Windsor at Westside
Community Development District

Agenda

December 4, 2026

AGENDA

Windsor at Westside
Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

November 25, 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, December 4, 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. Consideration of Resolution 2027-01 Canvassing and Certifying Results of Landowner's Election
    B. Administration of Oaths of Office to Newly Appointed Supervisors (Seats 1, 3 & 5)
    C. Consideration of Resolution 2027-02 Electing Officers
4. Approval of Minutes of the August 7, 2026, Audit Committee and Board of Supervisors Meetings
5. Consideration of Payment Processing Services Agreement
6. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
    D. Field Manager's Report
7. Supervisor's Requests
8. Adjournment

SECTION III

SECTION A

RESOLUTION 2027-01

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

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District's creation and every two years following the creation of the District for the purpose of electing supervisors of the District until such time as the Board of Supervisors can be elected by qualified electors of the District; and

WHEREAS, such landowners meeting was held on November 13, 2026, the Minutes of which are attached hereto as Exhibit A, and at which no landowners were present and no ballots cast; and

WHEREAS, the District's Board of Supervisors ("Board"), by means of this Resolution, desire to canvas the votes and declare and certify the results of said election;

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

Section 1. By virtue of no nominations presented and no ballots cast at the landowners meeting of the District held on November 13, 2026, the Board hereby declares the following Board seats vacant as of November 13, 2026:

Seat #	Currently Held By:
1	Rocky Owen
3	Scott Stewart
5	Vacant

Section 2. The terms of office shall commence immediately upon the adoption of this Resolution:

ADOPTED this 4th day of December 2026.

Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION C

RESOLUTION 2027-02

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

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

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

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

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

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

PASSED AND ADOPTED this _____ 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 Windsor at Westside Community Development District audit committee met Friday, **August 7, 2026** at 10:00 a.m. in the Hart Memorial Library, 211 E. Dakin Avenue, Kissimmee, Florida.

Present for the Audit Committee were:

Duane (Rocky) Owen
Tom Franklin
James Crews

Also present were:

Jason Showe	Manager
Sarah Sandy	Attorney by telephone
Jarett Wright	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Showe called the audit committee to order and called the roll.

SECOND ORDER OF BUSINES **Public Comment Period**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the May 22, 2026 Audit Committee Meeting**

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor the minutes of May 22, 2026 audit committee meeting were approved as presented.

FOURTH ORDER OF BUSINESS **Review of Proposals and Tally of Audit Committee Members Rankings**

Mr. Showe stated we received four proposals for auditing services, and we have used all of these firms before and if you rank them equally in terms of their ability to perform the services it comes down to price. The lowest price was proposed by Grau & Associates.

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor Grau & Associates were ranked no. 1.

FIFTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Owen seconded by Mr. Franklin with all in favor the audit committee meeting adjourned at 10:02 a.m.

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 7, 2026** at 10:02 a.m. in the Hart Memorial Library, 211 E. Dakin Avenue, Kissimmee, Florida.

Present and constituting a quorum were:

Duane (Rocky) Owen	Chairman
Tom Franklin	Vice Chairman
James Crews	Assistant Secretary
Scott Stewart	Assistant Secretary

Also present were:

Jason Showe	Manager
Sarah Sandy	Attorney by telephone
Jarett Wright	Field Manager

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Showe called the meeting to order and called the roll.

SECOND ORDER OF BUSINES **Public Comment Period**

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. **Appointment of Individual to Fill the Vacant Seat 3 and 5**

> On MOTION by Mr. Franklin seconded by Mr. Crews with all in favor Scott Stewart was appointed to seat 3.

B. Administration of Oath of Office to Newly Appointed Supervisors

Mr. Showe being a notary public of the State of Florida administered the oath of office to Mr. Stewart.

C. Consideration of Resolution 2026-04 Electing Officers

On MOTION by Mr. Franklin seconded by Mr. Crews with all in favor Resolution 2026-04 was approved.

FOURTH ORDER OF BUSINESS **Approval of the Minutes of the May 22, 2026 Meeting**

On MOTION by Mr. Franklin seconded by Mr. Crews with all in favor the minutes of May 22, 2026 meeting were approved as presented.

FIFTH ORDER OF BUSINESS **Public Hearings**

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

A. Consideration of Resolution 2026-05 Adopting Fiscal Year 2027 Approved Budget and Appropriating Funds

Mr. Showe stated Resolution 2026-05 adopts the fiscal year 2027 budget and appropriates funds to support the budget. There is no increase in assessments.

On MOTION by Mr. Franklin seconded by Mr. Crews with all in favor Resolution 2026-05 Adopting Fiscal Year 2027 Approved Budget and Appropriating Funds was approved.

B. Consideration of Resolution 2026-06 Imposing Fiscal Year 2027 Special Assessments and Certifying Assessment Roll

Mr. Showe stated Resolution 2026-06 imposes the special assessments and certifies the assessment roll. Attached to this resolution will be the adopted budget and the assessment roll.

On MOTION by Mr. Owen seconded by Mr. Crews with all in favor Resolution 2026-06 Imposing Fiscal Year 2027 Special Assessments and Certifying Assessment Roll was approved.

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

C. Consideration of Resolution 2026-07 Adopting Amended District Rules of Procedure

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

Ms. Sandy stated the district's rules of procedure have been in place, and we prepared them and have them uniformly adopted across all the districts we represent. They are administrative in nature in terms of how this district operates and largely based on statutes as well as case law and how they apply to CDDs in general. Every five or so years we amend the rules of procedure based on changes in the law and that is reflected in the revised rules before you today.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor Resolution 2026-07 Adopting Amended District Rules of Procedure was approved.

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

SIXTH ORDER OF BUSINESS **Acceptance of Ranking of the Audit Committee and Authorizing Staff to Send a Notice of Intent to Award Number 1 Ranked Firm**

Mr. Showe stated we did have an audit committee meeting, and the audit committee ranked Grau & Associates no. 1.

On MOTION by Mr. Franklin seconded by Mr. Stewart with all in favor the recommendation of the audit committee ranking Grau & Associates no. 1 was accepted and staff was authorized to send a letter of intent.

SEVENTH 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. Owen seconded by Mr. Crews 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 FY 27 Meeting Schedule

On MOTION by Mr. Crews seconded by Mr. Stewart with all in favor the fiscal year 2027 meeting schedule was approved.

iv. District Goals and Objectives

a. Adoption of Fiscal Year 2027 Goals and Objectives

b. Review of Approved Fiscal Year 2026 Goals and Objectives and Authorizing the Chair to Execute Final Form

On MOTION by Mr. Owen seconded by Mr. Crews with all in favor the fiscal year 2027 goals and objectives were approved, and the chair was authorized to execute the fiscal year 2026 goals and objectives at the end of the fiscal year.

D. Field Manager's Report

Mr. Wright stated there are no major issues to report, the landscaper is doing the required maintenance, and they went through and pulled all the freeze damaged material. We started some of the replacements on the boulevard with the sod and some of the end caps. They had too many hedges and the plant material was very susceptible to cold weather, and we are trying to get rid of

as much of that as possible, use sod where we can and make more focal points to improve aesthetics and reduce costs overall going forward.

Mr. Showe stated if there is no objection, we will proceed with that.

EIGHTH ORDER OF BUSINESS Supervisors Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Franklin seconded by Mr. Owen with all in favor the meeting adjourned at 10:16 a.m.

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION V

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 2026 (the "**Effective Date**"), by and between **PayGOV.US**, LLC, an Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Windsor at Westside Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o 219 East Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Osceola County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
WINDSOR AT WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, an Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION VI

SECTION C

SECTION 1

Windsor at Westside
Community Development District

Summary of Invoices

July 25, 2026 through November 25, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	7/30/2026	967-968	$	1,257.39
	8/6/2026	969-970	$	5,488.99
	8/20/2026	971-973	$	48,587.18
	8/27/2026	974-976	$	4,971.44
	9/3/2026	977-977	$	4,873.05
	9/10/2026	978-979	$	41,236.38
	9/24/2026	980-981	$	16,494.12
	9/29/2026	982-982	$	971.00
	10/1/2026	983-984	$	7,349.57
	10/8/2026	985-985	$	4,558.10
	10/13/2026	986-986	$	6,547.22
	10/22/2026	987-988	$	7,893.49
	11/10/2026	989-992	$	9,123.49
	11/12/2026	993-993	$	175.00
	11/24/2026	994-995	$	7,402.34
		Autodraft	$	39,783.76
			$	206,712.52
	July 25, 2026 through November 25, 2026			
	James W Cruse	50047	$	184.70
	Thomas Franklin	50048	$	184.70
	Duane S Owen	50049	$	200.00
	Scott D Stewart	50050	$	184.70
			$	754.10
		Total Amount	**$**	**207,466.62**

*** CHECK DATES 07/25/2026 - 11/25/2026 *** WINDSOR GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/30/26	00015	7/15/26	238000	202607	320-53800-46200		*	971.00		
			LAKE MAINTENANCE JULY 26							
						APPLIED AQUATIC MANAGEMENT, INC			971.00	000967
7/30/26	00004	6/30/26	OSA87565	202606	310-51300-48000		*	286.39		
			NOT PROPOSAL MTG 6/30/26							
						ORLANDO SENTINEL			286.39	000968
8/06/26	00031	8/01/26	9862328	202608	320-53800-46400		*	4,873.05		
			LANDSCAPE MAINT AUG 26							
						BRIGHTVIEW LANDSCAPE SERVICES, INC.			4,873.05	000969
8/06/26	00036	8/01/26	14775	202608	320-53800-46700		*	615.94		
			FOUNTAIN MAINT AUG 26							
						LEXINGTON POOL AND MAINTENANCE, LLC			615.94	000970
8/20/26	00031	8/10/26	9889761	202608	320-53800-46500		*	2,066.11		
			INSTALLED TURF							
						BRIGHTVIEW LANDSCAPE SERVICES, INC.			2,066.11	000971
8/20/26	00001	8/01/26	294	202608	320-53800-12000		*	1,287.50		
			FIELD MANAGEMENT AUG 26							
		8/01/26	295	202608	310-51300-34000		*	4,045.67		
			MANAGEMENT FEES AUG 26							
		8/01/26	295	202608	310-51300-35200		*	95.50		
			WEBSITE ADMIN AUG 26							
		8/01/26	295	202608	310-51300-35100		*	172.00		
			INFORMATION TECH AUG 26							
		8/01/26	295	202608	310-51300-31300		*	630.92		
			DISSEMINATION SVC AUG 26							
		8/01/26	295	202608	310-51300-51000		*	.21		
			OFFICE SUPPLIES							
		8/01/26	295	202608	310-51300-42000		*	23.89		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,255.69	000972
8/20/26	00013	8/19/26	08192026	202608	300-20700-10000		*	15,995.38		
			TSFR OF TAX RECEIPTS S15							
		8/19/26	08192026	202608	300-20700-10000		*	24,270.00		
			TSFR OF TAX RECEIPTS S16							
						WINDSOR AT WESTSIDE CDD C/O REGIONS			40,265.38	000973
8/27/26	00038	8/18/26	4021	202607	320-53800-46600		*	1,350.00		
			IRRIGATION REPAIRS							
		8/20/26	4039	202608	320-53800-46600		*	2,315.23		
			IRRIGATION REPAIRS							
						JAMES E DUVALL DBA			3,665.23	000974

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/27/26	00029	8/24/26	3793931	202607	310-51300-31500		*	171.50		
			GENERAL COUNSEL JUN/JUL26							
						KUTAK ROCK LLP			171.50	000975
8/27/26	00004	7/31/26	OSA91063	202607	310-51300-48000		*	262.30		
			NOT RULE DEV MTG 7/13/26							
		7/31/26	OSA91212	202607	310-51300-48000		*	498.55		
			NOT RULES MTG 7/13/26							
		7/31/26	OSA95870	202607	310-51300-48000		*	373.86		
			NOT ADOP FY27 BUG 7/20/26							
						ORLANDO SENTINEL			1,134.71	000976
9/03/26	00031	9/01/26	9898496	202609	320-53800-46400		*	4,873.05		
			LANDSCAPE MAINT SEPT26							
						BRIGHTVIEW LANDSCAPE SERVICES, INC.			4,873.05	000977
9/10/26	00015	8/31/26	239050	202608	320-53800-46200		*	971.00		
			LAKE MAINTENANCE AUG26							
						APPLIED AQUATIC MANAGEMENT, INC			971.00	000978
9/10/26	00013	9/04/26	09042026	202609	300-20700-10000		*	15,995.38		
			TSFR OF TAX RECEIPTS S15							
		9/04/26	09042026	202609	300-20700-10000		*	24,270.00		
			TSFR OF TAX RECEIPTS S16							
						WINDSOR AT WESTSIDE CDD C/O REGIONS			40,265.38	000979
9/24/26	00006	9/18/26	34250	202609	300-15500-10000		*	10,252.00		
			ANNUAL INSSURANCE FY27							
						EGIS INSURANCE & RISK ADVISORS			10,252.00	000980
9/24/26	00001	9/01/26	297	202609	320-53800-12000		*	1,287.50		
			FIELD MANAGEMENT SEPT26							
		9/01/26	298	202609	310-51300-34000		*	4,045.67		
			MANAGEMENT FEES SEPT26							
		9/01/26	298	202609	310-51300-35200		*	95.50		
			WEBSITE ADMIN SEPT26							
		9/01/26	298	202609	310-51300-35100		*	172.00		
			INFORMATION TECH SEPT26							
		9/01/26	298	202609	310-51300-31300		*	630.92		
			DISSEMINATION SVC SEPT26							
		9/01/26	298	202609	310-51300-51000		*	.39		
			OFFICE SUPPLIES							
		9/01/26	298	202609	310-51300-42000		*	10.14		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,242.12	000981

*** CHECK DATES 07/25/2026 - 11/25/2026 *** WINDSOR GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/29/26	00015	9/15/26	239428	202609	320-53800-46200		*	971.00		
			LAKE MAINTENANCE SEPT26							
						APPLIED AQUATIC MANAGEMENT, INC			971.00	000982
10/01/26	00031	9/11/26	9926850	202609	320-53800-46500		*	569.64		
			BROWN RIVER ROCKS							
		9/28/26	9950914	202609	320-53800-46500		*	675.00		
			REMOVAL PALM TREE							
		10/01/26	9935865	202610	320-53800-46400		*	4,873.05		
			LANDSCAPE MAINT OCT26							
						BRIGHTVIEW LANDSCAPE SERVICES, INC.			6,117.69	000983
10/01/26	00036	9/01/26	14895	202609	320-53800-46700		*	615.94		
			FOUNTAIN MAINT SEPT26							
		10/01/26	15008	202610	320-53800-46700		*	615.94		
			FOUNTAIN MAINT OCT 26							
						LEXINGTON POOL AND MAINTENANCE, LLC			1,231.88	000984
10/08/26	00031	9/21/26	9931096	202609	320-53800-46500		*	4,558.10		
			INSTALL PLANT MATERIALS							
						BRIGHTVIEW LANDSCAPE SERVICES, INC.			4,558.10	000985
10/13/26	00001	10/01/26	299	202610	310-51300-34000		*	4,247.92		
			MANAGEMENT FEES OCT26							
		10/01/26	299	202610	310-51300-35200		*	100.25		
			WEBSITE ADMIN OCT26							
		10/01/26	299	202610	310-51300-35100		*	180.58		
			INFORMATION TECH OCT26							
		10/01/26	299	202610	310-51300-31300		*	662.50		
			DISSEMINATION SVC OCT26							
		10/01/26	299	202610	310-51300-51000		*	.15		
			OFFICE SUPPLIES							
		10/01/26	299	202610	310-51300-42000		*	3.90		
			POSTAGE							
		10/01/26	300	202610	320-53800-12000		*	1,351.92		
			FIELD MANAGEMENT OCT26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,547.22	000986
10/22/26	00038	10/13/26	4162	202609	320-53800-46600		*	1,874.49		
			IRRIGATION REPAIRS							
						JAMES E DUVALL DBA			1,874.49	000987
10/22/26	00001	10/08/26	301	202610	310-51300-31700		*	6,019.00		
			ASSESSMENT ROLL CERT FY27							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,019.00	000988

*** CHECK DATES 07/25/2026 - 11/25/2026 *** WINDSOR GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/10/26	00031	11/01/26	9969757	202611	320-53800-46400		*	4,873.05		
			LANDSCAPE MAINT NOV26							
						BRIGHTVIEW LANDSCAPE SERVICES, INC.			4,873.05	000989
11/10/26	00038	11/01/26	4229	202610	320-53800-46600		*	3,358.50		
			IRRIGATION REPAIRS							
						JAMES E DUVALL DBA			3,358.50	000990
11/10/26	00029	10/06/26	3826975	202608	310-51300-31500		*	276.00		
			GENERAL COUNSEL AUG26							
						KUTAK ROCK LLP			276.00	000991
11/10/26	00036	11/01/26	15131	202611	320-53800-46700		*	615.94		
			FOUNTAIN MAINT NOV26							
						LEXINGTON POOL AND MAINTENANCE, LLC			615.94	000992
11/12/26	00002	10/01/26	95378	202610	310-51300-54000		*	175.00		
			SPECIAL DISTRICT FEE FY27							
						FLORIDA DEPARTMENT OF COMMERCE			175.00	000993
11/24/26	00001	11/01/26	302	202611	320-53800-12000		*	1,351.92		
			FIELD MANAGEMENT NOV26							
		11/01/26	303	202611	310-51300-34000		*	4,247.92		
			MANAGEMENT FEES NOV26							
		11/01/26	303	202611	310-51300-35200		*	100.25		
			WEBSITE ADMIN NOV26							
		11/01/26	303	202611	310-51300-35100		*	180.58		
			INFORMATION TECH NOV26							
		11/01/26	303	202611	310-51300-31300		*	662.50		
			DISSEMINATION SVC NOV26							
		11/01/26	303	202611	310-51300-51000		*	.15		
			OFFICE SUPPLIES							
		11/01/26	303	202611	310-51300-42000		*	3.90		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,547.22	000994
11/24/26	00004	10/31/26	OSA17366	202610	310-51300-48000		*	855.12		
			NOT LAND MTG 10/31/26							
						ORLANDO SENTINEL			855.12	000995

TOTAL FOR BANK A 166,928.76

*** CHECK NOS. 080030-080039 WINDSOR GENERAL FUND
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/10/26	00011	7/27/26	6529-07. 2100 E MONACO BLVD JUL 26	202607	320	53800-43100				*	50.28		
									TOHO WATER AUTHORITY			50.28	080030
8/12/26	00011	7/06/26	0180-06. 8901 MONACO BLVD JUN26	202606	320	53800-43100				*	27,835.15		
									TOHO WATER AUTHORITY			27,835.15	080031
8/20/26	00009	8/11/26	7564-07. 8999 MONACO BLVD JUL26	202607	320	53800-43000				*	389.44		
									DUKE ENERGY			389.44	080032
8/20/26	00011	8/05/26	0180-07. 8901 MONACO BLVD A JUL26	202607	320	53800-43100				*	3,298.73		
									TOHO WATER AUTHORITY			3,298.73	080033
9/14/26	00009	9/10/26	7564-08. 8999 MONACO BLVD AUG26	202608	320	53800-43000				*	428.42		
									DUKE ENERGY			428.42	080034
9/14/26	00011	8/26/26	6529-08. 2100 E MONACO BLVD AUG26	202608	320	53800-43100				*	57.75		
									TOHO WATER AUTHORITY			57.75	080035
9/14/26	00011	9/04/26	0180-08. 8901 MONACO BLVD AUG26	202608	320	53800-43100				*	3,835.73		
									TOHO WATER AUTHORITY			3,835.73	080036
10/30/26	00011	9/24/26	6529-09. 2100 E MONACO BLVD SEP26	202609	320	53800-43100				*	60.24		
									TOHO WATER AUTHORITY			60.24	080037
11/10/26	00009	10/09/26	7564-09. 8999 MONACO BLVD SEP26	202609	320	53800-43000				*	403.99		
									DUKE ENERGY			403.99	080038
11/10/26	00011	10/06/26	0180-09. 8901 MONACO BLVD SEPT26	202609	320	53800-43100				*	3,424.03		
									TOHO WATER AUTHORITY			3,424.03	080039

TOTAL FOR BANK Z 39,783.76

TOTAL FOR REGISTER 39,783.76

WIND WINDSOR AT WES ZYAN

SECTION 2

Windsor at Westside

Community Development District

Unaudited Financial Reporting

September 30, 2026

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1	Balance Sheet
2-3	General Fund
4	Series 2015 Debt Service Fund
5	Series 2016 Debt Service Fund
6	Capital Reserve Fund
7-8	Month to Month
9	Long Term Debt Summary
10	Assessment Receipt Schedule

Windsor at Westside

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 43,926	$ -	$ 139,075	$ 183,002
State Board of Administration	$ 807,747	$ -	$ -	$ 807,747
Investments:				
Series 2015				
Reserve	$ -	$ 138,194	$ -	$ 138,194
Revenue	$ -	$ 163,850	$ -	$ 163,850
Interest	$ -	$ 86,069	$ -	$ 86,069
Sinking Fund	$ -	$ 100,000	$ -	$ 100,000
Series 2016				
Reserve	$ -	$ 209,375	$ -	$ 209,375
Revenue	$ -	$ 484,348	$ -	$ 484,348
Interest	$ -	$ 53	$ -	$ 53
Principal	$ -	$ 84		$ 84
General Redemption	$ -	$ 283	$ -	$ 283
Assessment Receivables	$ 5,686	$ 5,407		$ 11,093
Prepaid Expenses	$ 10,252	$ -	$ -	$ 10,252
Total Assets	**$ 867,612**	**$ 1,187,662**	**$ 139,075**	**$ 2,194,349**
Liabilities:				
Accounts Payable	$ 12,457	$ -	$ -	$ 12,457
Total Liabilities	**$ 12,457**	**$ -**	**$ -**	**$ 12,457**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 10,252	$ -	$ -	$ 10,252
Restricted For:				
Debt Service - Series 2015	$ -	$ 490,260	$ -	$ 490,260
Debt Service - Series 2016	$ -	$ 697,402	$ -	$ 697,402
Unassigned	$ 844,902	$ -	$ 139,075	$ 983,978
Total Fund Balances	**$ 855,154**	**$ 1,187,662**	**$ 139,075**	**$ 2,181,891**
Total Liabilities & Fund Balance	$ 867,612	$ 1,187,662	$ 139,075	$ 2,194,349

Windsor at Westside

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
O&M Assessments	$ 731,873	$ 731,873	$ 744,953	$ 13,080
Interest	$ -	$ -	$ 27,811	$ 27,811
Total Revenues	**$ 731,873**	**$ 731,873**	**$ 772,764**	**$ 40,891**
Expenditures:				
General & Administrative:				
Supervisor Fee	$ 7,200	$ 7,200	$ 1,400	$ 5,800
FICA Expense	$ 367	$ 367	$ 77	$ 291
Engineering	$ 5,000	$ 5,000	$ -	$ 5,000
Attorney	$ 10,000	$ 10,000	$ 4,705	$ 5,295
Arbitrage	$ 900	$ 900	$ -	$ 900
Dissemination	$ 7,571	$ 7,571	$ 7,571	$ (1)
Annual Audit	$ 4,300	$ 4,300	$ 4,300	$ -
Trustee Fees	$ 7,700	$ 7,700	$ 7,000	$ 700
Assessment Administration	$ 5,732	$ 5,732	$ 5,732	$ (0)
Management Fees	$ 48,548	$ 48,548	$ 48,548	$ -
Information Technology	$ 2,064	$ 2,064	$ 2,064	$ 0
Website Maintenance	$ 1,146	$ 1,146	$ 1,146	$ -
Postage	$ 600	$ 600	$ 356	$ 244
Insurance	$ 9,403	$ 9,403	$ 7,588	$ 1,815
Printing & Binding	$ 500	$ 500	$ 27	$ 473
Legal Advertising	$ 3,000	$ 3,000	$ 1,946	$ 1,054
Other Current Charges	$ 1,000	$ 1,000	$ 407	$ 593
Property Appraiser	$ 500	$ 500	$ 548	$ (48)
Office Supplies	$ 200	$ 200	$ 3	$ 197
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 115,906**	**$ 115,906**	**$ 93,592**	**$ 22,313**

Windsor at Westside

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operation and Maintenance				
Contract Services				
Field Services	$ 15,450	$ 15,450	$ 15,450	$ -
Landscape Maintenance - Contract	$ 62,826	$ 62,826	$ 58,477	$ 4,350
Lake Maintenance	$ 12,039	$ 12,039	$ 11,652	$ 387
Property Insurance	$ 4,127	$ 4,127	$ 2,555	$ 1,572
Repairs & Maintenance				
Landscape Maintenance - Other	$ 25,000	$ 25,000	$ 25,235	$ (235)
Repairs and Maintenance	$ 20,000	$ 20,000	$ 680	$ 19,320
Operating Supplies	$ 1,000	$ 1,000	$ -	$ 1,000
Irrigation Repairs	$ 50,000	$ 50,000	$ 31,829	$ 18,171
Signage	$ 800	$ 800	$ -	$ 800
Fountain Maintenance	$ 11,031	$ 11,031	$ 7,320	$ 3,711
Wetland Monitoring & Maintenance	$ 10,000	$ 10,000	$ 5,358	$ 4,642
Subtotal	$ 212,273	$ 212,273	$ 158,555	$ 53,718
Utility				
Electric	$ 6,389	$ 6,389	$ 6,101	$ 288
Irrigation Water	$ 275,000	$ 275,000	$ 59,871	$ 215,129
Other				
Contingency	$ 10,500	$ 10,500	$ -	$ 10,500
Subtotal	$ 291,889	$ 291,889	$ 65,973	$ 225,916
Total O&M Expenses:	**$ 504,162**	**$ 504,162**	**$ 224,528**	**$ 279,634**
Total Expenditures	**$ 620,068**	**$ 620,068**	**$ 318,120**	**$ 301,947**
Other Financing Sources/Uses:				
Transfer In/(Out)	$ (111,805)	$ (111,805)	$ (111,805)	$ -
Total Other Financing Sources/Uses	**$ (111,805)**	**$ (111,805)**	**$ (111,805)**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 342,839	
Fund Balance - Beginning	$ -		$ 512,316	
Fund Balance - Ending	$ -		$ 855,154	

Windsor at Westside

Community Development District

Debt Service Fund - Series 2015

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments	$ 276,443	$ 276,443	$ 281,383	$ 4,940
Interest	$ 9,022	$ 9,022	$ 16,613	$ 7,591
Total Revenues	**$ 285,465**	**$ 285,465**	**$ 297,996**	**$ 12,531**
Expenditures:				
Interest - 11/1	$ 88,444	$ 88,444	$ 88,444	$ -
Principal - 11/1	$ 95,000	$ 95,000	$ 95,000	$ -
Interest - 5/1	$ 86,069	$ 86,069	$ 86,069	$ -
Total Expenditures	**$ 269,513**	**$ 269,513**	**$ 269,513**	**$ -**
Fund Balance - Beginning	$ 316,780		$ 461,776	
Fund Balance - Ending	$ 332,732		$ 490,260	

Windsor at Westside

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments	$ 419,451	$ 419,451	$ 426,947	$ 7,496
Interest	$ 12,838	$ 12,838	$ 23,557	$ 10,719
Total Revenues	**$ 432,289**	**$ 432,289**	**$ 450,504**	**$ 18,215**
Expenditures:				
Interest - 11/1	$ 133,209	$ 133,209	$ 133,209	$ -
Principal - 11/1	$ 150,000	$ 150,000	$ 150,000	$ -
Interest - 5/1	$ 130,116	$ 130,116	$ 130,116	$ -
Total Expenditures	**$ 413,325**	**$ 413,325**	**$ 413,325**	**$ -**
Fund Balance - Beginning	$ 440,536		$ 660,223	
Fund Balance - Ending	$ 459,500		$ 697,402	

Windsor at Westside

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 2,162	$ 2,162
Total Revenues	**$ -**	**$ -**	**$ 2,162**	**$ 2,162**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**		**$ 2,162**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 111,805	$ 111,805	$ 111,805	$ -
Total Other Financing Sources (Uses)	**$ 111,805**	**$ 111,805**	**$ 111,805**	**$ -**
Net Change in Fund Balance	**$ 111,805**		**$ 113,967**	
Fund Balance - Beginning	**$ 25,000**		**$ 25,108**	
Fund Balance - Ending	**$ 136,805**		**$ 139,075**	

Windsor at Westside
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
O&M Assessments	$ -	$ 83,244	$ 510,545	$ 25,580	$ 17,178	$ 13,536	$ 34,994	$ 11,842	$ 42,306	$ 41	$ -	$ 5,686	$ 744,953
Interest	$ 1,476	$ 1,386	$ 2,764	$ 2,115	$ 837	$ 2,460	$ 2,421	$ 3,058	$ 2,808	$ 2,918	$ 2,837	$ 2,732	$ 27,811
Total Revenues	**$ 1,476**	**$ 84,631**	**$ 513,309**	**$ 27,695**	**$ 18,015**	**$ 15,995**	**$ 37,416**	**$ 14,900**	**$ 45,114**	**$ 2,959**	**$ 2,837**	**$ 8,418**	**$ 772,764**
Expenditures:													
General & Administrative:													
Supervisor Fee	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 600	$ -	$ 800	$ -	$ 1,400
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31	$ -	$ 46	$ -	$ 77
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ -	$ -	$ -	$ 215	$ -	$ -	$ -	$ 4,043	$ -	$ 172	$ 276	$ -	$ 4,705
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 631	$ 7,571
Annual Audit	$ -	$ -	$ -	$ -	$ 4,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,300
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ 3,500	$ 3,500	$ -	$ -	$ -	$ -	$ -	$ 7,000
Assessment Administration	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Management Fees	$ 4,046	$ 4,046	$ 4,046	$ 4,046	$ 4,046	$ 4,046	$ 4,046	$ 4,046	$ 4,046	$ 4,046	$ 4,046	$ 4,046	$ 48,548
Information Technology	$ 172	$ 172	$ 172	$ 172	$ 172	$ 172	$ 172	$ 172	$ 172	$ 172	$ 172	$ 172	$ 2,064
Website Maintenance	$ 96	$ 96	$ 96	$ 96	$ 96	$ 96	$ 96	$ 96	$ 96	$ 96	$ 96	$ 96	$ 1,146
Postage	$ 20	$ 39	$ 7	$ 3	$ 10	$ 38	$ 4	$ 11	$ 143	$ 47	$ 24	$ 10	$ 356
Insurance	$ 7,588	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,588
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ 4	$ -	$ 22	$ -	$ -	$ -	$ 27
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ 267	$ 258	$ 286	$ 1,135	$ -	$ -	$ 1,946
Other Current Charges	$ -	$ -	$ -	$ 42	$ 40	$ 40	$ 40	$ 48	$ 66	$ 41	$ 40	$ 49	$ 407
Property Appraiser	$ -	$ -	$ -	$ -	$ 548	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 548
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 3
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 18,460**	**$ 4,984**	**$ 4,951**	**$ 5,204**	**$ 9,843**	**$ 8,522**	**$ 8,759**	**$ 9,304**	**$ 6,093**	**$ 6,339**	**$ 6,130**	**$ 5,004**	**$ 93,592**

Windsor at Westside

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operation and Maintenance													
Contract Services													
Field Services	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 1,288	$ 15,450
Landscape Maintenance - Contract	$ 4,873	$ 4,873	$ 4,873	$ 4,873	$ 4,873	$ 4,873	$ 4,873	$ 4,873	$ 4,873	$ 4,873	$ 4,873	$ 4,873	$ 58,477
Lake Maintenance	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ 971	$ 11,652
Wetland Monitoring & Maintenance	$ 1,786	$ -	$ 1,786	$ -	$ -	$ -	$ 1,786	$ -	$ -	$ -	$ -	$ -	$ 5,358
Property Insurance	$ 2,555	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,555
Repairs & Maintenance													
Landscape Maintenance - Other	$ -	$ -	$ -	$ -	$ -	$ 450	$ 7,598	$ -	$ 4,043	$ 5,274	$ 2,066	$ 5,803	$ 25,235
Repairs and Maintenance	$ 160	$ -	$ -	$ -	$ 440	$ -	$ -	$ -	$ -	$ 80	$ -	$ -	$ 680
Operating Supplies	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 1,749	$ 3,336	$ 2,029	$ 6,177	$ 3,182	$ 1,859	$ -	$ 6,009	$ -	$ 3,299	$ 2,315	$ 1,874	$ 31,829
Signage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Fountain Maintenance	$ 592	$ 592	$ 592	$ 616	$ 616	$ 616	$ 616	$ 616	$ 616	$ 616	$ 616	$ 616	$ 7,320
Subtotal	$ 13,974	$ 11,060	$ 11,539	$ 13,924	$ 11,369	$ 10,056	$ 17,132	$ 13,757	$ 11,791	$ 16,401	$ 12,129	$ 15,425	$ 158,555
Utility													
Electric	$ 1,456	$ 447	$ 564	$ 394	$ 381	$ 446	$ 394	$ 374	$ 424	$ 389	$ 428	$ 404	$ 6,101
Irrigation Water	$ 5,757	$ 2,239	$ 3,463	$ 6,405	$ 3,216	$ 55	$ 63	$ 50	$ 28,760	$ 2,485	$ 3,893	$ 3,484	$ 59,871
Other													
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal	$ 7,213	$ 2,686	$ 4,027	$ 6,799	$ 3,597	$ 501	$ 457	$ 425	$ 29,184	$ 2,874	$ 4,322	$ 3,888	$ 65,973
Total O&M Expenses:	**$ 21,187**	**$ 13,746**	**$ 15,565**	**$ 20,723**	**$ 14,966**	**$ 10,558**	**$ 17,589**	**$ 14,181**	**$ 40,975**	**$ 19,275**	**$ 16,451**	**$ 19,313**	**$ 224,528**
Total Expenditures	**$ 39,646**	**$ 18,730**	**$ 20,516**	**$ 25,927**	**$ 24,810**	**$ 19,080**	**$ 26,348**	**$ 23,485**	**$ 47,068**	**$ 25,614**	**$ 22,580**	**$ 24,316**	**$ 318,120**
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (111,805)	$ -	$ -	$ -	$ -	$ (111,805)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (111,805)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (111,805)**
Excess Revenues (Expenditures)	$ (38,171)	$ 65,901	$ 492,793	$ 1,768	$ (6,795)	$ (3,085)	$ 11,068	$ (120,390)	$ (1,954)	$ (22,655)	$ (19,743)	$ (15,899)	$ 342,839

WINDSOR AT WESTSIDE

COMMUNITY DEVELOPMENT DISTRICT

LONG TERM DEBT REPORT

SERIES 2015, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)		
INTEREST RATES:	4.000%, 5.000%, 5.125%	
MATURITY DATE:	11/1/2045	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$138,194	
RESERVE FUND BALANCE	$138,194	
BONDS OUTSTANDING - 6/30/15		$4,190,000
LESS: PRINCIPAL PAYMENT 11/1/16		($65,000)
LESS: PRINCIPAL PAYMENT 11/1/17		($70,000)
LESS: PRINCIPAL PAYMENT 11/1/18		($70,000)
LESS: PRINCIPAL PAYMENT 11/1/19		($75,000)
LESS: PRINCIPAL PAYMENT 11/1/20		($80,000)
LESS: PRINCIPAL PAYMENT 11/1/21		($80,000)
LESS: PRINCIPAL PAYMENT 11/1/22		($85,000)
LESS: PRINCIPAL PAYMENT 11/1/23		($90,000)
LESS: PRINCIPAL PAYMENT 11/1/24		($90,000)
LESS: PRINCIPAL PAYMENT 11/1/25		($95,000)
CURRENT BONDS OUTSTANDING		**$3,390,000**

SERIES 2016, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA TWO PROJECT)		
INTEREST RATES:	3.500%, 4.125%, 4.750%, 5.000%	
MATURITY DATE:	11/1/2046	
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$209,088	
RESERVE FUND BALANCE	$209,375	
BONDS OUTSTANDING - 5/31/16		$6,535,000
LESS: PRINCIPAL PAYMENT 11/1/17		($110,000)
LESS: PRINCIPAL PAYMENT 11/1/18		($115,000)
LESS: PRINCIPAL PAYMENT 11/1/19		($120,000)
LESS: PRINCIPAL PAYMENT 11/1/20		($125,000)
LESS: SPECIAL CALL 11/1/20		($10,000)
LESS: PRINCIPAL PAYMENT 11/1/21		($125,000)
LESS: PRINCIPAL PAYMENT 11/1/22		($130,000)
LESS: PRINCIPAL PAYMENT 11/1/23		($140,000)
LESS: PRINCIPAL PAYMENT 11/1/24		($145,000)
LESS: PRINCIPAL PAYMENT 11/1/25		($150,000)
CURRENT BONDS OUTSTANDING		**$5,365,000**

Windsor at Westside

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

Gross Assessments	$ 778,588.24	$ 294,088.00	$ 446,224.00	$ 1,518,900.24
Net Assessments	$ 731,872.95	$ 276,442.72	$ 419,450.56	$ 1,427,766.23

ON ROLL ASSESSMENTS

							51.26%	19.36%	29.38%	100.00%
Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Net Receipts*	*O&M Portion*	*Debt Service*	*Debt Service*	*Total*
11/14/25	ACH	$4,874.65	($97.49)	$0.00	$0.00	$4,777.16	$2,448.77	$924.95	$1,403.44	$4,777.16
11/21/25	ACH	$160,835.75	($3,216.72)	$0.00	$0.00	$157,619.03	$80,795.51	$30,518.04	$46,305.48	$157,619.03
12/12/25	ACH	$878,370.58	($17,567.41)	$0.00	$0.00	$860,803.17	$441,247.69	$166,667.88	$252,887.60	$860,803.17
12/22/25	ACH	$137,946.45	($2,758.92)	$0.00	$0.00	$135,187.53	$69,297.13	$26,174.88	$39,715.52	$135,187.53
01/12/26	ACH	$2,215.72	($44.31)	$0.00	$0.00	$2,171.41	$1,113.06	$420.43	$637.92	$2,171.41
01/12/26	ACH	$47,830.87	($956.63)	$0.00	$0.00	$46,874.24	$24,027.73	$9,075.75	$13,770.76	$46,874.24
01/30/26	ACH	$0.00	$0.00	$0.00	$857.61	$857.61	$439.61	$166.05	$251.95	$857.61
02/09/26	ACH	$34,194.72	($683.89)	$0.00	$0.00	$33,510.83	$17,177.66	$6,488.33	$9,844.84	$33,510.83
03/10/26	ACH	$26,945.22	($538.91)	$0.00	$0.00	$26,406.31	$13,535.88	$5,112.76	$7,757.67	$26,406.31
04/08/26	ACH	$2,284.25	($45.68)	$0.00	$0.00	$2,238.57	$1,147.49	$433.43	$657.65	$2,238.57
04/08/26	ACH	$67,286.39	($1,345.73)	$0.00	$0.00	$65,940.66	$33,801.18	$12,767.37	$19,372.11	$65,940.66
04/24/26	ACH	$0.00	$0.00	$0.00	$88.55	$88.55	$45.40	$17.14	$26.01	$88.55
05/08/26	ACH	$23,573.99	($471.48)	$0.00	$0.00	$23,102.51	$11,842.34	$4,473.09	$6,787.08	$23,102.51
06/08/26	ACH	$25,336.75	($506.74)	$0.00	$0.00	$24,830.01	$12,727.87	$4,807.56	$7,294.58	$24,830.01
06/16/26	ACH	$58,879.90	($1,177.60)	$0.00	$0.00	$57,702.30	$29,578.20	$11,172.26	$16,951.84	$57,702.30
07/29/26	ACH	$0.00	$0.00	$0.00	$80.28	$80.28	$41.16	$15.54	$23.58	$80.28
10/30/26	Excess	$10,150.57	$0.00	$0.00	$942.03	$11,092.60	$5,686.07	$2,147.74	$3,258.79	$11,092.60
	TOTAL	**$ 1,480,725.81**	**$ (29,411.51)**	**$ -**	**$ 1,968.47**	**$ 1,453,282.77**	**$ 744,952.75**	**$ 281,383.20**	**$ 426,946.82**	**$ 1,453,282.77**

102%	**Net Percent Collected**
0	**Balance Remaining to Collect**

SECTION D

to be provided under separate cover