

*Windward  
Community Development District*

*Agenda*

*April 18, 2018*

# AGENDA

# *Windward*

## *Community Development District*

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135 W. Central Blvd., Suite 320, Orlando, FL 32801

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

April 11, 2018

Board of Supervisors  
Windward  
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Windward Community Development District will be held **Wednesday, April 18, 2018 at 2:00 p.m. at West Osceola Branch Library, 305 Campus Street, Kissimmee, FL 34747**. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment Period
- III. Approval of Minutes of March 21, 2018 Meeting
- IV. Financing Matters
  - A. Presentation of Supplemental Engineers Report
  - B. Presentation of Supplemental Assessment Methodology
- V. Consideration of Windward Irrigation Cost Sharing Agreement with HOA
- VI. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager
    - i. Balance Sheet and Income Statement
    - ii. Consideration of Funding Requests #6 - #8
- VII. Other Business
- VIII. Supervisors' Requests
- IX. Adjournment

The second order of business of the Board of Supervisors meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the March 21, 2018 meeting. The minutes are enclosed for your review.

The fourth order of business is Financing Matters. Section A is the presentation of the Supplemental Engineers Report. A copy of the report is enclosed for your review. Section B is the presentation of the Supplemental Assessment Methodology. A copy of the report is enclosed for your review.

The fifth order of business is the consideration of the Windward irrigation cost sharing agreement with the HOA. A copy of the agreement is enclosed for your review.

Section C of the sixth order of business is the District Manager's Report. Section 1 includes the balance sheet and income statement for your review. Section 2 is the consideration of funding request #6 - #8. A copy of the funding requests with supporting documentation are enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,



Jason Showe  
District Manager

Cc: Jan Carpenter, District Counsel  
Brett Sealy, Underwriter  
Mike Williams, Bond Counsel  
David Kelly, Interim Engineer  
Darrin Mossing, GMS

Enclosures



# MINUTES

MINUTES OF MEETING  
WINDWARD  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, March 21, 2018 at 2:00 p.m. in the West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida.

Present and constituting a quorum were:

John Kassik	Chairperson
Jimmy Clark	Vice Chairman
Walter Beeman	Assistant Secretary
Thomas Franklin	Assistant Secretary
Ellis Roe	Assistant Secretary

Also present were:

Jason Showe	District Manager
Andrew d'Adesky	District Counsel
David Kelly	P&B

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the meeting to order at 2:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the February 21,  
2018 Meeting**

On MOTION by Mr. Franklin seconded by Mr. Beeman with all in favor the minutes of the February 21, 2018 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-02  
Approving Series 2018 Conveyances**

Mr. d'Adesky stated Resolution 2018-02 was associated with the Phase 1 Project as it was platted and trying to get some of the elements of infrastructure that have already been finished and completed conveyed to the CDD who is ultimately going to maintain those parcels and that infrastructure. This resolution gives staff authorization to work on those conveyances and get them started. There will be five documents that are the main conveyance documents. We will have to check title and if there is a mortgage on the property we might need a release. Usually we have a deed, an owners affidavit, an agreement that they will pay the taxes current until the CDD takes them. The Engineer's Certificate, which I circulated an updated copy to Dave, had the same legal as the resolution, which is the Phase 1 Parcels that are dedicated on the plat to the CDD as well as the updated license information for his engineering firm. Once we pass this we will get those documents started and get those conveyances done as soon as possible. When the bonds are issued we can immediately requisition those funds over. Sometimes we have had issues where we have the bond funds, but the requisition process holds everything up because we need to make sure we are receiving the property and infrastructure either before or at the same time as we are sending the money out. This gets us in the clear and makes sure everything flows smoothly once we issue the bonds.

On MOTION by Mr. Franklin seconded by Mr. Beeman with all in favor Resolution 2018-02 was approved.

Mr. Kelly stated when we did the original water agreement with Toho this community was supposed to be master metered for the reuse water. Somewhere along the way Toho decided they didn't want to do that anymore so they started having us put in individual reuse meters on every service. We have gone back full circle and Toho is going to go back to a master meter. It will be a private system downstream of the master meter and the ownership will be with the CDD I assume, and they will do one billing. They are drafting a new agreement for all of that at this time and that is what we are waiting on.

Mr. Franklin asked had you already put in the other meters?

Mr. Kelly stated we only put in common area meters as they requested and they were installed.

Mr. Showe stated the concept is that the CDD will enter into an agreement with the HOA, since the CDD areas are individually metered, where we can have those read on a quarterly basis and invoice the HOA for the usage of individual homes.

Mr. Franklin stated if you take a picture of the meter when you take the meter reading you will save yourself a world of trouble.

Mr. Showe stated we will have Counsel draft an agreement that lays that out and bring it back to the next meeting for board consideration.

## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. d'Adesky stated we will continue working on the conveyances as well as this water agreement.

#### **B. Engineer**

Mr. Kelly stated we are going through the documents for the conveyances and we have to chase down some soft costs that are in there.

#### **D. Manager**

##### **i. Balance Sheet and Income Statement**

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

##### **ii. Consideration of Funding Request No. 5**

On MOTION by Mr. Beeman seconded by Mr. Kassik with all in favor funding request no. 5 in the amount of \$6,757.46 was approved.

## **SIXTH ORDER OF BUSINESS**

### **Other Business**

There being none, the next item followed.

## **SEVENTH ORDER OF BUSINESS**

### **Supervisor's Requests**

There being none,

On MOTION by Mr. Franklin seconded by Mr. Beeman with all in favor the meeting adjourned at 2:09 p.m.

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Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## **SECTION IV**



# Windward Community Development District

FIRST SUPPLEMENTAL ENGINEER'S REPORT FOR PHASE 1  
(2018 PROJECT)

**Prepared For**

Windward Community Development District

**Date**

April 27, 2017

Updated April 11, 2018

FINAL DRAFT

**POULOS & BENNETT**

2602 East Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | [www.poulosandbennett.com](http://www.poulosandbennett.com)  
FBPE Certificate of Authorization No. 28567



# Windward Community Development District

FIRST SUPPLEMENTAL ENGINEER'S REPORT FOR PHASE 1  
(2018 PROJECT)

Osceola County, Florida

**Prepared For:**

Windward Community Development District

**Date:**

April 27, 2017

Updated April 11, 2018



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**Windward Community Development District  
First Supplemental Engineer's Report for Phase 1 (2018 Project)**

**Appendices**

<i><b>Exhibit 1</b></i>	<i><b>Location Map</b></i>
<i><b>Exhibit 2</b></i>	<i><b>Vicinity Map</b></i>
<i><b>Exhibit 3</b></i>	<i><b>District Boundary Map/ Sketch &amp; Legal Description of District Boundary</b></i>
<i><b>Exhibit 4</b></i>	<i><b>KHovmanian Owned Property and Mystic Dunes Owned Property Map</b></i>
<i><b>Exhibit 5</b></i>	<i><b>Post-Development Basin Map</b></i>
<i><b>Exhibit 6</b></i>	<i><b>FEMA 100-Year Floodplain</b></i>
<i><b>Exhibit 7</b></i>	<i><b>Potable Water Distribution System Map</b></i>
<i><b>Exhibit 8</b></i>	<i><b>Reclaimed Water Distribution System Map</b></i>
<i><b>Exhibit 9</b></i>	<i><b>Wastewater System Map</b></i>
<i><b>Exhibit 10</b></i>	<i><b>Future Land Use Plan</b></i>
<i><b>Exhibit 11</b></i>	<i><b>Future Public &amp; Private Uses within CDD</b></i>
<i><b>Exhibit 12</b></i>	<i><b>Estimate of Probable Capital Improvement Costs</b></i>
<i><b>Exhibit 13</b></i>	<i><b>Windward CDD Master Site Plan</b></i>
<i><b>Exhibit 14</b></i>	<i><b>Permit Log</b></i>
<i><b>Exhibit 15</b></i>	<i><b>Summary of Requisition No. 1</b></i>

**Windward Community Development District  
First Supplemental Engineer's Report for Phase 1 (2018 Project)**

***Section 1 Introduction***

***1.1 Background***

The District Engineer's Report, dated April 27, 2017, described the scope and estimated cost of the District's capital improvement program (the "CIP") serving the entire Windward Community Development District (the "District"). The CIP is estimated to cost approximately \$22.712 million and includes public roadways, stormwater ponds, potable water distribution, sanitary sewer system, reclaimed water distribution, off-site utility and roadway improvements, an amenity site, parks, landscaping, hardscape, professional fees and contingency. This First Supplemental Engineer's Report, dated April 5, 2018 (the "First Supplemental Engineer's Report"), has been prepared to assist with the financing and construction of the public infrastructure components for the first phase of the Development within the District in the approximate amount of \$15.016 million (the "2018 Project") pursuant to requirements of Osceola County, Florida.

The 2018 Project described in this First Supplemental Engineer's Report includes the proposed public infrastructure improvements necessary for the development of Tract C ("Phase 1") and Tract D ("Phase 2") of the Four Seasons at Orlando, as well as offsite improvements. Many of the necessary regulatory approvals have been obtained for the Development (hereinafter defined). The remaining permits necessary to complete the Development are expected to be obtained during the normal design and permitting processes. To the best of our knowledge and belief, it is our opinion that the balance of the required permits are obtainable as needed. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies as outlined in Section 2 below. This report, therefore, may be amended from time to time.

Cost estimates contained in this report have been prepared based on the best available information at this time. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from the cost estimates presented.

***1.2 Location and General Description***

The Four Seasons at Orlando property (the "Development") is part of the Mystic Dunes DRI/PD located within Section 15, Township 25 South, Range 27 East, Osceola County, Florida. The developer of the development is K. Hovnanian at Mystic Dunes, LLC (the "Developer"). The overall Mystic Dunes DRI/PD includes approximately 606 acres, which is subdivided into Parcels A, B, C, D, E, F, G, H, I, J, K, L, M, N, and O, together with Conservation Areas, an 18 hole golf course, roadways, Clubhouse, Recreation area, and Sales Center. The northern portion of the overall Mystic Dunes DRI/PD has been developed with Timeshare Resort units, and an 18 golf course has been constructed throughout the development. The Development is located east of SR 429, north of Sand Hill Road and west of Old Lake Wilson Road. (See Exhibits 1 and 2). Zoning for the Development was approved by Osceola County as revised on December 12, 2016.

The proposed 2018 Project is a multiphase development (Tract C and Tract D as well as offsite improvements) planned to include 241 single family homes. Please refer to the Windward CDD Master Site Plan Exhibit 13. Zoning for the Development was approved by Osceola County on December 12, 2016.

The Windward Community Development District (the "District") encompasses the Development and includes approximately 128 acres (see Exhibits 3 and 10).

**Windward Community Development District  
First Supplemental Engineer's Report for Phase 1 (2018 Project)**

***1.3. District Purpose and Scope***

The District was established for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the public infrastructure necessary for community development within the District. The purpose of this report is to provide a description of the public infrastructure improvements to be financed by the District. The District will finance, acquire and/or, construct, operate, and maintain certain public infrastructure improvements that are needed to serve the Development. A portion of the infrastructure improvements will be financed with the proceeds of bonds issued by the District.

The proposed public infrastructure improvements, as outlined herein, are necessary for the development of the District as required by the applicable independent unit of local government.

***1.4. Description of Land Use***

The lands within the District encompass approximately 128 acres. Based on the PD the development program for the property within the District allows for construction of 455 single family detached residential units. The approved land uses within the District include the following areas. Exhibits included herein provide detail on land use locations and the development program.

Proposed Development	Approximate Acres
Private	80.1
Stormwater	7.4
Open Space	10.7
Roads & Utility Tracts	29.0
Conservation	0.7
Total Acres	128

***Section 2 Government Actions***

The following are the permitting agencies that will have jurisdiction for approval of construction within the District. Depending on the location and scope of each project design, the individual permits that need to be obtained will need to be evaluated; not all will necessarily apply to every sub-phase within the District.

**Permitting Agencies & Permits Required**

1. Osceola County
  - a. Preliminary Subdivision Plan
  - b. Mass Grading (optional)
  - c. Site Development Plan
  - d. Final Plat
2. South Florida Water Management District (SFWMD)
  - a. Environmental Resource Permit
    - i. Mass Grading/Master Stormwater Construction

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- ii. Final Engineering for Onsite Improvements
  - b. Water Use Permit (Dewatering)
    - i. Mass Grading/Master Storm
    - ii. Final Engineering for Onsite Improvements
3. Toho Water Authority Utilities (TWA)
  - a. Final Engineering Construction Plans –Water, Sewer, and Reclaimed Water Distribution Systems
4. Florida Department of Environmental Protection (FDEP)
  - a. Water Distribution System
  - b. Sanitary Sewer Collection and Transmission System
  - c. National Pollutant Discharge Elimination System (NPDES)
5. Army Corp of Engineers
6. Florida Fish and Wildlife Conservation Commission (FWC)

Exhibit 14 lists the permits that have currently been obtained for Phase 1.

***Section 3      Infrastructure Benefit***

The District will fund, and in certain cases maintain and operate public infrastructure yielding two types of public benefits. These benefits include:

- Project wide public benefits
- Incidental public benefits

The project wide public benefits are provided by infrastructure improvements that serve all lands in the District. These public infrastructure improvements include construction of the master stormwater management system, the sanitary sewer, potable water, and reclaimed water mains, roadway network, offsite roadway and utility improvements, perimeter landscape and irrigation improvements within the District boundary. However some incidental public benefits include those benefits received by the general public who do not necessarily reside on land owned or within the District.

The proposed capital improvements identified in this report are intended to provide specific benefit to the assessable real property within the boundaries of the District. As much of the property is currently undeveloped, the construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a residential community. The District can construct, acquire, own, operate and/or maintain any or all of the proposed infrastructure. The Developer or other party/parties will construct and fund the infrastructure outside of the District and/or not funded by the District.

***Section 4 2018 Project***

The 2018 Project addressed in this First Supplemental Engineer's Report includes elements internal and external to the District. The external elements include offsite improvements to adjacent Formosa Gardens Boulevard and offsite reuse water and sewer systems. The proposed onsite infrastructure improvements include the master stormwater management and drainage systems, roadway improvements, pavement markings and street signage, potable water main, reclaimed water main and sewer infrastructure required to

**Windward Community Development District  
First Supplemental Engineer's Report for Phase 1 (2018 Project)**

provide utility service to the District, landscaping, hardscaping and recreation areas. Descriptions of the proposed capital improvements are provided in the following sections and Exhibits 4, 6 and 9 through 13. Exhibit 15 details the Cost Opinion for the 2018 Project.

***Section 5 Description of Series 2018 Project Capital Improvement Plan***

***5.1 Roadway Improvements***

As indicated above, the District will fund roadway construction internal to the District consisting of local roadways. Exhibit 5, Roadway Ownership Map, provides a graphical representation of the proposed improvements. All such local roadways will be open to the public.

***5.2 Stormwater Management***

As indicated above, the District will fund the construction of the master stormwater management system for the lands within the District. This system is made up of wet detention stormwater treatment ponds, control structures, spreader swales, inlets, manholes and storm pipes. The proposed ponds and outfall structures have been designed to provide water quality treatment and attenuation in accordance with Osceola County and the South Florida Water Management District regulations. The stormwater management system has been designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 6A, Post-Development Basin Map provide graphical representations of the proposed stormwater management system. Stormwater Ponds 1A, 13A, 14C, and 16C are included in the 2018 Project.

***5.3 100-Year Floodplain***

Pursuant to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) panels 12097C 0040G and 12097C 0030G both dated June 18, 2013, none of the project site is located within the 100-year Flood Hazard Area (FHA), Zone AE or Zone A. Exhibit 6C, FEMA 100-Year Floodplain details the floodplain limits relative to the District boundaries.

The lack of FEMA FHA does not preclude of any Jurisdiction having permitting authority from requiring the establishment of Base Flood Elevations (BFE) nor to avoid measures resulting from any filled areas below the BFE which will require mitigation in the form of a volume-for-volume match between BFE impacts and compensating storage.

***5.4 Master Infrastructure***

Various master infrastructure elements funded by the developer are not eligible for reimbursement and are therefore not included in the first bond issuance. These include earthworks and stabilization associated with private residential lots and costs due to non-tangible items such as permit fees, mobilization, maintenance of traffic, performance bonds, asbuilt surveys, and erosion control maintenance. Master infrastructure elements included in the first bond issuance are detailed herein.

***5.4.1 Phase 1 & 2 Roadways***

The primary roadway improvements include approximately 11,300 linear feet of road and will define the major ingress and egress points throughout the Development as well as serve as the collector roads to support future residential development. The roadways will also serve as locations for the placement of utility infrastructure needed to serve the development of the project, see Exhibit 5.

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***5.4.2 Potable Water Distribution System***

The District will fund the construction of the water distribution system within the District and those portions required to connect to existing or proposed offsite facilities. The potable water system will be conveyed to, and owned and maintained by TWA once it has been certified complete. The main sizing within the District, sized to provide water to residents of the District, will be required to be designed and constructed based on the Master Utility Plan (MUP). Exhibit 7, Potable Water Distribution System Map, provides a graphical representation of the water mains to be constructed within Phase 1 and the overall District.

***5.4.3 Reclaimed Water Distribution System***

The District will fund the construction of the reclaimed water distribution system within the District and those portions required to connect to existing or proposed offsite facilities. The reclaimed water system will be conveyed to, and owned and maintained by the District once it has been certified complete by the District. The main sizing within the District, sized to provide reclaimed water to the lot boundaries and common areas, will be required to be designed and constructed based on the MUP. Exhibit 8, Reclaimed Water Distribution System Map, provides a graphical representation of the existing and proposed offsite reclaimed water system and onsite Phase 1 and overall system contemplated within the District.

***5.4.4 Wastewater System***

The District will fund the construction of the gravity sewer, force main, and lift station infrastructure within the District and those portions required to connect to existing or proposed offsite facilities. The wastewater system will be conveyed to, and owned and maintained by TWA once it has been certified complete by the District. The main sizing and lift stations within the District, sized to provide wastewater service to the residents of the District, will be required to be designed and constructed based on the MUP. Exhibit 9, Wastewater System Map, provides a graphical representation of the wastewater system and onsite Phase 1 and overall system contemplated within the District.

***5.4.5 Landscape & Hardscape***

The landscaping and irrigation of the primary roadways will provide the "first impression" of the Development. The District will fund landscape and hardscape construction and maintenance within common areas which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, amenity area landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The District will own and maintain foregoing improvements.

***5.4.6 Electrical Distribution and Street Lights***

Most, if not all, District constructed Master Infrastructure will include underground electric and street lighting. The street lighting system will be constructed in cooperation with Osceola County, Duke Energy and the Developer. The District will fund the cost to trench the underground installation only. Leasing and monthly service charges associated with the upgraded street lighting fixtures along District owned and maintained roadways within the District are the responsibilities of others. Duke Energy and the appropriate community entity will own and maintain the electric and street light infrastructure.

***5.5 Professional and Inspection Fees***

Design, permitting and construction for the proposed District Capital Improvement Plan, professional services are required by various consultants. The consultants required are: civil engineer, geotechnical,



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planner, environmental, surveying, and landscape architect. During construction, the various permitting agencies will observe and inspect the project. Each of the agencies will charge an inspection fee to cover the costs associated with an inspector visiting the site to observe construction progress and confirm that the project is constructed in accordance with their respective approved plans, permits, rules, and regulations. The Professional Services and Inspections Fees are included as Soft Costs for the for the 2018 Project.

***Section 6 Ownership and Maintenance***

Proposed District Capital Improvements Plan	Ownership	Maintenance
Onsite Roadway & Alley Improvements	County/District	County/District
Offsite Roadway Improvements	County	County
Master Stormwater Management System	District	District
Potable Water Distribution System	TWA	TWA
Sanitary Sewer System	TWA	TWA
Reclaimed Water Distribution System	District	District
Landscaping, Irrigation and Signage	District	District
Electrical Distribution & Street Lights	Duke Energy/District	Duke Energy/District

***Section 7 Roadway Rights-of-Way, Stormwater Management Ponds and Other Open Spaces***

Real property interests for lands within the District needed for construction, operation, and maintenance of District facilities will be conveyed and/or dedicated by the owner thereof to the District or other Public entity at no cost.

***Section 8 Estimate of Probable Capital Improvement Costs***

The Estimate of Probable Capital Improvement Plan Costs is provided in Exhibit 12. Design costs associated with the improvements herein before described have been estimated based on the best available information. Other soft costs include portions of the wetland/permit surveying, design and engineering for all of the described work, regulatory permitting and materials testing. Last, a reasonable project contingency estimate has been included utilizing rounding factors.

Please note that the costs are preliminary in nature and subject to change based on final engineering, permitting, and changes in construction cost due to market fluctuation.

***Section 9 Conclusions and Summary Opinion***

The Capital Improvement Plan as described are necessary for the functional development of the property within the District as required by the applicable local governmental agencies. The planning and design of the Phase 1 infrastructure will be in accordance with current governmental regulatory requirements. The public infrastructure as described in this First Supplemental Engineer's Report will serve its intended function provided the construction is in substantial compliance with the future design and permits which will be required by the District. In addition to the annual non-ad valorem assessments to be levied and collected to

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First Supplemental Engineer's Report for Phase 1 (2018 Project)**

pay debt service on the proposed bonds, the District will levy and collect an annual "Operating and Maintenance" assessment to be determined, assessed and levied by the District's Board of Supervisors upon the assessable real property within the District, for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

The construction costs for the 2018 Project in this First Supplemental Engineer's Report are based on the concept plans for the District as currently proposed. In our professional opinion, and to the best of our knowledge and belief, the costs provided herein for the District are reasonable to complete the construction of the infrastructure improvements described herein. All of the proposed infrastructure Capital Improvement Plan costs are public improvements or community facilities as set forth in sections 190.012(1) and (2) of the Florida Statutes.

The summary of probable infrastructure construction costs is only an opinion and not a guaranteed maximum price. Historical costs, actual bids and information from other professionals or contractors have been used in the preparation of this report. Contractors who have contributed in providing the cost data included in this report are reputable entities with experience in Central Florida.

The labor market, future costs of equipment and materials, increased regulatory actions and requirements, and the actual construction process are all beyond our control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this opinion.

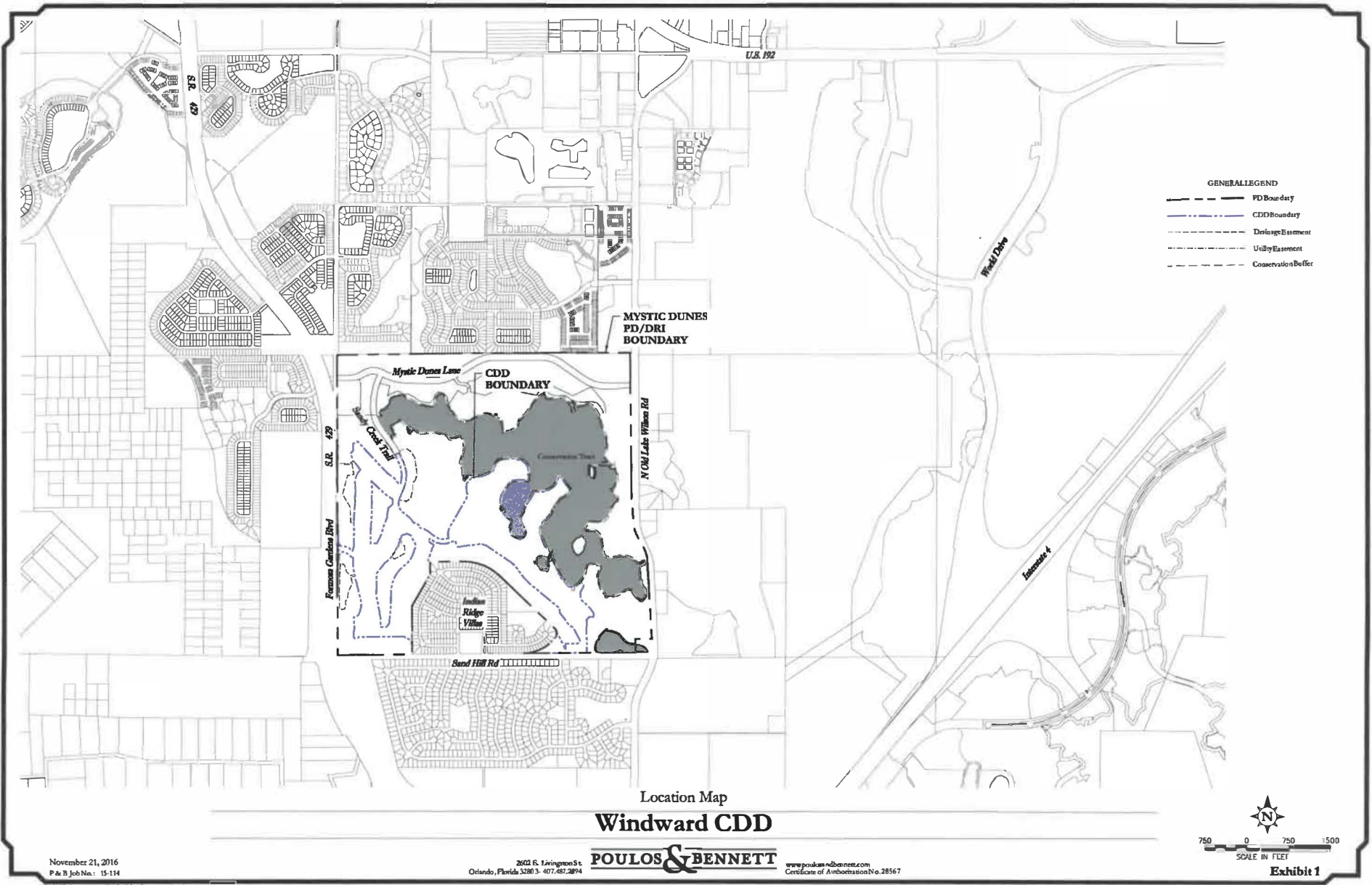
**As District Engineer:  
Poulos & Bennett, LLC**

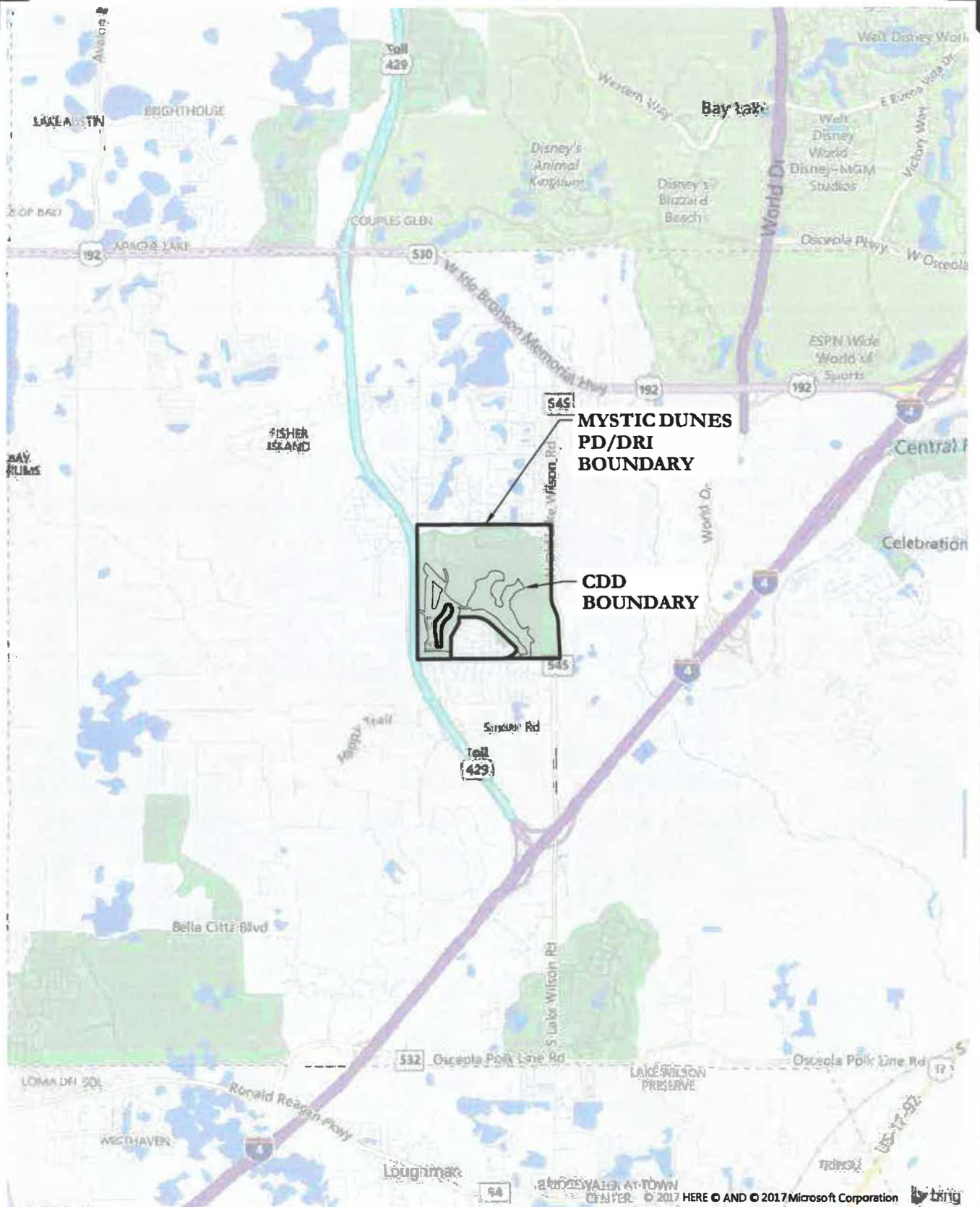


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David M. Kelly, PE, CFM  
State of Florida Professional Engineer No. 43325

# Appendices





Vicinity Map

## Windward CDD

**POULOS & BENNETT**

January 31, 2017  
P & B Job No.: 15-114

2602 E. Livingston St.  
Orlando, Florida 32803-407.487.2594

www.poulosandbennett.com  
Certificate of Authorization No. 28567

2/2015/15-114 WINDWARD MYSTIC DUNES CDD/DPH & FHS/COO/15114 CDD VICINITY MAP



SCALE IN FEET

**Exhibit 2**





SKETCH OF DESCRIPTION  
OF  
WINDWARD CDD  
SECTION 14, TOWNSHIP 28 SOUTH, RANGE 27 EAST  
OSCEOLA COUNTY, FLORIDA

[illegible][illegible]

DATE: 12-1-1968  
ALT: 1' = 200 FT  
P.A.  
E.C. ST. NA  
P.D.  
E.C. ST. NA  
E.C. ST. NA

5-11-1106

5-MH-11306

Contains 143.53 acres more or less.

[illegible]





215 SOUTH HOLLAND STREET  
SUITE 100  
DADE COUNTY, FLORIDA 33126  
TEL: 305-375-1234  
FAX: 305-375-1235

SKETCH OF DESCRIPTION  
OF  
WINDWARD CDD  
SECTION 15, TOWNSHIP 26 SOUTH, RANGE 27 EAST  
OSCEOLA COUNTY, FLORIDA

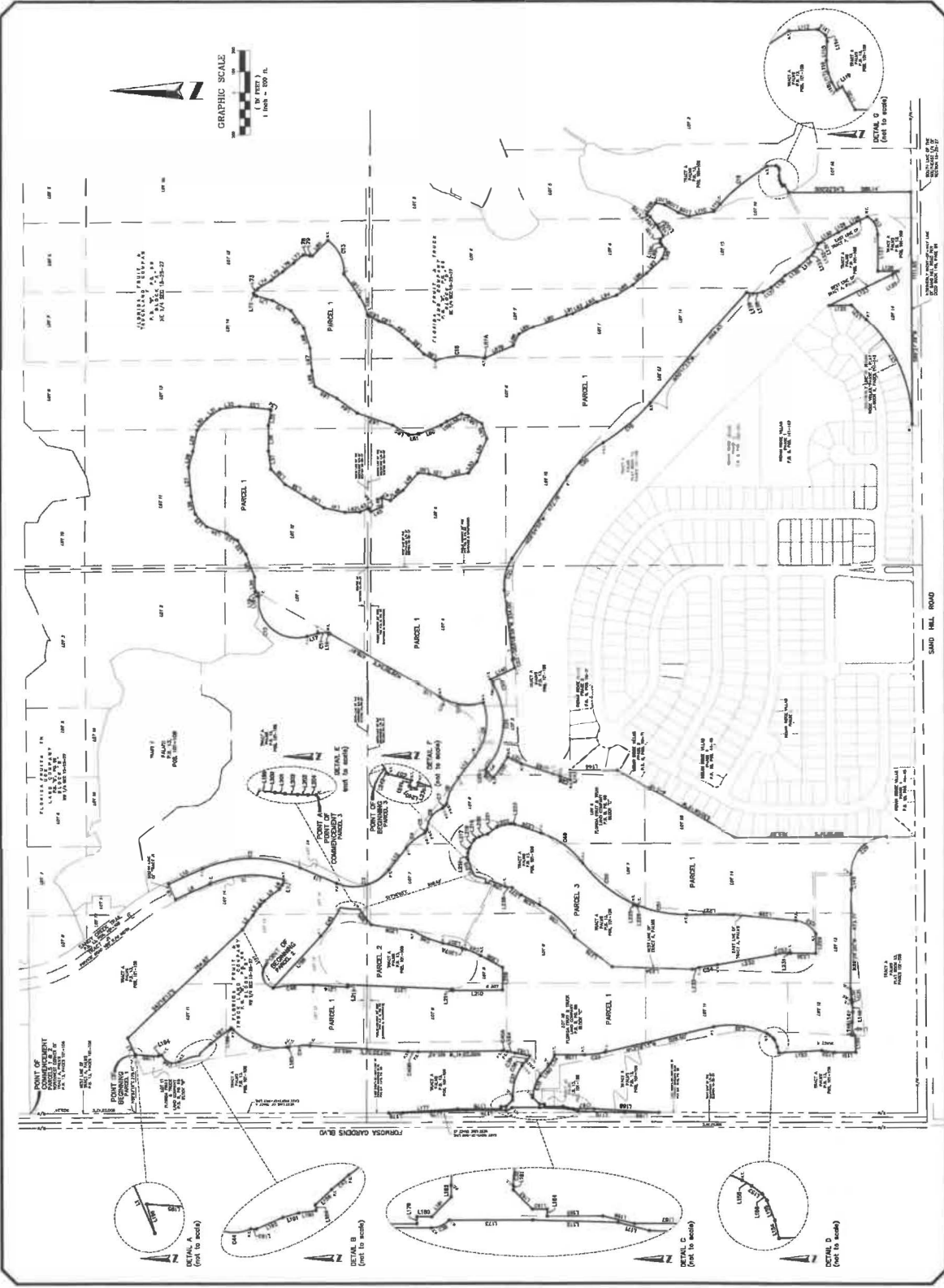
FOR:

THE LANDOWNERS AND/OR RECORDING OFFICE

DATE	REVISIONS
11/11/2011	1. INITIAL DRAFT
11/11/2011	2. REVISED DRAFT
11/11/2011	3. REVISED DRAFT
11/11/2011	4. REVISED DRAFT
11/11/2011	5. REVISED DRAFT
11/11/2011	6. REVISED DRAFT
11/11/2011	7. REVISED DRAFT
11/11/2011	8. REVISED DRAFT
11/11/2011	9. REVISED DRAFT
11/11/2011	10. REVISED DRAFT
11/11/2011	11. REVISED DRAFT
11/11/2011	12. REVISED DRAFT
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DATE: 11/11/2011  
SCALE: 1" = 200' (SEE NOTE)  
DRAWN BY: J.A.  
CHECKED BY: J.A.  
APPROVED BY: J.A.

SHEET 3 OF 3  
Exhibit 3







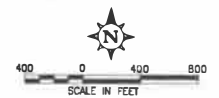


GENERAL LEGEND

	PD Boundary
	CDD Boundary
	Drainage Easement
	Utility Easement
	Conservation Buffer
	Offsite Inflow or Discharge Location
	Basin Boundary
	Basin Identification

Post-Development Basin Map  
**Windward CDD**

**POULOS & BENNETT**



**Exhibit 5**

November 21, 2016  
 P & B Job No.: 15-114

2601 S. Livingston St.  
 Orlando, Florida 32803-4077, 407.2594

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 Certificate of Authorization No. 28567

Z:\2015\15-114 Windward CDD\15114 CDD Post Dev Basin





**SOURCE:**

FEMA PANEL NOS. 12097C0030G &  
1209C0040G, REVISED: 6/18/2013

OSCEOLA COUNTY GIS PARCEL DATA

FEMA 100 Yr. Flood Plain Map

**Windward CDD**

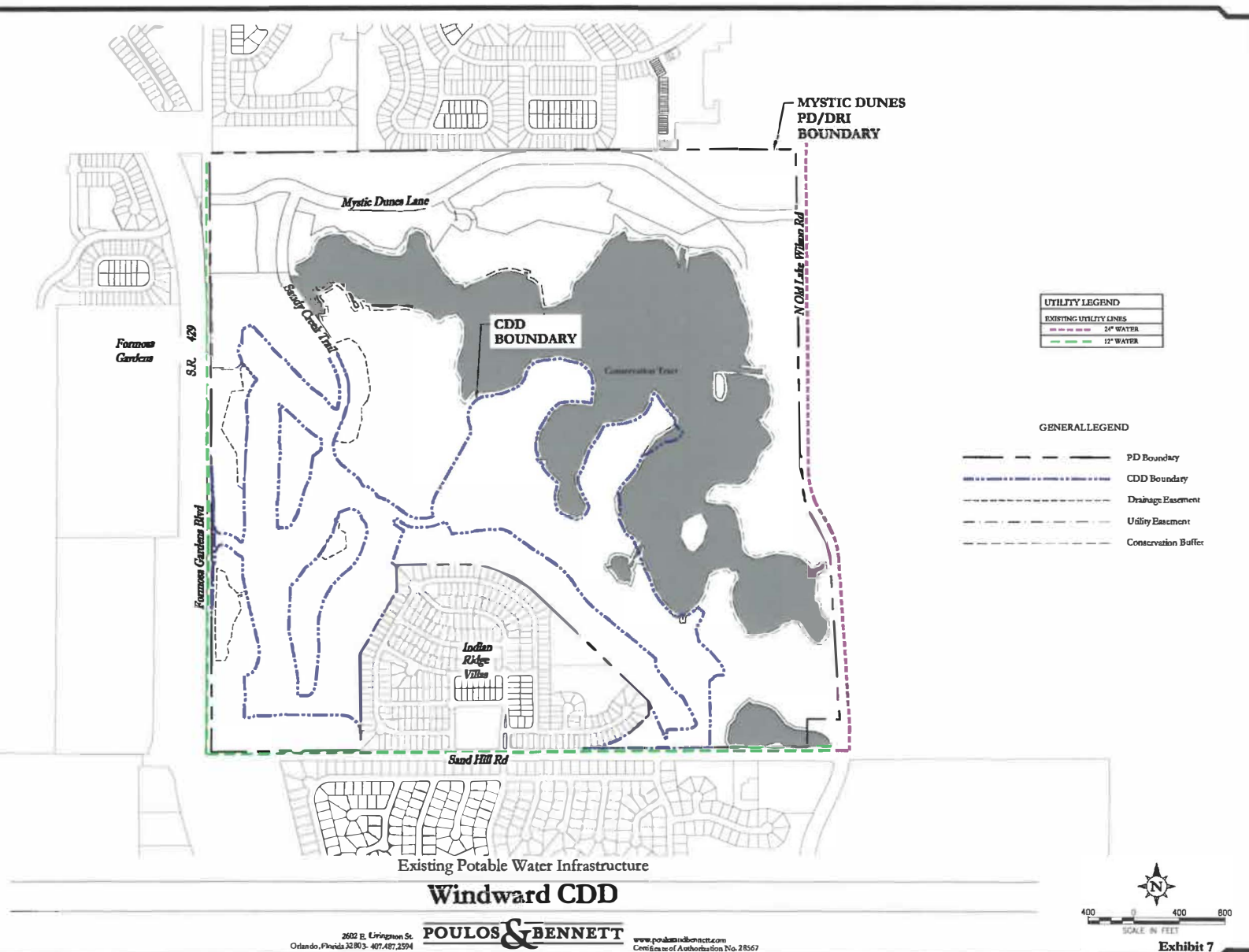
**POULOS & BENNETT**

January 31, 2017  
P & B Job No.: 15-114

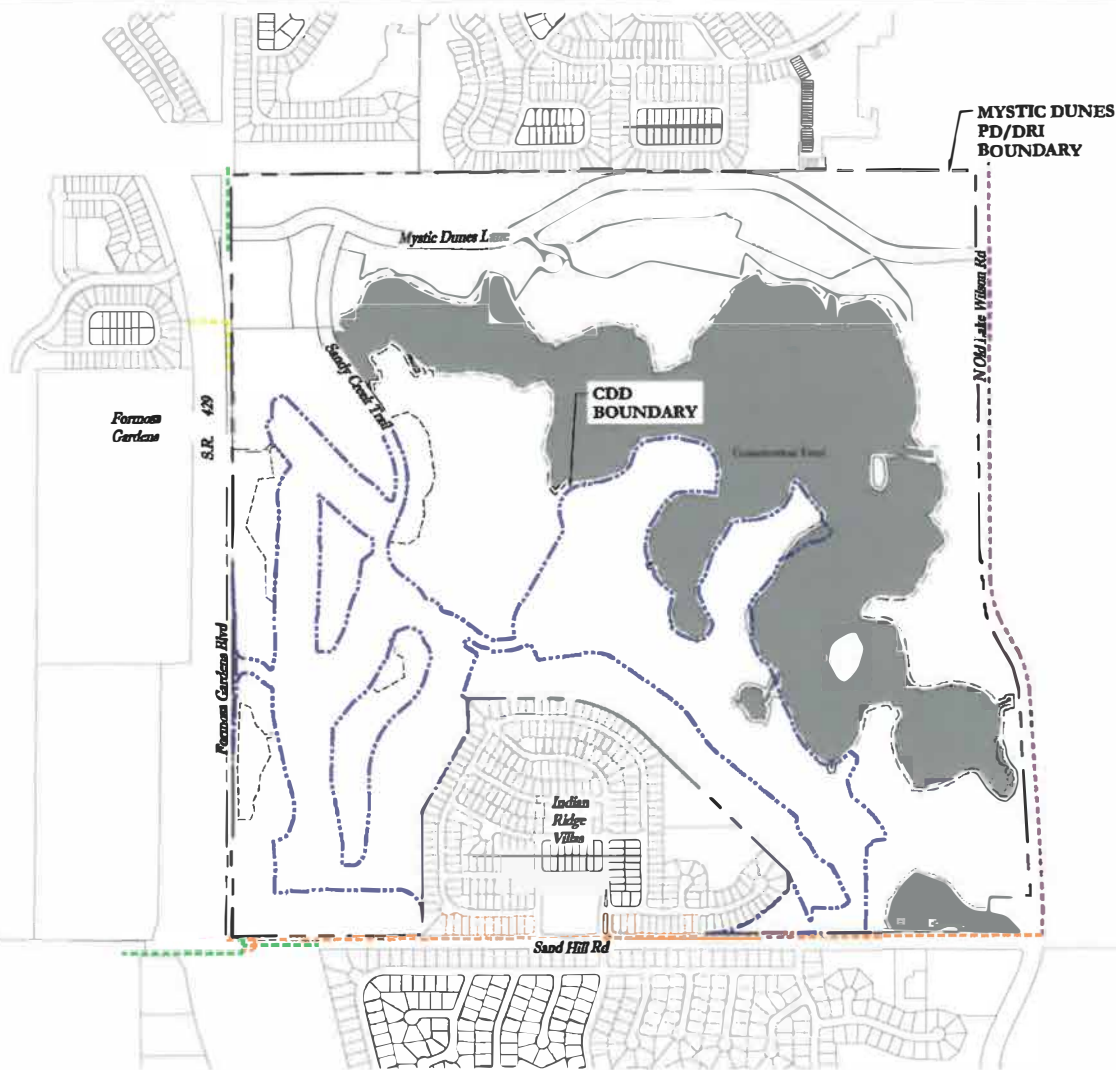
2602 E. Livingston St.  
Orlando, Florida 32803 - 407.467.2594

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2/10/15, 15-114 WINDWARD MYSTIC DUNES CDD & F055,000,18114 CDD FEMA 100 YR/1000 PLAN MAP







UTILITY LEGEND	
EXISTING UTILITY LINES	
8" RECLAIM	
12" RECLAIM	
16" RECLAIM	
24" RECLAIM	

#### GENERAL LEGEND

---	PD Boundary
---	CDD Boundary
---	Drainage Easement
---	Utility Easement
---	Conservation Buffer

Existing Reclaim Water Infrastructure

## Windward CDD

**POULOS & BENNETT**

2602 S. Livingston St.  
Orlando, Florida 32803-407-487.2294

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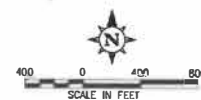
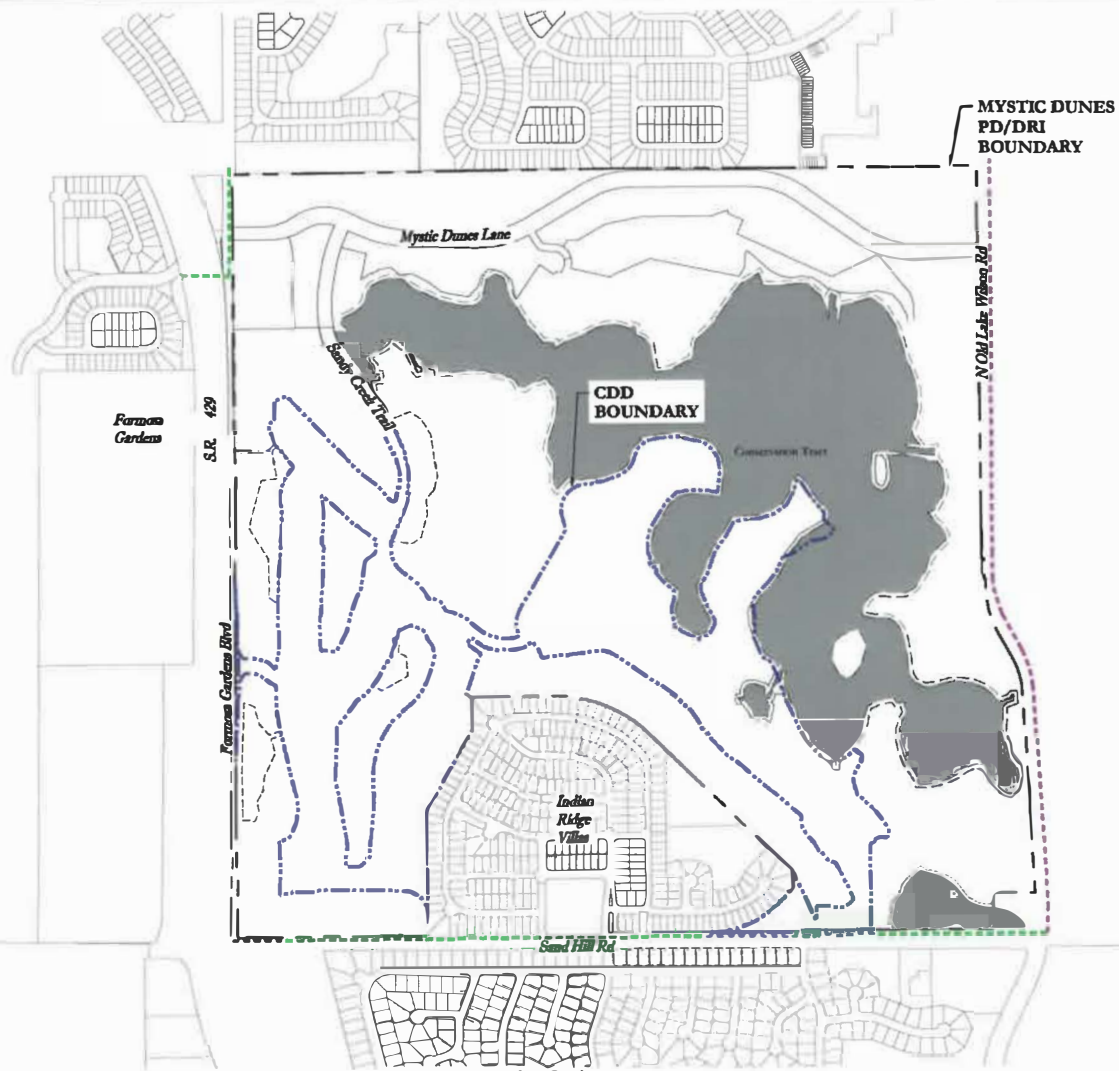


Exhibit 8

November 21, 2016  
P & B Job No.: 15-114

2016/11/21 10:14 AM REVISED JAMES (CDD) 15-114 CDD RECLAIM WATER (CDD)



UTILITY LEGEND	
EXISTING UTILITY LINES	
8" FOR CEM/CON	
30" FOR CEM/CON	

#### GENERAL LEGEND

PD Boundary	
CDD Boundary	
Drainage Easement	
Utility Easement	
Conservation Buffer	

Existing Sanitary Sewer Infrastructure

## Windward CDD

**POULOS & BENNETT**

November 21, 2016  
P & B Job No.: 15114

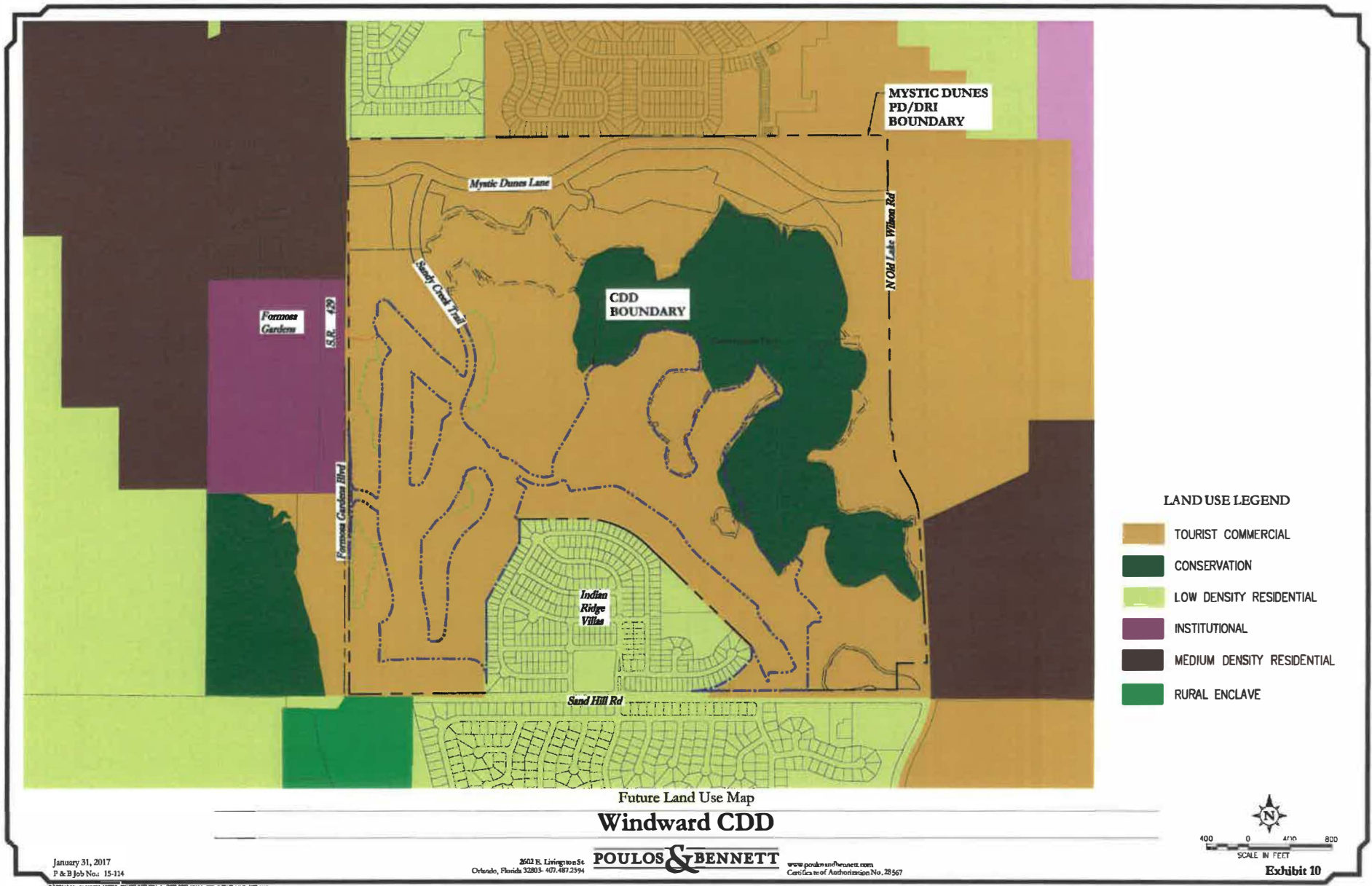
2602 E. Livingston St.  
Orlando, Florida 32803-4071-2554

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Exhibit 9










E:\2015\15-114 WINDWARD CDD\15114 WINDWARD CDD SANITARY SEWER EXHIBIT







#### GENERAL LEGEND

-  PD Boundary
-  CDD Boundary
-  Drainage Easement
-  Utility Easement
-  Conservation Buffer
-  CDD Stormwater Tract
-  Private
-  CDD Open Space
-  CDD Roads / Utility

Future Public & Private Uses Within CDD

## Windward CDD

**POULOS & BENNETT**

2602 E. Livingston St.  
Orlando, Florida 32819 407.467.2994

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Certificate of Authorization No. 28567



**Exhibit 11**

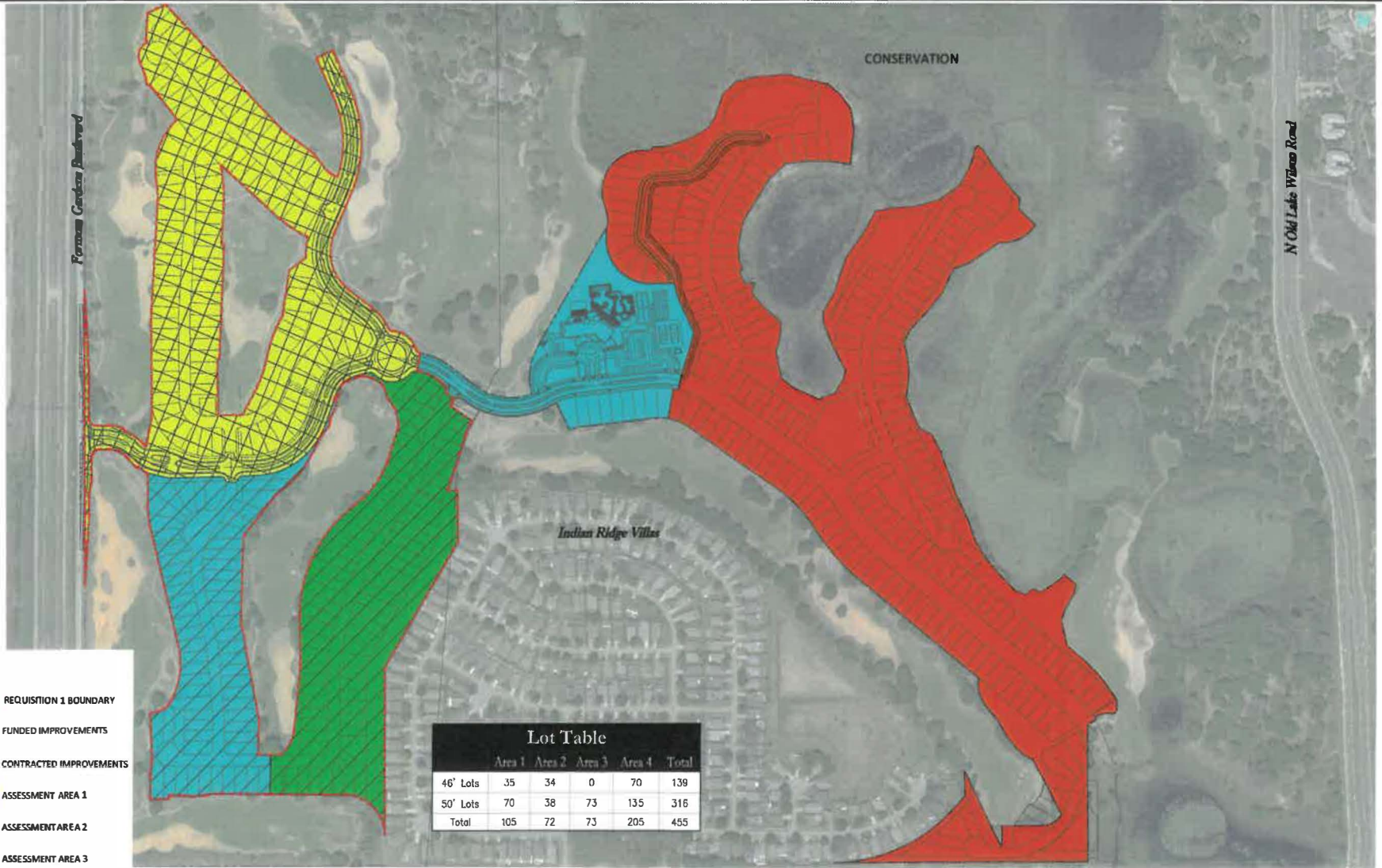
November 21, 2016  
P & B Job No.: 15-114

2580-515-104 SHOW MYSTIC DUNES/CAV/USH & FISH/COV/SHIN CDD PUBLIC PUBLIC CLERT







**Exhibit 12**  
**Windward CDD**  
**Estimate of Probable Capital Improvement Costs**

<b>Facility</b>	<b>Estimated Total Cost</b>	<b>Requisition No. 1 Reimbursement Costs</b>	<b>Remaining Costs</b>
Master Stormwater Management System	\$2,836,000	\$1,789,922.60	\$1,046,077.40
Onsite Transportation Improvements	\$3,452,000	\$1,625,275.76	\$1,826,724.24
Offsite Improvements	\$578,000	\$231,491.91	\$346,508.09
Potable Water Distribution System	\$2,112,000	\$631,576.50	\$1,480,423.50
Sanitary Sewer System	\$3,544,000	\$918,577.15	\$2,625,422.85
Reclaimed Water Distribution System	\$576,000	\$456,004.42	\$119,995.58
Landscaping, Walls & Monuments	\$2,682,000	\$1,731,570.48	\$950,429.52
Electrical Distribution & Street Lights	\$780,000	\$179,232	\$600,768.08
Ecological Mitigation	\$1,082,000	\$0	\$1,082,000.00
Professional Fees/Contingencies	\$2,423,000	\$1,713,050.85	\$709,949.15
Contingencies	\$2,647,000	\$0	\$2,647,000.00
<b>Total</b>	<b>\$22,712,000</b>	<b>\$9,276,702</b>	<b>\$13,435,298.41</b>



**LEGEND**

-  REQUISITION 1 BOUNDARY
-  FUNDED IMPROVEMENTS
-  CONTRACTED IMPROVEMENTS
-  ASSESSMENT AREA 1
-  ASSESSMENT AREA 2
-  ASSESSMENT AREA 3
-  ASSESSMENT AREA 4

Lot Table					
	Area 1	Area 2	Area 3	Area 4	Total
46' Lots	35	34	0	70	139
50' Lots	70	38	73	135	316
Total	105	72	73	205	455

Exhibit 13  
**Windward CDD Master Site Plan**

April 10, 2018  
 P & B Job No.: 15-114

2602 E. Livingston St.  
 Orlando, Florida 32803-4074/87.2594

**POULOS & BENNETT**

www.poulosandbenett.com  
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Z:\2015\15-114 Windward CDD Master Site Plan\15114-63023607.dwg 15114-63023607.dwg 15114-63023607.dwg

**EXHIBIT 14**  
**Windward CDD**  
**PERMIT & APPROVAL LOG**  
**Four Seasons at Orlando (Tracts C & D)**

DATE: <u>9-Apr-18</u>		BY: <u>JBG</u>		PROJECT NUMBER(S): <u>15-114</u>					
COMMUNITY: <u>Four Seasons at Orlando</u>									
PERMIT TYPE (IE: Wetland, Land Use, Sewer Extension)	ISSUING AGENCY	APPLICATION NUMBER	PERMIT NUMBER	DESCRIPTION OF PERMITTED ACTIVITY	ASSESSMENT AREA(S)	CONSULTANT	CURRENT STATUS (IE: Not Submitted Yet, In Review, 2nd Submittal, Approved, Extended, Expired, Closed)	DATE SUBMITTED	DATE ISSUED
Planned Development	Osceola County		PD16-00018	Mystic Dunes PD Major Amendment	1, 2, 3, & 4	Akerman	Approved		12-Dec-16
Preliminary Subdivision Plan	Osceola County		PS16-00002	Preliminary Approval of Four Seasons Boulevard and 105 Lots Phase 1: Tract C	1	Poulos & Bennett	Approved		6-Apr-16
Site Development Plan	Osceola County		SDP16-00028	Construction of Mass Grading Phase 1: Tract C	1	Poulos & Bennett	Closed Out		10-May-16
Site Development Plan	Osceola County		SDP16-00031	Construction of Four Seasons Boulevard Phase 1: Tract C	1	Poulos & Bennett	Closed Out		19-Dec-16
Site Development Plan	Osceola County		SDP16-00051	Construction of 105 Lots Phase 1: Tract C	1	Poulos & Bennett	Closed Out		17-Jan-17
Environmental Resource	SFWMD	160304-13	49-00838-P	Construction of Mass Grading Phase 1: Tract C	1	Poulos & Bennett	Closed Out		30-Jun-16
Environmental Resource Permit	SFWMD	160610-9	49-00838-P	Construction of Four Seasons Boulevard and 105 Lots Phase 1: Tract C	1	Poulos & Bennett	Closed Out		13-Jul-16
Water General Permit	FDEP		0125823-275-DSGP	Construction of Four Seasons Boulevard Phase 1: Tract C	1	Poulos & Bennett	Closed Out		29-Jul-16
Wastewater General Permit	FDEP		CS49-0345367-001	Construction of Four Seasons Boulevard Phase 1: Tract C	1	Poulos & Bennett	Closed Out		29-Jun-16
Water General Permit	FDEP		0125823-282-DSGP	Construction of 105 Lots Phase 1: Tract C	1	Poulos & Bennett	Closed Out		21-Sep-16
Wastewater General Permit	FDEP		0345367-002-DWC/CG	Construction of 105 Lots Phase 1: Tract C	1	Poulos & Bennett	Closed Out		14-Nov-16
Final Subdivision Plan	Osceola County		FS17-00003	Four Seasons at Orlando Phase 1 Plat: Tract C	1	Ganung Belton	Recorded		15-Jun-17
MUP & Construction Plan Review	Toho Water Authority		160024.AR.KA	Construction of Four Seasons Boulevard Phase 1: Tract C	1	Poulos & Bennett	Closed Out		8-Aug-16
MUP & Construction Plan Review	Toho Water Authority		160047.AR.KA	Construction of 105 Lots Phase 1: Tract C	1	Poulos & Bennett	Closed Out		
Preliminary Subdivision Plan	Osceola County		PS16-00029	Preliminary Approval of 136 Lots Phase 2: Tract D	2 & 3	Poulos & Bennett	Approved		6-Apr-17
Site Development Plan	Osceola County		SDP17-0127	Construction of 136 Lots Phase 2: Tract D	2 & 3	Poulos & Bennett	In Review	4-Oct-17	
Environmental Resource Permit	SFWMD	171012-2	49-00838-P	Conceptual Approval for All Phases & Construction of 136 Lots Phase 2: Tract D	2, 3, & 4	Poulos & Bennett	Approved		9-Jan-18
Water General Permit	FDEP			Construction of 136 Lots Phase 2: Tract D	2 & 3	Poulos & Bennett	Not Submitted Yet		
Wastewater General Permit	FDEP			Construction of 136 Lots Phase 2: Tract D	2 & 3	Poulos & Bennett	Not Submitted Yet		
MUP & Construction Plan Review	Toho Water Authority		170103.AR.KA	Construction of 136 Lots Phase 2: Tract D	2 & 3	Poulos & Bennett	Approved		10-Jan-18

**Exhibit 15**  
**Windward Community Development District**  
**Summary of Requisition No. 1**

Facility	CDD Engineer's Report Estimated Cost	Four Seasons at Orlando Phase 1 Construction Requisition Wal-Rose Pay Applications: ASSESSMENT AREA 1			Four Seasons at Orlando Phase 2 Construction Requisition Wal-Rose Contract: ASSESSMENT AREAS 2 & 3	Total Requisition for Reimbursement No. 1
	ASSESSMENT AREAS 1-4	Mass Grading Ph 1	Spine Road Ph 1	Tract C Ph 1	Tract D Ph 2	
Master Stormwater Management System	\$ 2,836,000	\$ 400,281.19	\$ 532,534.91	\$ 257,055.30	\$ 600,051.20	\$ 1,789,922.60
Onsite Transportation Improvements	\$ 3,452,000	\$ 21,695.00	\$ 838,888.25	\$ 408,818.52	\$ 355,873.99	\$ 1,625,275.76
Offsite Improvements	\$ 578,000	\$ -	\$ 90,647.32	\$ 36,376.99	\$ 104,467.60	\$ 231,491.91
Potable Water Distribution System	\$ 2,112,000	\$ -	\$ 194,785.24	\$ 171,977.37	\$ 264,813.89	\$ 631,576.50
Sanitary Sewer System	\$ 3,544,000	\$ -	\$ 89,451.35	\$ 575,150.28	\$ 253,975.52	\$ 918,577.15
Reclaimed Water Distribution System	\$ 576,000	\$ -	\$ 73,291.27	\$ 232,109.92	\$ 150,603.23	\$ 456,004.42
Landscaping, Walls, and Monuments	\$ 2,682,000	\$ -	\$ 150,128.50	\$ 1,277,926.98	\$ 303,515.00	\$ 1,731,570.48
Electrical Distribution & Street Lights	\$ 780,000	\$ -	\$ -	\$ 159,551.92	\$ 19,680.00	\$ 179,231.92
Ecological Mitigation	\$ 1,082,000	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 17,642,000	\$ 421,976	\$ 1,969,727	\$ 3,118,967	\$ 2,052,980	\$ 7,563,650.74
Soft Costs	\$ 2,423,000	\$ -	\$ -	\$ 1,534,201.89	\$ 178,848.96	\$ 1,713,050.85
Contingency (15% of Hard Costs)	\$ 2,647,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 22,712,000</b>	<b>421,976.19</b>	<b>1,969,726.84</b>	<b>4,653,169.17</b>	<b>2,231,829.39</b>	<b>9,276,701.59</b>

B

**SUPPLEMENTAL  
ASSESSMENT METHODOLOGY**

**FOR  
WINDWARD  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: April 18, 2018**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
135 W. Central Blvd, Suite 320  
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Windward Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Windward Community Development District with financial advisory services or offer investment advice in any form.

## **1.0 Introduction**

The Windward Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), as amended. The District plans to issue \$7,020,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements within an assessment area within the District, more specifically described in the Engineer's Report dated April \_\_, 2018 prepared by Poulos & Bennett as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of infrastructure improvements consisting of improvements that benefit property owners within the District.

### **1.1 Purpose**

This Supplemental Assessment Methodology Report (the "Assessment Report") provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within the District. This report supplements previously approved Master Assessment Methodology dated April 27, 2017. The Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan ("CIP"). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 128 Acres in Osceola County, Florida. The development program related to these Bonds currently envisions approximately 241 detached residential units (herein the "Development"). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this report will be modified accordingly.

The improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer's Report. Specifically, the District will construct and/or acquire certain onsite transportation improvements, offsite roadway improvements, stormwater management systems, potable water distribution systems, reclaimed water distribution systems, sanitary sewer systems, landscaping, Walls and Monuments, electrical distribution, street



lights, ecological mitigation, and professional fees/contingencies. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements and services that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within are therefore receiving special benefits not received by those outside the District's boundaries.

## **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$22,712,000. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be \$7,020,000. Additionally, funding required to complete the CIP is anticipated to be funded by Developer. Without the CIP, the property would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District is planning to issue \$7,020,000 in Bonds to fund the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$7,020,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the land uses as identified by the Developer and current landowners of the land within the District. The District has a proposed Engineer's Report for the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$22,712,000. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Project and related costs was determined by the District's Underwriter to total \$7,020,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan is completed. The CIP funded by District bonds benefits all developable acres within the District.

The initial assessments will be levied on an equal basis to all acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 241 residential units within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The CIP consists of onsite transportation improvements, offsite roadway improvements, stormwater management systems, potable water distribution systems, reclaimed water distribution systems, sanitary sewer systems, landscaping, Walls and Monuments, electrical distribution, street lights, ecological mitigation, and professional fees/contingencies along with related incidental costs. There are two residential product types within the planned development. Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include onsite transportation improvements, offsite roadway improvements, stormwater management systems, potable water distribution systems, reclaimed water distribution systems, sanitary sewer systems, landscaping, Walls and Monuments, electrical distribution, street lights, ecological mitigation, and professional fees/contingencies. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation

will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds to a level that will be supported by the new net annual debt service assessments will be required.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's CIP will be distributed evenly across the acres within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

**TABLE 1**  
**WINDWARD COMMUNITY DEVELOPMENT DISTRICT**  
**DEVELOPMENT PROGRAM**  
**SUPPLEMENTAL METHODOLOGY**

Product Types	No. of Units	Totals	ERUs per Unit (1)	Total ERUs
Single Family - 45'	69	69	1.00	69
Single Family - 50'	172	172	1.00	172
<b>Total Units</b>	<b>241</b>	<b>241</b>		<b>241</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 2**  
**WINDWARD COMMUNITY DEVELOPMENT DISTRICT**  
**INFRASTRUCTURE COST ESTIMATES**  
**SUPPLEMENTAL METHODOLOGY**

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Master Stormwater Management System	\$ 2,836,000
Onsite Transportation Improvements	\$ 3,452,000
Offsite Improvements	\$ 578,000
Potable Water Distribution System	\$ 2,112,000
Sanitary Sewer System	\$ 3,544,000
Reclaimed Water Distribution System	\$ 576,000
Landscaping, Walls, and Monuments	\$ 2,682,000
Electrical Distribution & Lights	\$ 780,000
Ecological Mitigation	\$ 1,082,000
Professional Fees	\$ 2,423,000
Contingencies	\$ 2,647,000
	<b>\$ 22,712,000</b>

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated January 31, 2017.

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 3**  
**WINDWARD COMMUNITY DEVELOPMENT DISTRICT**  
**BOND SIZING**  
**SUPPLEMENTAL METHODOLOGY**

<b>Description</b>	<b>Series 2018A-1</b>	<b>Series 2018A-2</b>	<b>Total</b>
Construction Funds	\$2,751,498	\$3,578,750	\$6,330,248
Debt Service Reserve	\$108,549	\$118,500	\$227,049
Capitalized Interest	\$73,552	\$98,750	\$172,302
Underwriters Discount	\$61,400	\$79,000	\$140,400
Cost of Issuance	\$75,000	\$75,000	\$150,000
Contingency	\$0	\$0	\$0
<b>Par Amount*</b>	<b>\$3,070,000</b>	<b>\$3,950,000</b>	<b>\$7,020,000</b>

**Bond Assumptions:**

Interest Rate	5.75%	5.75%
Duration	30 Years	7 Years
Capitalized Interest	5 Months	5 Months
Maximum Annual Debt/Annual Int.	\$217,099	\$227,125
Debt Service Reserve	50% Max. Annual	Semi-Annual Int.
Underwriters Discount	2%	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC



**TABLE 4**  
**WINDWARD COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF BENEFIT**  
**SUPPLEMENTAL METHODOLOGY**

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family - 45'	184	1.00	184	34.72%	\$7,884,921	\$42,853
Single Family - 50'	346	1.00	346	65.28%	\$14,827,079	\$42,853
Totals	530		530	100.00%	\$ 22,712,000	

\* Represents total District development plan and subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5**  
**WINDWARD COMMUNITY DEVELOPMENT DISTRICT**  
**ALLOCATION OF PAR DEBT TO EACH PRODUCT TYPE**  
**SUPPLEMENTAL METHODOLOGY**

Product Types	No. of Units *	Par Debt Per Unit Series 2018A-1	Par Debt Series 2018A-1	Par Debt Per Unit Series 2018A-2	Par Debt Series 2018A- 2	Total Par Debt	Total Par Debt Per Unit	Improvement Cost Per Unit	Excess Cost Per Unit
Single Family - 45'	69	\$12,739	\$878,963	\$14,249	\$987,772	\$1,862,135	\$26,987	\$42,853	\$15,865
Single Family - 50'	172	\$12,739	\$2,191,037	\$17,249	\$2,966,826	\$5,157,865	\$29,988	\$42,853	\$12,865
<b>Totals</b>	<b>241</b>		<b>\$3,070,000</b>		<b>\$3,950,000</b>	<b>\$7,020,000</b>			

\* Unit mix is subject to change based on marketing and other factors

**TABLE 6**  
**WINDWARD COMMUNITY DEVELOPMENT DISTRICT**  
**ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE**  
**SUPPLEMENTAL METHODOLOGY**

Product Types	No. of Units *	Maximum Annual Debt Service - Series 2018A-1	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)	Net Annual Interest - Series 2018A-2	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family - 45'	69	\$62,157	\$901	\$958	\$56,532	\$819	\$872
Single Family - 50'	172	\$154,942	\$901	\$958	\$170,593	\$992	\$1,055
<b>Totals</b>	<b>241</b>	<b>\$217,099</b>			<b>\$227,125</b>		

(1) This amount includes collection fees and early payment discounts when collected on the Osceola County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 7**  
**WINDWARD COMMUNITY DEVELOPMENT DISTRICT**  
**PRELIMINARY ASSESSMENT ROLL**  
**SUPPLEMENTAL METHODOLOGY**

Owner	Property*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated - Series 2018A-1	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)	Total Par Debt Allocated - Series 2018A-2	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
K. Hovnanian at Mystic Dunes, LLC	See Exhibit A	128.00	\$ 54,844	\$ 3,070,000	\$ 217,099	\$ 230,956	\$ 3,950,000	\$ 227,125	\$ 241,622
Totals		128.00		\$ 3,070,000	\$ 217,099	\$ 230,956	\$ 3,950,000	\$ 227,125	\$ 241,622

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

	Series 2018A-1	Series 2018A-2
Annual Assessment Periods	30	7
Average Coupon Rate (%)	5.75%	5.75%
Maximum Annual Debt Service	\$217,099	\$227,125.00

\* - See Metes and Bounds, attached as Exhibit A

## SECTION V

This instrument was prepared by,  
and is to be returned to:  
Andrew C. d'Adesky, Esq.  
Latham, Shuker, Eden & Beaudine, LLP  
111 N. Magnolia Ave., Suite 1400  
Orlando, FL 32801

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**COST SHARING AGREEMENT FOR  
OPERATION AND MAINTENANCE OF SHARED IRRIGATION COSTS**

**THIS COST SHARING AGREEMENT FOR OPERATION AND MAINTENANCE OF SHARED IRRIGATION COSTS** (this "Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2018 ("Effective Date") by and between **WINDWARD COMMUNITY DEVELOPMENT DISTRICT** ("District"), a community development district formed pursuant to Chapter 190, *Florida Statutes*, **FOUR SEASONS AT ORLANDO HOMEOWNERS ASSOCIATION, INC.**, a Florida homeowner's association ("HOA"). District and HOA are hereinafter sometimes referred to separately as "Party" and collectively as "Parties".

**RECITALS**

A. The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act").

B. The District was created by Osceola County (the "County") by the adoption of County Ordinance No. 2017-21 (the "District Ordinance"), pursuant to the Act;

C. Pursuant to the Act and the District Ordinance, the District is presently authorized to construct, acquire, operate and maintain infrastructure improvements and services as set forth in Section 190.012(1), Florida Statutes, for which the District may impose, levy and collect non-ad valorem special assessments on land within the boundaries of the District.

D. The real property lying within the external boundaries of the District (the "District Property") is described in the District Ordinance.

E. HOA owns certain parcels of real property within the development known as Four Seasons at Mystic Dunes (the "HOA Property"), which property is immediately adjacent to the District Property (collectively, the District Property and the HOA Property shall be referred to herein as the "Overall Property"), as generally depicted in Exhibit "A".

F. The Overall Property is serviced by a single irrigation meter, which benefits both District Property and HOA Property (the "Shared Irrigation").

G. HOA acknowledges that the Shared Irrigation confers a special and direct benefit on the HOA Property.

H. HOA has agreed to pay the HOA Fair Share (as hereinafter defined) of the costs and expenses incurred by District in accordance with this Agreement with respect to the Shared Irrigation, as such costs and expenses have been fairly apportioned between the HOA Property and the District Property.

I. The Parties desire to enter into this Agreement to memorialize their agreements regarding the Shared Irrigation, the HOA Fair Share and certain other matters more particularly set forth below in this Agreement.

### **AGREEMENTS**

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each Party, District and HOA covenant and agree as follows:

1. The Shared Irrigation Thereof. The Shared Irrigation shall initially include, but may not necessarily always be limited to, the following improvements and services:

- (i) Utility costs for shared irrigation service located within the Overall Property

2. Cost Sharing; HOA Fair Share; District Fair Share. So long as the District is performing the Shared Irrigation, HOA agrees to pay to District an amount equal to the actual cost of the Shared Irrigation attributable to the HOA Property (the "HOA Fair Share"), and the District agrees to be responsible for an amount equal to the actual cost of the Shared Irrigation attributable to the District Property (the "District Fair Share"). The HOA Fair Share and District Fair Share for purposes of this Agreement shall not include any share of any costs or expenses associated with the initial construction of the Shared Irrigation. The Parties agree that the HOA Fair Share and the District Fair Share are fairly based on the proportionate benefit each of HOA and the District receives for the Shared Irrigation.

3. Payment of HOA Fair Share. The HOA Fair Share shall be paid by HOA, in installments, as and when payments costs and expenses are required to be paid by District for the Shared Irrigation, as appropriate.

In the event HOA assigns its obligations hereunder in accordance with the terms and conditions of this Agreement, the assignee shall be obligated to pay the HOA Fair Share in no more than four installments per year on dates determined by the District.

Each installment of the HOA Fair Share shall be paid by HOA (or its assignee, as applicable) to District within thirty (30) days after HOA (or its assignee) receives District's written request for payment of the amount due, accompanied by documentation reasonably requested by HOA (or its assignee). Any installment not paid within the said thirty (30) days shall accrue interest at the official prime rate of interest ("Prime") published from time to time by District's

banking institution of choice plus three percent (3%), from the date due to the date of payment, and HOA (or its assignee) shall also pay all costs and expenses, including but not limited to the fees and costs referred to in here below, incurred by District to collect the delinquent payment.

4. Security for HOA's Fair Share. If HOA shall fail to pay the HOA Fair Share as and when due, then District shall provide written notice of such failure to HOA (the "Second Notice"). If HOA fails to pay District within thirty (30) days after receipt of the Second Notice, then District and HOA agree that the parties shall agree to meet with a mutually acceptable mediator in Orlando, Florida at a mutually agreeable time (but not later than sixty (60) days after the Second Notice) to discuss HOA's failure to pay the HOA Fair Share (the "Fair Share Mediation"); the cost of the mediator shall be shared equally by HOA and the District (unless, in the sole, reasonable discretion of the mediator, the failure to pay was due to the gross negligence or willful misconduct of one party, then the cost shall be paid solely by that party). If the parties cannot agree to the mediator, the terms of the Fair Share Mediation or if after such Fair Share Mediation HOA does not pay the HOA Fair Share as determined by the Fair Share Mediation, then ninety (90) days after the Second Notice, District shall have the right to bring an action at law against the record title holder to the HOA Property to pay the amount due under this Agreement and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's interest hereunder.

HOA may impose and collect the HOA Fair Share payments through a property owners' association assessments (backed by lien rights) levied against the HOA Property. Notwithstanding any method HOA may utilize to generate the funds necessary to pay the HOA Fair Share, if HOA shall not have created a separately incorporated owners' association to be responsible for the HOA Fair Share, then HOA shall remain liable for the timely payment of the HOA Fair Share.

5. Easements. In order to permit District to perform its obligations under this Agreement, HOA does hereby grant to the District, its agents, employees, successors and assigns, a perpetual non-exclusive easement over, under and through the relevant portions of the HOA Property as shown on Exhibit A, including but not limited to access easements and easements to perform installation, construction, maintenance, repair and replacement, to the improvements as required by this Agreement, any governmental permits in the name of the District, or otherwise. The Parties agree to cooperate to implement, execute and record any easements necessary to effectuate this Agreement.

6. Representations and Warranties.

(a) District. District represents and warrants to HOA as follows: District is a community development district duly organized and validly existing in the State of Florida and it is qualified to conduct business in the State of Florida. District has the full right, capacity, power and authority to enter into and perform its obligations under this Agreement. No approvals, authorizations or consents of any person or entity other than District are necessary in connection with this Agreement.



(b) HOA. HOA represents and warrants to District as follows: HOA is a limited liability company duly organized and validly existing in the State of Florida and it is qualified to conduct business in the State of Florida. HOA has the full right, capacity, power and authority to enter into and perform its obligations under this Agreement. No approvals, authorizations or consents of any person or entity other than HOA are necessary in connection with this Agreement.

7. HOA Obligations. All obligations of HOA under this Agreement under are absolute, unconditional, primary and direct.

8. Termination for Non-Performance or Non-Payment.

In the event HOA fails or is unable to pay the HOA Fair Share, or any installment thereof, for a period of two (2) months after its receipt of written notice from the District, the District may assign or terminate the Agreement, without the consent of or prior notice to HOA, and the District's obligations hereunder shall terminate.

9. Notices. All notice or other communication required or permitted by this Agreement shall be in writing and may be delivered in person (by hand delivery or professional messenger service) to either Party or may be sent by registered or certified mail, with postage prepaid, return receipt requested or delivered by Express Mail of the U.S. Postal Service or Federal Express or any other courier service guaranteeing overnight delivery, charges prepaid and addressed as follows:

If to District: Windward Community Development District  
c/o Governmental Management Services – Central Florida  
135 W. Central Blvd., Suite 320  
Orlando, Florida 32801  
Attn.: District Manager

With a copy to: Latham, Shuker, Eden & Beaudine, LLP  
111 North Magnolia Ave., Suite 1400  
Orlando, Florida 32801  
Attn.: Jan Albanese Carpenter, Esq.

If to HOA: Four Seasons at Orlando Homeowner's Association Inc.  
c/o Access Management

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With a copy to: K. Hovnanian at Mystic Dunes, LLC  
1201 Hays Street  
Tallahassee, FL 32301  
Attn: Land Development Manager

Any such notice or other communication sent by registered or certified mail, return receipt requested, shall be deemed to have been duly given and received seventy-two (72) hours after the

same is so addressed and mailed with postage prepaid. Notices delivered by overnight service shall be deemed to have been given twenty-four (24) hours after delivery of the same, charges prepaid, to the U.S. Postal Service or private courier. Any notice or other document sent by any other manner shall be effective only upon actual receipt thereof. Any Party may change its address for purposes of this section by giving notice to the other Party as provided herein.

10. Relationship of the Parties. Neither Party is authorized to make or enter into, nor shall any Party make or enter into, any contract, agreement, understanding or commitment purporting to bind the other Party, and no contract, agreement, understanding or commitment purporting to bind either Party hereto shall be effective or binding, unless or until such contract, agreement, understanding or commitment is accepted in writing by the Party to be bound. This Agreement does not create or evidence any partnership or joint venture between District and HOA.

11. Third Party Beneficiaries. There are no third-party beneficiaries of this Agreement.

12. District a Public Entity; Public Records. HOA recognizes that District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. HOA understands and agrees that all documents of any kind provided to District in connection with this Agreement are public records and are treated as such in accordance with Florida law. Also, any books, documents (other than any original, signed counterparts of this Agreement belonging to HOA), records, correspondence or other information kept or obtained by District or furnished by District to HOA in connection with the activities contemplated herein, and any District records related to this Agreement, are property of District. If and to the extent that any such books, documents, records, correspondence or other information are public records under Chapter 119, Florida Statutes, District shall be entitled to permit the inspection and copying of such public records by members of the public pursuant to Chapter 119, Florida Statutes, and HOA agrees to make any such public records, or copies thereof, in HOA's possession available to District for that purpose.

13. Sovereign Immunity. HOA agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, as amended or other statutes or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

14. Entire Agreement, Amendments. This Agreement (together with all exhibits attached hereto) contains all of the agreements of the Parties with respect to the matters contained herein and no prior or contemporaneous agreement or understanding, oral or written, pertaining to any such matters shall be effective for any purpose. No provision of this Agreement may be modified, amended or waived except by a written instrument signed by both Parties, unless specifically provided for herein.

15. Effective Date; Term. This Agreement will take effect on the date (the "Effective Date"), notwithstanding the date of execution by the parties hereto, and shall continue for a period of fifty (50) years unless and until such time as this Agreement is terminated in writing by both parties hereto. The parties agree that this Agreement may not be terminated for the first five (5) years after the Effective Date (other than for non-payment by HOA as provided in Section 10).

16. Incorporation of Recitals and Exhibits. All of the recitals set forth at the beginning of this Agreement and all exhibits attached to this Agreement and referred to in this Agreement are hereby incorporated in this Agreement as though fully set forth herein.

17. Partial Invalidity. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of the Agreement shall continue in full force and effect and shall in no way be impaired or invalidated, and the Parties agree to substitute for the invalid or unenforceable provision a valid and enforceable provision that most closely approximates the intent and economic effect of the invalid or unenforceable provision.

18. Governing Law and Venue. This Agreement and all related documents shall be governed by, and construed in accordance with, the laws of the State of Florida (excluding its conflicts of laws provisions). Venue for any action arising out of or relating to this Agreement and any related document shall lie solely in a court of competent jurisdiction in Osceola County, Florida and the corresponding courts of appeal.

19. Applicable Law. For the purposes of this Agreement, the term "Applicable Law" shall mean all existing and future applicable laws, rules, regulations, statutes, treaties, codes, ordinances, permits, certificates, and orders by any governmental authority with jurisdiction over the Overall Property, and applicable judgments, decrees, injunctions, writs, orders or like action of any court, arbitrator or other administrative, judicial or quasi-judicial tribunal or agency of competent jurisdiction, including but not limited to those pertaining to (a) health, safety or the environment, (b) the provision, etc., of the Shared Irrigation, (c) the regulation, preservation, maintenance and creation of wetlands areas, the Endangered Species Act of 1973, as provided for in 16 USC §§ 1531 et seq., as amended from time to time, together with any other federal, state or local wildlife, vegetation or habitat protection acts, (d) the regulation, maintenance or preservation of archeological conditions, and (e) all building, zoning and fire codes and all permits, licenses, authorizations and regulations relating to the provision or operation of the Shared Irrigation, as well as any Osceola County ordinances applicable to the Overall Property.

20. No Waiver or Election of Remedies. The waiver by one Party of the performance of any covenant, condition or promise, or of the time for performing any act, under this Agreement shall not invalidate this Agreement nor shall it be considered a waiver by such Party of any other covenant, condition or promise, or of the time for performing any other act required, under this Agreement. The exercise of any remedy provided in this Agreement shall not be a waiver of any consistent remedy provided by law, and the provisions of this Agreement for any remedy shall not exclude any other remedy permitted by this Agreement.

21. Full Participation and Legal Advice; Construction of Agreement; Headings. Each Party has fully participated in the negotiation and preparation of this Agreement and each Party has received independent legal advice from its attorneys with respect to the advisability of executing this Agreement and the meaning of the provisions hereof. The provisions of this Agreement shall be construed as to the fair meaning and not for or against any Party based upon any attribution of such Party as the sole source of the language in question. The section headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

22. Remedies. A default by either party under this Agreement shall entitle the other Party to all remedies available at law or in equity, which shall include but shall not be limited to reimbursement of costs and expenses and suit for damages (excluding speculative damages) and/or specific performance.

23. Prevailing Party Attorneys' Fees and Costs. If either Party institutes an action or proceeding for a declaration of the rights of the Parties under this Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, this Agreement, or in the event any Party is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing Party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

[Signatures follow on subsequent pages]

**SIGNATURE PAGE TO COST SHARING AGREEMENT FOR  
OPERATION AND MAINTENANCE OF SHARED IRRIGATION COSTS**

**IN WITNESS WHEREOF**, the undersigned has caused this Agreement to be executed by their lawful representatives hereunto duly authorized on the date or dates set forth below.

ATTEST:

X

Print:

\_\_\_\_\_  
Secretary/Asst. Secretary

**DISTRICT:**

**WINDWARD COMMUNITY  
DEVELOPMENT DISTRICT,**  
a community development district formed  
pursuant to Chapter 190, *Florida Statutes*

By:

Print:

\_\_\_\_\_  
Chairman of the Board of Supervisors

STATE OF FLORIDA )  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_, as Chairman of the Board of Supervisors of Windward Community Development District, a community development district formed pursuant to Chapter 190, *Florida Statutes*, for and on behalf of the said district. She/He [\_\_\_\_] is personally known to me or [\_\_\_\_] produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

**COUNTERPART SIGNATURE PAGE TO COST SHARING AGREEMENT FOR  
OPERATION AND MAINTENANCE OF SHARED IRRIGATION COSTS**

**IN WITNESS WHEREOF**, the undersigned has caused this Agreement to be executed  
by their lawful representatives hereunto duly authorized on the date or dates set forth below.

**HOA**

**FOUR SEASONS AT ORLANDO  
HOMEOWNERS ASSOCIATION, INC.**,  
a Florida homeowner's association

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**WITNESSES:**

X \_\_\_\_\_  
Witness Signature

Print: \_\_\_\_\_

X \_\_\_\_\_  
Witness Signature

Print: \_\_\_\_\_

STATE OF FLORIDA)  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
2018 by \_\_\_\_\_, as \_\_\_\_\_ of **FOUR SEASONS AT ORLANDO HOMEOWNERS  
ASSOCIATION, INC.**, a Florida homeowners association, for and on behalf of the said company.  
He [ ] is personally known to me or [ ] produced \_\_\_\_\_ as  
identification.

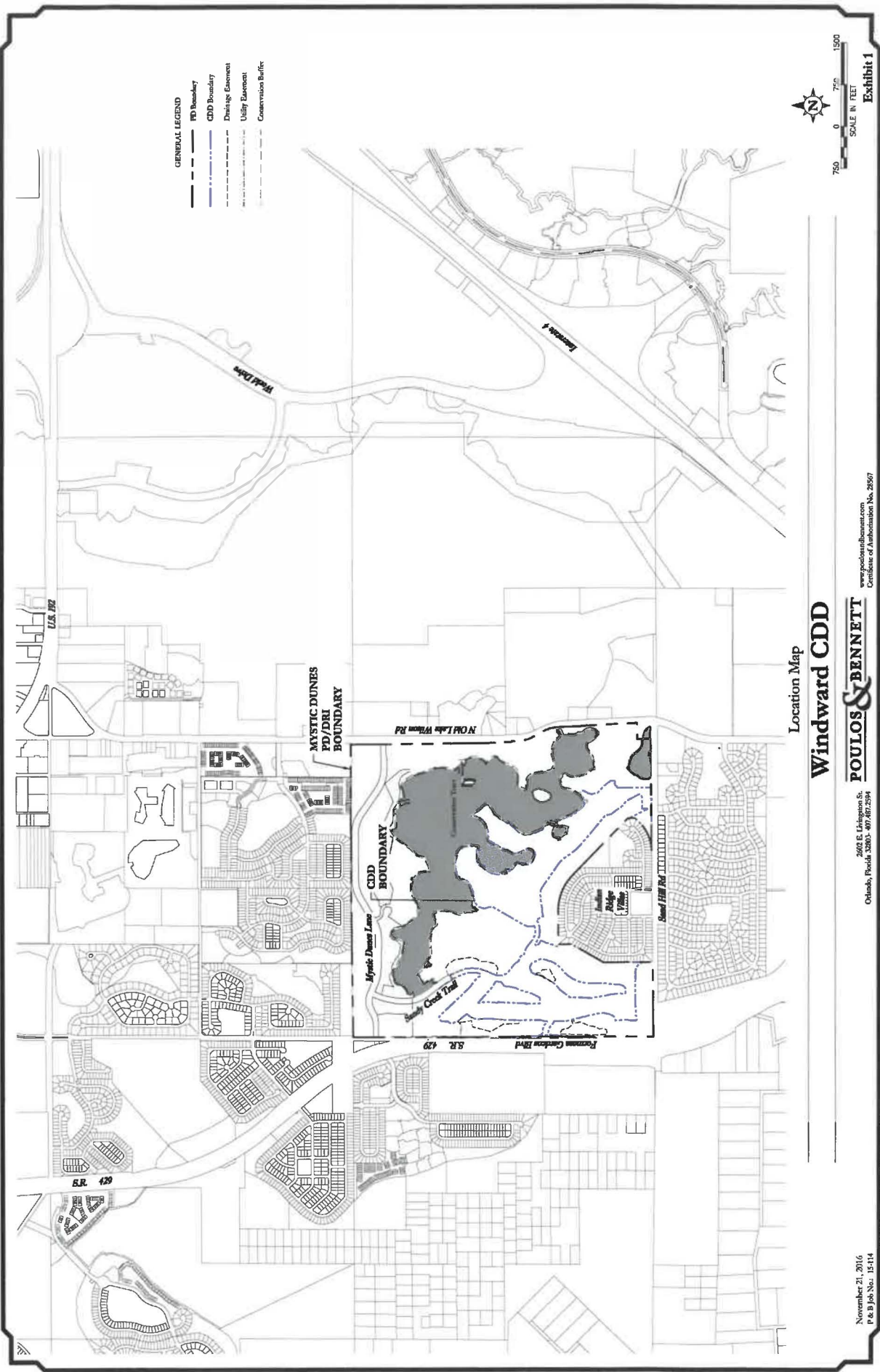
(NOTARY SEAL)

\_\_\_\_\_  
Notary Public

EXHIBIT “A”

Overall Property Depiction

[ATTACHED BELOW]

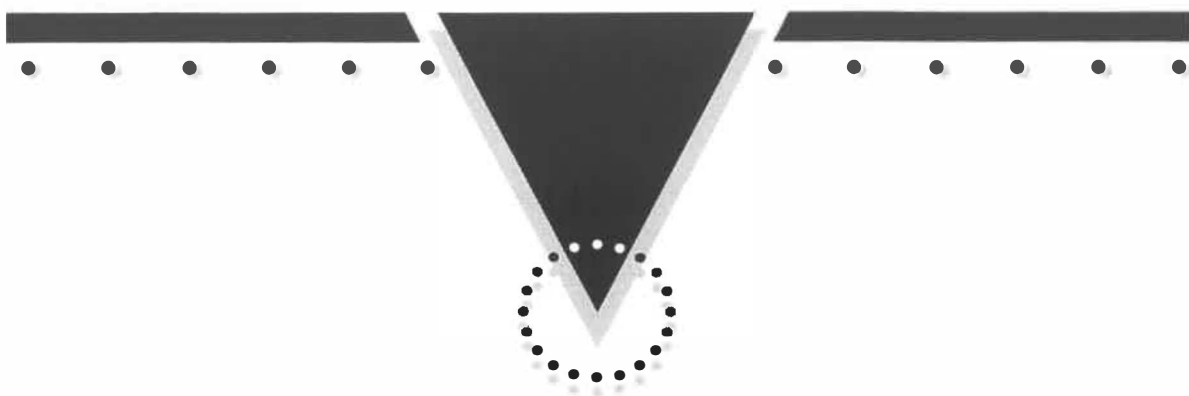




## SECTION VI



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**Windward**  
**Community Development District**

**Unaudited Financial Reporting**

**March 31, 2018**



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**WINDWARD**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**March 31, 2018**

	<b>GENERAL FUND</b>
<b><u>ASSETS:</u></b>	
CASH	\$4,900
DUE FROM DEVELOPER	\$32,931
<b>TOTAL ASSETS</b>	<b>\$37,832</b>
<b><u>LIABILITIES:</u></b>	
ACCOUNTS PAYABLE	\$28,431
<b><u>FUND EQUITY:</u></b>	
FUND BALANCES:	
UNASSIGNED	\$9,401
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$37,832</b>

# WINDWARD

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending March 31, 2018

	PROPOSED BUDGET	PRORATED BUDGET THRU 3/31/18	ACTUAL THRU 3/31/18	VARIANCE
<b><u>REVENUES:</u></b>				
DEVELOPER CONTRIBUTIONS	\$93,327	\$46,664	\$62,878	\$16,215
<b>TOTAL REVENUES</b>	<b>\$93,327</b>	<b>\$46,664</b>	<b>\$62,878</b>	<b>\$16,215</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
SUPERVISORS FEES	\$4,800	\$2,400	\$800	\$1,600
FICA EXPENSE	\$367	\$184	\$61	\$122
ENGINEERING	\$12,000	\$6,000	\$0	\$6,000
ATTORNEY	\$25,000	\$12,500	\$1,889	\$10,611
MANAGEMENT FEES	\$35,000	\$17,500	\$17,500	(\$0)
INFORMATION TECHNOLOGY	\$600	\$300	\$300	\$0
TELEPHONE	\$300	\$150	\$0	\$150
POSTAGE	\$1,000	\$500	\$10	\$490
INSURANCE	\$5,800	\$5,800	\$5,000	\$800
PRINTING & BINDING	\$1,000	\$500	\$69	\$431
LEGAL ADVERTISING	\$5,000	\$2,500	\$0	\$2,500
OTHER CURRENT CHARGES	\$1,000	\$500	\$0	\$500
OFFICE SUPPLIES	\$625	\$313	\$21	\$291
TRAVEL PER DIEM	\$660	\$330	\$111	\$219
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b><u>FIELD OPERATIONS:</u></b>				
ELECTRIC	\$0	\$0	\$1,862	(\$1,862)
WATER & SEWER	\$0	\$0	\$9,561	(\$9,561)
LANDSCAPE MAINTENANCE	\$0	\$0	\$15,306	(\$15,306)
LANDSCAPE CONTINGENCY	\$0	\$0	\$5,878	(\$5,878)
FOUNTAIN MAINTENANCE	\$0	\$0	\$1,800	(\$1,800)
MISC. CONTINGENCY	\$0	\$0	\$371	(\$371)
<b>TOTAL EXPENDITURES</b>	<b>\$93,327</b>	<b>\$49,651</b>	<b>\$60,714</b>	<b>(\$11,063)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$2,164</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$7,236</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$9,401</b>	

**WINDWARD  
COMMUNITY DEVELOPMENT DISTRICT**

**REVENUES:**

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
DEVELOPER CONTRIBUTIONS	\$8,144	\$3,570	\$3,401	\$14,832	\$6,757	\$26,174	\$0	\$0	\$0	\$0	\$0	\$0	\$62,878
<b>TOTAL REVENUES</b>	<b>\$8,144</b>	<b>\$3,570</b>	<b>\$3,401</b>	<b>\$14,832</b>	<b>\$6,757</b>	<b>\$26,174</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$62,878</b>

**EXPENDITURES:**

**ADMINISTRATIVE**

SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$800
FICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$61
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$0	\$433	\$0	\$0	\$1,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,889
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$17,500
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$300
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$2	\$1	\$0	\$0	\$3	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$10
INSURANCE	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
PRINTING & BINDING	\$0	\$3	\$0	\$0	\$0	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$69
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$20	\$0	\$0	\$0	\$0	\$0	\$0	\$21
TRAVEL PER DIEM	\$0	\$0	\$0	\$0	\$60	\$51	\$0	\$0	\$0	\$0	\$0	\$0	\$111
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

**FIELD OPERATIONS**

ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$1,862	\$0	\$0	\$0	\$0	\$0	\$0	\$1,862
WATER & SEWER	\$0	\$0	\$0	\$0	\$1,040	\$8,521	\$0	\$0	\$0	\$0	\$0	\$0	\$9,561
LANDSCAPE MAINTENANCE	\$0	\$2,639	\$3,167	\$3,167	\$3,167	\$3,167	\$0	\$0	\$0	\$0	\$0	\$0	\$15,306
LANDSCAPE CONTINGENCY	\$0	\$0	\$2,522	\$0	\$0	\$3,356	\$0	\$0	\$0	\$0	\$0	\$0	\$5,878
FOUNTAIN MAINTENANCE	\$300	\$300	\$300	\$300	\$300	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
MISC. CONTINGENCY	\$0	\$0	\$0	\$371	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$371

<b>TOTAL EXPENDITURES</b>	<b>\$8,444</b>	<b>\$6,343</b>	<b>\$8,956</b>	<b>\$6,804</b>	<b>\$8,993</b>	<b>\$21,174</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$60,714</b>
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<b>Excess Revenues (Expenditures)</b>	<b>(\$300)</b>	<b>(\$2,772)</b>	<b>(\$5,555)</b>	<b>\$8,028</b>	<b>(\$2,235)</b>	<b>\$5,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2164</b>
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**WINDWARD  
COMMUNITY DEVELOPMENT DISTRICT  
DEVELOPER CONTRIBUTIONS/DUE FROM DEVELOPER**

FUNDING REQUEST #	PREPARED DATE	PAYMENT RECEIVED DATE	CHECK AMOUNT	TOTAL FUNDING REQUEST	GENERAL FUND PORTION (FY17)	GENERAL FUND PORTION (FY18)	DUE FROM CAPITAL	OVER AND (SHORT) BALANCE DUE
1	4/20/17	6/23/17	\$ 12,900.00	\$ 12,900.00	\$ 12,900.00	\$ -	\$ -	\$ -
2	5/31/17	8/7/17	\$ 4,626.82	\$ 4,626.82	\$ 4,626.82	\$ -	\$ -	\$ -
3	6/15/17	8/17/17	\$ 3,896.69	\$ 3,896.69	\$ 3,896.69	\$ -	\$ -	\$ -
4	7/12/17	8/17/17	\$ 8,873.61	\$ 8,873.61	\$ 8,873.61	\$ -	\$ -	\$ -
5	8/9/17	8/25/17	\$ 4,379.33	\$ 4,379.33	\$ 4,379.33	\$ -	\$ -	\$ -
6	8/25/17	9/15/17	\$ 8,737.52	\$ 8,737.52	\$ 3,737.52	\$ 5,000.00	\$ -	\$ -
7	9/25/17	10/26/17	\$ 3,084.30	\$ 3,084.30	\$ 3,084.30	\$ -	\$ -	\$ -
1	10/24/17	3/12/18	\$ 3,582.92	\$ 3,582.92	\$ 438.75	\$ 3,144.17	\$ -	\$ -
2	11/30/17	3/12/18	\$ 3,570.31	\$ 3,570.31	\$ -	\$ 3,570.31	\$ -	\$ -
3	12/29/17	3/12/18	\$ 4,000.72	\$ 4,000.72	\$ 600.00	\$ 3,400.72	\$ -	\$ -
4	1/31/18	3/12/18	\$ 14,831.96	\$ 14,831.96	\$ -	\$ 14,831.96	\$ -	\$ -
5	2/28/18		\$	\$ 6,757.46	\$ -	\$ 6,757.46	\$ -	\$ 6,757.46
6	3/15/18		\$	\$ 12,500.00	\$ -	\$ 12,500.00	\$ -	\$ 12,500.00
7	3/31/18		\$	\$ 13,673.80	\$ -	\$ 13,673.80	\$ -	\$ 13,673.80
8	4/20/18		\$	\$ 6,311.15	\$ -	\$ 6,311.15	\$ -	\$ 6,311.15
<b>DUE FROM DEVELOPER</b>			<b>\$ 72,484.18</b>	<b>\$ 111,726.59</b>	<b>\$ 42,537.02</b>	<b>\$ 69,189.57</b>	<b>\$ -</b>	<b>\$ 39,242.41</b>
<b>TOTAL DEVELOPER CONTRIBUTIONS FY18</b>			<b>\$ 69,189.57</b>					



# Windward

Community Development District

FY18 Funding Request #6  
March 15, 2018

Payee		General Fund FY2018	
1	<b>Toho Water Authority</b>		
	Inv# 002622453-033087919 - 7900 Four Seasons Odd Blvd Deposit - March 2018	\$	7,125.00
	Inv# 002622453-033088619 - 7900 Four Seasons Even Blvd Fountain Deposit - March 2018	\$	125.00
	Inv# 002622453-033088639 - 7900 Four Seasons Odd Blvd Fountain Deposit - March 2018	\$	125.00
	Inv# 002622453-033089609 - 7980 Four Seasons Blvd GH Deposit - March 2018	\$	125.00
2	<b>Operating Reserve</b>		
	Estimated - One month fee on account ██████████	\$	5,000.00
		\$	12,500.00
		<b>Total:</b>	<b>\$ 12,500.00</b>

Please make check payable to:

Windward Community Development District  
1412 S. Narcoossee Road  
St.Cloud, FL 34771

Wire Funds To:

Windward CDD  
SunTrust Bank, NA  
ABA#061000104  
██████████  
Contact: Kelly Lawler  
(407) 237-1072

From: **TOHO Customer Service** customerservice@tohowater.com  
Subject: 7900 Four Seasons Odd Blvd  
Date: March 15, 2018 at 10:33 AM  
To: tviscarra@gmscfi.com



Thank you for opening an account with Tohopekaliga Water Authority.

The following account information is required to process the payment of the deposit and Initiation Service Fee in order to complete the turn on request:

For payment:

Account: **[REDACTED]**  
Address: 7900 Four Seasons Odd Blvd  
Turn-on Date: 03/13/18

The amount to pay is: **\$ 7125.00**

The balance is going to say \$ 0.00 due, the account is still pending, please correct the amount to reflect \$ 7,125.00 (Deposit 7,100.00 and the Initiation Service Fee \$25.00).

Payment options:

1. Call 407-944-5000 - press option 2, then option 1 to make the payment.
2. Visit [www.tohowater.com](http://www.tohowater.com) to create a profile to access the account and process a payment.
3. Visit [www.tohowater.com](http://www.tohowater.com) to make a one-time online payment.

We will be happy to assist you if you have any questions regarding your account. Please contact us at [CustomerService@TohoWater.com](mailto:CustomerService@TohoWater.com) (please refrain from emailing me directly as it may delay the processing of the request) or you may call us Monday through Friday, 8:00 am to 5:00 pm Eastern Time at 407-944-5000.

Thank you,  
Eddison Rosario  
Customer Service Lead  
407-944-5000

**From:** TOHO Customer Service customerservice@tohowater.com  
**Subject:** 7900 Four seasons even blvd Fountain  
**Date:** March 15, 2018 at 10:33 AM  
**To:** tviscarra@gmscfl.com



Thank you for opening an account with Tohopekaliga Water Authority.

The following account information is required to process the payment of the deposit and Initiation Service Fee in order to complete the turn on request:

For payment:

Account:

0257453-0330815

Address:

7900 Four seasons even blvd Fountain

Turn-on Date:

03/13/18

The amount to pay is: \$ 125.00

The balance is going to say \$ 0.00 due, the account is still pending, please correct the amount to reflect \$ 125.00 (Deposit \$100.00 and the Initiation Service Fee \$25.00).

Payment options:

1. Call 407-944-5000 - press option 2, then option 1 to make the payment.
2. Visit [www.tohowater.com](http://www.tohowater.com) to create a profile to access the account and process a payment.
3. Visit [www.tohowater.com](http://www.tohowater.com) to make a one-time online payment.

We will be happy to assist you if you have any questions regarding your account. Please contact us at [CustomerService@TohoWater.com](mailto:CustomerService@TohoWater.com) (please refrain from emailing me directly as it may delay the processing of the request) or you may call us Monday through Friday, 8:00 am to 5:00 pm Eastern Time at 407-944-5000.

Thank you,  
Eddison Rosario  
Customer Service Lead  
407-944-5000

From: **TOHO Customer Service** customerservice@tohowater.com  
Subject: **7900 Four seasons odd blvd Fountain**  
Date: **March 15, 2018 at 10:33 AM**  
To: **tviscarra@gmscfl.com**



Thank you for opening an account with Tohopekaliga Water Authority.

The following account information is required to process the payment of the deposit and Initiation Service Fee in order to complete the turn on request:

For payment:

Account:

██████████

Address:

7900 Four seasons odd blvd Fountain

Turn-on Date:

03/13/18

The amount to pay is: **\$ 125.00**

The balance is going to say \$ 0.00 due, the account is still pending, please correct the amount to reflect \$ 125.00 (Deposit \$100.00 and the Initiation Service Fee \$25.00).

Payment options:

1. Call 407-944-5000 - press option 2, then option 1 to make the payment.
2. Visit [www.tohowater.com](http://www.tohowater.com) to create a profile to access the account and process a payment.
3. Visit [www.tohowater.com](http://www.tohowater.com) to make a one-time online payment.

We will be happy to assist you if you have any questions regarding your account. Please contact us at [CustomerService@TohoWater.com](mailto:CustomerService@TohoWater.com) (please refrain from emailing me directly as it may delay the processing of the request) or you may call us Monday through Friday, 8:00 am to 5:00 pm Eastern Time at 407-944-5000.

Thank you,  
Eddison Rosario  
Customer Service Lead  
407-944-5000

**From:** TOHO Customer Service customerservice@tohowater.com  
**Subject:** 7980 Four Seasons Blvd GH  
**Date:** March 15, 2018 at 10:33 AM  
**To:** tvlscarra@gmscfl.com



Thank you for opening an account with Tohopekaliga Water Authority.

The following account information is required to process the payment of the deposit and Initiation Service Fee in order to complete the turn on request:

For payment:

Account: **307627452-033089606**  
Address: 7980 Four Seasons Blvd GH  
Turn-on Date: 03/13/18

The amount to pay is: **\$ 125.00**

The balance is going to say \$ 0.00 due, the account is still pending, please correct the amount to reflect \$ 125.00 (Deposit \$100.00 and the Initiation Service Fee \$25.00).

Payment options:

1. Call 407-944-5000 - press option 2, then option 1 to make the payment.
2. Visit [www.tohowater.com](http://www.tohowater.com) to create a profile to access the account and process a payment.
3. Visit [www.tohowater.com](http://www.tohowater.com) to make a one-time online payment.

We will be happy to assist you if you have any questions regarding your account. Please contact us at [CustomerService@TohoWater.com](mailto:CustomerService@TohoWater.com) (please refrain from emailing me directly as it may delay the processing of the request) or you may call us Monday through Friday, 8:00 am to 5:00 pm Eastern Time at 407-944-5000.

Thank you,  
Eddison Rosario  
Customer Service Lead  
407-944-5000

# Windward

Community Development District

FY18 Funding Request #7

March 31, 2018

Payee		General Fund FY2018	
1	<b>Duke Energy</b> Inv# 71024 41240MAR18 - 79811 Four Seasons Blvd. Entrance Lighting - March 2018 Inv# 71024 41240MAR18 - 79811 Four Seasons Blvd. Entrance Lighting - Prior Months Inv# 96904 10433MAR18 - 7980 Four Seasons Blvd. Guardhouse - March 2018	\$ \$ \$	247.26 824.34 45.19
2	<b>Down to Earth Inc.</b> Inv# 58660 - Landscape Maintenance - March 2018 Inv# 58858 - Plant Replacement Services - March 2018	\$ \$	3,166.67 3,356.00
3	<b>Governmental Management Services-CF, LLC</b> Inv# 13 - Management Services - March 2018	\$	3,056.65
4	<b>Latham, Shuler, Eden &amp; Beaudine, LLP</b> Inv# 80155 - General Legal Counsel - February 2018	\$	1,456.00
5	<b>Toho Water Authority</b> Inv# 002612173-033087919 - 7900 Four Seasons Odd - February 2018 Inv# 002612173-033088619 - 7900 Four Seasons Even Blvd Fountain - February 2018 Inv# 002612173-033088639 - 7900 Four Seasons Odd Blvd Fountain - February 2018 Inv# 002612173-033089609 - 7980 Four Seasons Blvd GH - February 2018	\$ \$ \$ \$	873.30 24.90 118.90 22.76
6	<b>Walter Beeman</b> Inv# WB032118 - Mileage/Toll Reimbursement - March 2018	\$	51.23
7	<b>Supervisor Fees</b> <b>March 21, 2018</b> Walter Beeman Tom Franklin	\$ \$	215.30 215.30
		\$	13,673.80
		<b>Total:</b>	<b>\$ 13,673.80</b>

Please make check payable to:

Windward Community Development District  
1412 S. Narcoossee Road  
St.Cloud, FL 34771

Wire Funds To:

Windward CDD  
SunTrust Bank, NA  
ABA#061000104  
Contact: Kelly Lawler  
(407) 237-1072





## STATEMENT OF ELECTRIC SERVICE

MARCH 2018



ACCOUNT NUMBER

FOR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
1-877-372-8477

WEB SITE: www.duke-energy.com

TO REPORT A POWER OUTAGE:  
1-800-228-8485

KHOVNANIAN MYSTIC DUNES LLC  
151 SOUTHHALL LN  
STE 120  
MAITLAND FL 32751

SERVICE ADDRESS  
79811 FOUR SEASONS BLVD,  
ENTRANCE LIGHTING

DUE DATE  
APR 05 2018

TOTAL AMOUNT DUE  
1,071.60

NEXT READ  
DATE ON OR  
ABOUT

PIN: 944521135

## METER READINGS

METER NO. 003435103  
PRESENT (ACTUAL) 048497  
PREVIOUS (ACTUAL) 046698  
DIFFERENCE 001804  
TOTAL KWH 1804

\*\*\* FINAL BILL \*\*\*  
GS-1 Q&Q GENERAL SERVICE - NON DEMAND SEC  
BILLING PERIOD: 03-06-18 TO 03-14-18 8 DAYS

CUSTOMER CHARGE (PRORATED)		3.12
ENERGY CHARGE 1804 KWH @ 7.204000		129.96
FUEL CHARGE 1804 KWH @ 4.132000		74.64
ASSET SECURITIZATION CHARGE 1804 KWH @ 0.197000		3.55

*TOTAL ELECTRIC COST	211.17
GROSS RECEIPTS TAX	5.41
COUNTY UTILITY TAX	12.37
STATE AND OTHER TAXES ON ELECTRIC	18.31

TOTAL CURRENT BILL 247.26  
BALANCE FORWARD 925.75  
DEPOSIT CREDIT 101.39CR

TOTAL DUE THIS STATEMENT \$1,071.60

\* 10 (hd)

324-538-113

If your previous unpaid balance has been paid, please disregard.

## ENERGY USE

DAILY AVG. USE - 226 KWH/DAY  
USE ONE YEAR AGO - 0 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$26.40

BL\_DEF\_20180314\_211025\_2 CSV-1928-000000819

DETACH AND RETURN THIS SECTION

MM 0001211

BILL # 1 OF 2 GRP 047

Make checks payable to: Duke Energy

ACCOUNT NUMBER

001929 000000819

|||||  
KHOVNANIAN MYSTIC DUNES LLC  
151 SOUTHHALL LN STE 120  
MAITLAND FL 32751-7115

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

APR 05 2018

TOTAL DUE

1,071.60

PLEASE ENTER  
AMOUNT PAID

710244124080000010716040000008243420000002472620100000000009



## STATEMENT OF ELECTRIC SERVICE

MARCH 2018



ACCOUNT NUMBER

00000000000000000000

FOR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
1-877-372-8477

WEB SITE: www.duke-energy.com

TO REPORT A POWER OUTAGE:  
1-800-226-8485

KHOVNANIAN MYSTIC DUNES LLC  
151 SOUTHHALL LN  
STE 120  
MAITLAND FL 32751

SERVICE ADDRESS  
7980 FOUR SEASONS BLVD,  
GUARD HOUSE

DUE DATE  
APR 05 2018

TOTAL AMOUNT DUE  
45.19

NEXT READ  
DATE ON OR  
ABOUT

PIN: 944521135

## METER READINGS

METER NO. 003427272  
PRESENT (ACTUAL) 005825  
PREVIOUS (ACTUAL) 005637  
DIFFERENCE 000186  
TOTAL KWH 186

FINAL BILL  
GS-1 060 GENERAL SERVICE - NON DEMAND SEC  
BILLING PERIOD 03-06-18 TO 03-14-18 8 DAYS

CUSTOMER CHARGE (PRORATED)		3.12
ENERGY CHARGE 186 KWH @ 7.204000		13.40
FUEL CHARGE 186 KWH @ 4.132000		7.69
ASSET SECURITIZATION CHARGE 186 KWH @ 0.197000		0.37

*TOTAL ELECTRIC COST	24.58
GROSS RECEIPTS TAX	.63
COUNTY UTILITY TAX	1.51
STATE AND OTHER TAXES ON ELECTRIC	2.14

TOTAL CURRENT BILL	28.86
BALANCE FORWARD	117.75
DEPOSIT CREDIT	101.42CR

TOTAL DUE THIS STATEMENT

45.19

\*10  
320 558 43

If your previous unpaid balance has been paid, please disregard.

## ENERGY USE

DAILY AVG. USE - 23 KWH/DAY  
USE ONE YEAR AGO - 0 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$5.07

IF\_BI\_DEF\_20180314\_211625\_2 CSV-1830-000000018

DETACH AND RETURN THIS SECTION

MM 0001212

BILL # 2 OF 2 GRP 047

Make checks payable to: Duke Energy

ACCOUNT NUMBER 00000000000000000000

001930 000000812

KHOVNANIAN MYSTIC DUNES LLC  
151 SOUTHHALL LN STE 120  
MAITLAND FL 32751-7115

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

APR 05 2018

TOTAL DUE

45.19

PLEASE ENTER  
AMOUNT PAID

45 19

9690410433400000004519500000001633700000002886001000000000009



**DOWN TO  
EARTH**

LANDSCAPE & IRRIGATION

Established 1994 • Serving the Central Florida Area

**RECEIVED**  
**MAR 12 2018**

BY: \_\_\_\_\_


Bill To

**WINDWARD CDD**  
**C/O GOVERNMENTAL MGMT SVCD - CFL, LLC**  
**1412 S. NARCOOSSEE RD.**  
**ST. CLOUD, FL 34771**

**Invoice**

Date	Invoice #
3/10/2018	58660

Terms	Project
Net 30	WINDWARD CDD

Description	Qty	Rate	Amount
<b>** WINDWARD CDD **</b>  MONTHLY MAINTENANCE SERVICE - MARCH  320-538-468  	1	3,166.67	3,166.67
<b>Total</b>			<b>\$3,166.67</b>

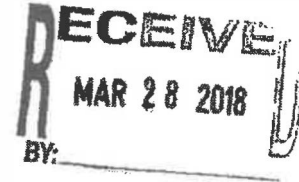
P.O. Box 738 \* Tangerine, Florida 32777 \* 352-385-7227 \* FAX 352-385-7229  
[www.down2earthinc.com](http://www.down2earthinc.com)



# DOWN TO EARTH

LANDSCAPE & IRRIGATION

ESTABLISHED 1991



Bill To

WINDWARD CDD  
C/O GOVERNMENTAL MGMT SVCD - CFL, LLC  
1412 S. NARCOOSSEE RD.  
ST. CLOUD, FL 34771

## Invoice

Date	Invoice #
3/15/2018	58858

Description	Terms	Project	
	Net 30	WINDWARD CDD	
	Qty	Rate	Amount
** WINDWARD CDD **			
WORK COMPLETED - PROPOSAL DATED - 3/12/18 - PLANT REPLACEMENT AT FOUR SEASONS ROUNDABOUT ON BLVD - ATTN: BRIAN SMITH			
VARIEGATED ARBORICOLA 3 GALLON	212	15 00	3,180.00
REMOVAL/DISPOSAL/CLEANUP	1	150.00	150.00
CHOCOLATE CYPRESS MULCH PER CUBIC YARD	10	45 00	450 00
*** DISCOUNT DUE TO PLANT COUNT (212X2) ***		-424.00	-424 00
<div>Plant Replaced</div> <div></div> <div>28 320516-467</div>			
Total			\$3,356.00

**GMS-Central Florida, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 13  
Invoice Date: 3/1/18  
Due Date: 3/1/18  
Case:  
P.O. Number:

**Bill To:**  
Windward GDD  
135 W. Central Blvd  
Suite 320  
Orlando, FL 32801

H-1

Description	Hours/Qty	Rate	Amount
Management Fees - March 2018 310-513-34		2,916.67	2,916.67
Information Technology - March 2018 351		50.00	50.00
Office Supplies 51		20.45	20.45
Postage 42		2.78	2.78
Copies 425		66.75	66.75
REC'D MAR 02 2018			
<b>Total</b>			<b>\$3,056.65</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,056.65</b>

**LATHAM, SHUKER, EDEN & BEAUDINE, LLP**  
ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400  
ORLANDO, FLORIDA 32801  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32802  
TELEPHONE: (407) 481-5800  
FACSIMILE: (407) 481-5801

March 14, 2018

Windward Community Development District  
c/o GMS Central Florida  
135 W. Central Boulevard, Suite 320  
Orlando, FL 32810

**INVOICE**

Matter ID: 9127-001  
General

Invoice # 80155

Federal ID # 59-3366512

**For Professional Services Rendered:**

02/14/2018	ACD	Review draft agenda and minutes; prepare for board meeting.	0.60 hr	\$122.50
02/21/2018	ACD	Prepare for and attend CDD meeting; follow up on action items.	3.20 hr	\$784.00
02/23/2018	ACD	Prepare and transmit first draft of Engineer's Certificate for initial Requisition, draft email providing overview of Requisition process and sample requisition with backup.	2.20 hr	\$539.00
<b>Total Professional Services:</b>				<b>\$1,445.50</b>

**For Disbursements Incurred:**

02/28/2018	Document Reproduction Expense	\$10.50
<b>Total Disbursements Incurred:</b>		<b>\$10.50</b>

**INVOICE SUMMARY**

For Professional Services:	5.90 Hours	\$1,445.50
For Disbursements Incurred:		\$10.50
New Charges this Invoice:		<u>\$1,456.00</u>

Previous Balance:	\$305.10
Less Payment and Credits Received:	\$0.00
Outstanding Balance:	\$305.10
Plus New Charges this Invoice:	\$1,456.00
<b>Total Due:</b>	<b>\$1,761.10</b>

Billed Through: February 28, 2018

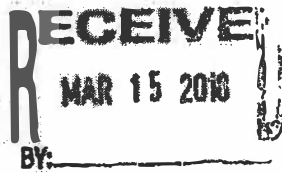


Toho Water Authority  
P.O. Box 30527  
Tampa, Florida 33630-3527  
www.tohowater.com

Bringing you life's most precious resource

Customer Service: (8am - 5pm) 407-844-5000

As of May 10, 2018 customers will only be able to access our online payment system using the most up-to-date web browsers. For more information visit [www.tohowater.com](http://www.tohowater.com).



K HOVNANIAN AT MYSTIC DUNES LLC

Service Address:  
7900 FOUR SEASONS ODD BOULEVARD

Account Number:  
Past Due Amount:  
Current Charges:  
Total Amount Due:

\$0.00  
\$873.30  
\$873.30

284

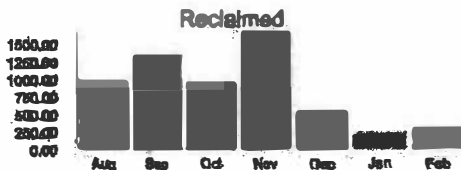
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17000801	31	01/26/2018	5831	02/26/2018	6155	324

Previous Balance \$577.74  
Payment(s) Received \$577.74  
Balance Forward \$0.00

Current Transaction(s)  
Reclaimed Base Charge \$17.10  
Reclaimed Usage \$858.20  
Current Transaction Total \$873.30

Total Amount Due \$873.30

#9  
320-538-1291



Please return this portion with your payment - Do not send cash through the mail



Toho Water Authority  
P.O. Box 30527  
Tampa, Florida 33630-3527  
www.tohowater.com

Bringing you life's most precious resource

Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 03/26/18	Late Charge after 03/26/18	
	\$0.00	\$873.30	\$43.67	\$873.30

Please Remit to

Toho Water Authority  
P. O. Box 30527  
Tampa, Florida 33630-3527

Windward CDD  
K HOVNANIAN AT MYSTIC DUNES LLC  
151 SOUTHBALL LN STE 120  
MANTLAND, FL 32751-7115

TOHO WATER AUTHORITY



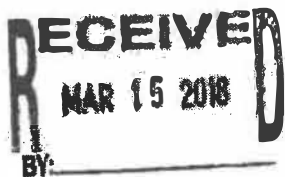


Toho Water Authority  
P.O. Box 30527  
Tampa, Florida 33630-3527  
www.tohowater.com

Bringing you life's most precious resource

Customer Service: (8am - 8pm) 407-944-5000

As of May 10, 2018 customers will only be able to access our online payment system using the most up-to-date web browsers. For more information visit [www.tohowater.com](http://www.tohowater.com).



K HOVNANIAN AT MYSTIC DUNES LLC

Service Address:  
7800 FOUR SEASONS EVEN BOULEVARD FOUNTAIN

Account Number:

Past Due Amount: \$0.00

Current Charges: \$24.90

Total Amount Due: \$24.90

284

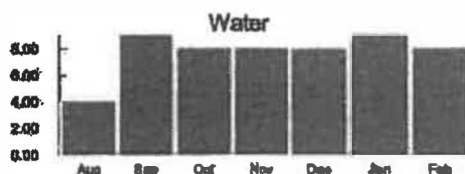
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17003296	31	01/26/2018	46	02/26/2018	54	8

Previous Balance: \$31.70  
Payment(s) Received: \$31.70  
Balance Forward: \$0.00

Current Transaction(s)  
Water Base Charge: \$10.50  
Water Usage: \$14.40  
Current Transaction Total: \$24.90

Total Amount Due: \$24.90

#4  
320-578-471



Please return this portion with your payment - Do not send cash through the mail



Toho Water Authority  
P.O. Box 30527  
Tampa, Florida 33630-3527  
www.tohowater.com

Bringing you life's most precious resource

Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 03/26/18	Late Charge by 03/26/18	
	\$0.00	\$24.90	\$5.00	\$24.90

Please Remit to

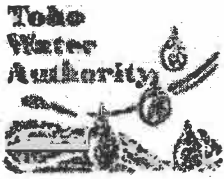
Toho Water Authority  
P.O. Box 30527  
Tampa, Florida 33630-3527



Windward CDD  
K HOVNANIAN AT MYSTIC DUNES LLC  
151 SOUTHBALL LN STE 120  
MAITLAND, FL 32751-7115





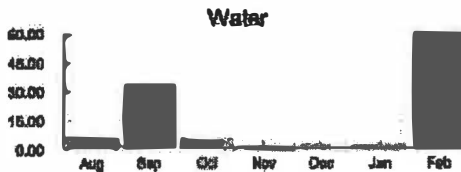
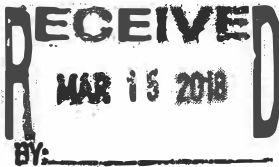


Toho Water Authority  
P.O. Box 30527  
Tampa, Florida 33630-3527  
www.tohowater.com

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Customer Service: (8am - 5pm) 407-944-5000

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Toho Water Authority  
P.O. Box 30527  
Tampa, Florida 33630-3527  
www.tohowater.com

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Windward CDD  
K HOVNANIAN AT MYSTIC DUNES LLC  
151 SOUTH HALL LN STE 120  
MAYLAND, FL 32751-7115

K HOVNANIAN AT MYSTIC DUNES  
LLC

Service Address:  
7800 FOUR SEASONS ODO BOULEVARD FOUNTAIN

Account Number:

Past Due Amount:

Current Charges:

Total Amount Due:

\$0.00

\$122.10

\$118.90

284

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17003294	31	01/26/2018	50	02/26/2018	112	62
Previous Balance						\$3.20
Balance Forward						\$3.20
Current Transaction(s)						
Water Base Charge						\$10.50
Water Usage						\$111.80
Current Transaction Total						\$122.10
Total Amount Due						\$118.90

80  
309538.431

Please return this portion with your payment - Do not send cash through the mail

Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 03/26/18	Late Charge after 03/26/18	
	\$0.00	\$122.10	\$5.96	\$118.90

Please Remit to

Toho Water Authority  
P. O. Box 30527  
Tampa, Florida 33630-3527



5011 211



Toho Water Authority  
P.O. Box 30527  
Tampa, Florida 33630-3527  
www.tohowater.com

K HOVNANIAN AT MYSTIC DUNES  
LLC

Service Address:  
7880 FOUR SEASONS BOULEVARD GH

Account Number: [REDACTED]  
Past Due Amount: \$0.00  
Current Charges: \$22.76  
Total Amount Due: \$22.76

184

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Customer Service: (8am - 5pm) 407-944-5000

As of May 10, 2018 customers will only be able to access our online payment system using the most up-to-date web browsers. For more information visit www.tohowater.com.

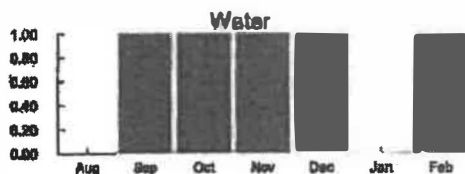
**RECEIVED**  
MAR 15 2018  
BY: \_\_\_\_\_

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17006031	31	01/28/2018	4	02/28/2018	5	1

Previous Balance	\$20.49
Payment(s) Received	<u>\$-20.49</u>
Balance Forward	\$0.00
<b>Current Transaction(s)</b>	
Water Base Charge	\$6.00
Water Usage	\$0.52
Wastewater Base Charge	\$13.88
Wastewater Usage	<u>\$1.76</u>
<b>Current Transaction Total</b>	<b>\$22.76</b>
<b>Total Amount Due</b>	<b>\$22.76</b>

#4  
320-538-431



Please return this portion with your payment -- Do not send cash through the mail



Toho Water Authority  
P.O. Box 30527  
Tampa, Florida 33630-3527  
www.tohowater.com

Bringing you life's most precious resource

Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 03/26/18	Late Charge after 03/26/18	
[REDACTED]	\$0.00	\$22.76	\$5.00	\$22.76

Please Remit to

Toho Water Authority  
P. O. Box 30527  
Tampa, Florida 33630-3527



Windward CDR  
K HOVNANIAN AT MYSTIC DUNES LLC  
161 SOUTH HALL LN STE 120  
MAITLAND, FL 32751-7115

[REDACTED]



# Mileage Log and Reimbursement Form - Windward CDD

Supervisor Name	Walter Beeman	Rate Per Mile	\$0.545
Supervisor Signature		For Period	From 3/21/18 to 3/21/18
District Manager Signature	<i>[Signature]</i>	Total Mileage	94
Date		Total Reimbursement	\$51.23

Date	Starting Location	Destination	Description/Notes	Odometer Start	Odometer End	Mileage	Reimbursement
3/21/18	245 E. Hornbeam Drive, Longwood, FL 32779	305 Campus Street, Kissimmee, FL 34741	Windward CDD Meeting			94	\$51.23
<b>Totals</b>						<b>94</b>	<b>\$51.23</b>

#3

310.93-426

Mileage Reimb - 03/21/18 - \$45.23

Tolls Reimbursement - \$ 6.00

**RECEIVED**  
**MAR 30 2018**  
 BY: *[Signature]*

**From:** Jason Showe [jshowe@gmscfi.com](mailto:jshowe@gmscfi.com)  
**Subject:** Fwd: Windward CDD Meeting March 21, 2018  
**Date:** March 25, 2018 at 5:57 PM  
**To:** [svanderbilt@gmscfi.com](mailto:svanderbilt@gmscfi.com)

Please process. Thanks

Begin forwarded message:

**From:** Walter <[walterdbee@hotmail.com](mailto:walterdbee@hotmail.com)>  
**Date:** March 25, 2018 at 5:31:04 PM EDT  
**To:** "jshowe@gmscfi.com" <[jshowe@gmscfi.com](mailto:jshowe@gmscfi.com)>  
**Subject:** Windward CDD Meeting March 21, 2018

My mileage for the above meeting is beginning miles 26,249 ending miles 26,343. Tolls \$6.00

Thanks

Sent from my iPhone

# Windward

Community Development District

FY18 Funding Request #8  
April 10, 2018

Payee		General Fund FY2018	
1	<b>Duke Energy</b> Inv# 38944 40506MAR18 - 7980 Four Seasons Blvd. Guardhouse - March 2018 Inv# 41336 39580MAR18 - 79811 Four Seasons Blvd. Entrance Lighting - March 2018	\$	98.75 646.18
2	<b>Governmental Management Services-CF, LLC</b> Inv# 14 - Management Services - April 2018	\$	3,020.43
3	<b>Resort Pool Services</b> Inv# 7739 - Fountain Services - December 2017 Inv# 7835 - Fountain Services - January 2018 Inv# 7907 - Fountain Services - February 2018 Inv# 7988 - Fountain Services - March 2018 Inv# 8086 - Fountain Services - April 2018	\$	300.00 300.00 300.00 300.00 300.00
4	<b>Toho Water Authority</b> Inv# 002622453-033087919 - 7900 Four Seasons Odd - March 2018 Inv# 002622453-033088619 - 7900 Four Seasons Even Blvd Fountain - March 2018 Inv# 002622453-033088639 - 7900 Four Seasons Odd Blvd Fountain - March 2018 Inv# 002622453-033089609 - 7980 Four Seasons Blvd GH - March 2018	\$	1,018.81 9.95 8.15 8.88
		\$	6,311.15
		<b>Total:</b>	<b>\$ 6,311.15</b>

Please make check payable to:

**Windward Community Development District**  
1412 S. Narcoossee Road  
St. Cloud, FL 34771

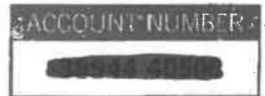
Wire Funds To:

**Windward CDD**  
SunTrust Bank, NA  
ABA#061000104  
Contact: Kelly Lawler  
(407) 237-1072



# STATEMENT OF ELECTRIC SERVICE

APRIL 2018



FOR CUSTOMER SERVICE OR  
PAYMENT LOCATIONS CALL:  
1-877-372-8477

WEB SITE: [www.duke-energy.com](http://www.duke-energy.com)

TO REPORT A POWER OUTAGE:  
1-800-228-8485

## WINDWARD COMM DEV DIST

1412 S NARCOOSSEE RD  
SAINT CLOUD FL 34771

SERVICE ADDRESS  
7980 FOUR SEASONS BLVD,  
GUARD HOUSE

DUE DATE  
APR 27 2018

TOTAL AMOUNT DUE  
98.75

NEXT READ  
DATE ON OR  
ABOUT  
MAY 07 2018

DEPOSIT AMOUNT  
ON ACCOUNT  
NONE

PIN: 449155800

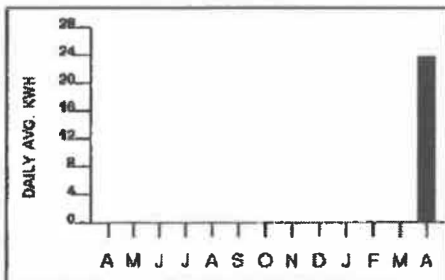
## METER READINGS

METER NO. 003427272  
PRESENT (ACTUAL) 006347  
PREVIOUS (ACTUAL) 005823  
DIFFERENCE 000524  
TOTAL KWH 524

ELECTRIC SERVICE CONNECTION CHARGE 28.00  
GS-1 060 GENERAL SERVICE - NON DEMAND SEC  
BILLING PERIOD 03-14-18 TO 04-05-18 22 DAYS  
CUSTOMER CHARGE (PRORATED) 8.55  
ENERGY CHARGE 524 KWH @ 7.204000 37.75  
FUEL CHARGE 524 KWH @ 4.132000 21.65  
ASSET SECURITIZATION CHARGE 524 KWH @ 0.197000 1.03  
\*TOTAL ELECTRIC COST 68.98  
GROSS RECEIPTS TAX 1.77  
TOTAL CURRENT BILL 98.75  
TOTAL DUE THIS STATEMENT \$98.75

\* 10

320-531-43



ENERGY USE  
DAILY AVG. USE - 24 KWH/DAY  
USE ONE YEAR AGO - 0 KWH/DAY  
DAILY AVG. ELECTRIC COST - \$3.14

Payment of this statement within 90 days from the billing date will  
avoid a 1% late charge being applied to this account.  
It is our pleasure to welcome you as a customer at this location. We  
value your business and look forward to serving you.

RECEIVED  
APR 10 2018  
BY: \_\_\_\_\_

BF\_BI\_DEF\_20180405\_215051\_2 CSV-18592-000002175

DETACH AND RETURN THIS SECTION

ZP03 0006738

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 0000000000

019592 000002175

WINDWARD COMM DEV DIST  
1412 S NARCOOSSEE RD  
SAINT CLOUD FL 34771-7210

P.O. BOX 1004  
CHARLOTTE,  
NC 28201-1004

DUE DATE

APR 27 2018

TOTAL DUE

98.75

PLEASE ENTER  
AMOUNT PAID

98 75

389444050600000000987560000000000000000000009875601000000000009



**GMS-Central Florida, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 14  
Invoice Date: 4/2/18  
Due Date: 4/2/18  
Case:  
P.O. Number:

**Bill To:**  
Windward CDD  
135 W. Central Blvd  
Suite 320  
Orlando, FL 32801

#1 (u)

Description	Hours/Qty	Rate	Amount
Management Fees - April 2018 310 - 513 - 34		2,916.67	2,916.67
Information Technology -April 2018 357		50.00	50.00
Office Supplies 51		20.27	20.27
Postage 42		5.14	5.14
Copies 425		28.35	28.35
<b>Total</b>			<b>\$3,020.43</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,020.43</b>



Resort Pool Services DBA  
1171 Mesa Verde Court  
Clermont, FL 34711 US  
321-689-6210  
r.mc@hotmail.com



Invoice 7739

**RECEIVED**  
APR 04 2018  
BY: \_\_\_\_\_

BILL TO  
WINDWARD

SHIP TO  
WINDWARD

DATE  
12/01/2017

PLEASE PAY  
\$300.00

DUE DATE  
12/31/2017

ACTIVITY

QTY

RATE

AMOUNT

Contract Pool Service  
Fountain service

1

300.00

300.00

TOTAL DUE

**\$300.00**

#640  
320-538-469

THANK YOU.

Resort Pool Services DBA  
1171 Mesa Verde Court  
Clermont, FL 34711 US  
321-689-6210  
r.mc@hotmail.com



Invoice 7835

**RECEIVED**  
APR 04 2018  
BY: \_\_\_\_\_

BILL TO  
WINDWARD

SHIP TO  
WINDWARD

DATE  
01/01/2018

PLEASE PAY  
\$300.00

DUE DATE  
01/31/2018

ACTIVITY

QTY

RATE

AMOUNT

Contract Pool Service  
Fountain service

1

300.00

300.00

TOTAL DUE

**\$300.00**

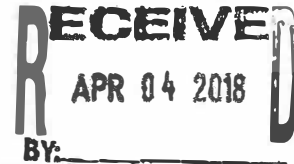
#6471  
320-578-469

THANK YOU.

Resort Pool Services DBA  
1171 Mesa Verde Court  
Clermont, FL 34711 US  
321-689-6210  
r.mc@hotmail.com



Invoice 7907



BILL TO  
WINDWARD

SHIP TO  
WINDWARD

DATE  
02/01/2018

PLEASE PAY  
\$300.00

DUE DATE  
03/03/2018

ACTIVITY

QTY

RATE

AMOUNT

Contract Pool Service  
Fountain service

1

300.00

300.00

TOTAL DUE

\$300.00

#610  
20.575.466

THANK YOU.

Resort Pool Services DBA  
1171 Mesa Verde Court  
Clermont, FL 34711 US  
321-689-6210  
r.mc@hotmail.com



Invoice 7988

**RECEIVED**  
APR 04 2018

BY:

BILL TO  
WINDWARD

SHIP TO  
WINDWARD

DATE  
03/01/2018

PLEASE PAY  
\$300.00

DUE DATE  
03/31/2018

ACTIVITY	QTY	RATE	AMOUNT
Contract Pool Service Fountain service	1	300.00	300.00

TOTAL DUE

**\$300.00**

46 h/d  
320 528.46 ea

THANK YOU.

Resort Pool Services DBA  
1171 Mesa Verde Court  
Clermont, FL 34711 US  
321-689-6210  
r.mc@hotmail.com



Invoice 8086

**RECEIVED**  
APR 04 2018  
BY: \_\_\_\_\_

BILL TO  
WINDWARD

SHIP TO  
WINDWARD

DATE  
04/01/2018

PLEASE PAY  
\$300.00

DUE DATE  
05/01/2018

ACTIVITY	QTY	RATE	AMOUNT
Contract Pool Service	1	300.00	300.00
Fountain service			

TOTAL DUE

**\$300.00**

#864  
20536.464

THANK YOU.

A handwritten signature in black ink, appearing to be "R. Mc" or similar.



Toho Water Authority  
P.O. Box 30527  
Tampa, Florida 33630-3527  
www.tohowater.com

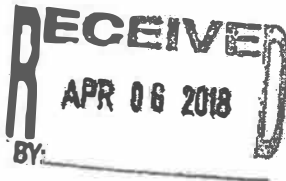
WINDWARD COMMUNITY  
DEVELOPMENT

Service Address:  
7900 FOUR SEASONS ODD BOULEVARD

Account Number: [REDACTED]  
Past Due Amount: \$0.00  
Current Charges: \$8,118.81  
Total Amount Due: \$8,118.81

Bringing you life's most precious resource

Customer Service: (8am - 5pm) 407-944-5000



Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17000601	13	03/13/2018	6570	03/26/2018	6922	352

Balance Forward \$0.00

Current Transaction(s)

Deposit	\$7,100.00
Reclaimed Base Charge	\$7.41
Reclaimed Usage	\$986.40
Initiate Fee	\$25.00
<b>Current Transaction Total</b>	<b>\$8,118.81</b>

Total Amount Due \$8,118.81

#9

320-538-431 \$7,100.00 deposit

320-538-431 \$1,018.81 usage

or please



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Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 04/25/18	Late Charge after 04/25/18	
[REDACTED]	\$0.00	\$8,118.81	\$405.94	\$8,118.81

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APR 06 2018  
BY: \_\_\_\_\_

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**Service Address:**  
7900 FOUR SEASONS EVEN BOULEVARD FOUNTAIN

Account Number:

**Past Due Amount:**

**Current Charges:**

**Total Amount Due:**

**\$0.00**

**\$134.95**

**\$8.95**

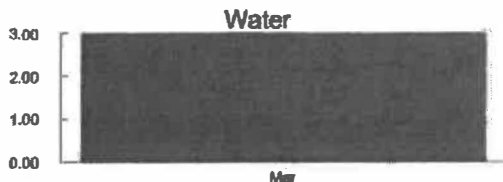
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17003296	13	03/13/2018	59	03/26/2018	62	3

Payment(s) Received	\$-125.00
Balance Forward	\$-125.00

<b>Current Transaction(s)</b>	
Deposit	\$100.00
Water Base Charge	\$4.55
Water Usage	\$5.40
Initiate Fee	\$25.00
<b>Current Transaction Total</b>	<b>\$134.95</b>

<b>Total Amount Due</b>	<b>\$9.95</b>
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#C  
920-536-431



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**Past due balances are subject to immediate interruption of service**

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 04/25/18	Late Charge after 04/25/18	
XXXXXXXXXXXX000012	\$0.00	\$134.95	\$5.00	\$9.95

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003175

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0072 0071



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WINDWARD COMMUNITY  
DEVELOPMENT

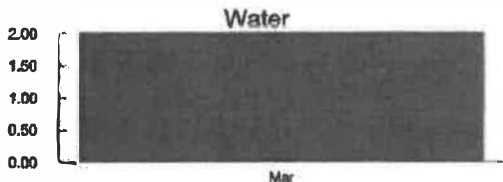
Service Address:  
7900 FOUR SEASONS ODD BOULEVARD FOUNTAIN

Account Number: [REDACTED]  
Past Due Amount: \$0.00  
Current Charges: \$133.15  
Total Amount Due: \$8.15

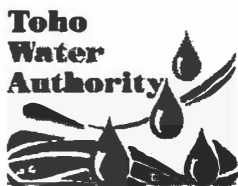
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17003294	13	03/13/2018	113	03/26/2018	115	2

Payment(s) Received: \$-125.00  
 Balance Forward: \$-125.00  
 Current Transaction(s):  
     Deposit: \$100.00  
     Water Base Charge: \$4.55  
     Water Usage: \$3.60  
     Initiate Fee: \$25.00  
 Current Transaction Total: \$133.15  
  
 Total Amount Due: \$8.15

#9  
320.538.491



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Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 04/25/18	Late Charge after 04/26/18	
[REDACTED]	\$0.00	\$133.15	\$5.00	\$8.15

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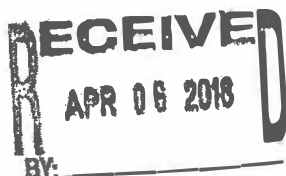
Service Address:  
7980 FOUR SEASONS BOULEVARD GH

Account Number:  
Past Due Amount:  
Current Charges:  
Total Amount Due:

\$0.00  
\$133.88  
\$8.88

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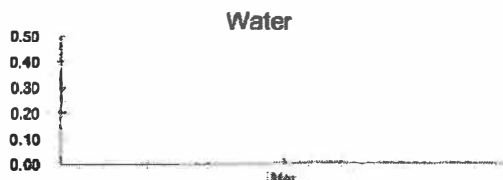


Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17006031	13	03/13/2018	6	03/26/2018	6	0

Payment(s) Received	\$-125.00
Balance Forward	\$-125.00
<b>Current Transaction(s)</b>	
Deposit	\$50.00
Deposit	\$50.00
Water Base Charge	\$2.86
Wastewater Base Charge	\$6.02
Initiate Fee	\$25.00
<b>Current Transaction Total</b>	<b>\$133.88</b>
 <b>Total Amount Due</b>	 <b>\$8.88</b>

Hea  
320.58.431



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Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 04/25/18	Late Charge after 04/25/18	
██████████	\$0.00	\$133.88	\$5.00	\$8.88

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