

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

***Proposed Budget***  
***FY 2027***



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**Windsor at Westside**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
O&M Assessments	\$ 731,873	\$ 636,547	\$ 95,326	\$ 731,873	\$ 731,873
Interest	\$ -	\$ 8,578	\$ 10,294	\$ 18,872	\$ -
<b>Total Revenues</b>	<b>\$ 731,873</b>	<b>\$ 645,125</b>	<b>\$ 105,620</b>	<b>\$ 750,745</b>	<b>\$ 731,873</b>

**Expenditures**

*General & Administrative*

Supervisor Fee	\$ 7,200	\$ -	\$ 2,400	\$ 2,400	\$ 7,200
FICA Expense	\$ 367	\$ -	\$ 122	\$ 122	\$ 367
Engineering	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,000
Attorney	\$ 10,000	\$ 215	\$ 5,833	\$ 6,048	\$ 10,000
Arbitrage	\$ 900	\$ -	\$ 900	\$ 900	\$ 900
Dissemination	\$ 7,571	\$ 3,155	\$ 4,416	\$ 7,571	\$ 7,950
Annual Audit	\$ 4,300	\$ 4,300	\$ -	\$ 4,300	\$ 4,400
Trustee Fees	\$ 7,700	\$ -	\$ 7,700	\$ 7,700	\$ 7,700
Assessment Administration	\$ 5,732	\$ 5,732	\$ -	\$ 5,732	\$ 6,019
Management Fees	\$ 48,548	\$ 20,228	\$ 28,320	\$ 48,548	\$ 50,975
Information Technology	\$ 2,064	\$ 860	\$ 1,204	\$ 2,064	\$ 2,167
Website Maintenance	\$ 1,146	\$ 478	\$ 669	\$ 1,146	\$ 1,203
Postage	\$ 600	\$ 79	\$ 350	\$ 429	\$ 600
Insurance	\$ 9,403	\$ 7,588	\$ -	\$ 7,588	\$ 8,347
Printing & Binding	\$ 500	\$ -	\$ 292	\$ 292	\$ 500
Legal Advertising	\$ 3,000	\$ -	\$ 2,500	\$ 2,500	\$ 3,000
Other Current Charges	\$ 1,000	\$ 82	\$ 583	\$ 666	\$ 1,000
Property Appraiser	\$ 500	\$ 548	\$ -	\$ 548	\$ 500
Office Supplies	\$ 200	\$ 1	\$ 117	\$ 118	\$ 200
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 115,906</b>	<b>\$ 43,442</b>	<b>\$ 57,906</b>	<b>\$ 101,348</b>	<b>\$ 118,203</b>

**Windsor at Westside**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<i>Operations &amp; Maintenance</i>					
<b>Contract Services</b>					
Field Services	\$ 15,450	\$ 6,438	\$ 9,013	\$ 15,450	\$ 16,223
Landscape Maintenance - Contract	\$ 62,826	\$ 24,365	\$ 34,111	\$ 58,477	\$ 62,826
Lake Maintenance	\$ 12,039	\$ 4,855	\$ 6,797	\$ 11,652	\$ 12,500
Property Insurance	\$ 4,127	\$ 2,555	\$ -	\$ 2,555	\$ 3,500
<b>Repairs &amp; Maintenance</b>					
Landscape Maintenance - Other	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 40,000
Repairs and Maintenance	\$ 20,000	\$ 160	\$ 11,667	\$ 11,827	\$ 20,000
Operating Supplies	\$ 1,000	\$ -	\$ 583	\$ 583	\$ 1,000
Irrigation Repairs	\$ 50,000	\$ 16,472	\$ 29,167	\$ 45,639	\$ 50,000
Signage	\$ 800	\$ -	\$ 467	\$ 467	\$ 800
Fountain Maintenance	\$ 11,031	\$ 3,009	\$ 4,312	\$ 7,320	\$ 11,031
Wetland Maintenance	\$ 10,000	\$ 3,572	\$ 6,428	\$ 10,000	\$ 11,000
<b>Subtotal</b>	<b>\$ 212,273</b>	<b>\$ 61,426</b>	<b>\$ 127,544</b>	<b>\$ 188,969</b>	<b>\$ 228,880</b>
<b>Utility</b>					
Electric	\$ 6,389	\$ 3,241	\$ 3,781	\$ 7,022	\$ 8,600
Irrigation & Water	\$ 275,000	\$ 21,081	\$ 24,595	\$ 45,676	\$ 75,000
<b>Other</b>					
Contingency	\$ 10,500	\$ -	\$ 6,125	\$ 6,125	\$ 10,500
<b>Subtotal</b>	<b>\$ 291,889</b>	<b>\$ 24,322</b>	<b>\$ 34,501</b>	<b>\$ 58,822</b>	<b>\$ 94,100</b>
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 504,162</b>	<b>\$ 85,747</b>	<b>\$ 162,044</b>	<b>\$ 247,792</b>	<b>\$ 322,980</b>
<i>Other Expenditures</i>					
Transfer Out - Capital Reserve	\$ 111,805	\$ -	\$ 376,805	\$ 376,805	\$ 290,690
<b>Total Other Expenditures</b>	<b>\$ 111,805</b>	<b>\$ -</b>	<b>\$ 376,805</b>	<b>\$ 376,805</b>	<b>\$ 290,690</b>
<b>Total Expenditures</b>	<b>\$ 731,873</b>	<b>\$ 129,189</b>	<b>\$ 596,755</b>	<b>\$ 725,944</b>	<b>\$ 731,873</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 515,936</b>	<b>\$ (491,135)</b>	<b>\$ 24,801</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ 512,316</b>	<b>\$ -</b>	<b>\$ 512,316</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 1,028,252</b>	<b>\$ (491,135)</b>	<b>\$ 537,117</b>	<b>\$ -</b>

	FY2026	FY2027
Net Assessments	\$ 731,873	\$ 731,873
Add: Discounts & Collection	\$ 46,715	\$ 46,715
Gross Assessments	<u>\$ 778,589</u>	<u>\$ 778,589</u>

FISCAL YEAR 2027

Product Type	Per Unit Net O&M Assessment	Per Unit Gross O&M Assessment
Townhome - 25'	\$ 1,023	\$ 1,088
Single Family 40'	\$ 1,091	\$ 1,161
Single Family 50'	\$ 1,364	\$ 1,451

GROSS PER UNIT ASSESSMENT COMPARISON CHART

Product Type	No. of Units	FY2026	FY2027	Increase/ (Decrease)
		Gross Per Unit Assessments	Gross Per Unit Assessments	
Townhome - 25'	148	\$ 1,088	\$ 1,088	\$ -
Single Family 40'	192	\$ 1,161	\$ 1,161	\$ -
Single Family 50'	272	\$ 1,451	\$ 1,451	\$ -

**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.

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**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 common areas of the District. The amount is based upon contract with Brightview Landscape Services, Inc.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Landscaping Maintenance	\$ 3,430	\$ 41,160
Mulch for Common Areas	\$ 1,406	\$ 16,875
Contingency		\$ 4,791
		<b>\$ 62,826</b>

**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	\$ 920	\$ 11,040
Contingency		\$ 1,460
		<b>\$ 12,500</b>

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 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 Lexington Pool Maintenance, Inc. for this service.

Description	Monthly	Annually
Fountain Maintenance	\$ 600	\$ 7,200
Quarterly Basin Cleaning		\$ 3,000
Contingency		\$ 831
		<b>\$ 11,031</b>

**Windsor at Westside  
Community Development District**  
GENERAL FUND BUDGET

Wetland Maintenance

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

Description	Annually
Mitigation Maintenance	\$ 11,000
	<b>\$ 11,000</b>

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
9100 8913 7564	8999 Monaco Blvd	\$ 550	\$ 6,600
	Contingency		\$ 2,000
			<b>\$ 8,600</b>

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.

**Other Expenditures:**

Capital Reserves - Transfer

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Special Assessments	\$ 276,443	\$ 240,436	\$ 36,006	\$ 276,443	\$ 276,443
Interest Income	\$ 9,022	\$ 6,601	\$ 7,921	\$ 14,522	\$ 7,261
Carry Forward Surplus	\$ 316,780	\$ 321,311	\$ -	\$ 321,311	\$ 342,764
<b>Total Revenues</b>	<b>\$ 602,245</b>	<b>\$ 568,349</b>	<b>\$ 43,928</b>	<b>\$ 612,276</b>	<b>\$ 626,467</b>
<b>Expenditures</b>					
<b>General &amp; Administrative:</b>					
Interest - 11/1	\$ 88,444	\$ 88,444	\$ -	\$ 88,444	\$ 86,069
Principal - 11/1	\$ 95,000	\$ 95,000	\$ -	\$ 95,000	\$ 100,000
Interest - 5/1	\$ 86,069	\$ -	\$ 86,069	\$ 86,069	\$ 83,569
<b>Total Expenditures</b>	<b>\$ 269,513</b>	<b>\$ 183,444</b>	<b>\$ 86,069</b>	<b>\$ 269,513</b>	<b>\$ 269,638</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 332,732</b>	<b>\$ 384,905</b>	<b>\$ (42,141)</b>	<b>\$ 342,764</b>	<b>\$ 356,830</b>

Principal - 11/1/2027	\$ 105,000
Interest - 11/1/2027	\$ 83,569
<b>Total</b>	<b>\$ 188,569</b>

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

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

Date	Balance	Prinicipal	Interest	Total
11/01/26	\$ 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
		<b>\$ 3,390,000.00</b>	<b>\$ 2,013,393.75</b>	<b>\$ 5,403,393.75</b>

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

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 419,451	\$ 364,818	\$ 54,633	\$ 419,451	\$ 419,451
Interest	\$ 12,838	\$ 9,312	\$ 11,175	\$ 20,487	\$ 10,243
Carry Forward Surplus	\$ 440,536	\$ 447,407	\$ -	\$ 447,407	\$ 474,019
<b>Total Revenues</b>	<b>\$ 872,825</b>	<b>\$ 821,536</b>	<b>\$ 65,808</b>	<b>\$ 887,344</b>	<b>\$ 903,713</b>
<b>Expenditures</b>					
<b>General &amp; Administrative:</b>					
Interest - 11/1	\$ 133,209	\$ 133,209	\$ -	\$ 133,209	\$ 130,116
Principal - 11/1	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	\$ 155,000
Interest - 5/1	\$ 130,116	\$ -	\$ 130,116	\$ 130,116	\$ 126,919
<b>Total Expenditures</b>	<b>\$ 413,325</b>	<b>\$ 283,209</b>	<b>\$ 130,116</b>	<b>\$ 413,325</b>	<b>\$ 412,034</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 459,500</b>	<b>\$ 538,327</b>	<b>\$ (64,308)</b>	<b>\$ 474,019</b>	<b>\$ 491,679</b>

Principal - 11/1/2027	\$ 126,919
Interest - 11/1/2027	\$ 160,000
Total	<u>\$ 286,919</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
11/01/26	\$ 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
		<b>\$ 5,365,000.00</b>	<b>\$ 3,229,003.13</b>	<b>\$ 8,594,003.13</b>

**Windsor at Westside**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserves Fund**

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Interest	\$ -	\$ 349	\$ 418	\$ 767	\$ -
Carry Forward Surplus	\$ 25,000	\$ -	\$ -	\$ -	\$ 377,572
<b>Total Revenues</b>	<b>\$ 25,000</b>	<b>\$ 349</b>	<b>\$ 418</b>	<b>\$ 767</b>	<b>\$ 377,572</b>
<b>Expenditures</b>					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In (Out)	\$ 111,805	\$ -	\$ 376,805	\$ 376,805	\$ 290,690
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 111,805</b>	<b>\$ -</b>	<b>\$ 376,805</b>	<b>\$ 376,805</b>	<b>\$ 290,690</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 136,805</b>	<b>\$ 349</b>	<b>\$ 377,223</b>	<b>\$ 377,572</b>	<b>\$ 668,261</b>