

***Windsor at Westside
Community Development District***

Agenda

May 31, 2024

AGENDA

Windsor at Westside

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

May 24, 2024

**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, May 31, 2024, at 10:00 AM at the Hart Memorial Library, 211 E. Dakin Ave, Kissimmee, Florida 34741**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 23, 2024, Board of Supervisors Meeting
4. Consideration of Resolution 2024-01 Approving the Fiscal Year 2025 Proposed Budget and Setting Public Hearing to Adopt
5. Consideration of Resolution 2024-02 Setting Date, Time and Location for Landowner's Election and Meeting
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Registered Voters- 50
 - D. Field Manager's Report
 - i. Consideration of Pool Maintenance Service (Fountain) Agreement
7. Supervisor's Requests
8. Adjournment

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, **February 23, 2023** at 10:00 a.m. in the Hart Memorial Library, 211 E. Dakin Avenue, Kissimmee, Florida.

Present and constituting a quorum were:

Duane (Rocky) Owen	Chairman
Tom Franklin	Vice Chairman
Atlee Mercer	Assistant Secretary

Also present were:

Jason Showe	Manager
Tucker Mackie <i>by phone</i>	Attorney
Broc Althafer <i>by phone</i>	Engineer
Andy Hatton	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 no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the August 11,
2023 Meeting**

On MOTION by Mr. Franklin seconded by Mr. Mercer with all in favor the minutes of August 11, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of AA1 Series 2015 and AA2 Series 2016 Arbitrage Rebate Proposal

Mr. Showe stated based on comments from counsel and our internal staff we are going to exclude the 2015 Series bonds; it is under the IRS threshold.

On MOTION by Mr. Mercer seconded by Mr. Franklin with all in favor the proposal from AMTEC to prepare the arbitrage rebate calculations for the 2016 Series Bonds in the amount of \$400 each year was approved.

FIFTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter with Grau & Associates

On MOTION by Mr. Franklin seconded by Mr. Mercer with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2023 audit was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Agreement with Osceola County Property Appraiser

On MOTION by Mr. Franklin seconded by Mr. Mercer with all in favor the agreement with the Osceola County property appraiser was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Review of Ethics Training Memo

Ms. Mackie stated an email went to the board with links to the website where they can get their required ethics training.

Mr. Showe stated if you send that to me, I will share that with the board.

Ms. Mackie stated the first time you are required to check the box on your form 1 that you have complied with the ethics training will be on your 2025 form 1. Also in the email is some information regarding the change in the way in which your form 1 will be submitted, it is no longer going to be through the supervisor of elections in the county in which you reside but will be filed electronically with the commission on ethics directly.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Franklin seconded by Mr. Owen 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.

D. Field Manager’s Report

Mr. Hatton stated they are finishing up the HOAs mulch then will move right into doing ours. As soon as they finish that they are going to do our oak tree lifting.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Franklin seconded by Mr. Mercer with all in favor the meeting adjourned at 10:10 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Windsor at Westside Community Development District (“**District**”) prior to June 15, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	August 9, 2024
HOUR:	10:00 a.m.
LOCATION:	Hart Memorial Central Library 211 E Dakin Ave Kissimmee, Florida 34741

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

ATTEST:

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Windsor at Westside
Community Development District

Proposed Budget
FY 2025



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Windsor at Westside
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
O&M Assessments	\$ 444,642	\$ 417,406	\$ 27,236	\$ 444,642	\$ 734,923
Total Revenues	\$ 444,642	\$ 417,406	\$ 27,236	\$ 444,642	\$ 734,923
Expenditures					
<i>General & Administrative</i>					
Supervisor Fee	\$ 7,200	\$ 600	\$ 1,200	\$ 1,800	\$ 7,200
FICA Expense	\$ 367	\$ 31	\$ 61	\$ 92	\$ 367
Engineering	\$ 5,000	\$ 400	\$ 4,600	\$ 5,000	\$ 5,000
Attorney	\$ 10,000	\$ 903	\$ 4,167	\$ 5,070	\$ 10,000
Arbitrage	\$ 900	\$ -	\$ 900	\$ 900	\$ 900
Dissemination	\$ 7,000	\$ 4,083	\$ 2,917	\$ 7,000	\$ 7,350
Annual Audit	\$ 4,100	\$ 4,100	\$ -	\$ 4,100	\$ 4,100
Trustee Fees	\$ 7,000	\$ 3,500	\$ 3,500	\$ 7,000	\$ 7,000
Assessment Administration	\$ 5,300	\$ 5,300	\$ -	\$ 5,300	\$ 5,565
Management Fees	\$ 43,845	\$ 25,576	\$ 18,269	\$ 43,845	\$ 47,134
Information Technology	\$ 1,908	\$ 1,113	\$ 795	\$ 1,908	\$ 2,004
Website Maintenance	\$ 1,060	\$ 618	\$ 442	\$ 1,060	\$ 1,113
Postage	\$ 300	\$ 70	\$ 125	\$ 195	\$ 300
Insurance	\$ 7,111	\$ 6,690	\$ -	\$ 6,690	\$ 7,359
Printing & Binding	\$ 500	\$ 8	\$ 208	\$ 216	\$ 500
Legal Advertising	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 3,000
Other Current Charges	\$ 1,000	\$ 422	\$ 417	\$ 839	\$ 1,000
Property Appraiser	\$ 500	\$ 284	\$ -	\$ 284	\$ 500
Office Supplies	\$ 200	\$ 1	\$ 83	\$ 85	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 106,466	\$ 53,874	\$ 40,683	\$ 94,558	\$ 110,767

Windsor at Westside
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<i>Operations & Maintenance</i>					
Contract Services					
Field Services	\$ 11,274	\$ 6,577	\$ 4,698	\$ 11,274	\$ 15,000
Landscape Maintenance - Contract	\$ 63,000	\$ 35,581	\$ 25,415	\$ 60,997	\$ 64,046
Lake Maintenance	\$ 11,688	\$ 6,258	\$ 4,470	\$ 10,728	\$ 11,264
Property Insurance	\$ 3,831	\$ 3,652	\$ -	\$ 3,652	\$ 4,127
Repairs & Maintenance					
Landscape Maintenance - Other	\$ 20,000	\$ 3,500	\$ 16,500	\$ 20,000	\$ 20,000
Repairs and Maintenance	\$ 20,000	\$ 4,326	\$ 8,333	\$ 12,659	\$ 20,000
Operating Supplies	\$ 1,000	\$ -	\$ 417	\$ 417	\$ 1,000
Irrigation Repairs	\$ 12,000	\$ 10,256	\$ 1,744	\$ 12,000	\$ 20,000
Signage	\$ 800	\$ -	\$ 333	\$ 333	\$ 800
Fountain Maintenance	\$ 10,710	\$ 4,475	\$ 3,300	\$ 7,775	\$ 10,710
Wetland Maintenance	\$ 10,000	\$ 4,300	\$ 5,700	\$ 10,000	\$ 10,000
Subtotal	\$ 164,303	\$ 78,925	\$ 70,910	\$ 149,835	\$ 176,948
Utility					
Electric	\$ 5,280	\$ 1,400	\$ 3,880	\$ 5,280	\$ 5,808
Irrigation & Water	\$ 150,000	\$ 190,431	\$ 178,569	\$ 369,000	\$ 405,900
Other					
Contingency	\$ 10,500	\$ 3,490	\$ 4,375	\$ 7,865	\$ 10,500
Subtotal	\$ 165,780	\$ 195,321	\$ 186,824	\$ 382,145	\$ 422,208
Total Operations & Maintenance:	\$ 330,083	\$ 274,246	\$ 257,734	\$ 531,980	\$ 599,156
<i>Other Expenditures</i>					
Transfer Out - Capital Reserve	\$ 8,093	\$ -	\$ 8,093	\$ 8,093	\$ 25,000
Total Other Expenditures	\$ 8,093	\$ -	\$ 8,093	\$ 8,093	\$ 25,000
Total Expenditures	\$ 444,642	\$ 328,120	\$ 306,510	\$ 634,630	\$ 734,923
Excess Revenues/(Expenditures)	\$ -	\$ 89,285	\$ (279,274)	\$ (189,989)	\$ -
Fund Balance - Beginning	\$ -	\$ 252,309	\$ -	\$ 252,309	\$ -
Fund Balance - Ending	\$ -	\$ 341,594	\$ (279,274)	\$ 62,320	\$ -

	FY2024	FY2025
Net Assessments	\$ 444,642	\$ 734,923
Add: Discounts & Collection	\$ 28,381	\$ 46,910
Gross Assessments	\$ 473,023	\$ 781,833

FISCAL YEAR 2025

Product Type	Per Unit Net O&M	Per Unit Gross O&M
	Assessment	Assessment
Townhome - 25'	\$ 1,027	\$ 1,093
Single Family 40'	\$ 1,096	\$ 1,166
Single Family 50'	\$ 1,370	\$ 1,457

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	No. of Units	FY2024	FY2025	Increase/ (Decrease)
		Gross Per Unit Assessments	Gross Per Unit Assessments	
Townhome - 25'	148	\$ 661	\$ 1,093	\$ 432
Single Family 40'	192	\$ 705	\$ 1,166	\$ 461
Single Family 50'	272	\$ 882	\$ 1,457	\$ 575

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 Commerce 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		\$ 6,011
		\$ 64,046

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		\$ 536
		\$ 11,264

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		\$ 1308
			\$ 5,808

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
Proposed Budget
Debt Service Fund Series 2015

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Special Assessments	\$ 276,443	\$ 259,509	\$ 16,934	\$ 276,443	\$ 276,443
Interest Income	\$ 250	\$ 10,254	\$ 7,324	\$ 17,578	\$ 8,789
Carry Forward Surplus	\$ 263,160	\$ 265,595	\$ -	\$ 265,595	\$ 285,978
Total Revenues	\$ 539,853	\$ 535,358	\$ 24,258	\$ 559,616	\$ 571,210
Expenditures					
General & Administrative:					
Interest - 11/1	\$ 92,944	\$ 92,944	\$ -	\$ 92,944	\$ 90,694
Principal - 11/1	\$ 90,000	\$ 90,000	\$ -	\$ 90,000	\$ 90,000
Interest - 5/1	\$ 90,694	\$ -	\$ 90,694	\$ 90,694	\$ 88,444
Total Expenditures	\$ 273,638	\$ 182,944	\$ 90,694	\$ 273,638	\$ 269,138
Excess Revenues/(Expenditures)	\$ 266,215	\$ 352,414	\$ (66,436)	\$ 285,978	\$ 302,073

Principal - 11/1/2025	\$ 95,000
Interest - 11/1/2025	\$ 88,444
Total	\$ 183,444

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	Prinicpal	Interest	Total
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
		\$ 3,575,000.00	\$ 2,367,043.75	\$ 5,942,043.75

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

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 419,451	\$ 393,757	\$ 25,694	\$ 419,451	\$ 419,451
Interest	\$ 250	\$ 14,571	\$ 10,408	\$ 24,979	\$ 12,489
Carry Forward Surplus	\$ 359,598	\$ 372,398	\$ -	\$ 372,398	\$ 401,540
Total Revenues	\$ 779,298	\$ 780,726	\$ 36,102	\$ 816,828	\$ 833,480
Expenditures					
General & Administrative:					
Interest - 11/1	\$ 139,088	\$ 139,088	\$ -	\$ 139,088	\$ 136,200
Principal - 11/1	\$ 140,000	\$ 140,000	\$ -	\$ 140,000	\$ 145,000
Interest - 5/1	\$ 136,200	\$ -	\$ 136,200	\$ 136,200	\$ 133,209
Total Expenditures	\$ 415,288	\$ 279,088	\$ 136,200	\$ 415,288	\$ 414,409
Excess Revenues/(Expenditures)	\$ 364,011	\$ 501,638	\$ (100,098)	\$ 401,540	\$ 419,071

Principal - 11/1/2025	\$ 133,209
Interest - 11/1/2025	\$ 150,000
Total	<u>\$ 283,209</u>

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
	<u>350</u>	<u>\$419,451</u>		

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

Date	Balance	Principal	Interest	Total
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
		\$ 5,660,000.00	\$ 3,761,737.50	\$ 9,421,737.50

Windsor at Westside
Community Development District
Proposed Budget
Capital Reserves Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ 158,570	\$ -	\$ -	\$ -	\$ 8,093
Total Revenues	\$ 158,570	\$ -	\$ -	\$ -	\$ 8,093
Expenditures					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ 8,093	\$ -	\$ 8,093	\$ 8,093	\$ 25,000
Total Other Financing Sources/(Uses)	\$ 8,093	\$ -	\$ 8,093	\$ 8,093	\$ 25,000
Excess Revenues/(Expenditures)	\$ 166,663	\$ -	\$ 8,093	\$ 8,093	\$ 33,093

SECTION V

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Windsor at Westside Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Osceola County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.

The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Duane “Rocky” Owen	November 2026
2	Tom Franklin	November 2024
3	Scott Stewart	November 2026
4	Atlee Mercer	November 2024
5	Vacant Seat	November 2024

This year, Seat 2, currently held by Tom Franklin, Seat 4, currently held by Atlee Mercer, and Seat 5, currently vacant, are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. LANDOWNER’S ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the ____ day of November, 2024 at _____ A.M./ P.M and located at the Hart Memorial Central Library, 211 E. Dakin Ave, Kissimmee, Florida 34741.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its June 6, 2022 meeting. A sample notice of landowners’ meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services-Central Florida, LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2024.

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Windsor at Westside Community Development District (“**District**”) the location of which is generally described as comprising a parcel or parcels of land containing approximately 160.25 acres, located east of Westside Boulevard, west and south of North Goodman Road, in Osceola County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”). Immediately following the landowners’ meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:
TIME:
PLACE:

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager’s Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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 the appeal is to be based.

Jason Showe
District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING:

TIME:

LOCATION:

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING –**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Windsor at Westside Community Development District to be held at _____ on November _____, 2024, at _____ a.m./ p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

SECTION VI

SECTION C

SECTION 1

Windsor at Westside
Community Development District

Summary of Invoices

February 10, 2024 through April 17, 2024

Fund	Date	Check No.'s	Amount
General Fund	2/14/24	740-743	\$ 11,399.47
	2/29/24	744	\$ 4,325.65
	3/13/24	745-748	\$ 17,506.06
	3/20/24	749-750	\$ 1,138.00
	3/27/24	751	\$ 1,800.00
	4/11/24	752-754	\$ 12,586.69
	4/17/24	755	\$ 56,984.38
Total			\$ 105,740.25

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/14/24	00031	2/01/24	8762439	202402	320	53800	46400		LANDSCAPE MAINT FEB24	*	5,083.05		
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			5,083.05	000740
2/14/24	00001	2/01/24	227	202402	310	51300	34000		MANAGEMENT FEES FEB24	*	3,653.75		
		2/01/24	227	202402	310	51300	35200		WEBSITE ADMIN FEB24	*	88.33		
		2/01/24	227	202402	310	51300	35100		INFORMATION TECH FEB24	*	159.00		
		2/01/24	227	202402	310	51300	31300		DISSEMINATION SVCS FEB24	*	583.33		
		2/01/24	227	202402	310	51300	51000		OFFICE SUPPLIES FEB24	*	.36		
		2/01/24	227	202402	310	51300	42000		POSTAGE FEB24	*	7.99		
		2/01/24	228	202402	320	53800	12000		FIELD MANAGEMENT FEB24	*	939.50		
									GOVERNMENTAL MANAGEMENT SERVICES			5,432.26	000741
2/14/24	00012	2/01/24	2018816	202402	310	51300	49100		2023 TAX ROLL	*	284.16		
									OSCEOLA COUNTY PROPERTY APPRAISER			284.16	000742
2/14/24	00032	1/31/24	7958B	202401	320	53800	46700		CLEAN BASIN FOUNT-JAN24	*	600.00		
									SITEX AQUATICS LLC			600.00	000743
2/29/24	00035	10/26/23	408846	202310	320	53800	46800		FOUNTAIN MAINT OCT23	*	1,843.95		
		11/09/23	300366	202311	320	53800	46800		FOUNTAIN MAINT NOV23	*	2,284.25		
		12/13/23	301409	202312	320	53800	46800		FOUNTAIN MAINT DEC23	*	197.45		
									SPIES POOL, LLC			4,325.65	000744
3/13/24	00015	2/29/24	217915	202402	320	53800	46200		LAKE MAINTENANCE FEB24	*	894.00		
									APPLIED AQUATIC MANAGEMENT, INC			894.00	000745
3/13/24	00031	2/19/24	8796817	202402	320	53800	46600		IRRIGATION REPAIRS FEB24	*	2,590.41		
		3/01/24	8805404	202403	320	53800	46400		LANDSCAPE MAINT MAR24	*	5,083.05		
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			7,673.46	000746

WIND WINDSOR AT WES ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/13/24	00001	3/01/24	229	202403	310-51300-34000		MANAGEMENT FEES MAR24	*	3,653.75		
3/01/24		229		202403	310-51300-35200		WEBSITE ADMIN MAR24	*	88.33		
3/01/24		229		202403	310-51300-35100		INFORMATION TECH MAR24	*	159.00		
3/01/24		229		202403	310-51300-31300		DISSEMINATION SVCS MAR24	*	583.33		
3/01/24		229		202403	310-51300-51000		OFFICE SUPPLIES MAR24	*	.36		
3/01/24		229		202403	310-51300-42000		POSTAGE MAR24	*	6.83		
3/01/24		229		202403	310-51300-42500		COPIES MAR24	*	7.50		
3/01/24		230		202403	320-53800-12000		FIELD MANAGEMENT MAR24	*	939.50		
GOVERNMENTAL MANAGEMENT SERVICES										5,438.60	000747
3/13/24	00010	2/29/24	114980	202402	310-51300-32300		TRUSTEE FEES - SER.2016	*	3,500.00		
REGIONS BANK										3,500.00	000748
3/20/24	00029	3/14/24	3366162	202402	310-51300-31500		GENERAL COUNSEL JAN/FEB24	*	738.00		
KUTAK ROCK LLP										738.00	000749
3/20/24	00005	3/07/24	11774	202402	310-51300-31100		CDD MEETING 02/23	*	400.00		
OSCEOLA ENGINEERING INC.										400.00	000750
3/27/24	00031	3/14/24	8832495	202403	320-53800-46300		CONS AREA SPRAYING 1 OF 8	*	1,800.00		
BRIGHTVIEW LANDSCAPE SERVICES, INC.										1,800.00	000751
4/11/24	00031	3/25/24	8847443	202403	320-53800-46600		IRRIGATION REPAIRS MAR24	*	1,455.63		
4/01/24		8841054		202404	320-53800-46400		LANDSCAPE MAINT APR24	*	5,083.05		
BRIGHTVIEW LANDSCAPE SERVICES, INC.										6,538.68	000752
4/11/24	00001	4/01/24	231	202404	310-51300-34000		MANAGEMENT FEES APR24	*	3,653.75		
4/01/24		231		202404	310-51300-35200		WEBSITE ADMIN APR24	*	88.33		
4/01/24		231		202404	310-51300-35100		INFORMATION TECH APR24	*	159.00		

WIND WINDSOR AT WES ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #		
4/01/24		231		202404	310	51300	31300			*	583.33				
			DISSEMINATION SVCS APR24												
4/01/24		231		202404	310	51300	51000			*	.15				
			OFFICE SUPPLIES APR24												
4/01/24		231		202404	310	51300	42000			*	23.95				
			POSTAGE APR24												
4/01/24		232		202404	320	53800	12000			*	939.50				
			FIELD MANAGEMENT APR24												
			GOVERNMENTAL MANAGEMENT SERVICES											5,448.01	000753
4/11/24	00032	3/31/24	8201B	202403	320	53800	46700			*	600.00				
			CLEAN BASIN FOUNT-MAR24												
			SITEX AQUATICS LLC											600.00	000754
4/17/24	00013	4/17/24	04172024	202404	300	20700	10000			*	22,636.97				
			TXFER OF TAX RCPTS S2015												
		4/17/24	04172024	202404	300	20700	10000			*	34,347.41				
			TXFER OF TAX RCPTS S2016												
			WINDSOR AT WESTSIDE CDD C/O REGIONS											56,984.38	000755
			TOTAL FOR BANK A											105,740.25	
			TOTAL FOR REGISTER											105,740.25	

WIND WINDSOR AT WES ZYAN

SECTION 2

Windsor at Westside
Community Development District

Unaudited Financial Reporting
April 30, 2024



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Windsor at Westside
Community Development District
Combined Balance Sheet
April 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 346,680	\$ -	\$ 346,680
Investments:			
<u>Series 2015</u>			
Reserve	\$ -	\$ 138,821	\$ 138,821
Revenue	\$ -	\$ 238,769	\$ 238,769
Interest	\$ -	\$ 90,695	\$ 90,695
Sinking Fund	\$ -	\$ 277	\$ 277
<u>Series 2016</u>			
Reserve	\$ -	\$ 210,325	\$ 210,325
Revenue	\$ -	\$ 330,347	\$ 330,347
Interest	\$ -	\$ 136,202	\$ 136,202
Principal	\$ -	\$ 431	\$ 431
General Redemption	\$ -	\$ 256	\$ 256
Due From General Fund	\$ -	\$ 57,075	\$ 57,075
Total Assets	\$ 346,680	\$ 1,203,198	\$ 1,549,878
Liabilities:			
Accounts Payable	\$ 4,994	\$ -	\$ 4,994
Due To Debt Service	\$ 91	\$ -	\$ 91
Total Liabilites	\$ 5,085	\$ -	\$ 5,085
Restricted For:			
Debt Service - Series 2015	\$ -	\$ 491,235	\$ 491,235
Debt Service - Series 2016	\$ -	\$ 711,963	\$ 711,963
Unassigned	\$ 341,594	\$ -	\$ 341,594
Total Fund Balances	\$ 341,594	\$ 1,203,198	\$ 1,544,793
Total Liabilities & Fund Balance	\$ 346,680	\$ 1,203,198	\$ 1,549,878

Windsor at Westside
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
O&M Assessments	\$ 444,642	\$ 417,406	\$ 417,406	\$ -
Total Revenues	\$ 444,642	\$ 417,406	\$ 417,406	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fee	\$ 7,200	\$ 4,200	\$ 600	\$ 4,800
FICA Expense	\$ 367	\$ 214	\$ 31	\$ 245
Engineering	\$ 5,000	\$ 2,917	\$ 400	\$ 2,517
Attorney	\$ 10,000	\$ 5,833	\$ 903	\$ 4,930
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 4,083	\$ 4,083	\$ 0
Annual Audit	\$ 4,100	\$ 4,100	\$ 4,100	\$ -
Trustee Fees	\$ 7,000	\$ 3,500	\$ 3,500	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 43,845	\$ 25,576	\$ 25,576	\$ (0)
Information Technology	\$ 1,908	\$ 1,113	\$ 1,113	\$ -
Website Maintenance	\$ 1,060	\$ 618	\$ 618	\$ 0
Postage	\$ 300	\$ 175	\$ 70	\$ 105
Insurance	\$ 7,111	\$ 7,111	\$ 6,690	\$ 421
Printing & Binding	\$ 500	\$ 292	\$ 8	\$ 284
Legal Advertising	\$ 3,000	\$ 1,750	\$ -	\$ 1,750
Other Current Charges	\$ 1,000	\$ 583	\$ 422	\$ 161
Property Appraiser	\$ 500	\$ 284	\$ 284	\$ -
Office Supplies	\$ 200	\$ 117	\$ 1	\$ 115
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 106,466	\$ 67,942	\$ 53,874	\$ 15,329

Windsor at Westside
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<i>Operation and Maintenance</i>				
Contract Services				
Field Services	\$ 11,274	\$ 6,576	\$ 6,577	\$ (0)
Landscape Maintenance - Contract	\$ 63,000	\$ 36,750	\$ 35,581	\$ 1,169
Lake Maintenance	\$ 11,688	\$ 6,818	\$ 6,258	\$ 560
Property Insurance	\$ 3,831	\$ 3,831	\$ 3,652	\$ 179
Repairs & Maintenance				
Landscape Maintenance - Other	\$ 20,000	\$ 11,667	\$ 3,500	\$ 8,167
Repairs and Maintenance	\$ 20,000	\$ 11,667	\$ 4,326	\$ 7,341
Operating Supplies	\$ 1,000	\$ 583	\$ -	\$ 583
Irrigation Repairs	\$ 12,000	\$ 7,000	\$ 10,256	\$ (3,256)
Signage	\$ 800	\$ 467	\$ -	\$ 467
Fountain Maintenance	\$ 10,710	\$ 6,248	\$ 4,475	\$ 1,773
Wetland Monitoring & Maintenance	\$ 10,000	\$ 5,833	\$ 4,300	\$ 1,533
Subtotal	\$ 164,303	\$ 97,439	\$ 78,925	\$ 18,515
Utility				
Electric	\$ 5,280	\$ 3,080	\$ 1,400	\$ 1,680
Irrigation Water	\$ 150,000	\$ 87,500	\$ 190,431	\$ (102,931)
Other				
Contingency	\$ 10,500	\$ 6,125	\$ 3,490	\$ 2,635
Subtotal	\$ 165,780	\$ 96,705	\$ 195,321	\$ (98,616)
Total O&M Expenses:	\$ 330,083	\$ 194,144	\$ 274,246	\$ (80,102)
Total Expenditures	\$ 436,549	\$ 262,086	\$ 328,120	\$ (64,773)
<i>Other Financing Sources/Uses:</i>				
Transfer In/(Out)	\$ (8,093)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (8,093)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ (0)		\$ 89,285	
Fund Balance - Beginning	\$ -		\$ 252,309	
Fund Balance - Ending	\$ (0)		\$ 341,594	

Windsor at Westside

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 276,443	\$ 259,509	\$ 259,509	\$ -
Interest	\$ 250	\$ 250	\$ 10,254	\$ 10,004
Total Revenues	\$ 276,693	\$ 259,759	\$ 269,763	\$ 10,004
Expenditures:				
Interest - 11/1	\$ 92,944	\$ 92,944	\$ 92,944	\$ -
Principal - 11/1	\$ 90,000	\$ 90,000	\$ 90,000	\$ -
Interest - 5/1	\$ 90,694	\$ -	\$ -	\$ -
Total Expenditures	\$ 273,638	\$ 182,944	\$ 182,944	\$ -
Excess Revenues (Expenditures)	\$ 3,055		\$ 86,819	
Fund Balance - Beginning	\$ 263,160		\$ 404,416	
Fund Balance - Ending	\$ 266,215		\$ 491,235	

Windsor at Westside

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments	\$ 419,451	\$ 393,757	\$ 393,757	\$ -
Interest	\$ 250	\$ 250	\$ 14,571	\$ 14,321
Total Revenues	\$ 419,701	\$ 394,007	\$ 408,328	\$ 14,321
Expenditures:				
Interest - 11/1	\$ 139,088	\$ 139,088	\$ 139,088	\$ -
Principal - 11/1	\$ 140,000	\$ 140,000	\$ 140,000	\$ -
Interest - 5/1	\$ 136,200	\$ -	\$ -	\$ -
Total Expenditures	\$ 415,288	\$ 279,088	\$ 279,088	\$ -
Excess Revenues (Expenditures)	\$ 4,413		\$ 129,240	
Fund Balance - Beginning	\$ 359,598		\$ 582,723	
Fund Balance - Ending	\$ 364,011		\$ 711,963	

Windsor at Westside

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 8,093	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 8,093	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,093		\$ -	
Fund Balance - Beginning	\$ 158,570		\$ -	
Fund Balance - Ending	\$ 166,663		\$ -	

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	\$ -	\$ 39,034	\$ 329,560	\$ 12,702	\$ 15,203	\$ 3,929	\$ 16,977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417,406
Total Revenues	\$ -	\$ 39,034	\$ 329,560	\$ 12,702	\$ 15,203	\$ 3,929	\$ 16,977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417,406
Expenditures:													
General & Administrative:													
Supervisor Fee	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Attorney	\$ -	\$ -	\$ 165	\$ -	\$ 738	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 903
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,083
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 4,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,100
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Management Fees	\$ 3,654	\$ 3,654	\$ 3,654	\$ 3,654	\$ 3,654	\$ 3,654	\$ 3,654	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,576
Information Technology	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,113
Website Maintenance	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 618
Postage	\$ 1	\$ 25	\$ 3	\$ 2	\$ 8	\$ 7	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70
Insurance	\$ 6,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,690
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 88	\$ 97	\$ 101	\$ -	\$ -	\$ 61	\$ 76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 422
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 284
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 16,739	\$ 4,606	\$ 4,753	\$ 4,486	\$ 13,515	\$ 4,560	\$ 4,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,874

Windsor at Westside
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operation and Maintenance</i>													
Contract Services													
Field Services	\$ 940	\$ 940	\$ 940	\$ 940	\$ 940	\$ 940	\$ 940	\$ -	\$ -	\$ -	\$ -	\$ -	6,577
Landscape Maintenance - Contract	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ -	\$ -	\$ -	\$ -	\$ -	35,581
Lake Maintenance	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ -	\$ -	\$ -	\$ -	\$ -	6,258
Wetland Monitoring & Maintenance	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,300
Property Insurance	\$ 3,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,652
Repairs & Maintenance													
Landscape Maintenance - Other	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,500
Repairs and Maintenance	\$ 1,844	\$ 2,284	\$ 197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,326
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 4,397	\$ -	\$ -	\$ 1,813	\$ 2,590	\$ 1,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,256
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Fountain Maintenance	\$ 600	\$ 750	\$ 600	\$ 600	\$ 750	\$ 600	\$ 575	\$ -	\$ -	\$ -	\$ -	\$ -	4,475
Subtotal	\$ 19,910	\$ 13,451	\$ 7,714	\$ 9,330	\$ 10,257	\$ 10,772	\$ 7,492	\$ -	\$ -	\$ -	\$ -	\$ -	78,925
Utility													
Electric	\$ 31	\$ 31	\$ 93	\$ 188	\$ 323	\$ 368	\$ 366	\$ -	\$ -	\$ -	\$ -	\$ -	1,400
Irrigation Water	\$ 25,904	\$ 11,359	\$ 16,193	\$ 18,739	\$ 23,945	\$ 65,750	\$ 28,541	\$ -	\$ -	\$ -	\$ -	\$ -	190,431
Other													
Contingency	\$ 3,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,490
Subtotal	\$ 29,425	\$ 11,390	\$ 16,286	\$ 18,927	\$ 24,268	\$ 66,118	\$ 28,907	\$ -	\$ -	\$ -	\$ -	\$ -	195,321
Total O&M Expenses:	\$ 49,335	\$ 24,841	\$ 24,000	\$ 28,257	\$ 34,525	\$ 76,890	\$ 36,398	\$ -	\$ -	\$ -	\$ -	\$ -	274,246
Total Expenditures	\$ 66,073	\$ 29,447	\$ 28,754	\$ 32,743	\$ 48,040	\$ 81,450	\$ 40,982	\$ -	\$ -	\$ -	\$ -	\$ -	328,120
Excess Revenues (Expenditures)	\$ (66,073)	\$ 9,587	\$ 300,806	\$ (20,041)	\$ (32,837)	\$ (77,522)	\$ (24,005)	\$ -	\$ -	\$ -	\$ -	\$ -	89,285

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	\$138,821
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)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$80,000)
LESS: PRINCIPAL PAYMENT 11/1/22	(\$85,000)
LESS: PRINCIPAL PAYMENT 11/1/23	(\$90,000)
CURRENT BONDS OUTSTANDING	\$3,575,000

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	\$210,325
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)
LESS: PRINCIPAL PAYMENT 11/1/21	(\$125,000)
LESS: PRINCIPAL PAYMENT 11/1/22	(\$130,000)
LESS: PRINCIPAL PAYMENT 11/1/23	(\$140,000)
CURRENT BONDS OUTSTANDING	\$5,660,000

Windsor at Westside
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments \$ 473,024.40 \$ 294,088.00 \$ 446,224.00 \$ 1,213,336.40
 Net Assessments \$ 444,642.94 \$ 276,442.72 \$ 419,450.56 \$ 1,140,536.22

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	ON ROLL ASSESSMENTS			Total
							38.99%	24.24%	36.78%	
							O&M Portion	Series 2015 Debt Service	Series 2016 Debt Service	
11/10/23	ACH	\$2,456.91	(\$49.14)	\$0.00	\$0.00	\$2,407.77	\$938.68	\$583.59	\$885.50	\$2,407.77
11/24/23	ACH	\$99,712.20	(\$1,994.24)	\$0.00	\$0.00	\$97,717.96	\$38,095.76	\$23,684.84	\$35,937.36	\$97,717.96
12/11/23	ACH	\$1,291.91	(\$25.85)	\$0.00	\$0.00	\$1,266.06	\$493.58	\$306.87	\$465.61	\$1,266.06
12/11/23	ACH	\$838,496.95	(\$16,769.93)	\$0.00	\$0.00	\$821,727.02	\$320,353.81	\$199,169.87	\$302,203.34	\$821,727.02
12/22/23	ACH	\$22,804.83	(\$456.10)	\$0.00	\$0.00	\$22,348.73	\$8,712.74	\$5,416.88	\$8,219.11	\$22,348.73
01/10/24	ACH	\$31,491.68	(\$629.83)	\$0.00	\$0.00	\$30,861.85	\$12,031.63	\$7,480.28	\$11,349.94	\$30,861.85
01/10/24	ACH	\$814.27	(\$16.29)	\$0.00	\$0.00	\$797.98	\$311.10	\$193.41	\$293.47	\$797.98
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$922.72	\$922.72	\$359.72	\$223.65	\$339.35	\$922.72
02/09/24	ACH	\$1,136.11	(\$22.72)	\$0.00	\$0.00	\$1,113.39	\$434.06	\$269.86	\$409.47	\$1,113.39
02/09/24	ACH	\$38,655.59	(\$773.11)	\$0.00	\$0.00	\$37,882.48	\$14,768.65	\$9,181.94	\$13,931.89	\$37,882.48
03/08/24	ACH	\$10,282.76	(\$205.65)	\$0.00	\$0.00	\$10,077.11	\$3,928.60	\$2,442.49	\$3,706.02	\$10,077.11
04/08/24	ACH	\$42,309.14	(\$846.18)	\$0.00	\$0.00	\$41,462.96	\$16,164.51	\$10,049.78	\$15,248.67	\$41,462.96
04/08/24	ACH	\$1,975.57	(\$39.52)	\$0.00	\$0.00	\$1,936.05	\$754.78	\$469.26	\$712.01	\$1,936.05
04/19/24	ACH	\$0.00	\$0.00	\$0.00	\$149.26	\$149.26	\$58.19	\$36.18	\$54.89	\$149.26
TOTAL		\$1,091,427.92	\$ (21,828.56)	\$ -	\$1,071.98	\$ 1,070,671.34	\$ 417,405.81	\$ 259,508.90	\$ 393,756.63	\$ 1,070,671.34

94%	Net Percent Collected
\$ 69,864.88	Balance Remaining to Collect

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 19, 2024

Ms. Brittany Brookes
Recording Secretary
Windsor at Westside Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Windsor at Westside Community Development District – Registered Voters

Dear Ms. Brookes:

Thank you for your letter requesting confirmation of the number of registered voters within the Windsor at Westside Community Development District as of April 15, 2024.

The number of registered voters within the Windsor at Westside CDD is 50 as of April 15, 2024.

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

Respectfully yours,

A handwritten signature in cursive script that reads "M. J. Arrington".

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola

SECTION D

SECTION 1



L.P.M is Your Full Service Pool & Maintenance Services Provider
 "Your First and Last Company you will ever have to call for ALL your properties needs"
P: (407) 778-5055 F: (407-778-5057)

POOL / MAINTENANCE SERVICES AGREEMENT

Date: 2/14/2024

Please accept this proposal for quality Pool & Maintenance services from Lexington Pool & Maintenance, LLC. Let Lexington Pool & Maintenance, LLC be your one stop shop for all your facilities pool & maintenance needs.

Please note the following:

Name: Windsor at Westside CDD
Address: 219 E. Livingston Street
 Orlando, Florida 32801

E-Mail Address: ahatton@gmscfl.com

Attention: Mr. Andy Hatton
Title: Manager
Telephone #: 352-551-3229
Pool Size:
Spa:
Cabana:
Splash Pad:
Lock Code#

Property Name:	Type of Service:	Days of The Week:	Staffing Requirements:	Cost Per Month:	Notes:	
1	Westside CDD	Fountain Services (1)	2	1	\$ 575.00	2 times a week
2						
3						
4						
Total Cost Per Month:					\$ 575.00	

Monthly Bathroom/s: Labor, Cleaning Supplies Costs per visit, per month:	0	N/A
Monthly Dog Waste: Labor, Supplies & Disposal Costs per Dog Station:	0	N/A
Additional Day Testing Price: due to Health Department Requirements,(per day).	0	N/A
Chemical Costs: Anticipated Chemicals Cost to maintain pool levels as per Health Dept Regulations is:	Included in Price	
Stenner Costs: Monthly Rental/s that eliminates the costs of replacement, this does not include the costs of replacing lines or tubes required to provide chemicals to the Pool/Spa, Client Initials: _____.	N/A	
Note: Severe and/or bad weather days may result in a Chemical Only or Skipped Visit, Client Initials: _____.		
Note: Temperatures below 55 degrees might result in a Skipped or Chemical Only Visit, Client Initials: _____.		
Note: Any Storm/s Debris will be charged in addition to the above contract price, per hr / per man, Client Initials: _____.		

Additional Services: Any services performed, not as a part of the above regular monthly contract, but not limited to i.e.. Motor replacement, parts, life rings, etc,.. will be billed and **Due Upon Receipt** of the invoice, **Client's Initials:** _____.

Billing / Payments: Billing for Non-Contract Services shall be approved in writing prior to services being rendered. Invoices are submitted to the **Client** on the 1st of every month and are due, payable by check by the 30th of the same month, which means **Net Due** within **30 days** from the invoice date. There is a finance charge of \$35 per month on any unpaid balance over 31 days. Interest of 5% will be added after 35 days and compounded monthly until invoice is paid. Any balance over 40 days old, LPM may reduce or suspend services until the outstanding balance/s is brought up-to-date. Any Disbursement fees from any outside providers for Direct Deposits to LPM, LLC will be added to the following months invoice, **Client's Initials:** _____.

Emergency / Service Calls or a Fecal Release : to repair equipment or a Fecal Release will be at an additional charge, at a minimum of 2 hours at \$125.00 per hour, per man. If at any time after 5pm, the rate is time and one half, per man, per hour.

Sales Tax Information: All applicable sales and use taxes will be added to each invoice, unless your property is Tax-Exempt. If exempt, please provide a certificate to LPM, llc. **All non-contract invoices are payable upon receipt unless otherwise stated .**

Terms and Conditions: The term of this Agreement shall be for a period of one (1) year. Upon expiration of this term or any automatically renewed term of the Agreement, this Agreement shall be automatically renewed for an additional one (1) year term plus an Inflationary Cost of Living Index of 4% per year for the renewed one (1) year term unless one of the parties shall have given the other party notice of termination of this Agreement upon the expiration of the then current term at least 30 days prior to the expiration of such current term. This Agreement may also be terminated with 30 days written notice by either party for cause, but not before written notice to other party and not less than five (5) days opportunity to cure, **Client's Initials:** _____.

PLEASE CAREFULLY READ AND SIGN THIS AGREEMENT!

THE TERMS AND CONDITIONS ON PAGES 1 & 2 OF THIS DOCUMENT ARE BINDING ON THE PARTIES TO THIS AGREEMENT.

Contract Price : The aforementioned charges shall be subject to the provision that said price may increase to reflect adjustments in the direct out of pocket costs of Lexington Pool & Maintenance, LLC for the services provided herein as a result of changes in Economics, Inflation, Labor, Wages, Chemical costs, and/or Insurance requirements, **Client Initials** : _____.

Other Conditions : Any repairs, if under \$150.00 that are essential to the proper operation of the pool/spa or other equipment for Code Compliance or Code Enforcement compliance issues might be completed by LPM without verbal or written approval. If over \$150.00, Agent or Manager will be notified for authorization in writing prior to work being, **Client Initials**: _____.

Equipment / Material: Payment for services and/or material remains the property of LPM, llc until the invoice/bill has been **Paid In Full**, this means but is not limited to, pumps, motors, poles, nets, life rings and ropes, **Client's Initials**: _____.

Restrictive Covenant : Providing that it is not prohibited by existing law or public policy, the Client and its affiliates or subsidiaries in the State of Florida, New York or New Jersey agree to refrain from directly or indirectly soliciting LPM employees to work for the Client directly or in a similar job classification for a period of one (1) year after an employee of LPM voluntarily or involuntarily leaves the company employment or affiliated premises. Any breach of this provision shall result in a payment by the Client to LPM in the amount of Five Thousand Dollars, **Client's Initials**: _____.

Force Majeure: Lexington Pool & Maintenance, llc performance of its obligations hereunder is subject to all applicable laws, ordinances, rules and regulations of governmental authorities. LPM, knowingly, shall not be liable for any delay or failure in any of its obligations under this Agreement caused by acts beyond its control, including but not limited to acts of God or of the public enemy, acts of the government of the United States, or any state or political subdivision of the state, war terrorists or terrorist acts, fires, floods, explosions, earthquakes, windstorms, hurricanes, lightning, or other catastrophes riots, strikes, work stoppages, union organizing, unusually severe weather, inability of LPM to obtain equipment or material or intervening acts of third parties. This Agreement may be terminated by either party prior to its expiration as provided herein, should either party be in breach of a provision of this Agreement and such defaulting party fails to cure such breach of default within 15 days of written notice of such default by the non-breaching party, **Client's Initials** : _____.

Indemnity: Each party agrees to indemnify and hold the other party harmless, including but not limited to its agents, owner/s, directors, managers/ management agent/s and employees harmless from any claims, damages or liability of any nature out of the whatsoever, knowingly arising act, errors or omissions of the indemnifying party, its Client further indemnifies Company for any and all claims arising out of the condition of the property including but not limited to claims by any incumbent or other provider of maintenance, janitorial, pool, spa, valet or housekeeping services, prior to or after Company, **Client's Initials**: _____.

Contract Alterations: Only the Company or its authorized agents can modify this contract. No changes can occur to the contract without written consent from the Company, **Client's Initials** : _____.

Insurance: L.P.M will maintain and carry all necessary insurance for its business and employees. Client will maintain and carry all necessary insurances, including but not limited to Umbrella, Workers Comp. General Liability insurance as required by state law for the operation of clients property and business.

Binding Effect: This agreement shall be binding upon and inure to the benefit of the parties, their respective successors and/or assigns, **Client's Initials** : _____.

Entire Agreement; Modification: This Agreement constitutes the entire agreement between the parties and no modification hereof shall be valid except in writing signed by both parties, **Client's Initials**: _____.

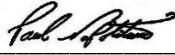
Governing law: This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

Notices: Any notice required hereunder shall be effective upon deposit in the U.S. mail, postage prepaid, addressed to the appropriate party as follows:

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

COMPANY:

Lexington Pool & Maintenance, LLC
2869 Wilshire Drive, Suite 202
Orlando, Florida 32833

Authorized Signature:  For LPM, LLC

(Printed) Name: PAUL NAPOLITANO

Title: President for LPM, LLC

CLIENT:

Windsor at Westside CDD
219 E. Livingston Street
Orlando, Florida 32801

Authorized Signature: _____

(Printed) Name: _____

Title: _____

Date: _____

Lexington Pool & Maintenance, llc is an equal opportunity employer. Each of our technicians is professionally trained, fully insured, wears a uniform with an identifiable LPM logo.