

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

Agenda

May 22, 2026

AGENDA

Windsor at Westside

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

May 15, 2026

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 22, 2026, at 10:00 AM at the Hart Memorial Library, 211 E. Dakin Ave, Kissimmee, Florida 34741**. Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Appointment of Individual to Vacant Seat 5
 - B. Administration of Oath of Office to Newly Elected Supervisor
 - C. Consideration of Resolution 2026-01 Appointing an Assistant Secretary
4. Approval of Minutes of the August 8, 2026, Board of Supervisors Meeting
5. Consideration of Resolution 2026-02 Approving the Fiscal Year 2027 Proposed Budget and Setting Public Hearing to Adopt
6. Consideration of Resolution 2026-03 Setting the Date, Time and Location of the November 2026 Landowner's Meeting and Election
7. Ratification of Data Sharing and Usage Agreement with OCPA
8. Appointment of Audit Committee
9. 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- 59
 - D. Field Manager's Report
 - i. Consideration of Proposal for Palm Debooting
 - ii. Consideration of Proposal for Conservation Area Mitigation Maintenance
 - iii. Consideration of FY2027 Aquatic Plant Management Price Increase
10. Supervisor's Requests
11. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period

3. Audit Services
 - A. Approval of Request for Proposals and Selection Criteria
 - B. Approval of Notice of Request for Proposals for Audit Services
 - C. Public Announcement of Opportunity to Provide Audit Services
4. Adjournment

SECTION III

SECTION C

RESOLUTION 2026-01

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 _____ day of _____ 2026.

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 8, 2025** at 10:00 a.m. in the Hart Memorial Library, 211 Dakin Avenue, Kissimmee, Florida.

Present and constituting a quorum were:

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

Also present were:

Jason Showe	Manager
Sarah Sandy	Attorney <i>by phone</i>
Broc Althafer	Engineer <i>by phone</i>
Jarett Wright	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

Organizational Matters

- A. Appointment of Individual to Vacant Seat 5**
- B. Administration of Oath of Office to Newly Elected Board Member**
- C. Consideration of Resolution 2025-05 Electing Officers**

Items A through C were tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the May 30, 2025 Meeting

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the minutes of May 30, 2025 meeting were approved as presented.

FIFTH 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 2025-06 Adopting the Fiscal Year 2026 Budget and Appropriating Funds

Mr. Showe stated Resolution 2025-06 adopts the Fiscal Year 2026 budget. There is no assessment increase.

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor Resolution 2025-06 Adopting the Fiscal Year 2026 Budget and Appropriating Funds was approved.

B. Consideration of Resolution 2025-07 Imposing Fiscal Year 2026 Special Assessments and Certifying an Assessment Roll

Mr. Showe stated Resolution 2025-07 imposes the special assessments and certifies the assessment roll.

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor Resolution 2025-07 Imposing Fiscal Year 2026 Special Assessments and Certifying an Assessment Roll was approved.

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

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. Approval of Fiscal Year 2026 Meeting Schedule

On MOTION by Mr. Mercer seconded by Mr. Franklin with all in favor the fiscal year 2026 meeting schedule was approved.

iv. District Goals and Objectives

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the Fiscal Year 2026 goals and objectives were approved and the Chair was authorized to execute the Fiscal Year 2025 goals and objectives at the end of the fiscal year.

iii. Field Manager's Report

Mr. Wright gave an overview of the field manager's report, copy of which was included in the agenda package.

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. Stewart with all in favor the meeting adjourned at 10:12 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2026-02
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Windsor at Westside Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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 attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 7, 2026
TIME: 10:00 AM
LOCATION: Hart Memorial Library
211 E. Dakin Ave.
Kissimmee, FL 34741

3. **TRANSMITTAL TO LOCAL GENERAL-PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** 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. This Resolution shall take effect

immediately upon adoption.

PASSED AND ADOPTED THIS 22nd DAY OF MAY 2026.

ATTEST:

**WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

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
Revenues					
O&M Assessments	\$ 731,873	\$ 636,547	\$ 95,326	\$ 731,873	\$ 731,873
Interest	\$ -	\$ 8,578	\$ 10,294	\$ 18,872	\$ -
Total Revenues	\$ 731,873	\$ 645,125	\$ 105,620	\$ 750,745	\$ 731,873
Expenditures					
<i>General & Administrative</i>					
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
Total General & Administrative:	\$ 115,906	\$ 43,442	\$ 57,906	\$ 101,348	\$ 118,203

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 & Maintenance</i>					
Contract Services					
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
Repairs & Maintenance					
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
Subtotal	\$ 212,273	\$ 61,426	\$ 127,544	\$ 188,969	\$ 228,880
Utility					
Electric	\$ 6,389	\$ 3,241	\$ 3,781	\$ 7,022	\$ 8,600
Irrigation & Water	\$ 275,000	\$ 21,081	\$ 24,595	\$ 45,676	\$ 75,000
Other					
Contingency	\$ 10,500	\$ -	\$ 6,125	\$ 6,125	\$ 10,500
Subtotal	\$ 291,889	\$ 24,322	\$ 34,501	\$ 58,822	\$ 94,100
Total Operations & Maintenance:	\$ 504,162	\$ 85,747	\$ 162,044	\$ 247,792	\$ 322,980
<i>Other Expenditures</i>					
Transfer Out - Capital Reserve	\$ 111,805	\$ -	\$ 376,805	\$ 376,805	\$ 290,690
Total Other Expenditures	\$ 111,805	\$ -	\$ 376,805	\$ 376,805	\$ 290,690
Total Expenditures	\$ 731,873	\$ 129,189	\$ 596,755	\$ 725,944	\$ 731,873
Excess Revenues/(Expenditures)	\$ -	\$ 515,936	\$ (491,135)	\$ 24,801	\$ -
Fund Balance - Beginning	\$ -	\$ 512,316	\$ -	\$ 512,316	\$ -
Fund Balance - Ending	\$ -	\$ 1,028,252	\$ (491,135)	\$ 537,117	\$ -

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

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.

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.

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

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
		\$ 12,500

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
		\$ 11,031

**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
	\$ 11,000

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

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
Revenues					
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
Total Revenues	\$ 602,245	\$ 568,349	\$ 43,928	\$ 612,276	\$ 626,467
Expenditures					
General & Administrative:					
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
Total Expenditures	\$ 269,513	\$ 183,444	\$ 86,069	\$ 269,513	\$ 269,638
Excess Revenues/(Expenditures)	\$ 332,732	\$ 384,905	\$ (42,141)	\$ 342,764	\$ 356,830

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

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
	262	\$276,443		

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
		\$ 3,390,000.00	\$ 2,013,393.75	\$ 5,403,393.75

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
Revenues					
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
Total Revenues	\$ 872,825	\$ 821,536	\$ 65,808	\$ 887,344	\$ 903,713
Expenditures					
General & Administrative:					
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
Total Expenditures	\$ 413,325	\$ 283,209	\$ 130,116	\$ 413,325	\$ 412,034
Excess Revenues/(Expenditures)	\$ 459,500	\$ 538,327	\$ (64,308)	\$ 474,019	\$ 491,679

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
		\$ 5,365,000.00	\$ 3,229,003.13	\$ 8,594,003.13

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
Revenues					
Interest	\$ -	\$ 349	\$ 418	\$ 767	\$ -
Carry Forward Surplus	\$ 25,000	\$ -	\$ -	\$ -	\$ 377,572
Total Revenues	\$ 25,000	\$ 349	\$ 418	\$ 767	\$ 377,572
Expenditures					
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)					
Transfer In (Out)	\$ 111,805	\$ -	\$ 376,805	\$ 376,805	\$ 290,690
Total Other Financing Sources/(Uses)	\$ 111,805	\$ -	\$ 376,805	\$ 376,805	\$ 290,690
Excess Revenues/(Expenditures)	\$ 136,805	\$ 349	\$ 377,223	\$ 377,572	\$ 668,261

SECTION VI

RESOLUTION 2026-03

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 2028
3	Scott Stewart	November 2026
4	Atlee Mercer	November 2028
5	Vacant Seat	November 2026

This year, Seat 1, currently held by Duane Owen, Seat 3, currently held by Scott Stewart 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 13th day of November, 2026 at 10:00 A.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 April 24, 2026 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 22nd DAY OF MAY, 2026.

**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: November 13, 2026

TIME: 10:00 AM

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

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

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

DATE OF LANDOWNERS' MEETING: **November 13, 2026**

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.

LANDOWNER PROXY

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 13, 2026**

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 Hart Memorial Library, 211 E. Dakin Ave., Kissimmee, FL 34741 on November 13, 2026, at 10:00 a.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.).

OFFICIAL BALLOT
WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 13, 2026

For Election (3 Supervisors): 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.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Windsor at Westside Community Development District and described as follows:

<u>Description</u>	<u>Acreage</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.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
3		
5		

Date: _____

Signed: _____
 Printed Name: _____

SECTION VII



KATRINA SCARBOROUGH, CFA, CCF, MCF OSCEOLA COUNTY PROPERTY APPRAISER

Windsor at Westside CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Windsor at Westside CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

Please note the referenced statute was amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing addresses, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Windsor at Westside CDD

Signature: _____

Signature: *[Handwritten Signature]*

Print: Katrina S. Scarborough

Print: Jason M. Shen

Date: _____

Title: District Manager

Date: 1/6/26

Please return this signed **original copy** no later than January 31, 2026

SECTION IX

SECTION C

SECTION 1

Dewey Robbins Community Development District

Summary of Check Register

February 12 , 2026 through April 8 , 2026

Fund	Date	Check No.'s	Amount
General Fund	2/19/26	78-80	\$ 47,717.31
	3/12/26	81-84	\$ 8,311.23
	3/24/26	85-85	\$ 679.50
Total Amount			\$ 56,708.04

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/19/26	00010	2/18/26	02182026	202602 300-20700-10000	S2025 DIRECT ASSESS TSFR	*	40,808.99		
								40,808.99	000078
DEWEY ROBBINS CDD/US BANK									
2/19/26	00009	2/02/26	F0000001	202602 320-53800-43100	PH1 STREETLIGHTS FEB26	*	2,906.00		
								2,906.00	000079
DUKE ENERGY									
2/19/26	00001	2/01/26	26	202602 310-51300-34000	MANAGEMENT FEES FEB26	*	3,333.33		
		2/01/26	26	202602 310-51300-35200	WEBSITE ADMIN FEB26	*	100.00		
		2/01/26	26	202602 310-51300-35100	INFORMATION TECH FEB26	*	150.00		
		2/01/26	26	202602 310-51300-31300	DISSEM AGENT SVCS FEB26	*	416.67		
		2/01/26	26	202602 310-51300-51000	OFFICE SUPPLIES FEB26	*	.09		
		2/01/26	26	202602 310-51300-42000	POSTAGE FEB26	*	2.23		
								4,002.32	000080
GOVERNMENTAL MANAGEMENT SERVICES-CF									
3/12/26	00009	3/04/26	F0000001	202603 320-53800-43100	PH1 STREETLIGHTS MAR26	*	2,867.00		
								2,867.00	000081
DUKE ENERGY									
3/12/26	00008	3/04/26	2233155	202602 310-51300-31100	ENGINEER SVCS FEB26	*	1,125.00		
								1,125.00	000082
GAI CONSULTANTS, INC									
3/12/26	00001	3/01/26	27	202603 310-51300-34000	MANAGEMENT FEES MAR26	*	3,333.33		
		3/01/26	27	202603 310-51300-35200	WEBSITE ADMIN MAR26	*	100.00		
		3/01/26	27	202603 310-51300-35100	INFORMATION TECH MAR26	*	150.00		
		3/01/26	27	202603 310-51300-31300	DISSEM AGENT SVCS MAR26	*	416.67		
		3/01/26	27	202603 310-51300-51000	OFFICE SUPPLIES MAR26	*	.03		
		3/01/26	27	202603 310-51300-42000	POSTAGE MAR26	*	18.70		
								4,018.73	000083
GOVERNMENTAL MANAGEMENT SERVICES-CF									
3/12/26	00004	2/27/26	3704621	202601 310-51300-31500	GENERAL COUNSEL JAN26	*	300.50		
								300.50	000084
KUTAK ROCK LLP									
DEWY DEWEY ROBBINS ZYAN									

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/24/26	00004	3/23/26 3717135	202602 310-51300-31500	GENERAL COUNSEL FEB26	*	679.50	
							679.50 000085

						TOTAL FOR BANK A	56,708.04
						TOTAL FOR REGISTER	56,708.04

DEWY DEWEY ROBBINS ZYAN

SECTION 2

Dewey Robbins
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Dewey Robbins
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 131,655	\$ -	\$ -	\$ 131,655
Investments:				
Series 2025				
Reserve	\$ -	\$ 176,104	\$ -	\$ 176,104
Revenue	\$ -	\$ 312,391	\$ -	\$ 312,391
Construction	\$ -	\$ -	\$ 13,543	\$ 13,543
Due from General Fund	\$ -	\$ 1,193	\$ -	\$ 1,193
Total Assets	\$ 131,655	\$ 489,688	\$ 13,543	\$ 634,886
Liabilities:				
Accounts Payable	\$ 2,105	\$ -	\$ -	\$ 2,105
Due to Debt Service	\$ 1,193	\$ -	\$ -	\$ 1,193
Total Liabilities	\$ 3,298	\$ -	\$ -	\$ 3,298
Fund Balance:				
Restricted for:				
Debt Service- Series 2025	\$ -	\$ 489,688	\$ -	\$ 489,688
Capital Projects- Series 2025	\$ -	\$ -	\$ 13,543	\$ 13,543
Unassigned	\$ 128,357	\$ -	\$ -	\$ 128,357
Total Fund Balances	\$ 128,357	\$ 489,688	\$ 13,543	\$ 631,587
Total Liabilities & Fund Balance	\$ 131,655	\$ 489,688	\$ 13,543	\$ 634,886

Dewey Robbins
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Proposed Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - On Roll	\$ 76,400	\$ 76,400	\$ 76,464	\$ 64
Assessments - Direct	\$ 83,423	\$ 62,569	\$ 62,569	\$ -
Developer Contributions	\$ 32,612	\$ 32,612	\$ 32,953	\$ 341
Interest	\$ -	\$ -	\$ 515	\$ 515
Total Revenues	\$ 192,435	\$ 171,581	\$ 172,501	\$ 920
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 2,400	\$ 1,000	\$ -	\$ 1,000
FICA Expense	\$ 184	\$ 77	\$ -	\$ 77
Engineering	\$ 7,500	\$ 3,125	\$ 1,125	\$ 2,000
Attorney	\$ 12,500	\$ 5,208	\$ 1,140	\$ 4,068
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 16,667	\$ 16,667	\$ 0
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 400	\$ 167	\$ 56	\$ 110
Insurance	\$ 6,125	\$ 6,125	\$ 5,300	\$ 825
Printing & Binding	\$ 400	\$ 167	\$ 3	\$ 164
Legal Advertising	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Other Current Charges	\$ 5,000	\$ 2,083	\$ 241	\$ 1,842
Office Supplies	\$ 250	\$ 104	\$ 0	\$ 104
Travel Per Diem	\$ 200	\$ 83	\$ -	\$ 83
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 103,384	\$ 45,522	\$ 33,041	\$ 12,481
<i>Operations & Maintenance</i>				
<i>Field Expenditures</i>				
Field Management	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Landscape Maintenance	\$ 33,000	\$ 13,750	\$ -	\$ 13,750
Landscape Replacement & Enhancements	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Pond Discing	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
Streetlights	\$ 12,551	\$ 5,230	\$ 14,297	\$ (9,067)
General Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Contingency	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Subtotal Field Expenditures	\$ 89,051	\$ 37,105	\$ 14,297	\$ 22,808
Total Operations & Maintenance	\$ 89,051	\$ 37,105	\$ 14,297	\$ 22,808
Total Expenditures	\$ 192,435	\$ 82,627	\$ 47,338	\$ 35,289
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 125,163	
Fund Balance - Beginning	\$ -		\$ 3,194	
Fund Balance - Ending	\$ -		\$ 128,357	

Dewey Robbins

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ -	\$ -	\$ 189,131	\$ 189,131
Assessments - Direct	\$ 352,207	\$ 122,427	\$ 122,427	\$ -
Interest	\$ 2,168	\$ 2,168	\$ 4,305	\$ 2,137
Total Revenues	\$ 354,374	\$ 124,595	\$ 315,863	\$ 191,268
Expenditures:				
<i>Series 2025</i>				
Interest - 11/1	\$ 140,360	\$ 140,360	\$ 140,360	\$ -
Principal - 5/1	\$ 70,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 140,360	\$ -	\$ -	\$ -
Total Expenditures	\$ 350,720	\$ 140,360	\$ 140,360	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,654		\$ 175,503	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (8,203)	\$ (8,203)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (8,203)	\$ (8,203)
Net Change in Fund Balance	\$ 3,654		\$ 167,299	
Fund Balance - Beginning	\$ 144,696		\$ 322,388	
Fund Balance - Ending	\$ 148,350		\$ 489,688	

Dewey Robbins

Community Development District

Capital Projects Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26		Variance
Revenues					
Interest	\$ -	\$ -	\$ 137	\$	137
Total Revenues	\$ -	\$ -	\$ 137	\$	137
Expenditures:					
Capital Outlay	\$ -	\$ -	\$ -	\$	-
Total Expenditures	\$ -	\$ -	\$ -	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 137		
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ -	\$ 8,203	\$	8,203
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 8,203	\$	8,203
Net Change in Fund Balance	\$ -	\$ -	\$ 8,341		
Fund Balance - Beginning	\$ -		\$ 5,202		
Fund Balance - Ending	\$ -		\$ 13,543		

Dewey Robbins
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ -	\$ 75,982	\$ -	\$ 482	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,464
Assessments - Direct	\$ -	\$ -	\$ 41,713	\$ 20,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,569
Developer Contributions	\$ 22,863	\$ 4,184	\$ 5,906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,953
Interest	\$ -	\$ -	\$ 1	\$ 260	\$ 254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 515
Total Revenues	\$ 22,863	\$ 4,184	\$ 123,601	\$ 21,116	\$ 736	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172,501
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ 1,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,125
Attorney	\$ 160	\$ -	\$ -	\$ 301	\$ 680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,140
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,083
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ 3	\$ 1	\$ 50	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56
Insurance	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Printing & Binding	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 51	\$ 54	\$ 53	\$ 44	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 14,689	\$ 4,057	\$ 4,054	\$ 4,395	\$ 5,846	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,041
Operations & Maintenance													
Field Expenditures													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement & Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pond Discing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 2,621	\$ 3,027	\$ 2,879	\$ 2,864	\$ 2,906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,297
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 2,621	\$ 3,027	\$ 2,879	\$ 2,864	\$ 2,906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,297
Total Expenditures	\$ 17,310	\$ 7,084	\$ 6,933	\$ 7,259	\$ 8,752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,338
Excess (Deficiency) of Revenues over Expenditures	\$ 5,554	\$ (2,901)	\$ 116,668	\$ 13,857	\$ (8,015)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,163

Dewey Robbins
Community Development District
Long Term Debt Report

SERIES 2025, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	4.50%, 5.60%, 5.84%	
MATURITY DATE:	5/1/2055	
RESERVE FUND DEFINITION	50% of MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$176,104	
RESERVE FUND BALANCE	\$176,104	
BONDS OUTSTANDING - 3/28/25		\$5,030,000
CURRENT BONDS OUTSTANDING		\$5,030,000

Dewey Robbins
Community Development District
Special Assessment Receipt Schedule
Fiscal Year 2026

Gross Assessments \$ 81,275.95 \$ 201,032.52 \$ 282,308.47
Net Assessments \$ 76,399.39 \$ 188,970.57 \$ 265,369.96

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	28.79%	71.21%	100.00%
							O&M Portion	2025 Debt Series	Total
12/19/25	ACH	\$188,195.04	(\$3,763.90)	\$0.00	\$0.00	\$184,431.14	\$53,097.30	\$131,333.84	\$184,431.14
12/19/25	ACH	\$75,982.06	(\$1,519.64)	\$0.00	\$0.00	\$74,462.42	\$21,437.56	\$53,024.86	\$74,462.42
12/31/25	ACH	\$1,531.89	(\$30.64)	\$0.00	\$0.00	\$1,501.25	\$432.21	\$1,069.04	\$1,501.25
12/31/25	ACH	\$3,597.00	(\$71.94)	\$0.00	\$0.00	\$3,525.06	\$1,014.86	\$2,510.20	\$3,525.06
02/02/26	ACH	\$1,199.00	(\$23.98)	\$0.00	\$0.00	\$1,175.02	\$338.29	\$836.73	\$1,175.02
02/02/26	ACH	\$510.63	(\$10.21)	\$0.00	\$0.00	\$500.42	\$144.07	\$356.35	\$500.42
TOTAL	\$	271,015.62	(\$5,420.31)	\$ -	\$ -	\$ 265,595.31	\$ 76,464.29	\$ 189,131.02	\$ 265,595.31

100%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

TLC DR HOLDINGS LLC				2026-01		Net Assessments		\$ -	\$ -
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund	Series 2025			
12/9/25	11/1/25	2634/2627	\$ 123,330.59	\$ 123,330.59	\$ 41,712.61	\$ 81,617.98			
1/27/26	2/1/26	2695	\$ 61,665.30	\$ 61,665.30	\$ 20,856.31	\$ 40,808.99			
	5/1/26		\$ 61,665.30						
			\$ 246,661.19	\$ 184,995.89	\$ 62,568.92	\$ 122,426.97			

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 27, 2026

Ms. Brittany Brookes
Recording Secretary
Windsor at Westside Community Development District
c/o Governmental Management Services
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, 2026.

The number of registered voters within the Windsor at Westside CDD is 59, as of April 15, 2026.

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

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

*Vote
Osceola*

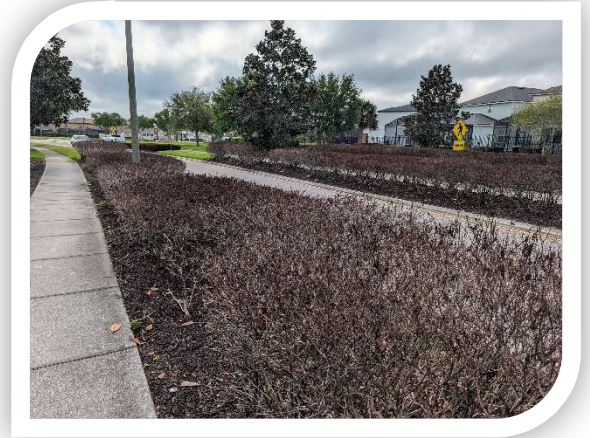
SECTION D

Windsor at Westside CDD

Field Management Report

Contracted Services

- **Landscape Maintenance, Aquatics, Fountain Maintenance, and Irrigation Maintenance are all performing to industry standards. Weekly mowing services started on April 1st.**
- **Removing all dead plant material within the district boundary and have received proposals for replacements and potential focal point redesigns.**



Site Items

- **Conducted mitigation maintenance for conservations areas through Brightview. Received proposals for ongoing treatments.**
- **Gathering proposals for de-booting all amenity palm trees to prepare for storm season and improve aesthetics.**



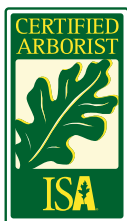
SECTION 1



TREE CARE SERVICES



- *Safety-First Operations*
- *Commercial Property Specialists*
- *ISA Certified Arborists*
- *Tree Care Industry Association Member*



BrightView Tree Care

Branch Office #49360
701 Codisco Way
Sanford , Florida 32771
Johnathan Giaquinta
ISA Certified Arborist-FL-9956A
Certified Pest Control Operator-JF293335
johnathan.giaquinta@brightview.com
tel:4077974388

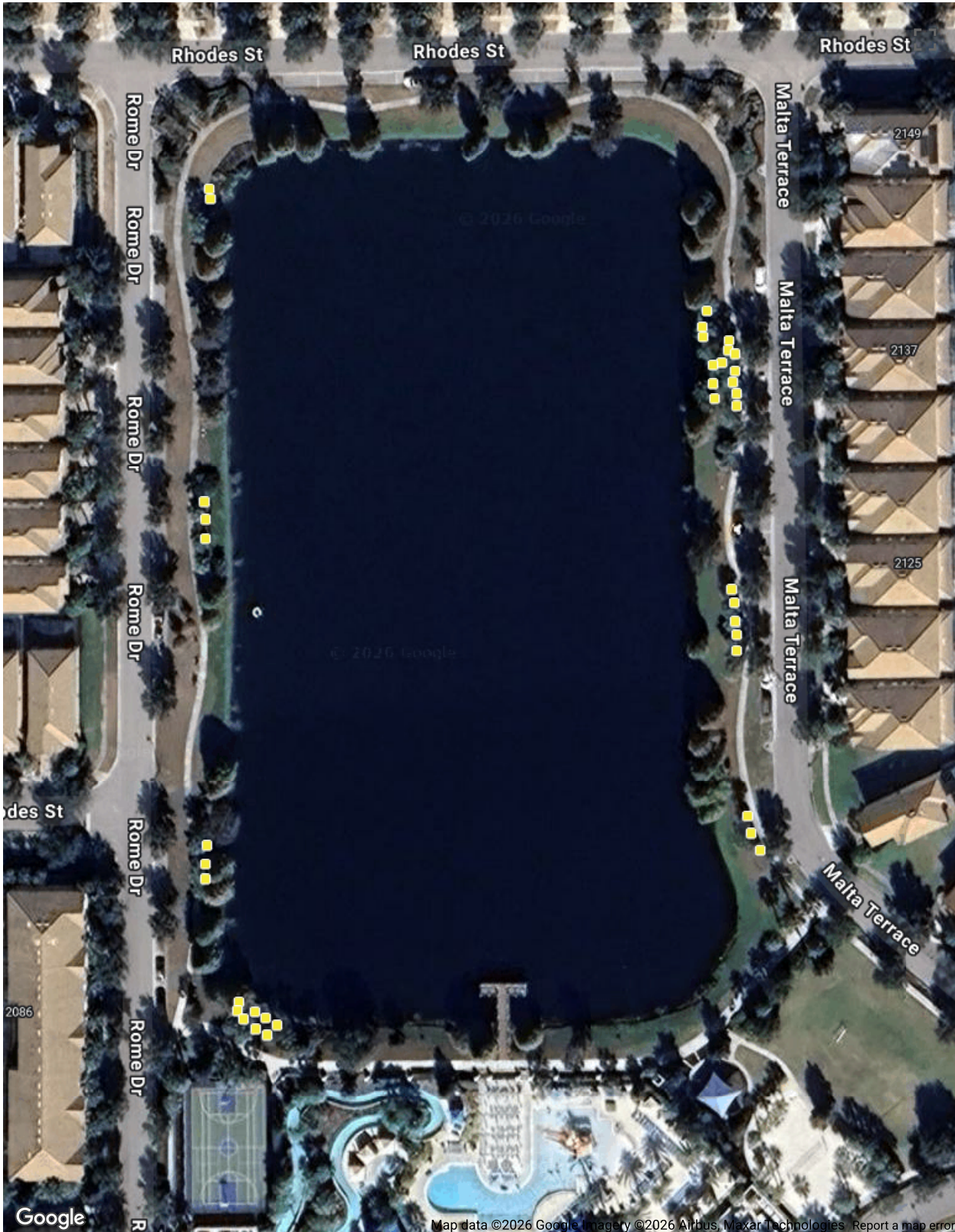
Tree Care Service Address/Location

Windsor At Westside CDD
ID#: 345300140
2100 Tripoli Court

Proposed Tree Care Services

Species	Qty	Objective	Price
Sabal Palm	38	Deboot palm leaving 12- 18 inches below the bud to create a uniform nut underneath the bud.	-
Total			\$5,700

Windsor At Westside CDD



Legend (38)

■ Sabal Palm (38)

Windsor At Westside CDD

Debooting of Palms around the pond



August 12, 2025

Sabal Palm
Sabal Palm

ID# 36



Deboot palm leaving 12- 18 inches below the bud to create a uniform nut underneath the bud.
Deboot

BrightView Tree Care Services

Terms & Conditions

1. **Bid Specifications:** The Contractor shall recognize and perform in accordance with only written terms, specifications, and drawings contained or referred to herein. All materials shall conform to bid specifications. Work is being done in accordance with ANSI A300 standards.
2. **Bid Expiration:** This proposal will remain in effect for thirty (30) days from the date it was first presented to Client/Owner, unless accepted or rejected by Client/Owner, or withdrawn by Contractor prior to that time.
3. **Work Force:** Contractor shall designate a qualified representative with experience in tree management. The work force shall be presentable at all times. All employees shall be competent and qualified and shall be legally authorized to work in the U.S.
4. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions near to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. BrightView Tree Care Services is not responsible for damage done to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation parts. BrightView Tree Care Services will repair damaged irrigation lines at the Client/Owner's expense.
5. **Scheduling of Work:** If the jobsite conditions materially change from the time of approval of this proposal to the time the work starts, such that the job costs are adversely changed, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Our office will call the day prior to the work being done, unless other arrangements are made.
6. **Work Hours:** Any work, including emergency work, overtime and weekend work performed outside of the normal working hours (Monday-Friday between 6:30 a.m. and 2:30 p.m.) shall be billed at overtime rates. Use of power equipment will commence at 7:00 a.m., unless otherwise specified in the scope of work. Additional charges will be applied if crews cannot use power equipment by 9:00 a.m.
7. **License and Permits:** Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license and permit requirements of relevant city, state and federal governments, as well as all other requirements of law.
8. **Taxes:** Contractor agrees to pay all applicable taxes, including sales taxes on material supplied, where applicable.
9. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with a \$1,000,000 limit of liability.
10. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner.
11. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%), or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.
12. **Non-Union Contractor:** Client/Owner acknowledges that Contractor is not a signatory to any union agreements. If any services hereunder would be covered by any labor union that Client/Owner is bound to or that may have a claim to such work, then this written proposal shall be immediately terminated and become void, with no further liability to Contractor.
13. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
14. **Additional Services:** Any additional work, changes in the scope of work, or additional contract terms introduced by Client/Owner that are not specified in the signed written proposal shall constitute a counter offer and will require a new written proposal or an executed written order to address such changes. Any additional costs related thereto shall be charged by Contractor as an extra charge over and above the estimate.
15. **Access to Job Site:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
14. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice.
15. **Cancellation:** Notice of cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.
16. **Assignment:** The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
17. **Disclaimer:** This proposal for tree care services was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. The work performed by BrightView Tree Care Services is intended to reduce the chances of tree failure and any corresponding property liabilities, in addition to enhancing aesthetic value but is not a guarantee. We cannot be held responsible for unknown or otherwise hidden defects of your trees, which may fail in the future. The corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

Acceptance of this Proposal

Contractor is authorized to perform the work stated on the face of this proposal. Payment will be 100% due at time of billing. If payment has not been received by BrightView Tree Care Services within fifteen (15) days after billing, BrightView Tree Care Services shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Signature

March 30, 2026

Printed Name

Date

BrightView Tree Care Services

Johnathan Giaquinta

March 30, 2026

Signature

Date

Johnathan Giaquinta

March 30, 2026

Printed Name

Date

ISA Certified Arborist-FL-9956A
Certified Pest Control Operator-JF293335

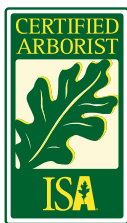
SECTION 2



TREE CARE SERVICES



- *Safety-First Operations*
- *Commercial Property Specialists*
- *ISA Certified Arborists*
- *Tree Care Industry Association Member*





Windsor CDD Conservation Mitigation

Tree Quantity: 19
 Treatment Quantity: 114
 Proposal Value: \$ 10,716
 Wednesday, March 4, 2026
 Proposal #: 1253886

BrightView Tree Care

701 Codisco Way
 Sanford , Florida 32771
 Johnathan Giaquinta
 ISA Certified Arborist-FL-9956A Certified Pest
 Control Operator-JF293335
 johnathan.giaquinta@brightview.com
 tel: 4077974388

Service Address/Location

Windsor at Westside CDD - Conservation
 Mitigation
 8848 Bengal Ct
 Kissimmee, Florida 34747

Service Billing Address

Windsor at Westside CDD c/o GMS
 219 East Livingston St
 Orlando, Florida 32801
 Andy Hatton
 ahatton@gmscfl.com
 tel: 352-551-3229

Plant Health Care Treatment Plan

Quantity	Species	Treatment	Timing	Price
19	Multiple Species	Non-Selective Herbicide Application	April, 2026	\$ 1,786
19	Multiple Species	Non-Selective Herbicide Application	June, 2026	\$ 1,786
19	Multiple Species	Non-Selective Herbicide Application	July, 2026	\$ 1,786
19	Multiple Species	Non-Selective Herbicide Application	August, 2026	\$ 1,786
19	Multiple Species	Non-Selective Herbicide Application	September, 2026	\$ 1,786
19	Multiple Species	Non-Selective Herbicide Application	December, 2026	\$ 1,786

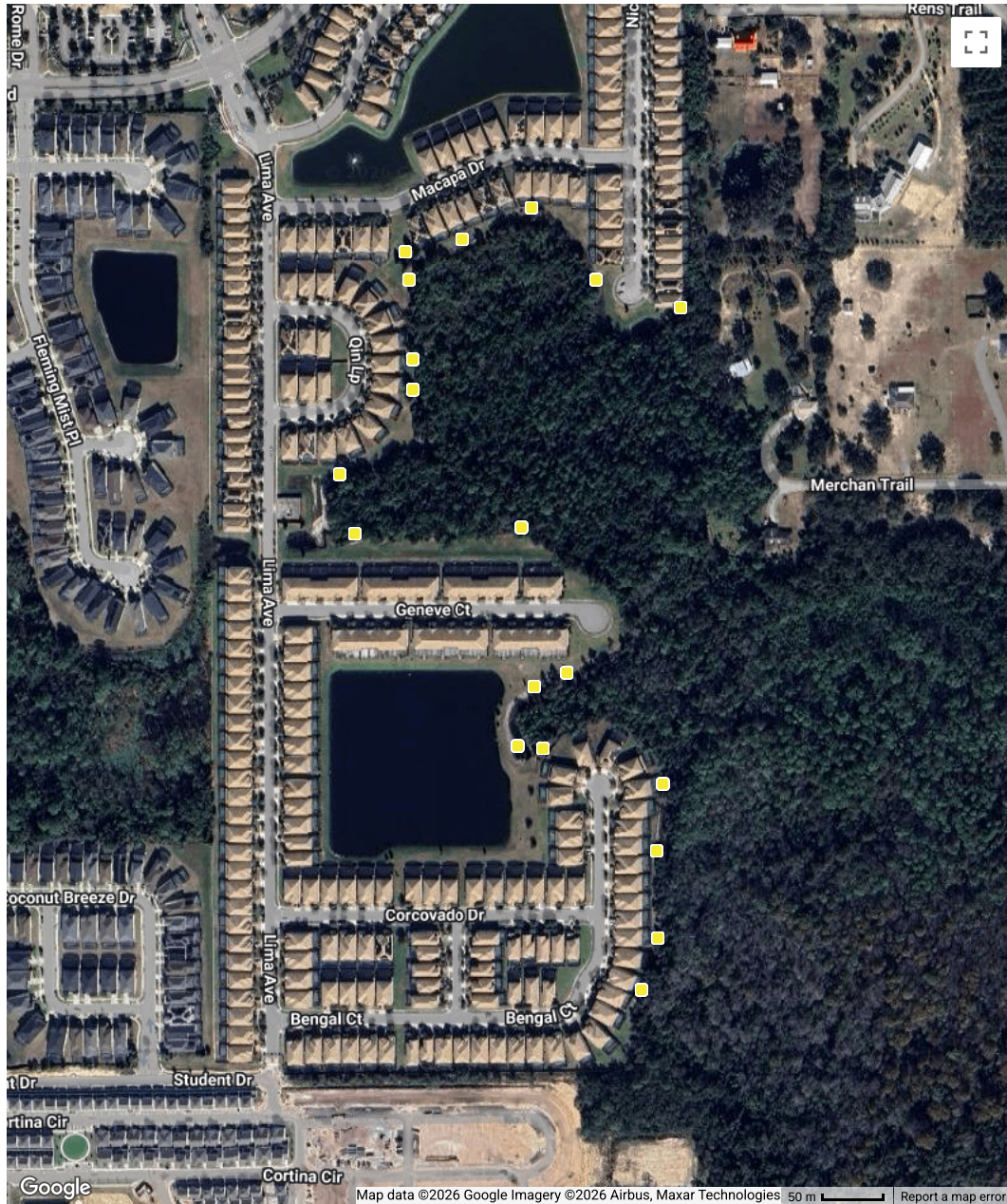
Total: \$ 10,716

Plant Health Care Treatment Definitions

Non-Selective Herbicide Application

Use of non-selective herbicide to maintain noxious weeds

Windsor CDD Conservation Mitigation



Windsor at Westside CDD - Conservation Mitigation

PHC Proposal 03-04-2026



August 1, 2023

Multiple Species ID# 1
Multiple Species



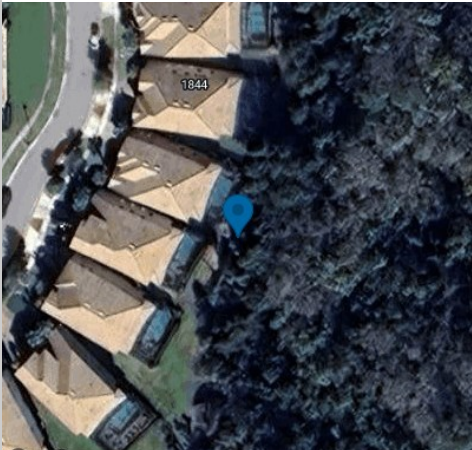
August 2, 2023

Multiple Species ID# 1
Multiple Species

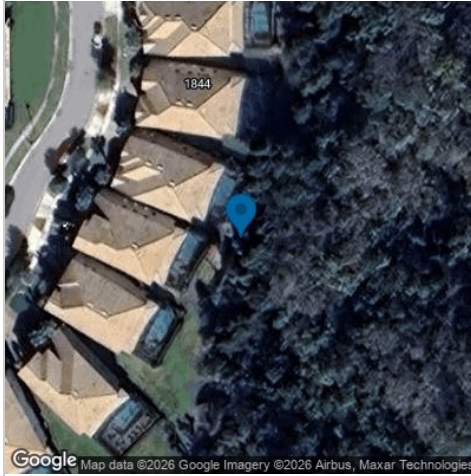


August 29, 2023

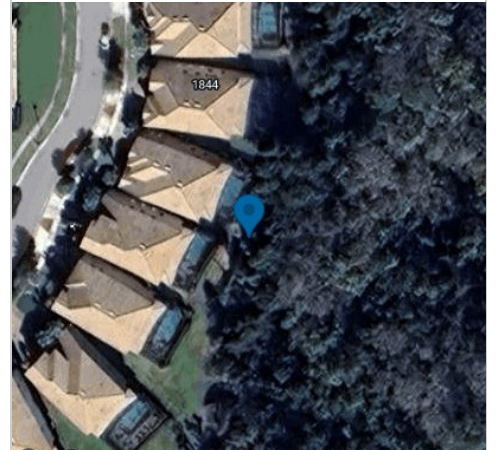
Multiple Species ID# 1
Multiple Species



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Non-Selective Herbicide Application
Apr,Jun,Jul,Aug,Sep,Dec



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Apr,Jun,Jul,Aug,Sep,Dec



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Windsor at Westside CDD - Conservation Mitigation

PHC Proposal 03-04-2026



February 7, 2025

Multiple Species ID# 1
Multiple Species



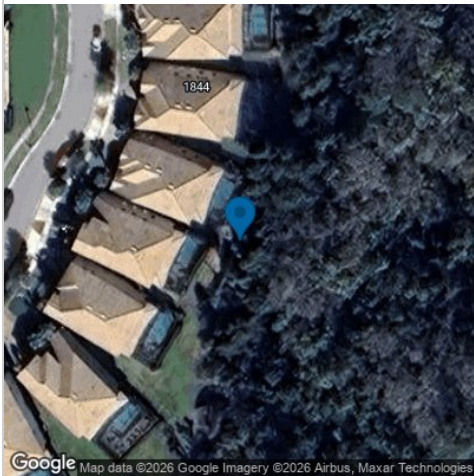
August 1, 2023

Multiple Species ID# 2
Multiple Species

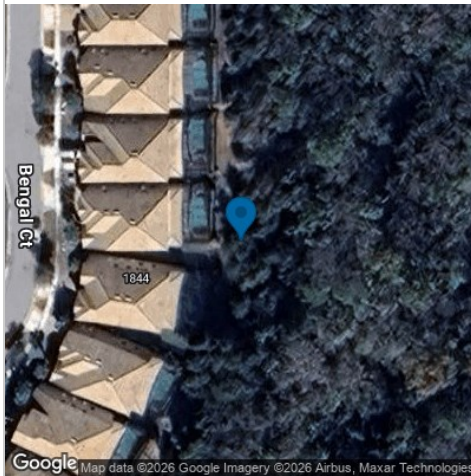


February 7, 2025

Multiple Species ID# 2
Multiple Species



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Apr, Jun, Jul, Aug, Sep, Dec



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Apr, Jun, Jul, Aug, Sep, Dec

Windsor at Westside CDD - Conservation Mitigation

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August 1, 2023

Multiple Species ID# 3
Multiple Species



February 7, 2025

Multiple Species ID# 3
Multiple Species



August 1, 2023

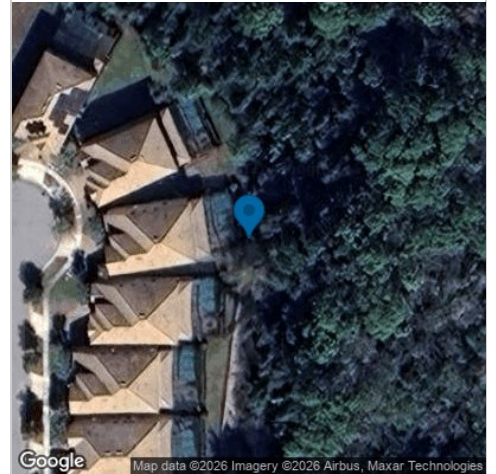
Multiple Species ID# 4
Multiple Species



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Apr, Jun, Jul, Aug, Sep, Dec



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Apr, Jun, Jul, Aug, Sep, Dec

Windsor at Westside CDD - Conservation Mitigation

PHC Proposal 03-04-2026



February 7, 2025

Multiple Species ID# 4
Multiple Species



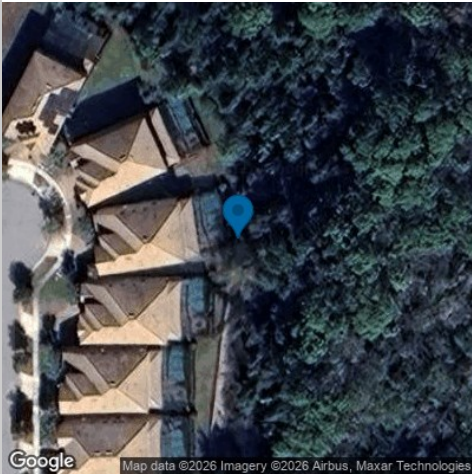
August 1, 2023

Multiple Species ID# 5
Multiple Species



March 6, 2024

Multiple Species ID# 5
Multiple Species



Non-Selective Herbicide Application
Apr, Jun, Jul, Aug, Sep, Dec



Non-Selective Herbicide Application
Apr, Jun, Jul, Aug, Sep, Dec



Non-Selective Herbicide Application
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March 6, 2024

Multiple Species ID# 5
Multiple Species



February 7, 2025

Multiple Species ID# 5
Multiple Species



March 2, 2026

Multiple Species ID# 5
Multiple Species



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Windsor at Westside CDD - Conservation Mitigation

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August 1, 2023

Multiple Species ID# 6
Multiple Species



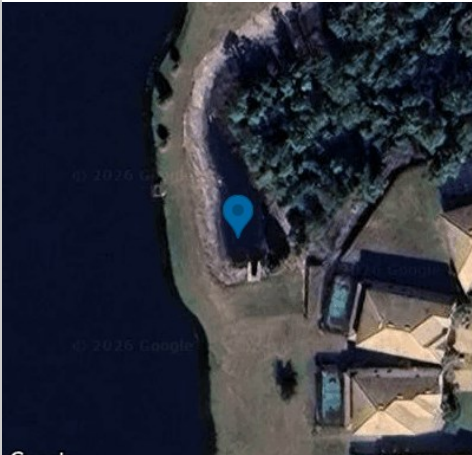
March 6, 2024

Multiple Species ID# 6
Multiple Species

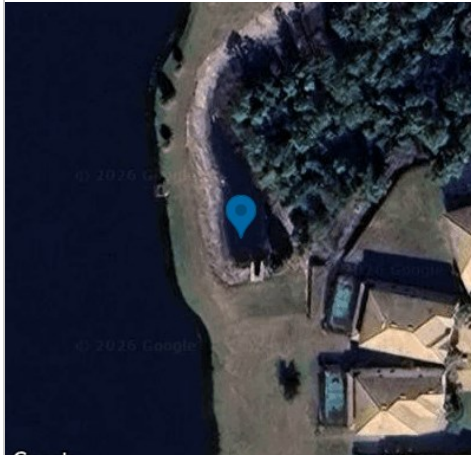


February 7, 2025

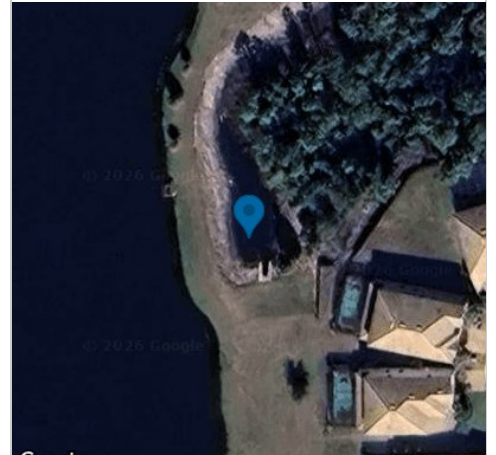
Multiple Species ID# 6
Multiple Species



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March 2, 2026

Multiple Species ID# 6
Multiple Species



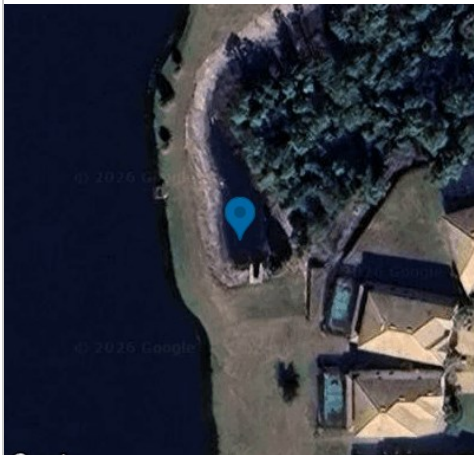
March 2, 2026

Multiple Species ID# 6
Multiple Species



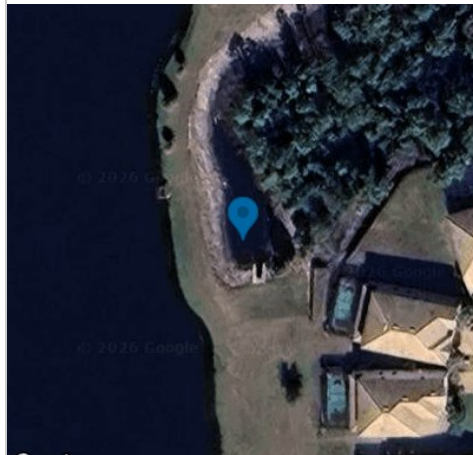
August 1, 2023

Multiple Species ID# 7
Multiple Species



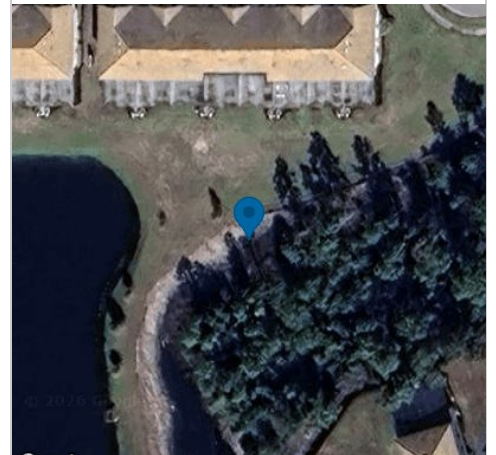
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February 7, 2025

Multiple Species ID# 7
Multiple Species



August 1, 2023

Multiple Species ID# 8
Multiple Species



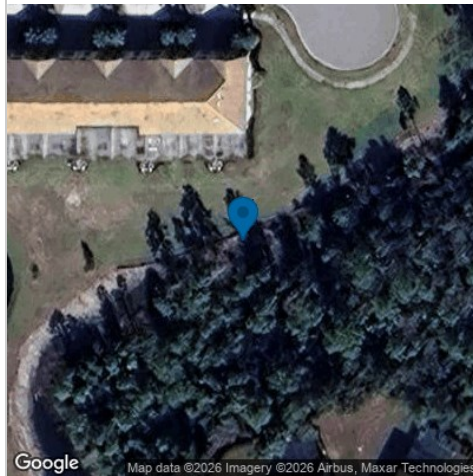
August 29, 2023

Multiple Species ID# 8
Multiple Species



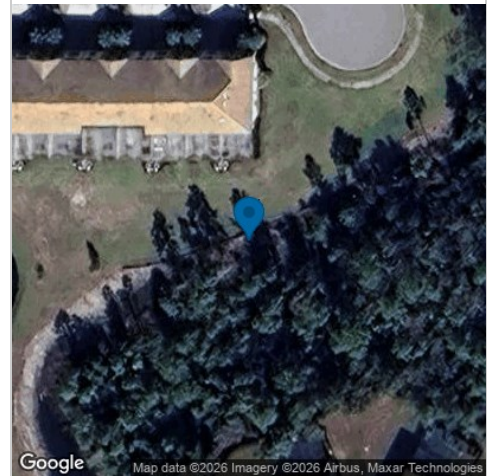
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Apr, Jun, Jul, Aug, Sep, Dec



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Apr, Jun, Jul, Aug, Sep, Dec



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August 29, 2023

Multiple Species ID# 8
Multiple Species



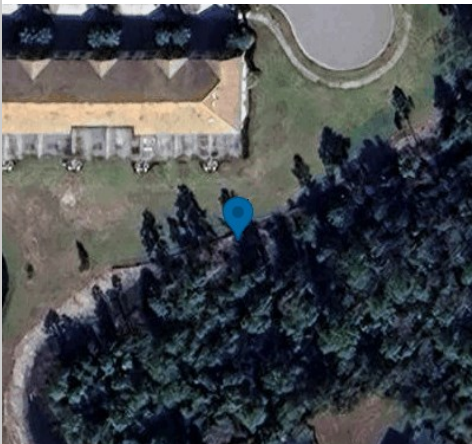
October 3, 2023

Multiple Species ID# 8
Multiple Species



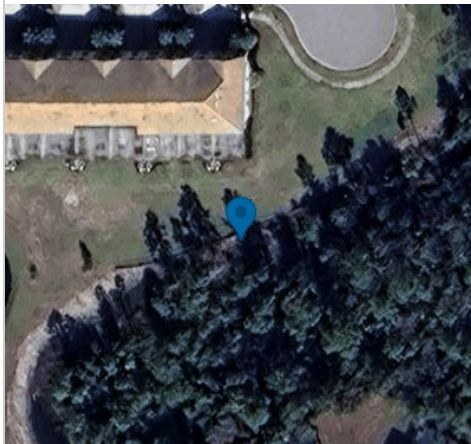
October 3, 2023

Multiple Species ID# 8
Multiple Species



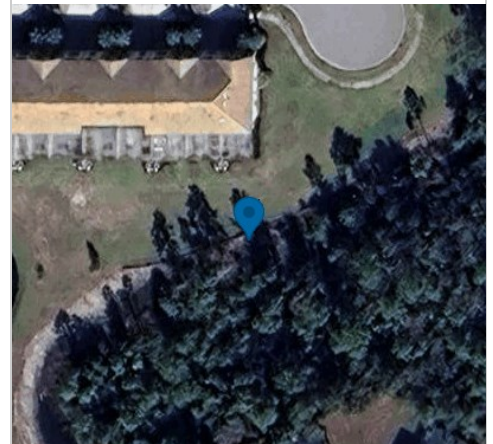
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Apr, Jun, Jul, Aug, Sep, Dec



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Non-Selective Herbicide Application
Apr, Jun, Jul, Aug, Sep, Dec

Windsor at Westside CDD - Conservation Mitigation

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March 6, 2024

Multiple Species ID# 8
Multiple Species



March 6, 2024

Multiple Species ID# 8
Multiple Species



February 7, 2025

Multiple Species ID# 8
Multiple Species



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Apr,Jun,Jul,Aug,Sep,Dec

Windsor at Westside CDD - Conservation Mitigation

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February 7, 2025

Multiple Species ID# 8
Multiple Species



February 7, 2025

Multiple Species ID# 8
Multiple Species



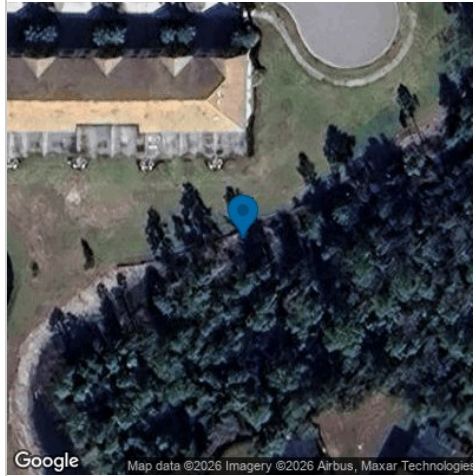
February 7, 2025

Multiple Species ID# 8
Multiple Species



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Apr, Jun, Jul, Aug, Sep, Dec

Windsor at Westside CDD - Conservation Mitigation

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March 2, 2026

Multiple Species ID# 8
Multiple Species



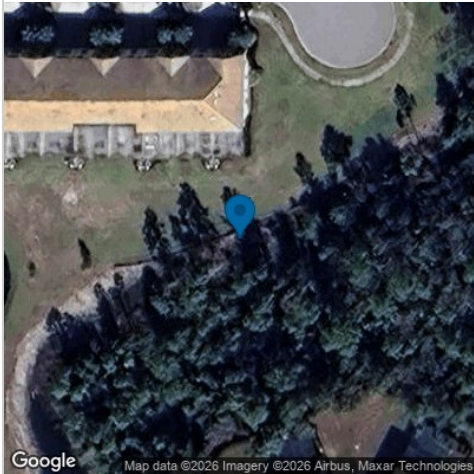
March 2, 2026

Multiple Species ID# 8
Multiple Species



August 1, 2023

Multiple Species ID# 9
Multiple Species



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Apr, Jun, Jul, Aug, Sep, Dec



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Windsor at Westside CDD - Conservation Mitigation

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March 6, 2024

Multiple Species ID# 9
Multiple Species



February 7, 2025

Multiple Species ID# 9
Multiple Species



August 1, 2023

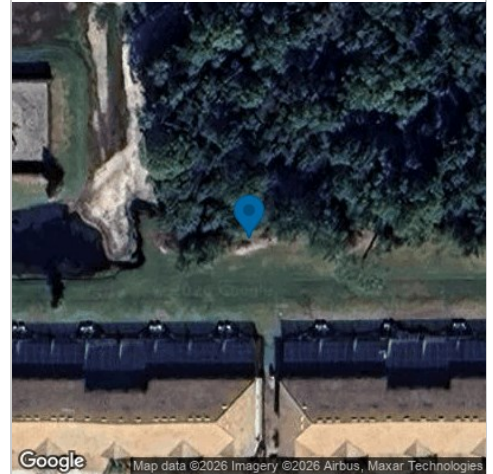
Multiple Species ID# 10
Multiple Species



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Apr, Jun, Jul, Aug, Sep, Dec

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March 6, 2024

Multiple Species ID# 10
Multiple Species



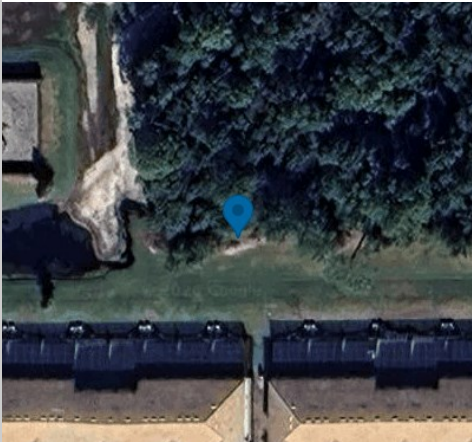
February 7, 2025

Multiple Species ID# 10
Multiple Species

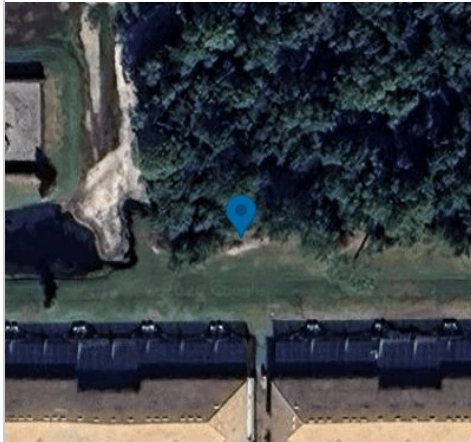


August 1, 2023

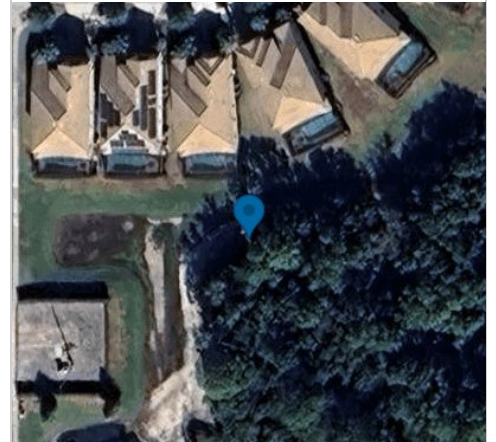
Multiple Species ID# 11
Multiple Species



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October 3, 2023

Multiple Species ID# 11
Multiple Species



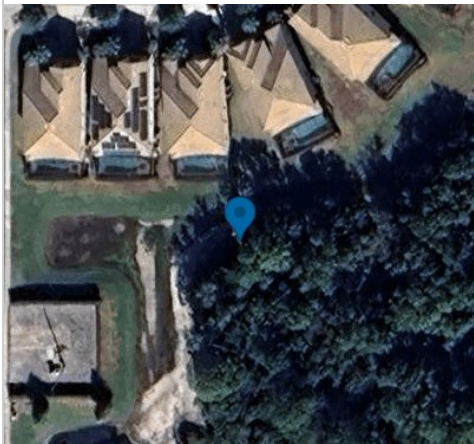
February 7, 2025

Multiple Species ID# 11
Multiple Species



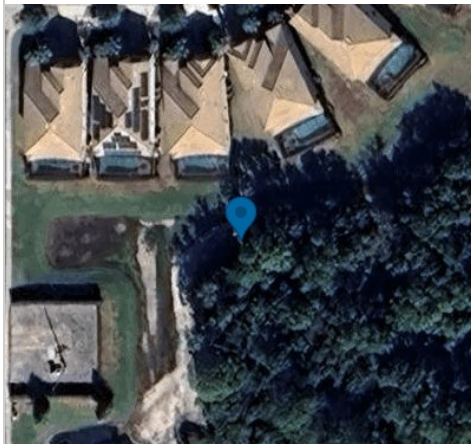
August 1, 2023

Multiple Species ID# 12
Multiple Species



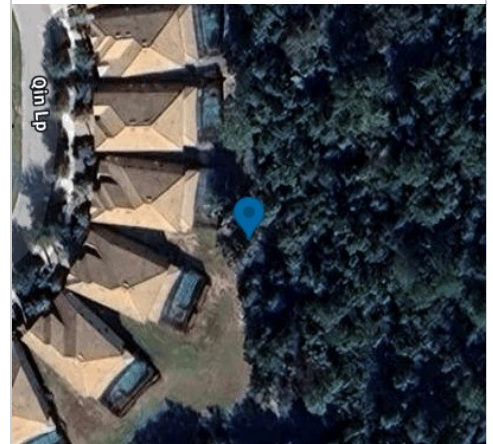
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August 1, 2023

Multiple Species ID# 13
Multiple Species



August 1, 2023

Multiple Species ID# 14
Multiple Species



August 1, 2023

Multiple Species ID# 15
Multiple Species



Non-Selective Herbicide Application
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October 3, 2023

Multiple Species
Multiple Species

ID# 15



March 6, 2024

Multiple Species
Multiple Species

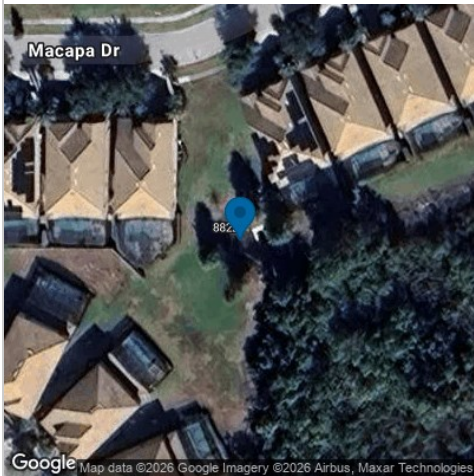
ID# 15



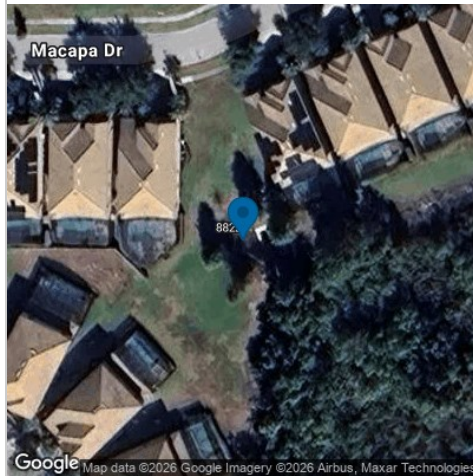
August 1, 2023

Multiple Species
Multiple Species

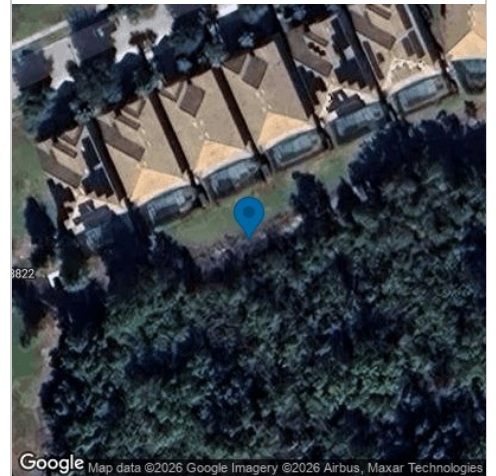
ID# 16



Non-Selective Herbicide Application
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Non-Selective Herbicide Application
Apr, Jun, Jul, Aug, Sep, Dec



Non-Selective Herbicide Application
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October 3, 2023

Multiple Species ID# 16
Multiple Species



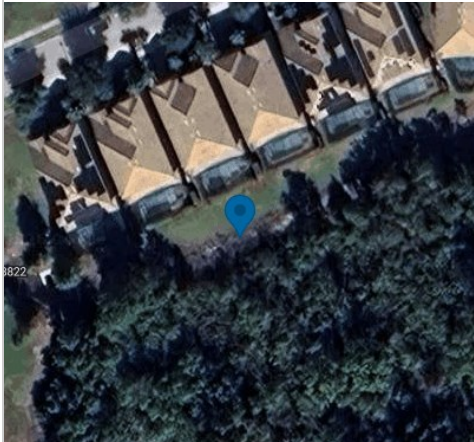
October 20, 2023

Multiple Species ID# 16
Multiple Species



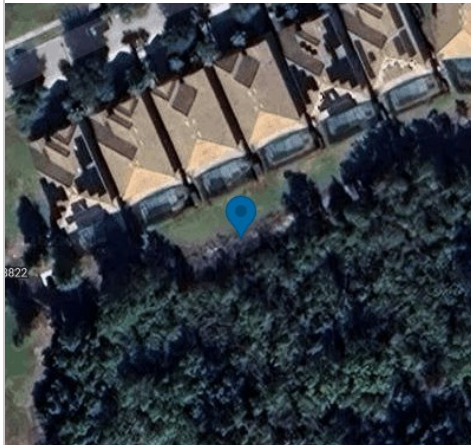
August 1, 2023

Multiple Species ID# 17
Multiple Species



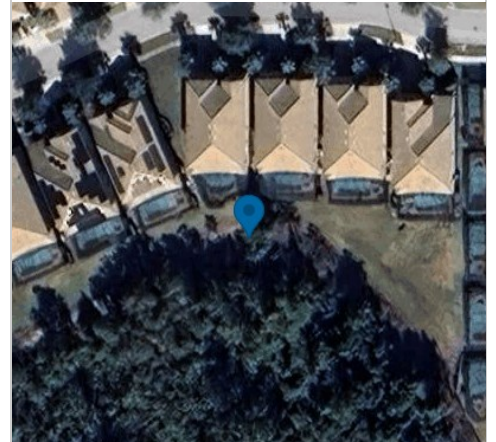
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October 20, 2023

Multiple Species ID# 17
Multiple Species



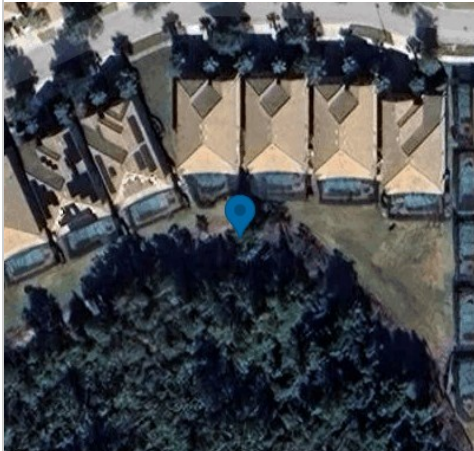
August 1, 2023

Multiple Species ID# 18
Multiple Species



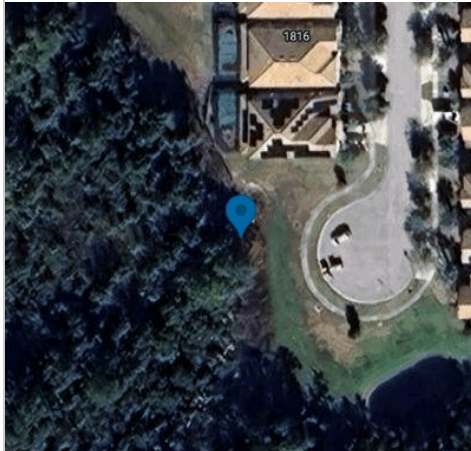
October 3, 2023

Multiple Species ID# 18
Multiple Species



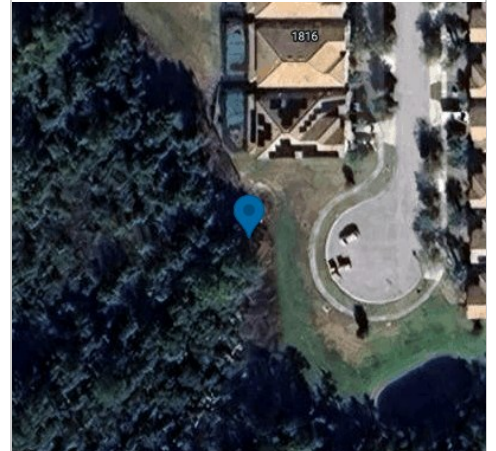
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March 6, 2024

Multiple Species ID# 18
Multiple Species



August 1, 2023

Multiple Species ID# 19
Multiple Species



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Apr, Jun, Jul, Aug, Sep, Dec

BrightView Tree Care Services

Terms & Conditions

1. **Bid Specifications:** The Contractor shall recognize and perform in accordance with only written terms, specifications, and drawings contained or referred to herein. All materials shall conform to bid specifications. Work is being done in accordance with ANSI A300 standards.
2. **Bid Expiration:** This proposal will remain in effect for thirty (30) days from the date it was first presented to Client/Owner, unless accepted or rejected by Client/Owner, or withdrawn by Contractor prior to that time.
3. **Work Force:** Contractor shall designate a qualified representative with experience in tree management. The work force shall be presentable at all times. All employees shall be competent and qualified and shall be legally authorized to work in the U.S.
4. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions near to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. BrightView Tree Care Services is not responsible for damage done to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation parts. BrightView Tree Care Services will repair damaged irrigation lines at the Client/Owner's expense.
5. **Scheduling of Work:** If the jobsite conditions materially change from the time of approval of this proposal to the time the work starts, such that the job costs are adversely changed, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Our office will call the day prior to the work being done, unless other arrangements are made.
6. **Work Hours:** Any work, including emergency work, overtime and weekend work performed outside of the normal working hours (Monday-Friday between 6:30 a.m. and 2:30 p.m.) shall be billed at overtime rates. Use of power equipment will commence at 7:00 a.m., unless otherwise specified in the scope of work. Additional charges will be applied if crews cannot use power equipment by 9:00 a.m.
7. **License and Permits:** Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license and permit requirements of relevant city, state and federal governments, as well as all other requirements of law.
8. **Taxes:** Contractor agrees to pay all applicable taxes, including sales taxes on material supplied, where applicable.
9. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with a \$1,000,000 limit of liability.
10. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from acts of God. Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner.
11. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%), or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.
12. **Non-Union Contractor:** Client/Owner acknowledges that Contractor is not a signatory to any union agreements. If any services hereunder would be covered by any labor union that Client/Owner is bound to or that may have a claim to such work, then this written proposal shall be immediately terminated and become void, with no further liability to Contractor.
13. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
14. **Additional Services:** Any additional work, changes in the scope of work, or additional contract terms introduced by Client/Owner that are not specified in the signed written proposal shall constitute a counter offer and will require a new written proposal or an executed written order to address such changes. Any additional costs related thereto shall be charged by Contractor as an extra charge over and above the estimate.
15. **Access to Job Site:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
14. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice.
15. **Cancellation:** Notice of cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.
16. **Assignment:** The Client/Owner and the Contractor, respectively, bind themselves, their partners, successors, assignees and legal representatives to the other party with respect to all covenants of this Contract. In the event of sale or transfer of Client/Owner's interest in its business and/or the property which is the subject of this agreement, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in this agreement to be effective.
17. **Disclaimer:** This proposal for tree care services was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. The work performed by BrightView Tree Care Services is intended to reduce the chances of tree failure and any corresponding property liabilities, in addition to enhancing aesthetic value but is not a guarantee. We cannot be held responsible for unknown or otherwise hidden defects of your trees, which may fail in the future. The corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

Acceptance of this Proposal

Contractor is authorized to perform the work stated on the face of this proposal. Payment will be 100% due at time of billing. If payment has not been received by BrightView Tree Care Services within fifteen (15) days after billing, BrightView Tree Care Services shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1% per month, or the highest rate permitted by law, will be charged on unpaid balance 45 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Signature

March 4, 2026

Printed Name

Date

BrightView Tree Care Services

Johnathan Giaquinta

March 4, 2026

Signature

Date

Johnathan Giaquinta

March 4, 2026

Printed Name

Date

ISA Certified Arborist-FL-9956A
Certified Pest Control Operator-JF293335

SECTION 3



Renewal

P.O. Box 1469
Eagle Lake, FL 33839
1-800-408-8882

AQUATIC PLANT MANAGEMENT AGREEMENT

Submitted to:

Date: February 6, 2026

Windsor At Westside CDD

Name

c/o GMS

Address

219 E. Livingston St.

City

Orlando, FL 32801

Phone

407.398.2890

This Agreement is between Applied Aquatic Management, Inc. hereafter called "AAM" and GMS hereafter called "Customer".

The parties hereto agree as follows

A. AAM agrees to provide aquatic management services for a period of 12 Months in accordance with the terms and conditions of this Agreement in the following sites:

- One (1) Pond in Phase 1
- Two (2) Ponds 2A & 2B in Phase 2
- Three (3) Sumps in Phase 2
- Windsor at Westside
- Kissimmee, Florida

B. The AAM management program will include the control of the following categories of vegetation for the specified sum:

- | | |
|------------------------------------|----------|
| 1. Submersed vegetation control | Included |
| 2. Emersed vegetation control | Included |
| 3. Floating vegetation control | Included |
| 4. Filamentous algae control | Included |
| 5. Shoreline grass & brush control | Included |

Service shall consist of a minimum of monthly inspections and/or treatments as needed to maintain control of noxious growth throughout the term of our service.

C. Customer agrees to pay AAM the following amounts during the term of this Agreement:

The terms of this agreement shall be: 10/01/2026 thru 09/30/2027
Agreement will automatically renew as per Term & Condition 14.

Start-up Charge	NA	Due at the start of work	
Maintenance Fee	\$1,005.00	Due	monthly as billed x 12
Total Annual Cost	\$12,060.00		

Invoices are due and payable within 30 days. Overdue accounts may accrue a service charge of 1 1/2% per month

D. AAM agrees to commence treatment within NA days, weather permitting, from the date of execution or receipt of the proper permits.

E. Customer acknowledges that he has read and is familiar with the additional terms and conditions printed on the reverse side which are incorporated in this agreement.

Submitted: Telly R. Smith

Date: 2/6/2026

Accepted

Date:

AAM

Customer

Terms and Conditions

1. The AAM Aquatic Plant Management Program will be conducted in a manner consistent with good water management practice using only chemicals which have a wide margin of safety for fish, waterfowl and human life and in conformance with applicable State and Federal Laws, regulations and rules. AAM agrees to indemnify Customer for any violation of such laws, rules or regulations.
2. Federal & State regulations require that various time-use restrictions be observed during & following treatment. AAM agrees to notify Customer of such restrictions verbally &/or by posting the restrictions at several readily visible locations on the perimeter of each body of water at the time of treatment. It shall be the Customer's responsibility to observe the restrictions throughout the required period. Customer understands & agrees that notwithstanding any other provisions of this Agreement, AAM does not assume any liability by any party to be notified, or to observe, the regulations.
3. The AAM Aquatic Plant Management Program is devised so that water areas are brought into a maintenance configuration as rapidly after their start, consistent with responsible management practices. Some forms of vegetation (particularly grasses & cattail) have visible residues after chemical treatment. Customer is responsible for removing such residues.
4. In addition to the amounts noted on the face of this Agreement, Customer shall also pay fees, taxes (including sales taxes) or charges that might be imposed by any government body with respect to the services offered herein.
5. This Agreement shall have as its effective date the first day of the month in which services are first rendered to Customer and shall terminate upon the last day of a month.
6. AAM is licensed & insured. Certificates of Insurance will be provided upon Customers request.
7. If at any time during the term of this Agreement, Customer does not feel AAM is performing in a satisfactory manner Customer shall promptly notify AAM who shall investigate the cause of Customer's lack of satisfaction & attempt to cure same. If nonsatisfactory performance continues, this Agreement may be voided by either party giving thirty days written notice & payment of all monies owing to the effective date of termination, which shall be the last day of the month.
8. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders & regulations, curtailment or failure to obtain sufficient material, or other forces (whether or not of the same class or kind as those set forth above) beyond its reasonable control & which, by the exercise of due diligence, it is unable to overcome.
9. AAM agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of AAM however, AAM shall in no event be liable to Customer or others, for indirect, special or consequential damages resulting from any cause whatsoever.
10. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida
11. In the event a legal action is necessary to enforce any of the provisions of this Agreement, the prevailing party is entitled to recover legal costs & reasonable attorney fees.
12. This Agreement constitutes the entire Agreement of the parties hereto & no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing & accepted by an authorized representative of AAM & Customer.
13. This Agreement may not be assigned by Customer without the prior written consent of AAM.
14. This Agreement shall automatically renew for term equal to its original term, unless a "Notice of Cancellation" has been received. The contract amount shall be adjusted at a minimum rate of 3% increase per year on the anniversary date of this Agreement. Unless otherwise agreed to in writing, by both parties, services shall be continuous without interruption.

AUDIT COMMITTEE MEETING

SECTION A

**WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2026, 2027, 2028, 2029 and 2030
Osceola County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **Monday, July 27, 2026**, at 5:00 p.m., to the District Recording Secretary, Brittany Brookes by e-mail at bbrookes@gmscfl.com. Proposer is responsible for confirming its proposal is received by the District Recording Secretary.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) electronic copy (PDF only) of the Proposal Documents, and other requested attachments, if any, by the date, time, and method indicated herein. Proposer is responsible for confirming its proposal is received by District Recording Secretary. The District Recording Secretary is available at bbrookes@gmscfl.com or (407) 841-5524.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet, and a proposal with all required documentation pursuant to Section 12 of these instructions ("Proposal Documents").

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District in the form satisfactory to the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of the District's limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Proposal Documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

SECTION B

WINDSOR AT WESTSIDE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Windsor at Westside Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the Osceola County, Florida, and has an annual operating budget of approximately \$731,873. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed no later than April 15, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Recording Secretary at 219 East Livingston Street, Orlando, Florida 32801 or via e-mail at bbrookes@gmscfl.com.

Proposers must provide one (1) electronic copy (PDF only) of their proposal to the District Recording Secretary, Brittany Brookes, by e-mail at bbrookes@gmscfl.com. **Proposals must be received by 5:00 p.m. on Monday, July 27, 2026.** Please direct all questions regarding this Notice to the District Recording Secretary at bbrookes@gmscfl.com or (407) 841-5524.

Jason Showe
District Manager