

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

Agenda

November 8, 2024

AGENDA

Windsor at Westside

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

November 4, 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, November 8, 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:

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purposes of Conducting Landowners' Meeting
4. Nominations for the Positions of Supervisor (3)
5. Casting of Ballots
6. Tabulation of Ballots and Announcement of Results
7. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Supervisor
 - B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the August 9, 2024, Board of Supervisors Meeting
5. Consideration of Resolution 2025-03 Amending the Fiscal Year 2024 Adopted Budget
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
7. Supervisor's Requests
8. Adjournment

LANDOWNERS MEETING

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

DATE OF LANDOWNERS' MEETING: **November 8, 2024**

TIME: **10:00 AM**

LOCATION: **Hart Memorial Library
211 E. Dakin Ave., Kissimmee, FL 34741**

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.

BOARD OF SUPERVISORS MEETING

SECTION III

SECTION B

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER'S ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the 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(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting, the Minutes of which are attached hereto as **Exhibit A**, was held on November 8, 2024, immediately prior to the meeting of the District's Board of Supervisors, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

SECTION 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 2	Votes _____
_____	Seat 4	Votes _____
_____	Seat 5	Votes _____

SECTION 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named persons are declared to have been elected for the following terms of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

SECTION 3. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of November 2024.

ATTEST:

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Minutes of Landowner Meeting and Election

SECTION D

RESOLUTION 2025-02

A RESOLUTION ELECTING THE OFFICERS OF THE WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT, OSCEOLA COUNTY, FLORIDA.

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

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

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

SECTION 1. The following persons are elected to the offices shown:

- Chairperson _____
- Vice Chairperson _____
- Secretary _____
- Assistant Secretary _____
- Assistant Secretary _____
- Assistant Secretary _____
- Assistant Secretary _____
- Treasurer _____
- Assistant Treasurer _____
- Assistant Treasurer _____

PASSED AND ADOPTED this 8th day of November 2024.

ATTEST:

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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, **August 9, 2024** at 10:00 a.m. at the Hart Memorial Central 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
Sarah Sandy <i>by phone</i>	Attorney
Thomas Santos	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 May 31, 2023 Meeting

On MOTION by Mr. Mercer seconded by Mr. Franklin with all in favor the minutes of May 31, 2024 meeting were approved as presented.
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FOURTH ORDER OF BUSINESS

Public Hearing

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the public hearing was opened.

A. Consideration of Resolution 2024-03 Adopting the Fiscal Year 2025 Budget and Appropriating Funds

Mr. Showe stated a resident came earlier, Mr. Franklin and staff talked to her and explained the increase was due to the irrigation water costs. We did talk to the HOA and he indicated that their water should be going down.

Mr. Franklin stated the original water system wasn't split properly and the HOA thought the CDD was watering areas that were not in their jurisdiction and they were paying the bill. That may have been true in some cases but now the water systems are split and the resident was concerned with the increase but there should be a 40% to 50% decrease on the HOA side.

Mr. Showe stated our staff will audit our portion to ensure that nothing gets reconnected.

On MOTION by Mr. Mercer seconded by Mr. Franklin with all in favor Resolution 2024-03 Adopting the Fiscal Year 2025 Budget and Appropriating Funds was approved.

B. Consideration of Resolution 2024-04 Imposing Fiscal Year 2025 Special Assessments and Certifying Assessment Roll

Mr. Showe stated Resolution 2024-04 imposes the special assessments and attached to the resolution will be the adopted budget and the assessment roll.

On MOTION by Mr. Franklin seconded by Mr. Mercer with all in favor Resolution 2024-04 Imposing Fiscal Year 2025 Special Assessments and Certifying Assessment Roll was approved.

On MOTION by Mr. Franklin seconded by Mr. Mercer with all in favor the public hearing was closed.

FIFTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Financial Audit Report

Mr. Showe stated next is acceptance of the fiscal year 2023 audit. In the report to management there are no current year or prior findings or recommendation and it is a clean audit.

On MOTION by Mr. Franklin seconded by Mr. Mercer with all in favor the Fiscal Year 2023 Audit Report was accepted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

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. Mercer with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

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

iii. Adoption of District Goals and Objectives

Mr. Showe stated HB 7013 requires all special districts to adopt goals and objectives and we created a genetic set of goals and objectives. They have to be approved by October 1 and posted to the district’s website. Between now and next year if the board would like to make them more specific we can.

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor the District Goals and Objectives were approved.

iv. Approval of Fiscal Year 2025 Meeting Schedule

On MOTION by Mr. Franklin seconded by Mr. Mercer with all in favor the fiscal year 2025 meeting schedule reflecting meetings on December 13, 2024, February 14, 2025, May 30, 2025, June 27, 2025 and August 8, 2025 was approved.

D. Field Manager’s Report

i. Consideration of Landscape Services Agreement Renewal with BrightView Landscape

Mr. Santos stated a breakdown of the services is included in the proposal along with a service map.

On MOTION by Mr. Franklin seconded by Mr. Mercer with all in favor renewal of the landscape services agreement with BrightView was approved.

2. Consideration of Aquatic Plant Agreement Renewal with Applied Aquatic

Mr. Santos stated the proposal covers one pond in phase 1, two ponds in phase 2 and three sumps in phase 2.

On MOTION by Mr. Franklin seconded by Mr. Mercer with all in favor the aquatic plant agreement renewal with Applied Aquatic was approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Franklin seconded by Mr. Mercer with all in favor the meeting adjourned at 10:12 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2025-03

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Windsor at Westside Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for fiscal year 2024, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 8th day of November 2024 and be reflected in the monthly and fiscal Year End 9/30/24 Financial Statements and Audit Report of the District.

**Windsor at Westside
Community Development District**

By: _____

Chairman/Vice Chairman

Attest:

By: _____

Secretary/Assistant Secretary

Windsor at Westside
Community Development District

Amended Budget
FY 2024



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General Fund

Windsor at Westside

Community Development District

General Fund

	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Projected FY2024
Revenues				
O&M Assessments	\$ 444,642	\$ 4,337	\$ 448,979	\$ 448,979
Carry forward	\$ -	\$ 206,745	\$ 206,745	\$ 252,309
Total Revenues	\$ 444,642	\$ 211,082	\$ 655,724	\$ 701,288
Expenditures				
<i>General & Administrative</i>				
Supervisor Fee	\$ 7,200	\$ -	\$ 7,200	\$ 2,000
FICA Expense	\$ 367	\$ -	\$ 367	\$ 107
Engineering	\$ 5,000	\$ -	\$ 5,000	\$ 1,400
Attorney	\$ 10,000	\$ -	\$ 10,000	\$ 2,824
Arbitrage	\$ 900	\$ -	\$ 900	\$ -
Dissemination	\$ 7,000	\$ -	\$ 7,000	\$ 7,000
Annual Audit	\$ 4,100	\$ -	\$ 4,100	\$ 4,100
Trustee Fees	\$ 7,000	\$ -	\$ 7,000	\$ 3,500
Assessment Administration	\$ 5,300	\$ -	\$ 5,300	\$ 5,300
Management Fees	\$ 43,845	\$ 0	\$ 43,845	\$ 43,845
Information Technology	\$ 1,908	\$ -	\$ 1,908	\$ 1,908
Website Maintenance	\$ 1,060	\$ -	\$ 1,060	\$ 1,060
Postage	\$ 300	\$ 1,038	\$ 1,338	\$ 1,338
Insurance	\$ 7,111	\$ -	\$ 7,111	\$ 6,690
Printing & Binding	\$ 500	\$ -	\$ 500	\$ 58
Legal Advertising	\$ 3,000	\$ -	\$ 3,000	\$ 1,928
Other Current Charges	\$ 1,000	\$ -	\$ 1,000	\$ 957
Property Appraiser	\$ 500	\$ -	\$ 500	\$ 284
Office Supplies	\$ 200	\$ -	\$ 200	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative:	\$ 106,466	\$ 1,038	\$ 107,504	\$ 84,477

Windsor at Westside

Community Development District

General Fund

	Adopted Budget FY2024	Increase/ (Decrease)	Amended Budget FY2024	Projected FY2024
<i>Operations & Maintenance</i>				
Contract Services				
Field Services	\$ 11,274	\$ 0	\$ 11,274	\$ 11,274
Landscape Maintenance - Contract	\$ 63,000	\$ -	\$ 63,000	\$ 60,997
Lake Maintenance	\$ 11,688	\$ -	\$ 11,688	\$ 10,728
Property Insurance	\$ 3,831	\$ -	\$ 3,831	\$ 3,652
Repairs & Maintenance				
Landscape Maintenance - Other	\$ 20,000	\$ -	\$ 20,000	\$ 8,669
Repairs and Maintenance	\$ 20,000	\$ -	\$ 20,000	\$ 4,326
Operating Supplies	\$ 1,000	\$ -	\$ 1,000	\$ -
Irrigation Repairs	\$ 12,000	\$ 6,724	\$ 18,724	\$ 18,724
Signage	\$ 800	\$ -	\$ 800	\$ -
Fountain Maintenance	\$ 10,710	\$ -	\$ 10,710	\$ 7,350
Wetland Maintenance	\$ 10,000	\$ 3,300	\$ 13,300	\$ 13,300
Subtotal	\$ 164,303	\$ 10,025	\$ 174,327	\$ 139,020
Utility				
Electric	\$ 5,280	\$ -	\$ 5,280	\$ 3,179
Irrigation & Water	\$ 150,000	\$ 208,112	\$ 358,112	\$ 358,112
Other				
Contingency	\$ 10,500	\$ -	\$ 10,500	\$ 3,570
Subtotal	\$ 165,780	\$ 208,112	\$ 373,892	\$ 364,861
Total Operations & Maintenance:	\$ 330,083	\$ 218,137	\$ 548,220	\$ 503,881
<i>Other Expenditures</i>				
Transfer Out - Capital Reserve	\$ 8,093	\$ -	\$ -	\$ -
Total Other Expenditures	\$ 8,093	\$ -	\$ -	\$ -
Total Expenditures	\$ 444,642	\$ 219,175	\$ 655,724	\$ 588,358
Excess Revenues/(Expenditures)	\$ -	\$ (8,093)	\$ -	\$ 112,930

SECTION VI

SECTION C

SECTION 1

Windsor at Westside
Community Development District

Unaudited Financial Reporting
September 30, 2024



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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 101,144	\$ -	\$ 101,144
Investments:			
<u>Series 2015</u>			
Reserve	\$ -	\$ 138,194	\$ 138,194
Revenue	\$ -	\$ 290,657	\$ 290,657
Interest	\$ -	\$ 173	\$ 173
Sinking Fund	\$ -	\$ 283	\$ 283
<u>Series 2016</u>			
Reserve	\$ -	\$ 209,375	\$ 209,375
Revenue	\$ -	\$ 408,364	\$ 408,364
Interest	\$ -	\$ 260	\$ 260
Principal	\$ -	\$ 441	\$ 441
General Redemption	\$ -	\$ 261	\$ 261
Prepaid Expenses	\$ 16,485	\$ -	\$ 16,485
Total Assets	\$ 117,629	\$ 1,048,008	\$ 1,165,637
Liabilities:			
Accounts Payable	\$ 4,699	\$ -	\$ 4,699
Total Liabilities	\$ 4,699	\$ -	\$ 4,699
Fund Balance:			
Nonspendable:			
Prepaid Items	\$ 16,485	\$ -	\$ 16,485
Restricted For:			
Debt Service - Series 2015	\$ -	\$ 429,307	\$ 429,307
Debt Service - Series 2016	\$ -	\$ 618,701	\$ 618,701
Unassigned	\$ 96,445	\$ -	\$ 96,445
Total Fund Balances	\$ 112,930	\$ 1,048,008	\$ 1,160,939
Total Liabilities & Fund Balance	\$ 117,629	\$ 1,048,008	\$ 1,165,637

Windsor at Westside
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
O&M Assessments	\$ 444,642	\$ 444,642	\$ 448,979	\$ 4,337
Total Revenues	\$ 444,642	\$ 444,642	\$ 448,979	\$ 4,337
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fee	\$ 7,200	\$ 7,200	\$ 2,000	\$ 9,200
FICA Expense	\$ 367	\$ 367	\$ 107	\$ 474
Engineering	\$ 5,000	\$ 5,000	\$ 1,400	\$ 3,600
Attorney	\$ 10,000	\$ 10,000	\$ 2,824	\$ 7,176
Arbitrage	\$ 900	\$ 900	\$ -	\$ 900
Dissemination	\$ 7,000	\$ 7,000	\$ 7,000	\$ -
Annual Audit	\$ 4,100	\$ 4,100	\$ 4,100	\$ -
Trustee Fees	\$ 7,000	\$ 7,000	\$ 3,500	\$ 3,500
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 43,845	\$ 43,845	\$ 43,845	\$ -
Information Technology	\$ 1,908	\$ 1,908	\$ 1,908	\$ -
Website Maintenance	\$ 1,060	\$ 1,060	\$ 1,060	\$ -
Postage	\$ 300	\$ 300	\$ 1,338	\$ (1,038)
Insurance	\$ 7,111	\$ 7,111	\$ 6,690	\$ 421
Printing & Binding	\$ 500	\$ 500	\$ 58	\$ 442
Legal Advertising	\$ 3,000	\$ 3,000	\$ 1,928	\$ 1,072
Other Current Charges	\$ 1,000	\$ 1,000	\$ 957	\$ 43
Property Appraiser	\$ 500	\$ 500	\$ 284	\$ 216
Office Supplies	\$ 200	\$ 200	\$ 2	\$ 198
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 106,466	\$ 106,466	\$ 84,477	\$ 26,203

Windsor at Westside
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<u>Operation and Maintenance</u>				
Contract Services				
Field Services	\$ 11,274	\$ 11,274	\$ 11,274	\$ -
Landscape Maintenance - Contract	\$ 63,000	\$ 63,000	\$ 60,997	\$ 2,003
Lake Maintenance	\$ 11,688	\$ 11,688	\$ 10,728	\$ 960
Property Insurance	\$ 3,831	\$ 3,831	\$ 3,652	\$ 179
Repairs & Maintenance				
Landscape Maintenance - Other	\$ 20,000	\$ 20,000	\$ 8,669	\$ 11,331
Repairs and Maintenance	\$ 20,000	\$ 20,000	\$ 4,326	\$ 15,674
Operating Supplies	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Irrigation Repairs	\$ 12,000	\$ 12,000	\$ 18,724	\$ (6,724)
Signage	\$ 800	\$ 800	\$ -	\$ 800
Fountain Maintenance	\$ 10,710	\$ 10,710	\$ 7,350	\$ 3,360
Wetland Monitoring & Maintenance	\$ 10,000	\$ 10,000	\$ 13,300	\$ (3,300)
Subtotal	\$ 164,303	\$ 164,303	\$ 139,020	\$ 25,283
Utility				
Electric	\$ 5,280	\$ 5,280	\$ 3,179	\$ 2,101
Irrigation Water	\$ 150,000	\$ 150,000	\$ 358,112	\$ (208,112)
Other				
Contingency	\$ 10,500	\$ 10,500	\$ 3,570	\$ 6,930
Subtotal	\$ 165,780	\$ 165,780	\$ 364,861	\$ (199,081)
Total O&M Expenses:	\$ 330,083	\$ 330,083	\$ 503,881	\$ (173,798)
Total Expenditures	\$ 436,549	\$ 436,549	\$ 588,358	\$ (147,595)
<u>Other Financing Sources/Uses:</u>				
Transfer In/(Out)	\$ (8,093)	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ (8,093)	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (139,379)	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 252,309	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 112,930	\$ -

Windsor at Westside

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments	\$ 276,443	\$ 276,443	\$ 279,139	\$ 2,696
Interest	\$ 250	\$ 250	\$ 19,390	\$ 19,140
Total Revenues	\$ 276,693	\$ 276,693	\$ 298,529	\$ 21,836
Expenditures:				
Interest - 11/1	\$ 92,944	\$ 92,944	\$ 92,944	\$ -
Principal - 11/1	\$ 90,000	\$ 90,000	\$ 90,000	\$ -
Interest - 5/1	\$ 90,694	\$ 90,694	\$ 90,694	\$ -
Total Expenditures	\$ 273,638	\$ 273,638	\$ 273,638	\$ -
Excess Revenues (Expenditures)	\$ 3,055		\$ 24,892	
Fund Balance - Beginning	\$ 263,160		\$ 404,416	
Fund Balance - Ending	\$ 266,215		\$ 429,307	

Windsor at Westside

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues:				
Special Assessments	\$ 419,451	\$ 419,451	\$ 423,541	\$ 4,091
Interest	\$ 250	\$ 250	\$ 27,724	\$ 27,474
Total Revenues	\$ 419,701	\$ 419,701	\$ 451,265	\$ 31,565
Expenditures:				
Interest - 11/1	\$ 139,088	\$ 139,088	\$ 139,088	\$ -
Principal - 11/1	\$ 140,000	\$ 140,000	\$ 140,000	\$ -
Interest - 5/1	\$ 136,200	\$ 136,200	\$ 136,200	\$ -
Total Expenditures	\$ 415,288	\$ 415,288	\$ 415,288	\$ -
Excess Revenues (Expenditures)	\$ 4,413		\$ 35,978	
Fund Balance - Beginning	\$ 359,598		\$ 582,723	
Fund Balance - Ending	\$ 364,011		\$ 618,701	

Windsor at Westside

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	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	\$ 9,187	\$ 22,324	\$ 63	\$ -	\$ -	\$ 448,979
Total Revenues	\$ -	\$ 39,034	\$ 329,560	\$ 12,702	\$ 15,203	\$ 3,929	\$ 16,977	\$ 9,187	\$ 22,324	\$ 63	\$ -	\$ -	\$ 448,979
Expenditures:													
General & Administrative:													
Supervisor Fee	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ 600	\$ -	\$ 2,000
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ 46	\$ -	\$ 31	\$ -	\$ 107
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ 200	\$ -	\$ 1,400
Attorney	\$ -	\$ -	\$ 165	\$ -	\$ 738	\$ -	\$ 271	\$ 378	\$ 532	\$ -	\$ 740	\$ -	\$ 2,824
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 583	\$ 7,000
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	\$ 3,654	\$ 3,654	\$ 3,654	\$ 3,654	\$ 3,654	\$ 43,845
Information Technology	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 159	\$ 1,908
Website Maintenance	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 88	\$ 1,060
Postage	\$ 1	\$ 25	\$ 3	\$ 2	\$ 8	\$ 7	\$ 24	\$ 37	\$ 58	\$ 1,142	\$ 1	\$ 29	\$ 1,338
Insurance	\$ 6,690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,690
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ -	\$ -	\$ 12	\$ -	\$ -	\$ 39	\$ 58
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,690	\$ -	\$ 238	\$ 1,928
Other Current Charges	\$ 88	\$ 97	\$ 101	\$ -	\$ -	\$ 61	\$ 76	\$ 89	\$ 96	\$ 100	\$ 134	\$ 116	\$ 957
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 284
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 16,739	\$ 4,606	\$ 4,753	\$ 4,486	\$ 14,146	\$ 4,560	\$ 4,855	\$ 4,989	\$ 6,829	\$ 7,417	\$ 6,191	\$ 4,906	\$ 84,477

Windsor at Westside
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operation and Maintenance</u>													
Contract Services													
Field Services	\$ 940	\$ 940	\$ 940	\$ 940	\$ 940	\$ 940	\$ 940	\$ 940	\$ 940	\$ 940	\$ 940	\$ 940	\$ 11,274
Landscape Maintenance - Contract	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ 5,083	\$ 60,997
Lake Maintenance	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ 10,728
Wetland Monitoring & Maintenance	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ -	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 13,300
Property Insurance	\$ 3,652	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,652
Repairs & Maintenance													
Landscape Maintenance - Other	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,169	\$ 8,669
Repairs and Maintenance	\$ 1,844	\$ 2,284	\$ 197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,326
Operating Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 4,397	\$ -	\$ -	\$ 1,813	\$ 2,590	\$ 1,456	\$ 3,528	\$ -	\$ 1,224	\$ 1,648	\$ 978	\$ 1,090	\$ 18,724
Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Maintenance	\$ 600	\$ 750	\$ 600	\$ 600	\$ 750	\$ 600	\$ 575	\$ 575	\$ 575	\$ 575	\$ 575	\$ 575	\$ 7,350
Subtotal	\$ 19,910	\$ 13,451	\$ 7,714	\$ 9,330	\$ 10,257	\$ 10,772	\$ 11,020	\$ 9,292	\$ 10,516	\$ 10,939	\$ 10,270	\$ 15,551	\$ 139,020
Utility													
Electric	\$ 31	\$ 31	\$ 93	\$ 188	\$ 323	\$ 368	\$ 366	\$ 357	\$ 312	\$ 372	\$ 374	\$ 363	\$ 3,179
Irrigation Water	\$ 25,904	\$ 11,359	\$ 16,193	\$ 18,739	\$ 23,945	\$ 65,750	\$ 28,541	\$ 66,956	\$ -	\$ 20,995	\$ 64,053	\$ 15,678	\$ 358,112
Other													
Contingency	\$ 3,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80	\$ 3,570
Subtotal	\$ 29,425	\$ 11,390	\$ 16,286	\$ 18,927	\$ 24,268	\$ 66,118	\$ 28,907	\$ 67,313	\$ 312	\$ 21,367	\$ 64,427	\$ 16,121	\$ 364,861
Total O&M Expenses:	\$ 49,335	\$ 24,841	\$ 24,000	\$ 28,257	\$ 34,525	\$ 76,890	\$ 39,926	\$ 76,604	\$ 10,827	\$ 32,306	\$ 74,697	\$ 31,672	\$ 503,881
Total Expenditures	\$ 66,073	\$ 29,447	\$ 28,754	\$ 32,743	\$ 48,671	\$ 81,450	\$ 44,781	\$ 81,593	\$ 17,656	\$ 39,724	\$ 80,888	\$ 36,578	\$ 588,358
Excess Revenues (Expenditures)	\$ (66,073)	\$ 9,587	\$ 300,806	\$ (20,041)	\$ (33,468)	\$ (77,522)	\$ (27,804)	\$ (72,406)	\$ 4,668	\$ (39,661)	\$ (80,888)	\$ (36,578)	\$ (139,379)

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	\$138,194
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	\$209,375
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	38.99%	24.24%	36.78%	100.00%
							O&M Portion	Series 2015 Debt Service	Series 2016 Debt Service	Total
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	\$493.57	\$306.87	\$465.62	\$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	\$359.73	\$223.64	\$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
05/08/24	ACH	\$24,045.05	(\$480.90)	\$0.00	\$0.00	\$23,564.15	\$9,186.58	\$5,711.47	\$8,666.10	\$23,564.15
06/10/24	ACH	\$23,099.39	(\$461.99)	\$0.00	\$0.00	\$22,637.40	\$8,825.29	\$5,486.84	\$8,325.27	\$22,637.40
06/21/24	ACH	\$35,331.48	(\$706.63)	\$0.00	\$0.00	\$34,624.85	\$13,498.64	\$8,392.36	\$12,733.85	\$34,624.85
07/11/24	ACH	\$0.00	\$0.00	\$0.00	\$161.18	\$161.18	\$62.83	\$39.07	\$59.28	\$161.18
TOTAL		\$ 1,173,903.84	\$ (23,478.08)	\$ -	\$ 1,233.16	\$ 1,151,658.92	\$ 448,979.15	\$ 279,138.63	\$ 423,541.14	\$ 1,151,658.92

101%	Net Percent Collected
0	Balance Remaining to Collect

SECTION 2

Windsor at Westside
Community Development District

Summary of Invoices
July 27, 2024 through October 18, 2024

Fund	Date	Check No.'s	Amount
General Fund	8/8/24	778-781	\$ 59,044.68
	8/16/24	782-783	\$ 10,508.30
	8/23/24	784-786	\$ 5,362.12
	8/29/24	787	\$ 10,920.00
	9/5/24	788	\$ 575.00
	9/12/24	789-791	\$ 5,670.07
	9/19/24	792-794	\$ 10,848.05
	9/27/24	795-797	\$ 5,232.90
	10/3/24	798-799	\$ 1,315.00
	10/18/24	800-803	\$ 15,355.04
			<u>\$ 124,831.16</u>
	<u>Supervisor Fees - August 2024</u>		
	Thomas Franklin	50029	\$ 184.70
	Atlee Mercer	50030	\$ 184.70
	Duane S Owen	50031	\$ 200.00
			<u>\$ 569.40</u>
Total			\$ 125,400.56

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/08/24	00031	7/24/24	8995113	202407	320	53800	46600		IRRIGATION REPAIRS JUL24	*	1,647.67		
		7/25/24	9000272	202407	320	53800	46300		CONS AREA SPRAYING 4 OF 8	*	1,800.00		
		8/01/24	8998140	202408	320	53800	46400		LANDSCAPE MAINT AUG24	*	5,083.05		
BRIGHTVIEW LANDSCAPE SERVICES, INC.												8,530.72	000778
8/08/24	00029	7/29/24	3425548	202406	310	51300	31500		GENERAL COUNSEL JUN24	*	532.00		
KUTAK ROCK LLP												532.00	000779
8/08/24	00036	8/01/24	12113	202408	320	53800	46700		FOUNTAIN MAINT AUG24	*	575.00		
LEXINGTON POOL AND MAINTENANCE, LLC												575.00	000780
8/08/24	00013	8/08/24	08082024	202408	300	20700	10000		TXFER OF TAX RCPTS S2015	*	19,626.85		
		8/08/24	08082024	202408	300	20700	10000		TXFER OF TAX RCPTS S2016	*	29,780.11		
WINDSOR AT WESTSIDE CDD C/O REGIONS												49,406.96	000781
8/16/24	00031	7/01/24	8958892	202407	320	53800	46400		LANDSCAPE MAINT JUL24	*	5,083.05		
BRIGHTVIEW LANDSCAPE SERVICES, INC.												5,083.05	000782
8/16/24	00001	8/01/24	239	202408	310	51300	34000		MANAGEMENT FEES AUG24	*	3,653.75		
		8/01/24	239	202408	310	51300	35200		WEBSITE ADMIN AUG24	*	88.33		
		8/01/24	239	202408	310	51300	35100		INFORMATION TECH AUG24	*	159.00		
		8/01/24	239	202408	310	51300	31300		DISSEMINATION SVCS AUG24	*	583.33		
		8/01/24	239	202408	310	51300	51000		OFFICE SUPPLIES AUG24	*	.06		
		8/01/24	239	202408	310	51300	42000		POSTAGE AUG24	*	1.28		
		8/01/24	240	202408	320	53800	12000		FIELD MANAGEMENT AUG24	*	939.50		
GOVERNMENTAL MANAGEMENT SERVICES												5,425.25	000783
8/23/24	00015	8/15/24	221885	202408	320	53800	46200		LAKE MAINTENANCE AUG24	*	894.00		
APPLIED AQUATIC MANAGEMENT, INC												894.00	000784

WIND WINDSOR AT WES ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/23/24	00031	8/12/24	9028318	202408	320	53800	46600		IRRIGATION REPAIRS AUG24	*	978.19		
		8/19/24	9031590	202408	320	53800	46300		CONS AREA SPRAYING 5 OF 8	*	1,800.00		
BRIGHTVIEW LANDSCAPE SERVICES, INC.												2,778.19	000785
8/23/24	00004	7/31/24	09731898	202407	310	51300	48000		PH/ADOPT FY25 BUDGET	*	1,689.93		
TRIBUNE PUBLISHING COMPANY LLC DBA												1,689.93	000786
8/29/24	00006	8/26/24	24767	202408	300	15500	10000		FY25 INSURANCE POLICY	*	10,920.00		
EGIS INSURANCE & RISK ADVISORS												10,920.00	000787
9/05/24	00036	9/01/24	12230	202409	320	53800	46700		FOUNTAIN MAINT SEP24	*	575.00		
LEXINGTON POOL AND MAINTENANCE, LLC												575.00	000788
9/12/24	00028	9/11/24	39281	202409	320	53800	47000		ANNUAL BACKFLOW TEST	*	80.00		
AARON'S BACKFLOW SERVICES												80.00	000789
9/12/24	00001	9/01/24	241	202409	310	51300	34000		MANAGEMENT FEES SEP24	*	3,653.75		
		9/01/24	241	202409	310	51300	35200		WEBSITE ADMIN SEP24	*	88.33		
		9/01/24	241	202409	310	51300	35100		INFORMATION TECH SEP24	*	159.00		
		9/01/24	241	202409	310	51300	31300		DISSEMINATION SVCS SEP24	*	583.33		
		9/01/24	241	202409	310	51300	51000		OFFICE SUPPLIES SEP24	*	.27		
		9/01/24	241	202409	310	51300	42000		POSTAGE SEP24	*	28.69		
		9/01/24	241	202409	310	51300	42500		COPIES SEP24	*	38.85		
		9/01/24	242	202409	320	53800	12000		FIELD MANAGEMENT SEP24	*	939.50		
GOVERNMENTAL MANAGEMENT SERVICES												5,491.72	000790
9/12/24	00013	9/09/24	09092024	202409	300	20700	10000		TXFER OF TAX RCPTS S2015	*	39.07		
		9/09/24	09092024	202409	300	20700	10000		TXFER OF TAX RCPTS S2016	*	59.28		
WINDSOR AT WESTSIDE CDD C/O REGIONS												98.35	000791

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 #
9/19/24	00031	9/01/24	9064635	202409	320	53800	46400		LANDSCAPE MAINT SEP24 BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	5,083.05	5,083.05	000792
9/19/24	00001	9/15/24	244	202409	300	15500	10000		ASSESSMENT ROLL FY25 GOVERNMENTAL MANAGEMENT SERVICES	*	5,565.00	5,565.00	000793
9/19/24	00005	9/12/24	12189	202408	310	51300	31100		CDD MEETING AUG24 OSCEOLA ENGINEERING INC.	*	200.00	200.00	000794
9/27/24	00028	9/23/24	39399	202409	320	53800	46600		REPLACED BACKFLOW DEVICE AARON'S BACKFLOW SERVICES	*	1,090.00	1,090.00	000795
9/27/24	00015	9/15/24	222755	202409	320	53800	46200		LAKE MAINTENANCE SEP24 APPLIED AQUATIC MANAGEMENT, INC	*	894.00	894.00	000796
9/27/24	00031	9/13/24	9068472	202409	320	53800	46500		DELIV/INSTALL FIRE BUSH 9/19/24 9072190 202409 320-53800-46300 CONS AREA SPRAYING 6 OF 8 BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	1,448.90	3,248.90	000797
10/03/24	00029	9/27/24	3454170	202408	310	51300	31500		GENERAL COUNSEL JUL/AUG24 KUTAK ROCK LLP	*	740.00	740.00	000798
10/03/24	00036	10/01/24	12336	202410	320	53800	46700		FOUNTAIN MAINT OCT24 LEXINGTON POOL AND MAINTENANCE, LLC	*	575.00	575.00	000799
10/18/24	00031	9/27/24	9096385	202409	320	53800	46500		NEW PLANT MATERIAL/ISLAND 9/27/24 9096388 202409 320-53800-46500 NEW PLANT MATRL/TIP ISLAN 9/27/24 9096399 202409 320-53800-46500 FILL IN EMPTY AREAS/BLVD 10/01/24 9077524 202410 320-53800-46400 LANDSCAPE MAINT OCT24 BRIGHTVIEW LANDSCAPE SERVICES, INC.	*	659.71	8,803.55	000800
10/18/24	00002	10/01/24	91185	202410	310	51300	54000		SPECIAL DISTRICT FEE FY25 DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00	000801

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 #
10/18/24	00001	10/01/24	245	202410	310	51300	34000		MANAGEMENT FEES OCT24	*	3,927.83		
		10/01/24	245	202410	310	51300	35200		WEBSITE ADMIN OCT24	*	92.75		
		10/01/24	245	202410	310	51300	35100		INFORMATION TECH OCT24	*	167.00		
		10/01/24	245	202410	310	51300	31300		DISSEMINATION SVCS OCT24	*	612.50		
		10/01/24	245	202410	310	51300	51000		OFFICE SUPPLIES OCT24	*	.09		
		10/01/24	245	202410	310	51300	42000		POSTAGE OCT24	*	88.14		
		10/01/24	246	202410	320	53800	12000		FIELD MANAGEMENT OCT24	*	1,250.00		
												6,138.31	000802

10/18/24	00004	9/30/24	10118728	202409	310	51300	48000		NOTICE OF MEETING DATES	*	238.18		
												238.18	000803

											TOTAL FOR BANK A	124,831.16	
											TOTAL FOR REGISTER	124,831.16	

WIND WINDSOR AT WES ZYAN