	\$ 136,200.00	\$ 414,409.38
05/01/25	\$ 5,515,000.00	\$ -	\$ 133,209.38	
11/01/25	\$ 5,515,000.00	\$ 150,000.00	\$ 133,209.38	\$ 413,325.00
05/01/26	\$ 5,365,000.00	\$ -	\$ 130,115.63	
11/01/26	\$ 5,365,000.00	\$ 155,000.00	\$ 130,115.63	\$ 412,034.38
05/01/27	\$ 5,210,000.00	\$ -	\$ 126,918.75	
11/01/27	\$ 5,050,000.00	\$ 160,000.00	\$ 126,918.75	\$ 410,537.50
05/01/28	\$ 5,050,000.00	\$ -	\$ 123,618.75	
11/01/28	\$ 5,050,000.00	\$ 170,000.00	\$ 123,618.75	\$ 413,200.00
05/01/29	\$ 4,880,000.00	\$ -	\$ 119,581.25	
11/01/29	\$ 4,880,000.00	\$ 175,000.00	\$ 119,581.25	\$ 410,006.25
05/01/30	\$ 4,705,000.00	\$ -	\$ 115,425.00	
11/01/30	\$ 4,705,000.00	\$ 185,000.00	\$ 115,425.00	\$ 411,456.25
05/01/31	\$ 4,520,000.00	\$ -	\$ 111,031.25	
11/01/31	\$ 4,520,000.00	\$ 195,000.00	\$ 111,031.25	\$ 412,431.25
05/01/32	\$ 4,325,000.00	\$ -	\$ 106,400.00	
11/01/32	\$ 4,325,000.00	\$ 205,000.00	\$ 106,400.00	\$ 412,931.25
05/01/33	\$ 4,120,000.00	\$ -	\$ 101,531.25	
11/01/33	\$ 4,120,000.00	\$ 215,000.00	\$ 101,531.25	\$ 412,956.25
05/01/34	\$ 3,905,000.00	\$ -	\$ 96,425.00	
11/01/34	\$ 3,905,000.00	\$ 225,000.00	\$ 96,425.00	\$ 412,506.25
05/01/35	\$ 3,680,000.00	\$ -	\$ 91,081.25	
11/01/35	\$ 3,680,000.00	\$ 235,000.00	\$ 91,081.25	\$ 411,581.25
05/01/36	\$ 3,445,000.00	\$ -	\$ 85,500.00	
11/01/36	\$ 3,445,000.00	\$ 245,000.00	\$ 85,500.00	\$ 410,181.25
05/01/37	\$ 3,200,000.00	\$ -	\$ 79,681.25	
11/01/37	\$ 3,200,000.00	\$ 255,000.00	\$ 79,681.25	\$ 408,306.25
05/01/38	\$ 2,945,000.00	\$ -	\$ 73,625.00	
11/01/38	\$ 2,945,000.00	\$ 265,000.00	\$ 73,625.00	\$ 405,625.00
05/01/39	\$ 2,680,000.00	\$ -	\$ 67,000.00	
11/01/39	\$ 2,680,000.00	\$ 280,000.00	\$ 67,000.00	\$ 407,000.00
05/01/40	\$ 2,400,000.00	\$ -	\$ 60,000.00	
11/01/40	\$ 2,400,000.00	\$ 295,000.00	\$ 60,000.00	\$ 407,625.00
05/01/41	\$ 2,105,000.00	\$ -	\$ 52,625.00	
11/01/41	\$ 2,105,000.00	\$ 310,000.00	\$ 52,625.00	\$ 407,500.00
05/01/42	\$ 1,795,000.00	\$ -	\$ 44,875.00	
11/01/42	\$ 1,795,000.00	\$ 325,000.00	\$ 44,875.00	\$ 406,625.00
05/01/43	\$ 1,470,000.00	\$ -	\$ 36,750.00	
11/01/43	\$ 1,470,000.00	\$ 340,000.00	\$ 36,750.00	\$ 405,000.00
05/01/44	\$ 1,130,000.00	\$ -	\$ 28,250.00	
11/01/44	\$ 1,130,000.00	\$ 360,000.00	\$ 28,250.00	\$ 407,500.00
05/01/45	\$ 770,000.00	\$ -	\$ 19,250.00	
11/01/45	\$ 770,000.00	\$ 375,000.00	\$ 19,250.00	\$ 404,125.00
05/01/46	\$ 395,000.00	\$ -	\$ 9,875.00	
11/01/46	\$ 395,000.00	\$ 395,000.00	\$ 9,875.00	\$ 404,875.00
	\$ 6,055,000.00	\$ 4,748,343.75	\$ 10,803,343.75	

SECTION B

RESOLUTION 2021-06

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 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; 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, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; 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 2021/2022; 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 of the Windsor at Westside Community Development District ("**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, 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 Board hereby finds and determines that 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, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 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 27th day of August, 2021.

ATTEST:
COMMUNITY

**WINDSOR AT WESTSIDE
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

SECTION VI

SECTION C

SECTION 1

Windsor at Westside
Community Development District

Summary of Invoices
May 21, 2021 through August 19, 2021

Fund	Date	Check No.'s	Amount
General Fund	5/21/21	532	\$ 4,641.62
	5/26/21	533-536	\$ 4,642.00
	6/18/21	537	\$ 4,720.04
	6/25/21	538	\$ 12,786.36
	7/2/21	539	\$ 820.00
	8/6/21	540	\$ 20,387.92
	8/10/21	541-542	\$ 5,305.54
	8/19/21	543-547	\$ 11,602.94
Total			\$ 64,906.42

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
5/21/21	00001	5/01/21	157		202105	310-51300-34000			*	3,187.17	
						MANAGEMENT FEES-MAY 2021					
5/01/21	157	202105	310-51300-35100						*	50.00	
						INFORMATION TECH-MAY 2021					
5/01/21	157	202105	310-51300-31300						*	583.33	
						DISSEMINATION - MAY 2021					
5/01/21	157	202105	310-51300-51000						*	.09	
						OFFICE SUPPLIES					
5/01/21	157	202105	310-51300-42000						*	1.53	
						POSTAGE					
5/01/21	158	202105	320-53800-12000						*	819.50	
						FIELD MANAGEMENT - MAY 21					
5/26/21	00015	4/30/21	193665		202104	320-53800-46200		GOVERNMENTAL MANAGEMENT SERVICES	*	820.00	4,641.62 000532
						LAKE MAINTENANCE - APR 21					
5/26/21	00024	5/01/21	11335		202105	320-53800-46400		APPLIED AQUATIC MANAGEMENT, INC	*	3,430.00	820.00 000533
						LANDSCAPE MAINT - MAY 21					
5/26/21	00021	5/01/21	1918		202105	320-53800-46700		EXCLUSIVE LANDSCAPING GROUP, INC	*	150.00	3,430.00 000534
						FOUNTAIN MAINT - MAY 2021					
5/26/21	00003	5/12/21	122536		202104	310-51300-31500		GRUNIT POOL SERVICE	*	242.00	150.00 000535
						PREP RESPONSE/LEGISLATION					
6/18/21	00001	6/01/21	159		202106	310-51300-34000		HOPPING GREEN & SAMS	*	3,187.17	242.00 000536
						MANAGEMENT FEES - JUN 21					
6/01/21	159	202106	310-51300-35100						*	50.00	
						INFORMATION TECH - JUN 21					
6/01/21	159	202106	310-51300-31300						*	583.33	
						DISSEMINATION SVCS-JUN 21					
6/01/21	159	202106	310-51300-51000						*	15.33	
						OFFICE SUPPLIES					
6/01/21	159	202106	310-51300-42000						*	5.61	
						POSTAGE					
6/01/21	159	202106	310-51300-42500						*	59.10	
						COPIES					
6/01/21	160	202106	320-53800-12000						*	819.50	
						FIELD MANAGEMENT - JUN 21					
								GOVERNMENTAL MANAGEMENT SERVICES			4,720.04 000537

WIND WINDSOR AT WES MBYINGTON

*** CHECK DATES 05/21/2021 - 08/19/2021 ***

WINDSOR GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/25/21	00013	6/25/21 06252021	202106	300-20700-10000							*	5,079.37	
		ASSESSMENT TXFER - S2015											
6/25/21		6/25/21 06252021	202106	300-20700-10000							*	7,706.99	
		ASSESSMENT TXFER - S2016											
7/02/21	00015	7/02/21 194387	202105	320-53800-46200						WINDSOR AT WESTSIDE CDD C/O REGIONS	*	820.00	12,786.36 000538
		LAKE MAINTENANCE - MAY 21											
8/06/21	00013	8/05/21 08052021	202108	300-20700-10000						APPLIED AQUATIC MANAGEMENT, INC	*	8,099.07	820.00 000539
		ASSESSMENT TXFER - S2015											
8/05/21		8/05/21 08052021	202108	300-20700-10000							*	12,288.85	
		ASSESSMENT TXFER - S2016											
8/10/21	00001	7/01/21 161	202107	310-51300-34000						WINDSOR AT WESTSIDE CDD C/O REGIONS	*	3,187.17	20,387.92 000540
		MANAGEMENT FEES - JUL 21											
7/01/21	161	7/01/21 161	202107	310-51300-35100							*	50.00	
		INFORMATION TECH - JUL 21											
7/01/21	161	7/01/21 161	202107	310-51300-31300							*	583.33	
		DISSEMINATION SVCS-JUL 21											
7/01/21	161	7/01/21 161	202107	310-51300-51000							*	.03	
		OFFICE SUPPLIES											
7/01/21	161	7/01/21 161	202107	310-51300-42000							*	.51	
		POSTAGE											
7/01/21	162	7/01/21 162	202107	320-53800-12000							*	819.50	
		FIELD MANAGEMENT - JUL 21											
8/10/21	00003	6/10/21 123561	202105	310-51300-31500						GOVERNMENTAL MANAGEMENT SERVICES	*	665.00	4,640.54 000541
		PREP.ATTND.BOS.MTG/DRAFT											
8/19/21	00015	6/30/21 195127	202106	320-53800-46200						HOPPING GREEN & SAMS	*	820.00	665.00 000542
		LAKE MAINTENANCE - JUN 21											
7/31/21	195845	7/31/21 195845	202107	320-53800-46200							*	820.00	
		LAKE MAINTENANCE - JUL 21											
8/19/21	00001	8/01/21 163	202108	310-51300-34000						APPLIED AQUATIC MANAGEMENT, INC	*	3,187.17	1,640.00 000543
		MANAGEMENT FEES - AUG 21											
8/01/21	163	8/01/21 163	202108	310-51300-35100							*	50.00	
		INFORMATION TECH - AUG 21											
8/01/21	163	8/01/21 163	202108	310-51300-31300							*	583.33	
		DISSEMINATION SVCS-AUG 21											

WIND WINDSOR AT WES MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT
8/01/21	163	202108	310-51300-51000			*	.03	
8/01/21	163	202108	310-51300-42000			*	23.91	
8/01/21	164	202108	320-53800-12000			*	819.50	
8/17/21	165	202108	310-51300-35100			*	1,100.00	
			INFORMATION TECH - AUG 21					
			GOVERNMENTAL MANAGEMENT SERVICES					5,763.94 000544
8/19/21	00008	5/03/21	21053	202105	310-51300-32200	*	3,800.00	
			AUDIT FYE - 09/30/2020					
			GRAU & ASSOCIATES					3,800.00 000545
8/19/21	00021	6/01/21	2024	202106	320-53800-46700	*	150.00	
			FOUNTAIN MAINT - JUN 21					
7/01/21	2135	202107	320-53800-46700			*	150.00	
			FOUNTAIN MAINT - JUL 21					
			GRUNIT POOL SERVICE					300.00 000546
8/19/21	00003	7/13/21	124231	202106	310-51300-31500	*	99.00	
			MEETING FOLLOW-UP/CONFER					
			HOPPING GREEN & SAMS					99.00 000547
			TOTAL FOR BANK A				64,906.42	
			TOTAL FOR REGISTER				64,906.42	

WIND WINDSOR AT WES MBYINGTON

SECTION 2

Windsor at Westside
Community Development District

Unaudited Financial Reporting
July 31, 2021

GMS

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Windsor at Westside
Community Development District
Combined Balance Sheet
July 31, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 234,321	\$ -	\$ 234,321
Investments:			
<u>Series 2015</u>			
Reserve	\$ -	\$ 138,198	\$ 138,198
Revenue	\$ -	\$ 223,027	\$ 223,027
<u>Series 2016</u>			
Reserve	\$ -	\$ 209,382	\$ 209,382
Revenue	\$ -	\$ 306,324	\$ 306,324
Interest	\$ -	\$ 1	\$ 1
General Redemption	\$ -	\$ 237	\$ 237
Due From General Fund	\$ -	\$ 20,388	\$ 20,388
Total Assets	\$ 234,321	\$ 897,558	\$ 1,131,879
Liabilities:			
Accounts Payable	\$ 15,106	\$ -	\$ 15,106
Due To Debt Service	\$ 20,388	\$ -	\$ 20,388
Total Liabilities	\$ 35,493	\$ -	\$ 35,493
Fund Balance:			
Assigned For:			
Debt Service	\$ -	\$ 897,558	\$ 897,558
Unassigned	\$ 198,827	\$ -	\$ 198,827
Total Fund Balances	\$ 198,827	\$ 897,558	\$ 1,096,385
Total Liabilities & Fund Balance	\$ 234,321	\$ 897,558	\$ 1,131,879

Windsor at Westside
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2021

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
Revenues:				
O&M Assessments	\$ 198,963	\$ 198,963	\$ 204,085	\$ 5,122
Total Revenues	\$ 198,963	\$ 198,963	\$ 204,085	\$ 5,122
Expenditures:				
<u>General & Administrative:</u>				
Engineering	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Attorney	\$ 15,000	\$ 12,500	\$ 1,522	\$ 10,978
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 5,833	\$ 5,833	\$ 0
Annual Audit	\$ 3,800	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,000	\$ 7,000	\$ 3,500	\$ 3,500
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 38,246	\$ 31,872	\$ 31,872	\$ (0)
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Telephone	\$ 100	\$ 83	\$ -	\$ 83
Postage	\$ 300	\$ 250	\$ 94	\$ 156
Insurance	\$ 6,086	\$ 6,086	\$ 5,803	\$ 283
Printing & Binding	\$ 500	\$ 417	\$ 69	\$ 348
Legal Advertising	\$ 3,000	\$ 2,500	\$ 175	\$ 2,325
Other Current Charges	\$ 500	\$ 500	\$ 1,001	\$ (501)
Property Appraiser	\$ 500	\$ 500	\$ 192	\$ 308
Office Supplies	\$ 200	\$ 167	\$ 19	\$ 148
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 94,657	\$ 78,999	\$ 57,205	\$ 21,795

Windsor at Westside

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2021

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
<i>Operation and Maintenance</i>				
Contract Services				
Field Services	\$ 9,834	\$ 8,195	\$ 8,195	\$ -
Landscape Maintenance - Contract	\$ 60,000	\$ 50,000	\$ 33,640	\$ 16,360
Lake Maintenance	\$ 10,500	\$ 8,750	\$ 8,200	\$ 550
Wetland Monitoring & Maintenance	\$ 9,400	\$ 7,833	\$ -	\$ 7,833
Property Insurance	\$ 2,250	\$ 2,250	\$ 2,250	\$ -
Repairs & Maintenance				
Landscape Maintenance - Other	\$ 10,200	\$ 8,500	\$ 1,905	\$ 6,595
Repairs and Maintenance	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Operating Supplies	\$ 1,000	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 7,000	\$ 5,833	\$ 405	\$ 5,428
Signage	\$ 800	\$ 667	\$ -	\$ 667
Fountain Maintenance	\$ 2,400	\$ 2,000	\$ 1,500	\$ 500
Subtotal	\$ 115,884	\$ 96,945	\$ 56,095	\$ 40,850
Utility				
Electric	\$ 4,700	\$ 3,917	\$ 3,148	\$ 769
Irrigation Water	\$ 2,000	\$ 1,667	\$ 416	\$ 1,251
Other				
Contingency	\$ 410	\$ 342	\$ -	\$ 342
Subtotal	\$ 7,110	\$ 5,925	\$ 3,563	\$ 2,362
Total O&M Expenses:	\$ 122,994	\$ 102,870	\$ 59,658	\$ 43,212
Total Expenditures	\$ 217,651	\$ 181,869	\$ 116,863	\$ 65,006
Excess Revenues (Expenditures)	\$ (18,688)		\$ 87,222	
Fund Balance - Beginning	\$ 18,688		\$ 111,605	
Fund Balance - Ending	\$ 0		\$ 198,827	

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, 2021

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
Revenues:				
Special Assessments	\$ 276,388	\$ 276,388	\$ 278,697	\$ 2,309
Interest	\$ 500	\$ 417	\$ 26	\$ (391)
Total Revenues	\$ 276,888	\$ 276,805	\$278,723	\$ 1,918
Expenditures:				
Interest - 11/1	\$ 97,844	\$ 97,844	\$ 97,844	\$ -
Principal - 11/1	\$ 80,000	\$ 80,000	\$ 80,000	\$ -
Interest - 5/1	\$ 96,244	\$ 96,244	\$ 96,244	\$ -
Total Expenditures	\$ 274,088	\$ 274,088	\$ 274,088	\$ -
Excess Revenues (Expenditures)	\$ 2,800		\$ 4,635	
Fund Balance - Beginning	\$ 225,033		\$ 364,690	
Fund Balance - Ending	\$ 227,833		\$ 369,326	

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, 2021

	Adopted Budget	Prorated Budget Thru 07/31/21	Actual Thru 07/31/21	Variance
Revenues:				
Special Assessments	\$ 418,750	\$ 418,750	\$ 422,871	\$ 4,121
Interest	\$ 500	\$ 416	\$ 36	\$ (381)
Total Revenues	\$ 419,250	\$ 419,166	\$ 422,907	\$ 3,741
Expenditures:				
Interest - 11/1	\$ 146,784	\$ 146,784	\$ 146,784	\$ -
Principal - 11/1	\$ 125,000	\$ 125,000	\$ 125,000	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Interest - 5/1	\$ 144,597	\$ 144,597	\$ 144,347	\$ 250
Total Expenditures	\$ 416,381	\$ 416,381	\$ 426,131	\$ (9,750)
Excess Revenues (Expenditures)	\$ 2,868		\$ (3,224)	
Fund Balance - Beginning	\$ 310,679		\$ 531,457	
Fund Balance - Ending	\$ 313,547		\$ 528,233	

Windsor at Westside
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
O&M Assessments	\$ -	\$ 26,828	\$ 138,764	\$ 9,223	\$ 3,495	\$ 5,919	\$ 10,206	\$ 2,873	\$ 6,777	\$ -	\$ -	\$ -	\$ 204,085
Total Revenues	\$ -	\$ 26,828	\$ 138,764	\$ 9,223	\$ 3,495	\$ 5,919	\$ 10,206	\$ 2,873	\$ 6,777	\$ -	\$ -	\$ -	\$ 204,085
Expenditures:													
General & Administrative:													
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	\$ 355	\$ -	\$ 103	\$ 158	\$ -	\$ 242	\$ 665	\$ -	\$ -	\$ -	\$ -	\$ 1,522
Arbitrage	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ 5,833
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,187	\$ 3,187	\$ -	\$ -	\$ 31,872
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 59	\$ 9	\$ 8	\$ 3	\$ 3	\$ 5	\$ -	\$ 2	\$ 6	\$ 1	\$ -	\$ -	\$ 94
Insurance	\$ 5,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,803
Printing & Binding	\$ 3	\$ 4	\$ -	\$ -	\$ -	\$ 4	\$ -	\$ -	\$ 59	\$ -	\$ -	\$ -	\$ 69
Legal Advertising	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Other Current Charges	\$ 118	\$ 290	\$ 143	\$ 79	\$ 46	\$ 77	\$ 123	\$ 34	\$ 44	\$ 47	\$ -	\$ -	\$ 1,001
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 192	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 15	\$ 0	\$ -	\$ -	\$ 19
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 15,254	\$ 4,581	\$ 4,072	\$ 4,555	\$ 4,349	\$ 4,007	\$ 7,785	\$ 4,621	\$ 4,045	\$ 3,968	\$ -	\$ -	\$ 57,205

WindSOR at Westside
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operation and Maintenance													
Contract Services													
Field Services	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ -	\$ -	\$ 8,195
Landscape Maintenance - Contract	\$ 3,430	\$ 3,430	\$ 2,770	\$ 3,430	\$ 3,430	\$ 3,430	\$ 3,430	\$ 3,430	\$ 3,430	\$ 3,430	\$ -	\$ -	\$ 33,640
Lake Maintenance	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ 820	\$ -	\$ -	\$ 8,200
Wetland Monitoring & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 2,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250
Repairs & Maintenance													
Landscape Maintenance - Other	\$ -	\$ -	\$ -	\$ 1,020	\$ 805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,905
Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Maintenance	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Subtotal	\$ 7,470	\$ 5,220	\$ 4,560	\$ 6,240	\$ 6,510	\$ 5,220	\$ 5,220	\$ 5,220	\$ 5,220	\$ 5,220	\$ -	\$ -	\$ 56,095
Utility													
Electric	\$ 399	\$ -	\$ 305	\$ 373	\$ 339	\$ 339	\$ 362	\$ 333	\$ 339	\$ 359	\$ -	\$ -	\$ 3,148
Irrigation Water	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 55	\$ 59	\$ 55	\$ -	\$ -	\$ 416
Other													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 434	\$ 35	\$ 340	\$ 408	\$ 375	\$ 374	\$ 397	\$ 387	\$ 397	\$ 414	\$ -	\$ -	\$ 3,563
Total O&M Expenses:	\$ 7,904	\$ 5,255	\$ 4,900	\$ 6,648	\$ 6,884	\$ 5,594	\$ 5,616	\$ 5,607	\$ 5,617	\$ 5,633	\$ -	\$ -	\$ 99,658
Total Expenditures	\$ 23,157	\$ 9,835	\$ 8,972	\$ 11,202	\$ 11,203	\$ 9,600	\$ 13,402	\$ 10,228	\$ 9,662	\$ 9,601	\$ -	\$ -	\$ 116,063
Excess Revenues (Expenditures)	\$ (23,157)	\$ 16,992	\$ 129,792	\$ (1,979)	\$ (7,708)	\$ (3,681)	\$ (3,196)	\$ (7,354)	\$ (2,885)	\$ (9,601)	\$ -	\$ -	\$ 87,222

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	\$138,198	
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)
LESS: PRINCIPAL PAYMENT 11/1/20		(\$80,000)
CURRENT BONDS OUTSTANDING		\$3,830,000

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	\$209,088	
RESERVE FUND BALANCE	\$209,382	
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)
LESS: PRINCIPAL PAYMENT 11/1/20		(\$125,000)
LESS: SPECIAL CALL 11/1/20		(\$10,000)
CURRENT BONDS OUTSTANDING		\$6,055,000

Fiscal Year 2021

	100%	Gross Percent Collected	Balance Remaining to Collect
\$	-		

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 2022** 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 12, 2021

February 25, 2022

May 27, 2022

August 26, 2022

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.

Jason Showe
District Manager
Governmental Management Services – Central Florida, LLC