

Windsor at Westside
Community Development District

Adopted Budget
FY 2024



Table of Contents

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

Windsor at Westside
Community Development District
Adopted Budget
General Fund

| | Adopted Budget FY2023 | Actuals Thru 6/30/23 | Projected Next 3 Months | Projected Thru 9/30/23 | Adopted Budget FY2024 |
|--|-----------------------------|----------------------------|-------------------------------|------------------------------|-----------------------------|
| Revenues | | | | | |
| O&M Assessments | \$ 444,642 | \$ 448,169 | \$ - | \$ 448,169 | \$ 444,642 |
| Total Revenues | \$ 444,642 | \$ 448,169 | \$ - | \$ 448,169 | \$ 444,642 |
| Expenditures | | | | | |
| <i>General & Administrative</i> | | | | | |
| Supervisor Fee | \$ 7,200 | \$ 1,800 | \$ 1,200 | \$ 3,000 | \$ 7,200 |
| FICA Expense | \$ 367 | \$ 92 | \$ 61 | \$ 153 | \$ 367 |
| Engineering | \$ 5,000 | \$ 1,350 | \$ 3,650 | \$ 5,000 | \$ 5,000 |
| Attorney | \$ 10,000 | \$ 3,215 | \$ 2,500 | \$ 5,715 | \$ 10,000 |
| Arbitrage | \$ 900 | \$ 450 | \$ 450 | \$ 900 | \$ 900 |
| Dissemination | \$ 7,000 | \$ 5,250 | \$ 1,750 | \$ 7,000 | \$ 7,000 |
| Annual Audit | \$ 3,900 | \$ 4,000 | \$ - | \$ 4,000 | \$ 4,100 |
| Trustee Fees | \$ 7,000 | \$ 7,000 | \$ - | \$ 7,000 | \$ 7,000 |
| Assessment Administration | \$ 5,000 | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,300 |
| Management Fees | \$ 41,363 | \$ 31,022 | \$ 10,341 | \$ 41,363 | \$ 43,845 |
| Information Technology | \$ 1,800 | \$ 1,350 | \$ 450 | \$ 1,800 | \$ 1,908 |
| Website Maintenance | \$ 1,000 | \$ 750 | \$ 250 | \$ 1,000 | \$ 1,060 |
| Postage | \$ 300 | \$ 2,398 | \$ 75 | \$ 2,473 | \$ 300 |
| Insurance | \$ 7,215 | \$ 6,464 | \$ - | \$ 6,464 | \$ 7,111 |
| Printing & Binding | \$ 500 | \$ 108 | \$ 125 | \$ 233 | \$ 500 |
| Legal Advertising | \$ 3,000 | \$ 464 | \$ 2,536 | \$ 3,000 | \$ 3,000 |
| Other Current Charges | \$ 1,000 | \$ 429 | \$ 250 | \$ 679 | \$ 1,000 |
| Property Appraiser | \$ 500 | \$ 324 | \$ - | \$ 324 | \$ 500 |
| Office Supplies | \$ 200 | \$ 2 | \$ 50 | \$ 52 | \$ 200 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ - | \$ 175 | \$ 175 |
| Total General & Administrative: | \$ 103,520 | \$ 71,642 | \$ 23,688 | \$ 95,331 | \$ 106,466 |

Windsor at Westside
Community Development District
Adopted Budget
General Fund

| | Adopted Budget FY2023 | Actuals Thru 6/30/23 | Projected Next 3 Months | Projected Thru 9/30/23 | Adopted Budget FY2024 |
|--|-----------------------|----------------------|-------------------------|------------------------|-----------------------|
| <i>Operations & Maintenance</i> | | | | | |
| Contract Services | | | | | |
| Field Services | \$ 10,635 | \$ 7,976 | \$ 2,659 | \$ 10,635 | \$ 11,274 |
| Landscape Maintenance - Contract | \$ 63,000 | \$ 43,526 | \$ 14,509 | \$ 58,035 | \$ 63,000 |
| Lake Maintenance | \$ 10,500 | \$ 8,046 | \$ 2,682 | \$ 10,728 | \$ 11,688 |
| Property Insurance | \$ 2,786 | \$ 2,554 | \$ - | \$ 2,554 | \$ 3,831 |
| Repairs & Maintenance | | | | | |
| Landscape Maintenance - Other | \$ 10,000 | \$ 15,686 | \$ 8,000 | \$ 23,686 | \$ 20,000 |
| Repairs and Maintenance | \$ 2,500 | \$ - | \$ 625 | \$ 625 | \$ 20,000 |
| Operating Supplies | \$ 1,000 | \$ - | \$ 250 | \$ 250 | \$ 1,000 |
| Irrigation Repairs | \$ 10,000 | \$ 10,142 | \$ 2,000 | \$ 12,142 | \$ 12,000 |
| Signage | \$ 800 | \$ - | \$ 200 | \$ 200 | \$ 800 |
| Fountain Maintenance | \$ 2,520 | \$ 5,850 | \$ 2,550 | \$ 8,400 | \$ 10,710 |
| Wetland Maintenance | \$ 9,400 | \$ - | \$ 4,700 | \$ 4,700 | \$ 10,000 |
| Subtotal | \$ 123,141 | \$ 93,780 | \$ 38,175 | \$ 131,955 | \$ 164,303 |
| Utility | | | | | |
| Electric | \$ 5,280 | \$ 3,394 | \$ 1,320 | \$ 4,714 | \$ 5,280 |
| Irrigation & Water | \$ 202,200 | \$ 88,822 | \$ 55,000 | \$ 143,822 | \$ 150,000 |
| Other | | | | | |
| Contingency | \$ 10,500 | \$ 3,600 | \$ 2,625 | \$ 6,225 | \$ 10,500 |
| Subtotal | \$ 217,980 | \$ 95,815 | \$ 58,945 | \$ 154,760 | \$ 165,780 |
| Total Operations & Maintenance: | \$ 341,121 | \$ 189,595 | \$ 97,120 | \$ 286,715 | \$ 330,083 |
| <i>Other Expenditures</i> | | | | | |
| Transfer Out - Capital Reserve | \$ - | \$ - | \$ 158,570 | \$ 158,570 | \$ 8,093 |
| Total Other Expenditures | \$ - | \$ - | \$ 158,570 | \$ 158,570 | \$ 8,093 |
| Total Expenditures | \$ 444,642 | \$ 261,237 | \$ 279,378 | \$ 540,615 | \$ 444,642 |
| Excess Revenues/(Expenditures) | \$ - | \$ 186,932 | \$ (279,378) | \$ (92,446) | \$ - |
| Fund Balance - Beginning | \$ - | \$ 201,583 | \$ - | \$ 201,583 | \$ - |
| Fund Balance - Ending | \$ - | \$ 388,515 | \$ (279,378) | \$ 109,137 | \$ - |

| | | |
|-----------------------------|-------------------|-------------------|
| | FY2023 | FY2024 |
| Net Assessments | \$ 444,642 | \$ 444,642 |
| Add: Discounts & Collection | \$ 28,381 | \$ 28,381 |
| Gross Assessments | <u>\$ 473,023</u> | <u>\$ 473,023</u> |

FISCAL YEAR 2024

| Product Type | Per Unit Net O&M Assessment | Per Unit Gross O&M Assessment |
|-------------------|-----------------------------|-------------------------------|
| Townhome - 25' | \$ 621 | \$ 661 |
| Single Family 40' | \$ 663 | \$ 705 |
| Single Family 50' | \$ 829 | \$ 882 |

GROSS PER UNIT ASSESSMENT COMPARISON CHART

| Product Type | No. of Units | FY2023 | | FY2024 | | Increase/(Decrease) |
|-------------------|--------------|----------------------------|----------------------------|----------------------------|----------------------------|---------------------|
| | | Gross Per Unit Assessments | Gross Per Unit Assessments | Gross Per Unit Assessments | Gross Per Unit Assessments | |
| Townhome - 25' | 148 | \$ 661 | \$ 661 | \$ 661 | \$ 661 | 0 |
| Single Family 40' | 192 | \$ 705 | \$ 705 | \$ 705 | \$ 705 | 0 |
| Single Family 50' | 272 | \$ 882 | \$ 882 | \$ 882 | \$ 882 | (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:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon 3 supervisors attending 12 meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

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

Attorney

The District's legal counsel, Kutak Rock, LLP, provides 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 AMTEC, an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2015 & 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.

Windsor at Westside
Community Development District
GENERAL FUND BUDGET

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.

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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with 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. Governmental Management Services – Central Florida, LLC provides these services.

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.

Windsor at Westside
Community Development District
 GENERAL FUND BUDGET

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc. Governmental Management Services – Central Florida, LLC provides these services.

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. Governmental Management Services – Central Florida, LLC provides these services.

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 Brightview Landscape Services, Inc.

| Description | Monthly | Annually |
|-------------------------|----------------|------------------|
| Landscaping Maintenance | \$ 3,430 | \$ 41,160 |
| Mulch for Common Areas | \$ 1,406 | \$ 16,875 |
| Contingency | | \$ 4,965 |
| | | \$ 63,000 |

Windsor at Westside
Community Development District
 GENERAL FUND BUDGET

Lake Maintenance

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

| Description | Monthly | Annually |
|------------------|---------|------------------|
| Lake Maintenance | \$ 894 | \$ 10,728 |
| Contingency | | \$ 960 |
| | | \$ 11,688 |

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 Clean Basin Fount, Inc. for this service.

| Description | Monthly | Annually |
|--------------------------|---------|------------------|
| Fountain Maintenance | \$ 600 | \$ 7,200 |
| Quarterly Basin Cleaning | | \$ 3,000 |
| Contingency | | \$ 510 |
| | | \$ 10,710 |

Windsor at Westside
Community Development District
 GENERAL FUND BUDGET

Wetland 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 Maintenance | \$ 10,000 |
| | \$ 10,000 |

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 | | \$ 780 |
| | | | \$ 5,280 |

Irrigation & Water

Represents estimated cost for reclaimed water utilities of the common areas within the District.

Contingency

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

Windsor at Westside
Community Development District
Adopted Budget
Debt Service Fund Series 2015

| Description | Adopted Budget FY2023 | Actuals Thru 6/30/23 | Projected Next 3 Months | Projected Thru 9/30/23 | Adopted Budget FY2024 |
|---|--------------------------|----------------------------|-------------------------------|------------------------------|-----------------------------|
| Revenues | | | | | |
| Special Assessments | \$ 276,443 | \$ 278,635 | \$ - | \$ 278,635 | \$ 276,443 |
| Interest Income | \$ 250 | \$ 8,534 | \$ 2,133 | \$ 10,667 | \$ 250 |
| Carry Forward Surplus | \$ 241,045 | \$ 242,782 | \$ - | \$ 242,782 | \$ 263,160 |
| Total Revenues | \$ 517,737 | \$ 529,951 | \$ 2,133 | \$ 532,084 | \$ 539,853 |
| Expenditures | | | | | |
| General & Administrative: | | | | | |
| Interest - 11/1 | \$ 94,644 | \$ 94,644 | \$ - | \$ 94,644 | \$ 92,944 |
| Principal - 11/1 | \$ 85,000 | \$ 85,000 | \$ - | \$ 85,000 | \$ 90,000 |
| Interest - 5/1 | \$ 92,944 | \$ 92,944 | \$ - | \$ 92,944 | \$ 90,694 |
| Total Expenditures | \$ 272,588 | \$ 272,588 | \$ - | \$ 272,588 | \$ 273,638 |
| Other Financing Sources: | | | | | |
| Transfer In/(Out) | \$ - | \$ (3,663) | \$ - | \$ (3,663) | \$ - |
| Total Other Financing Sources (Uses) | \$ - | \$ (3,663) | \$ - | \$ (3,663) | \$ - |
| Excess Revenues/(Expenditures) | \$ 245,150 | \$ 261,026 | \$ 2,133 | \$ 263,160 | \$ 266,215 |

| | |
|-----------------------|-------------------|
| Principal - 11/1/2024 | \$ 90,000 |
| Interest - 11/1/2024 | \$ 90,694 |
| Total | \$ 180,694 |

| Product Type | No. of Units | Maximum Annual Debt Service | Per Unit Net Debt Assessment | Per Unit Gross Debt Assessment |
|-------------------|--------------|-----------------------------|------------------------------|--------------------------------|
| Townhome | 96 | \$75,260 | \$784 | \$834 |
| Single Family 40' | 90 | \$96,952 | \$1,077 | \$1,146 |
| Single Family 50' | 76 | \$104,231 | \$1,371 | \$1,459 |
| | <u>262</u> | <u>\$276,443</u> | | |

Windsor at Westside
Community Development District
Series 2015 Special Assessment Bonds
Amortization Schedule

| Date | Balance | Prinicipal | Interest | Total |
|----------|-----------------|------------------------|------------------------|------------------------|
| 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 |
| | | \$ 3,750,000.00 | \$ 2,738,268.75 | \$ 6,488,268.75 |

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

| Description | Adopted Budget FY2023 | Actuals Thru 6/30/23 | Projected Next 3 Months | Projected Thru 9/30/23 | Adopted Budget FY2024 |
|---|--------------------------|----------------------------|-------------------------------|------------------------------|-----------------------------|
| Revenues | | | | | |
| Assessments | \$ 419,451 | \$ 422,777 | \$ - | \$ 422,777 | \$ 419,451 |
| Interest | \$ 250 | \$ 12,077 | \$ 3,019 | \$ 15,096 | \$ 250 |
| Carry Forward Surplus | \$ 333,749 | \$ 336,244 | \$ - | \$ 336,244 | \$ 359,598 |
| Total Revenues | \$ 753,450 | \$ 771,098 | \$ 3,019 | \$ 774,117 | \$ 779,298 |
| Expenditures | | | | | |
| General & Administrative: | | | | | |
| Interest - 11/1 | \$ 141,769 | \$ 141,769 | \$ - | \$ 141,769 | \$ 139,088 |
| Principal - 11/1 | \$ 130,000 | \$ 130,000 | \$ - | \$ 130,000 | \$ 140,000 |
| Interest - 5/1 | \$ 139,088 | \$ 139,088 | \$ - | \$ 139,088 | \$ 136,200 |
| Total Expenditures | \$ 410,856 | \$ 410,856 | \$ - | \$ 410,856 | \$ 415,288 |
| Other Financing Sources: | | | | | |
| Transfer In/(Out) | \$ - | \$ 3,663 | \$ - | \$ 3,663 | \$ - |
| Total Other Financing Sources (Uses) | \$ - | \$ 3,663 | \$ - | \$ 3,663 | \$ - |
| Excess Revenues/(Expenditures) | \$ 342,594 | \$ 356,579 | \$ 3,019 | \$ 359,598 | \$ 364,011 |

| | |
|-----------------------|-------------------|
| Principal - 11/1/2024 | \$ 145,000 |
| Interest - 11/1/2024 | \$ 136,200 |
| Total | \$ 281,200 |

| Product Type | No. of Units | Maximum Annual Debt Service | Per Unit Net Debt Assessment | Per Unit Gross Debt Assessment |
|-------------------|--------------|-----------------------------|------------------------------|--------------------------------|
| Townhome | 52 | \$40,766 | \$784 | \$834 |
| Single Family 40' | 102 | \$109,878 | \$1,077 | \$1,146 |
| Single Family 50' | 196 | \$268,806 | \$1,371 | \$1,459 |
| | 350 | \$419,451 | | |

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

| Date | Balance | Principal | Interest | Total |
|----------|-----------------|------------------------|------------------------|-------------------------|
| 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 |
| | | \$ 5,930,000.00 | \$ 4,317,881.25 | \$ 10,247,881.25 |

Windsor at Westside
Community Development District
Adopted Budget
Capital Reserves Fund

| Description | Adopted Budget FY2023 | Actuals Thru 6/30/23 | Projected Next 3 Months | Projected Thru 9/30/23 | Adopted Budget FY2024 |
|---|-----------------------------|----------------------------|-------------------------------|------------------------------|-----------------------------|
| Revenues | | | | | |
| Interest | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ - | \$ - | \$ - | \$ - | \$ - |
| Expenditures | | | | | |
| Contingency | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Financing Sources/(Uses) | | | | | |
| Transfer In (Out) | \$ - | \$ - | \$ 158,570 | \$ 158,570 | \$ 8,093 |
| Total Other Financing Sources/(Uses) | \$ - | \$ - | \$ 158,570 | \$ 158,570 | \$ 8,093 |
| Excess Revenues/(Expenditures) | \$ - | \$ - | \$ 158,570 | \$ 158,570 | \$ 8,093 |
| Fund Balance - Beginning | \$ - | \$ - | \$ - | \$ - | \$ 158,570 |
| Fund Balance - Ending | \$ - | \$ - | \$ 158,570 | \$ 158,570 | \$ 166,663 |