

*Windward
Community Development District*

Agenda

July 18, 2018

AGENDA

Windward

Community Development District

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

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

July 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, July 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 May 16, 2018 Meeting
- IV. Discussion on Bond Financing
- V. Consideration of Resolution 2018-04 Amending Resolution 2018-03 Designating a Location for the Public Hearing on the Fiscal Year 2019 Budget
- VI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Balance Sheet and Income Statement
 - ii. Consideration of Funding Requests #10 - 12
- 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 May 16, 2018 meeting. The minutes are enclosed for your review.

The fourth order of business is discussion on bond financing. This is an open discussion and no back-up is provided.

The fifth order of business is the consideration of Resolution 2018-04 amending Resolution 2018-03 designating a location for the public hearing on the Fiscal Year 2019 budget. A copy of the Resolution 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

requests #10 - 12. A copy of the funding requests with supporting documentation is 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,

A handwritten signature in blue ink, appearing to read 'J. Showe', with a long, sweeping horizontal stroke extending to the right.

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, May 16, 2018 at 2:00 p.m. in the West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida.

Present and constituting a quorum were:

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	Poulos & Bennett

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the April 18, 2018 Meeting

On MOTION by Mr. Franklin seconded by Mr. Beeman with all in favor the minutes of the April 18, 2018 meeting were approved as presented.
--

FOURTH ORDER OF BUSINESS

Discussion on Bond Financing

Mr. Showe stated they are still waiting on some documents to put the Limited Offering Memorandum together and we anticipate having that at the next meeting.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2018-03
Approving the Proposed Fiscal Year 2019
Budget and Setting a Public Hearing**

Mr. Showe stated next is Resolution 2018-03 approving the proposed Fiscal Year 2019 budget and setting the public hearing. The resolution approves the proposed budget and sets the public hearing and we set that tentatively for the August 15th meeting, which will give the District a lot of time to work with the developer and get the assessments right. It also directs us to transmit the proposed budget to Osceola County at least 60 days prior to the public hearing as required by Florida Statutes and also post it on the website.

On page 1 of the budget you will see that the proposed assessment for the 530 units is \$626.71 each for operations and maintenance. We are working with the developer and some other folks to make sure we are not missing anything. We will have to go through a mailed notice process for operation and maintenance this year since they have not been previously levied and that will go out 21 days in advance of the public hearing.

Mr. d'Adesky stated this is a ceiling not a floor so you can come down if you decided the costs were less.

On MOTION by Mr. Beeman seconded by Mr. Clark with all in favor Resolution 2018-03 approving the proposed budget and setting the public hearing for August 15, 2018 was approved.

SIXTH ORDER OF BUSINESS**Appointment of Audit Committee and
Chairman**

Mr. Showe stated we need to appoint an Audit Committee and Chairman and we typically recommend the Board appoint itself and the Chair as the Audit Committee and Chairman. We advertised an Audit Committee meeting to take place after we adjourn this meeting.

On MOTION by Mr. Beeman seconded by Mr. Franklin with all in favor the Board Members were appointed to serve as the Audit Committee and Mr. Kassik was appointed Chairman of the Audit Committee.

SEVENTH ORDER OF BUSINESS**Staff Reports**

A. Attorney

Mr. d'Adesky stated we are working on a lot of documents and we will have more for you at the next meeting.

B. Engineer

Mr. Kelly stated they are starting to grade assessment areas 2 and 3.

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. 9

On MOTION by Mr. Beeman seconded by Mr. Franklin with all in favor funding request no. 9 was approved.
--

iii. Presentation of Number of Registered Voters – 0

A copy of the letter from the Supervisor of Elections indicating that there are no registered voters residing within the District was included in the agenda package.

iv. Field Operations

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being none,

On MOTION by Mr. Beeman seconded by Mr. Clark with all in favor the meeting adjourned at 2:07 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2018-04

**A RESOLUTION AMENDING RESOLUTION 2018-03
DESIGNATING A LOCATION FOR THE PUBLIC
HEARING ON THE BUDGET FOR FISCAL YEAR 2019;
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Windward Community Development District's ("District") Board of Supervisors ("Board") previously adopted Resolution 2018-03 designating the date, time and location for the public hearing on the District's Budget for Fiscal Year 2019; and

WHEREAS, the Board desires to designate a new location for the public hearing.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE WINDWARD COMMUNITY
DEVELOPMENT DISTRICT:**

1. The location of the District's public hearing on the Budget for Fiscal Year 2019 is changed to the following: **Roseada Room 2nd Floor, Hart Memorial Central Library, 211 East Dakin Ave, Kissimmee, Florida 34741**. The date and time of said public hearing shall remain the same: August 15, 2018, at 2:00 p.m.

2. The District Manager shall use the above date, time and location in providing notices required by Florida law.

3. Except as amended herein, Resolution 2018-03 shall remain unchanged and in full force and effect.

4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY OF JULY, 2018.

ATTEST:

**WINDWARD COMMUNITY
DEVELOPMENT DISTRICT**

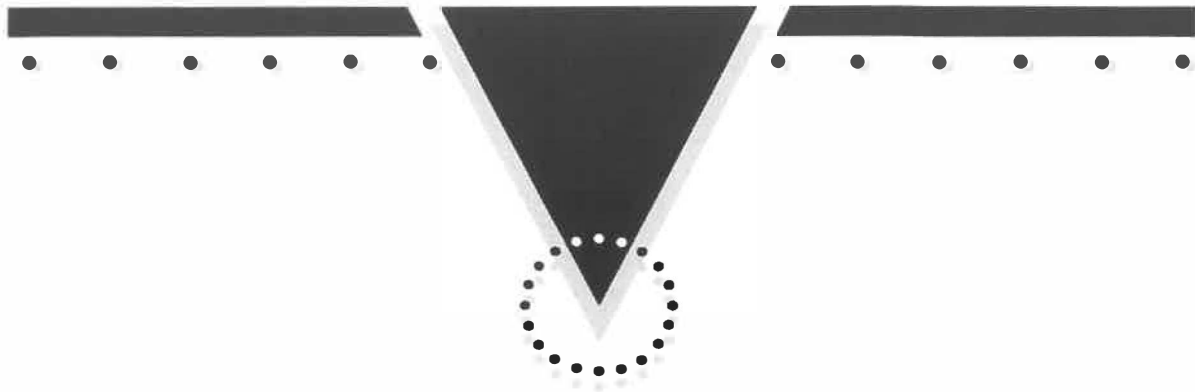
Secretary

By: _____
Its: _____

SECTION VI

SECTION C

SECTION 1



Windward
Community Development District

Unaudited Financial Reporting

June 30, 2018



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WINDWARD
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
June 30, 2018

	GENERAL FUND
<u>ASSETS:</u>	
CASH	\$2,601
DUE FROM DEVELOPER	\$11,627
TOTAL ASSETS	<u>\$14,227</u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$10,008
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNASSIGNED	\$4,219
TOTAL LIABILITIES & FUND EQUITY	<u>\$14,227</u>

WINDWARD

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2018

	PROPOSED BUDGET	PRORATED BUDGET THRU 6/30/18	ACTUAL THRU 6/30/18	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$93,327	\$69,995	\$110,225	\$40,230
TOTAL REVENUES	\$93,327	\$69,995	\$110,225	\$40,230
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$4,800	\$3,600	\$1,400	\$2,200
FICA EXPENSE	\$367	\$275	\$107	\$168
ENGINEERING	\$12,000	\$9,000	\$1,370	\$7,630
ATTORNEY	\$25,000	\$18,750	\$5,345	\$13,405
MANAGEMENT FEES	\$35,000	\$26,250	\$26,250	(\$0)
INFORMATION TECHNOLOGY	\$600	\$450	\$450	\$0
TELEPHONE	\$300	\$225	\$0	\$225
POSTAGE	\$1,000	\$750	\$29	\$721
INSURANCE	\$5,800	\$5,800	\$5,000	\$800
PRINTING & BINDING	\$1,000	\$750	\$218	\$533
LEGAL ADVERTISING	\$5,000	\$3,750	\$163	\$3,588
OTHER CURRENT CHARGES	\$1,000	\$750	\$0	\$750
OFFICE SUPPLIES	\$625	\$469	\$82	\$386
TRAVEL PER DIEM	\$660	\$495	\$218	\$277
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD OPERATIONS:</u>				
ELECTRIC	\$0	\$0	\$4,027	(\$4,027)
WATER & SEWER	\$0	\$0	\$26,992	(\$26,992)
LANDSCAPE MAINTENANCE	\$0	\$0	\$21,639	(\$21,639)
LANDSCAPE CONTINGENCY	\$0	\$0	\$16,671	(\$16,671)
FOUNTAIN MAINTENANCE	\$0	\$0	\$2,700	(\$2,700)
MISC. CONTINGENCY	\$0	\$0	\$407	(\$407)
TOTAL EXPENDITURES	\$93,327	\$71,489	\$113,242	(\$41,753)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,017)	
FUND BALANCE - Beginning	\$0		\$7,236	
FUND BALANCE - Ending	\$0		\$4,219	

**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	\$675.7	\$26174	\$25,612	\$10,089	\$11,627	\$0	\$0	\$0	\$110,225
TOTAL REVENUES	\$8,144	\$3,570	\$3,401	\$14,832	\$675.7	\$26174	\$25,612	\$10,089	\$11,627	\$0	\$0	\$0	\$110,225

EXPENDITURES:

ADMINISTRATIVE

SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$800	\$200	\$400	\$0	\$0	\$0	\$0	\$1,400
FICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$61	\$15	\$31	\$0	\$0	\$0	\$0	\$107
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$895	\$475	\$0	\$0	\$0	\$0	\$0	\$1,370
ATTORNEY	\$0	\$433	\$0	\$130	\$1,456	\$1,840	\$1,486	\$0	\$0	\$0	\$0	\$0	\$5,345
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$26,250
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$0	\$450
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$2	\$1	\$0	\$0	\$3	\$3	\$5	\$10	\$4	\$0	\$0	\$0	\$29
INSURANCE	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
PRINTING & BINDING	\$0	\$3	\$0	\$0	\$0	\$67	\$28	\$82	\$38	\$0	\$0	\$0	\$218
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163	\$0	\$0	\$0	\$0	\$163
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$20	\$20	\$21	\$20	\$0	\$0	\$0	\$82
TRAVEL PER DIEM	\$0	\$0	\$0	\$0	\$60	\$51	\$51	\$56	\$0	\$0	\$0	\$0	\$218
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175

FIELD OPERATIONS

ELECTRIC	\$0	\$0	\$0	\$0	\$0	\$1,961	\$982	\$1,056	\$27	\$0	\$0	\$0	\$4,027
WATER & SEWER	\$0	\$0	\$0	\$0	\$1,040	\$9,821	\$4,717	\$7,135	\$4,279	\$0	\$0	\$0	\$26,992
LANDSCAPE MAINTENANCE	\$0	\$2,639	\$3,167	\$3,167	\$3,167	\$3,167	\$3,167	\$3,167	\$0	\$0	\$0	\$0	\$21,639
LANDSCAPE CONTINGENCY	\$0	\$0	\$2,522	\$0	\$0	\$3,356	\$10,793	\$0	\$0	\$0	\$0	\$0	\$16,671
FOUNTAIN MAINTENANCE	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$0	\$0	\$0	\$2,700
MISC. CONTINGENCY	\$0	\$0	\$0	\$371	\$0	\$0	\$0	\$0	\$36	\$0	\$0	\$0	\$407

TOTAL EXPENDITURES

Excess Revenues (Expenditures)

TOTAL EXPENDITURES	\$8,444	\$6,343	\$8,956	\$6,935	\$8,993	\$25,309	\$25,206	\$15,386	\$7,671	\$0	\$0	\$0	\$113,242
Excess Revenues (Expenditures)	(\$ 300)	(\$2,772)	(\$5,555)	\$7,897	(\$2,235)	\$865	\$426	(\$5,298)	\$3,956	\$0	\$0	\$0	(\$3,017)

**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	\$ 488.75	\$ 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	4/17/18	\$ 6,757.46	\$ 6,757.46	\$ -	\$ 6,757.46	\$ -	\$ -
6	3/15/18	4/17/18	\$ 12,500.00	\$ 12,500.00	\$ -	\$ 12,500.00	\$ -	\$ -
7	3/31/18	4/17/18	\$ 13,673.80	\$ 13,673.80	\$ -	\$ 13,673.80	\$ -	\$ -
8	4/20/18	4/17/18	\$ 6,311.15	\$ 6,311.15	\$ -	\$ 6,311.15	\$ -	\$ -
9	5/9/18	6/6/18	\$ 23,294.70	\$ 23,294.70	\$ -	\$ 23,294.70	\$ -	\$ -
10	5/30/18	6/6/18	\$ 6,114.59	\$ 6,114.59	\$ -	\$ 6,114.59	\$ -	\$ -
11	6/13/18	7/5/18	\$ 11,626.54	\$ 11,626.54	\$ -	\$ 11,626.54	\$ -	\$ -
12	7/10/18		\$	\$ 100,104.1	\$ -	\$ 100,104.1	\$ -	\$ 100,104.1
DUE FROM DEVELOPER			\$ 152,762.42	\$ 162,772.83	\$ 42,537.02	\$ 120,235.81	\$ -	\$ 10,010.41

TOTAL DEVELOPER CONTRIBUTIONS FY18

\$ 120,235.81

SECTION 2

Windward

Community Development District

FY18 Funding Request #10
May 30, 2018

Payee		General Fund FY2018	
1	Down to Earth Inc. Inv# 3974 - Landscape Maintenance - May 2018	\$	3,166.67
2	Duke Energy Inv# 38944 40506APR18 - 7980 Four Seasons Blvd. Guardhouse - April 2018 Inv# 41336 39580APR18 - 79811 Four Seasons Blvd. Entrance Lighting - April 2018 Inv# 71969 13422APR18 - 22771 Antilles Club Drive - April 2018 Inv# 82915 19025APR18 - 79741 Hanson Bay Place Irrigation - April 2018	\$ \$ \$ \$	92.99 778.58 55.74 54.91
3	Latham, Shuker, Eden & Beaudine, LLP Inv# 81014 - General Counsel - April 2018	\$	1,485.50
4	Walter Beeman Inv# WB051618 - Mileage/Toll Reimbursement - May 2018	\$	49.60
5	Supervisor Fees May 16, 2018 Walter Beeman Tom Franklin	\$ \$	215.30 215.30
		\$	6,114.59
		Total:	\$ 6,114.59

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
Acct# 1000193639530
Contact: Kelly Lawler
(407) 237-1072

Down to Earth
PO Box 738
Tangerine, FL 32777
(352) 385-7227



Invoice

#INV3974

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

RECEIVED
MAY 25 2018

BY: _____

Project/Job	Invoice Date	Due Date	Terms	PO #
WINDWARD CDD	5/10/2018	6/9/2018	Net 30	

Item	Qty	Rate	Amount
Monthly Maintenance Description: Monthly Maintenance	1	\$3,166.67	\$3,166.67

320-538-468

Subtotal	\$3,166.67
Payments/Credits	\$0.00
Balance Due	\$3,166.67

**PROPERTY INSPECTION FORM**NAME WINWARD CDDDATE 05/15/18CREW RC-16 RAFAEL MORALESINSPECTED BY HILIODORO ESTRADA JRMANAGER HILIODORO ESTRADA JR

Grade Scale:

0=Poor / 5=Excellent

1. Turf	Dry? Dying? Dead spots? Fire ants? Weak Needs Fertilizer? Infested with Insects? Disease? OVERALL APPEARANCE!	4
Comments: OVERALL TURF LOOKS GOOD. DON'T HAVE ANY DRY SPOTS AT THE TIME.		
2. Irrigation	Heads Stuck Up? Bad Coverage? Broken Heads, Heads Need Adjustment? Wrong Location Or Heads Blocked? Clogged Heads? Run Times adjusted Properly?	4
Comments: IRRIGATION IS WORKING PROPERLY AND GETTING PROPER COVERAGE TO TURF AND PLANT MATERIAL.		
3. Shrubs	Dead Or Weak Ones? Proper Fertilization? Infested With Insects/ Disease? Properly Trimmed? Getting Proper Water?	4
Comments: ALL SHRUBS THAT WERE DEAD OR WEAK WERE RIPPED OUT AND REPLACED.		
4. Fertilization	Turf Needs Fertilizer? Shrubs Need Fertilizer? Fertilizer Left in Plants/ Too Close? Streaking? Improper Application? Is The Correct Fertilizer Being Used For This Situation?	4
Comments: TURF WAS RECENTLY FERTILIZED 05/11/18. OVERALL PLANT MATERIAL AND TURF LOOKS GOOD.		
5. Trees/Palms	Dead? Need Fertilizer/ Disease/ insect Control? Need Trimming? Over Trimming? Dead Wood? Seed Pods? Moss? Staking Kits- Adjust or Remove? Tree Rings?	3
Comments: OAK TREES ON SECOND BLVD NEED TO BE LIFTED A LITTLE AND WILL GET DONE DURING ROUTINE TRIMMING MAINT. PALMS AROUND PROPERTY HAVE FROST DAMAGE AND HAVE LOTS OF HALF GREEN AND BROWN PALM FRONDS. WE WILL CONTINUE TO SEE THIS UNTIL PALM FRONDS HAVE COMPLETELY BROWNEED OUT TO PRUNE THEM OFF.		
6. Shrub Beds	Excessive Weeds?, Mulch Condition? Ant Beds?	3
Comments: WEEDS ARE CONTINUOUSLY GROWING AND WE ARE PULLING AND SPRAYING WEEDS AS WE MAINT. PROPERTY		

7. Mowing	Missed spots? Clippings left? Areas Missed, Height Of Cut? Proper Edging? Mower Damage From Excessive Speed Etc.?, String Trimming Complete?	4
Comments: OVERALL MOWING LOOKS GOOD AND TIGHT ALL HAS BEEN COMPLETED.		
8. Mulch	Touch Up Needed? Bare Areas? Edges Tucked Even With Bed lines? Excessive Mulch On Plants? Overall Appearance?	4
Comments: PROPERTY WAS RECENTLY MULCHED HAD LOTS OF BARE AREAS BUT WERE ADDRESSED WHEN MULCHING WAS IN PROCESS.		
9. Annual Beds	Healthy, Full Plants? Good Color Selection? Weeds? Dead Heading If Needed? Proper Watering? Need Fertilizer or Disease Control?	4
Comments: OVERALL ANNUAL BEDS ARE FULL AND HEALTHY. HAVE SOME WEEDS IN COUPLE BEDS BUT WILL BE PULLED.		
10. Overall	Overall Appearance? Would You Use This Property To Take Future Clients Y/N ? If Answer Is No. WHY?	Y
Comments: OVERALL APPEARANCE THE PROPERTY LOOKS GOOD WITH THE EXCEPTION OF PALMS FRONDS WITH FROST DAMAGE.		
		Final Score: 3.7
11. Enhancements	Identify key areas that plant enhancements/replacements are needed. Provide Proposals for approval.	
Itemized Enhancements:		
General Notes		



ACCOUNT NUMBER
38944 40506

MAY 2018

**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**

WINDWARD COMM DEV DIST

1412 S NARODUSSEE RD
SAINT CLOUD FL 34771

SERVICE ADDRESS
7980 FOUR SEASONS BLVD,
GUARD HOUSE

DUE DATE
MAY 29 2018

TOTAL AMOUNT DUE
92.98

**NEXT READ
DATE ON OR
ABOUT
JUN 06 2018**

DEPOSIT AMOUNT
ON ACCOUNT

NONE

FIN: 449155800

METER READINGS

ETER NO.	003427272	
RESENT	(ACTUAL)	007032
REVIOUS	(ACTUAL)	006347
FFERENCE		000686
TAL KIM		685

PAYMENTS RECEIVED AS OF APR 24 2018

98.75 THANK YOU

GS-1 060 GENERAL SERVICE - NON DEMAND SEC
ROLLING PERIOD..04-05-18 TO 05-04-18 29 DAYS

CUSTOMER CHARGE			11.67
ENERGY CHARGE	685 KWH @	7.20400¢	49.35
FUEL CHARGE	685 KWH @	2.13200¢	28.30
ASSET SECURITIZATION CHARGE	685 KWH @	0.19700¢	1.35

NET TOTAL ELECTRIC COST
GROSS RECEIPTS TAX

90.67
2.32

TOTAL CURRENT BILL

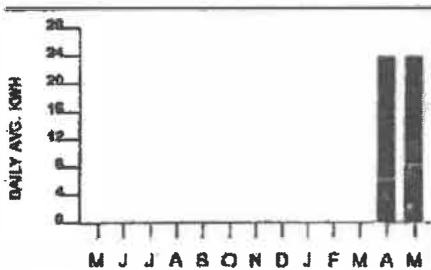
92.99

TOTAL DUE THIS STATEMENT

\$92.99

#10
320.538.43

RECEIVED
MAY 11 2018
BY: _____



ENERGY USE

DAILY AVG. USE - 24 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
DAILY AVG. ELECTRIC COST - \$5.15

Payment of this statement within 90 days from the billing date will avoid a 1% late charge being applied to this account.
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 20%, Purchased Power 16%, Gas 84%, Oil 0%, Nuclear 0% (For Prior 12 months ending March 31, 2018).

F BL DEF 20180504_214455_3.CSV-3890-000000577

DETACH AND RETURN THIS SECTION

MM 0003125

BILL # 1 OF 2 GRP 2214

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 38944 40506

003990 000000577

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

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

DUE DATE

MAY 29 2018

TOTAL DUE

92.99

PLEASE ENTER
AMOUNT PAID

389444050600000000929990000000000000000000092999010000000000

41336395805000007785890000000000000000000077858901000000000009



STATEMENT OF ELECTRIC SERVICE

MAY 2018



ACCOUNT NUMBER

71969 13422

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
161 SOUTHWALL LN
STE 120
MAITLAND FL 32751

SERVICE ADDRESS
22771 ANTILLES CLUB DR,
IRRIGATION

DUE DATE
MAY 29 2018

TOTAL AMOUNT DUE
55.74

NEXT READ
DATE ON OR
ABOUT
JUN 06 2018

DEPOSIT AMOUNT
ON ACCOUNT
100.00

PIN: 944521135

METER READINGS

METER NO. 003415638
PRESENT (ACTUAL) 000054
PREVIOUS (ACTUAL) 000044
DIFFERENCE 000010
TOTAL KWH 10

GS-1 060 GENERAL SERVICE - NON DEMAND SEC

BILLING PERIOD 04-05-18 TO 05-04-18 29 DAYS

CUSTOMER CHARGE		11.67
ENERGY CHARGE	10 KWH @ 7.204000	.72
FUEL CHARGE	10 KWH @ 4.132000	.41
ASSET SECURITIZATION CHARGE	10 KWH @ 0.197000	0.02

*TOTAL ELECTRIC COST	12.82
GROSS RECEIPTS TAX	.33
COUNTY UTILITY TAX	1.02
STATE AND OTHER TAXES ON ELECTRIC	1.12
LATE PAYMENT CHARGE FOR PREVIOUS BILL	5.00

TOTAL CURRENT BILL
BALANCE FORWARD

*10hd

92.0-538.43

20.29
38.45

TOTAL DUE THIS STATEMENT

55.74

JK
5.11.18

Payment of your bill prior to the above due date will avoid a late payment charge of \$5.00 or 1.5%, whichever is greater. If your previous unpaid balance has been paid, please disregard. Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 20%, Purchased Power 16%, Gas 64%, Oil 0%, Nuclear 0% (For Prior 12 months ending March 31, 2018).

ENERGY USE

DAILY AVG. USE - 0 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
DAILY AVG. ELECTRIC COST - \$.44

BF_01_DEF_20180504_214455_3.CSV-1405-000000194

DETACH AND RETURN THIS SECTION

MM 0019187

BILL # 23 OF 28 GRP 1105

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 71969 13422

001466 000000194

|||||
KHOVNANIAN MYSTIC DUNES LLC
161 SOUTHWALL LN STE 120
MAITLAND FL 32751-7115

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

DUE DATE

MAY 29 2018

TOTAL DUE

55.74

PLEASE ENTER
AMOUNT PAID

71969134223000000055749000000035451000000020297010000000009



STATEMENT OF ELECTRIC SERVICE

MAY 2018

ACCOUNT NUMBER
82915 19025FOR CUSTOMER SERVICE OR
PAYMENT LOCATIONS CALL:
1-877-372-8477

WEB SITE: www.duke-energy.com

TO REPORT A POWER OUTAGE:
1-800-228-8485KHOVNANIAN MYSTIC DUNES LLC
151 SOUTHHALL LN
STE 120
MAITLAND FL 32751SERVICE ADDRESS
79741 HANSON BAY PL,
IRRIGATIONDUE DATE TOTAL AMOUNT DUE
MAY 29 2018 54.91NEXT READ DEPOSIT AMOUNT
DATE ON OR ON ACCOUNT
ABOUT
JUN 06 2018 100.00

PIN: 944521135

METER READINGS

METER NO. 003427867
PRESENT (ACTUAL) 000041
PREVIOUS (ACTUAL) 000033
DIFFERENCE 000008
TOTAL KWH 805-1 060 GENERAL SERVICE - NON DEMAND SEC
BILLING PERIOD..04-05-18 TO 05-04-18 29 DAYSCUSTOMER CHARGE 11.67
ENERGY CHARGE 8 KWH @ 7.204000 .58
FUEL CHARGE 8 KWH @ 4.132000 .33
ASSET SECURITIZATION CHARGE 8 KWH @ 0.197000 0.02*TOTAL ELECTRIC COST 12.60
GROSS RECEIPTS TAX .52
COUNTY UTILITY TAX 1.01
STATE AND OTHER TAXES ON ELECTRIC 1.09
LATE PAYMENT CHARGE FOR PREVIOUS BILL 5.00TOTAL CURRENT BILL 20.02
BALANCE FORWARD 20.578 43 34.59

TOTAL DUE THIS STATEMENT

\$54.91

Payment of your bill prior to the above due date will avoid a
late payment charge of \$5.00 or 1.5%, whichever is greater.
If your previous unpaid balance has been paid, please disregard.
Duke Energy Florida utilized fuel in the following proportions to
generate your power: Coal 20%, Purchased Power 16%, Gas 84%, Oil 0%,
Nuclear 0% (For Prior 12 months ending March 31, 2018).

ENERGY USE

DAILY AVG. USE - 0 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
DAILY AVG. ELECTRIC COST - \$.43

F_BI_DEF_20180404_214455_3.CSV-1434-000000203

DETACH AND RETURN THIS SECTION

MM 000170

BILL # 26 OF 26 GRP 1150

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 82915 19025

001434 000000203

KHOVNANIAN MYSTIC DUNES LLC
151 SOUTHHALL LN STE 120
MAITLAND FL 32751-7115P.O. BOX 1004
CHARLOTTE,
NC 28201-1004

DUE DATE

MAY 29 2018

TOTAL DUE

54.91

PLEASE ENTER
AMOUNT PAID

829151902510000000549160000000348920000000200240100000000009

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

RECEIVED
MAY 18 2018
BY: _____

May 17, 2018

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

#2hd
910-919.915

INVOICE

Matter ID: 9127-001
General

Invoice # 81014
Federal ID # 59-3366512

For Professional Services Rendered:

04/06/2018	ACD	Draft cost sharing agreement for irrigation.	2.90 hr	\$710.50
04/11/2018	ACD	Review agenda and prepare for next week's board meeting.	0.50 hr	\$122.50
04/18/2018	ACD	Prepare for and attend CDD meeting.	2.50 hr	\$612.50
Total Professional Services:				\$1,445.50

For Disbursements Incurred:


04/27/2018	Check # 45137 ANDREW D'ADESKY; Disbursement for JAC/9127-001/Andrew d'Adesky Travel to Board Meeting on 04.20.18	\$23.65
04/30/2018	Document Reproduction Expense	\$16.35
Total Disbursements Incurred:		\$40.00

INVOICE SUMMARY

For Professional Services:	5.90 Hours	\$1,445.50
For Disbursements Incurred:		\$40.00
New Charges this Invoice:		<u>\$1,485.50</u>
Previous Balance:		\$3,426.51
Less Payment and Credits Received:		<u>\$1,586.10</u>
Outstanding Balance:		\$1,840.41
Plus New Charges this Invoice:		<u>\$1,485.50</u>
Total Due:		<u>\$3,325.91</u>

Filed Through: April 30, 2018

Mileage Log and Reimbursement Form - Windward CDD

Supervisor Name	Walter Beeman			Rate Per Mile	\$0.545		
Supervisor Signature				For Period	From 5/16/18 to 5/16/18		
District Manager Signature				Total Mileage	91		
Date				Total Reimbursement	\$49.60		

Date	Starting Location	Destination	Description/Notes	Odometer Start	Odometer End	Mileage	Reimbursement
5/16/18	243 E. Hornbeam Drive, Longwood, FL 32779	305 Campus Street, Kissimmee, FL 34741	Windward CDD Meeting	27556	27647	91	\$49.60
Totals						91	\$49.60

Windward

Community Development District

FY18 Funding Request #11
June 13, 2018

Payee		General Fund FY2018	
1	Duke Energy Inv# 09395 13489 - 79011 Hanson Bay Place, Irrigation - May 2018 Inv# 36031 01376 - 24081 Sandy Creek Trail, Irrigation - May 2018 Inv# 38944 40506 - 7980 Four Seasons Blvd. Guardhouse - May 2018	\$	37.36 38.66 112.87
2	Governmental Management Services-CF, LLC Inv# 16 - Management Fees - June 2018	\$	3,064.91
3	Orlando Sentinel Inv# 3589916 - Notice of Audit Committee Meeting - May 2018	\$	162.50
4	Poulos & Bennett Inv# 18-021(3) - Engineering Services - April 2018	\$	475.20
5	Resort Pool Services Inv# 8176 - Fountain Services - May 2018 Inv# 8292 - Fountain Services - June 2018	\$ \$	300.00 300.00
6	Toho Water Authority Inv# 002622453-033087919 - 7900 Four Seasons Odd - May 2018 Inv# 002622453-033088619 - 7900 Four Seasons Even Blvd Fountain - May 2018 Inv# 002622453-033088639 - 7900 Four Seasons Odd Blvd Fountain - May 2018 Inv# 002622453-033089609 - 7980 Four Seasons Blvd GH - May 2018	\$ \$ \$ \$	7,070.15 23.10 21.30 20.49
		\$	11,626.54
		Total:	\$ 11,626.54

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
Acct# 1000193639530
Contact: Kelly Lawler
(407) 237-1072



ACCOUNT NUMBER

09395 13489

JUNE 2018

**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**

WINDWARD COMM DEV DIST

1412 S NARCISSEE RD
SAINT CLOUD FL 34771

SERVICE ADDRESS
79011 HANSON BAY PL.,
IRRIGATION

DUE DATE
JUN 27 2018

TOTAL AMOUNT DUE
37.36

**NEXT READ
DATE ON OR
ABOUT
JUL 06 2018**

**DEPOSIT AMOUNT
ON ACCOUNT**

NONE

PIN: 449155800

METER READINGS

METER NO.	003364585
PRESENT (ACTUAL)	000134
PREVIOUS (ACTUAL)	000129
DIFFERENCE	000005
TOTAL KWH	5

ELECTRIC SERVICE CONNECTION CHARGE		28.00
GS-1	060 GENERAL SERVICE - NON DEMAND SEC	
BILLING PERIOD .05-14-18 TO 06-05-18 22 DAYS		
CUSTOMER CHARGE	(PRORATED)	8.55
ENERGY CHARGE	5 KWH @ 7.20400¢	.36
FUEL CHARGE	5 KWH @ 4.13200¢	.21
ASSET SECURITIZATION CHARGE	5 KWH @ 0.19700¢	0.01
*TOTAL ELECTRIC COST		9.13
GROSS RECEIPTS TAX		.23
TOTAL CURRENT BILL		37.36
TOTAL DUE THIS STATEMENT		37.36

RECEIVED
JUN 08 2018
BY: _____

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.

ENERGY USE

DAILY AVG. USE -	0 KWH/DAY
USE ONE YEAR AGO -	0 KWH/DAY
*DAILY AVG. ELECTRIC COST -	\$.42

BF_BL_DEF_20180805_223313_2.CSV-19774-000002201

DETACH AND RETURN THIS SECTION

ZP03 0007000

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 09395 13489

019774 000002201



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

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

DUE DATE

JUN 27 2018

TOTAL DUE

37.36

PLEASE ENTER
AMOUNT PAID

37 | 31

09395134898000000037366000000000000000000003736601000000000009



ACCOUNT NUMBER

36031 01376

JUNE 2018

**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**

WINDWARD COMM DEV DIST

1412 S NARCOOSSEE RD
SAINT CLOUD FL 34771

SERVICE ADDRESS
24081 SANDY CREEK TRL.
IRRIGATION

DUE DATE
JUN 27 2018

TOTAL AMOUNT DUE
38.66

**NEXT READ
DATE ON OR
ABOUT
JUL 06 2018**

DEPOSIT AMOUNT
ON ACCOUNT

NONE

PIN: 449155800

METER READINGS

METER NO.	003446815	
PRESENT	(ACTUAL)	000126
PREVIOUS	(ACTUAL)	000110
DIFFERENCE		000016
TOTAL KWH		16

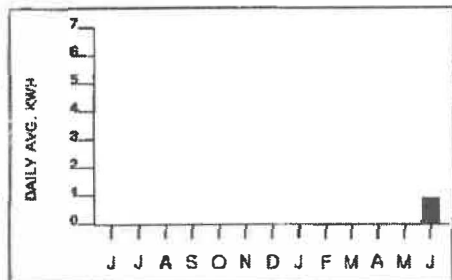
ELECTRIC SERVICE CONNECTION CHARGE			28.00
GS-1	060 GENERAL SERVICE - NON DEMAND SEC		
BILLING PERIOD..05-14-18 TO 06-05-18			22 DAYS
CUSTOMER CHARGE (PRORATED)			8.55
ENERGY CHARGE	16 KWH @	7.20400¢	1.15
FUEL CHARGE	16 KWH @	4.13200¢	.66
ASSET SECURITIZATION CHARGE	16 KWH @	0.19700¢	0.03

*TOTAL ELECTRIC COST	10.39
GROSS RECEIPTS TAX	.27

TOTAL CURRENT BILL	38.66
--------------------	-------

TOTAL DUE THIS STATEMENT # 10 (Ch) \$38.66

10 (hd)
320-538-43



ENERGY USE

DAILY AVG. USE -	1 KWH/DAY
USE ONE YEAR AGO -	0 KWH/DAY
DAILY AVG. ELECTRIC COST -	\$.47

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.

HF BL DEF 20180805 223313 2 CSV-19775-00002201

DETACH AND RETURN THIS SECTION

ZP03 0007004

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 36031 01376

019775 000002201



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

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

DUE DATE

JUN 27 2018

TOTAL DUE

38.66

PLEASE ENTER
AMOUNT PAID

38 | 66

36031013767000000038661000000000000000000386610100000000009

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

Invoice

①

Bill To:

Windward CDD
135 W. Central Blvd
Suite 920
Orlando, FL 32801

Invoice #: 16
Invoice Date: 6/1/18
Due Date: 6/1/18
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - June 2018 1-31-513-34		2,916.67	2,916.67
Information Technology - June 2018 35		50.00	50.00
Office Supplies		20.33	20.33
Postage 42		4.45	4.45
Copies 425		37.50	37.50
Maintenance Supplies 351		35.96	35.96
Total			\$3,064.91
Payments/Credits			\$0.00
Balance Due			\$3,064.91

Invoice & Summary

Billed Account Name: Windward Cdd
Billed Account Number: CU00595298
Invoice Number: 003589916
Amount: \$162.50
Billing Period: 05/01/18 - 05/31/18
Due Date: 06/30/18



INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
------	-------------------	-------------	----------------	------	--------------	-------

05/05/18	OSCM377621	PO#None Classified Listings, Online Notice of Meeting - Audit Comm. 5598667				162.50
		Total Current Advertising				162.50

Current Activity

4 (hd)
310 573-48

162.50

Total: \$162.50

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
162.50	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

Remittance Section

Billed Period: 05/01/18 - 05/31/18
Billed Account Name: Windward Cdd
Billed Account Number: CU00595298
Invoice Number: 003589916

For questions regarding this billing, or change of address notification, please contact Customer Care:

1814003785 PRESORT 3785 1 AB 0.405 P1C14



WINDWARD CDD
JAMIE-MARIE CORDER
135 W CENTRAL BLVD STE 320
ORLANDO FL 32801-2435

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608



00059529800059529803003589916 00016250 00016250 4

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

STATE OF FLORIDA

COUNTY OF OSCEOLA

Before the undersigned authority personally appeared Tina Robinson/ Karen Pistone/ Sharon McDowell, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, was published in said newspaper in the issues of May 05, 2018.

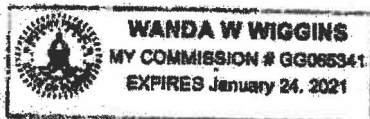
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebates, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Tina L Robinson
Signature of Affiant

Tina L Robinson
Printed Name of Affiant

Sworn to and subscribed before me on this 7 day of May, 2018,
by above Affiant, who is personally known to me (X) or who has produced
identification ().

Wanda Wiggins
Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped



POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407-487-2594



RECEIVED
JUN 04 2018

BY: _____

Windward CDD
Attn: District Manager
135 West Central Boulevard, Suite 320
Orlando, FL 32801

Invoice number 18-021(3)
Date 05/30/2018

Project 18-021 WINDWARD CDD

Professional services for the period ending: April 30, 2018

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.01 CDD ENGINEER	0.00	0.00	892.50	1,367.50	0.00	475.00
.99 REIMBURSABLE EXPENSE	0.00	0.00	2.10	2.30	0.00	0.20
Total	0.00		894.60	1,369.80		475.20

Hourly Tasks:

Prep / Attend CDD APR 18 MTG

.01 CDD Engineer

1-31-513-311

Practice Team Leader

Hours	Rate	Billed Amount
2.50	190.00	475.00

.99 Reimbursable Expense

Reimbursables

Units	Rate	Billed Amount
		0.20

.01 CDD Engineer - Prepare for and attend CDD meeting

Invoice total **475.20**

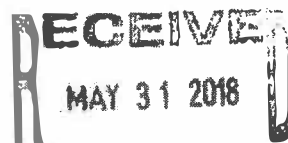
Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
18-021(1)	04/30/2018	3,910.00		3,910.00			
18-021(2)	04/30/2018	894.60		894.60			
18-021(3)	05/30/2018	475.20	475.20				
Total		5,279.80	475.20	4,804.60	0.00	0.00	0.00

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



Invoice 8176



BY: _____

BILL TO
WINDWARD

SHIP TO
WINDWARD

DATE
05/01/2018

PLEASE PAY
\$300.00

DUE DATE
05/31/2018

6

Ho

Fountain Service MAY 18

ACTIVITY	1-32-538-469	QTY	RATE	AMOUNT
Contract Pool Service		1	300.00	300.00
Fountain service				

TOTAL DUE

\$300.00

THANK YOU.

Handwritten signature

Pool Cleaning
Contract

112

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



Invoice 8292

#6
1-32-538-469

BILL TO
WINDWARD

SHIP TO
WINDWARD

DATE
06/01/2018

PLEASE PAY
\$300.00

DUE DATE
07/01/2018

ACTIVITY

QTY

RATE

AMOUNT

Contract Pool Service
Fountain service Jun 18

1

300.00

300.00

TOTAL DUE

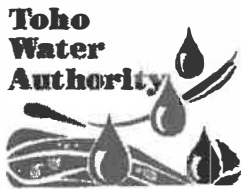
\$300.00

RECEIVED
JUN 11 2018

BY: _____

THANK YOU.

HJ



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: 002622453-033087919
Past Due Amount: \$0.00
Current Charges: \$7,425.15
Total Amount Due: \$7,070.15

Bringing you life's most precious resource

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

(9)
1-32-538-43
7900 Four Seasons ODD BLVD

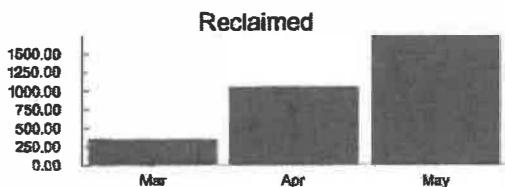
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17000601	30	04/26/2018	7967	05/26/2018	9700	1733

Previous Balance \$4,580.95
Payment(s) Received ~~\$4,580.95~~
Adjustments ~~\$-355.00~~
Balance Forward ~~\$-355.00~~

Current Transaction(s)
Reclaimed Base Charge \$17.10
Reclaimed Usage ~~\$7,408.05~~
Current Transaction Total ~~\$7,425.15~~

Total Amount Due \$7,070.15

RECEIVED
JUN 06 2018
BY: [Signature]



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 06/25/18	Late Charge after 06/25/18	
002622453-033087919	\$0.00	\$7,425.15	\$353.51	\$7,070.15

Please Remit to

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



WINDWARD COMMUNITY DEVELOPMENT
1412 S NARCOOSSEE RD
SAINT CLOUD, FL 34771-7210

0026224530330879190007070157





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

WINDWARD COMMUNITY
DEVELOPMENT

Service Address:

7800 FOUR SEASONS EVEN BOULEVARD FOUNTAIN

Account Number: 002622453-033088619
Past Due Amount: \$0.00
Current Charges: \$23.10
Total Amount Due: \$23.10

Bringing you life's most precious resource

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

⑨
7900 Four Seasons Even FNT
1-32-538-431

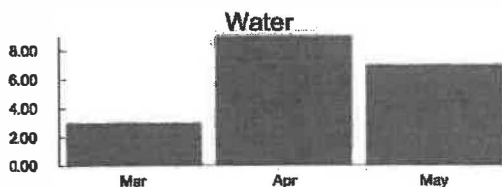
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17003296	30	04/26/2018	71	05/26/2018	78	7

Previous Balance \$26.70
Payment(s) Received \$26.70
Balance Forward \$0.00

Current Transaction(s)
Water Base Charge \$10.50
Water Usage \$12.60
Current Transaction Total \$23.10

Total Amount Due \$23.10

RECEIVED
JUN 06 2018
BY: _____



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 06/25/18	Late Charge after 06/25/18	
002622453-033088619	\$0.00	\$23.10	\$5.00	\$23.10

Please Remit to

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



WINDWARD COMMUNITY DEVELOPMENT
1412 S NARCOOSSEE RD
SAINT CLOUD, FL 34771-7210

0026224530330886190000023105



2228 2228



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

WINDWARD COMMUNITY
DEVELOPMENT

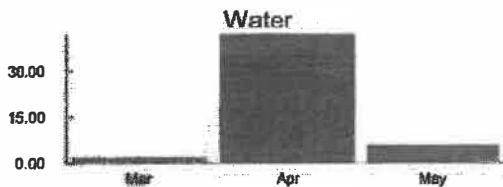
Service Address:
7600 FOUR SEASONS ODD BOULEVARD FOUNTAIN

Account Number: 002622453-033088639
Past Due Amount: \$0.00
Current Charges: \$21.30
Total Amount Due: \$21.30

Bringing you life's most precious resource

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

9
1-32-538-431
7900 Four Seasons ODD BLVD
FNT



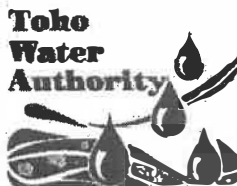
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17003294	30	04/26/2018	157	05/26/2018	163	6

Previous Balance	\$86.10
Payment(s) Received	\$-86.10
Balance Forward	\$0.00
Current Transaction(s)	
Water Base Charge	\$10.50
Water Usage	\$10.80
Current Transaction Total	\$21.30
 Total Amount Due	 \$21.30

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BY: _____



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Tampa, Florida 33630-3527
www.tohowater.com

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Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 06/25/18	Late Charge after 06/26/18	
002622453-033088639	\$0.00	\$21.30	\$5.00	\$21.30

Please Remit to

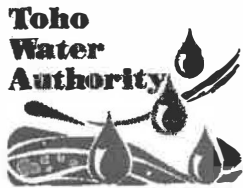
Toho Water Authority
P. O. Box 30527
Tampa, Florida 33630-3527



WINDWARD COMMUNITY DEVELOPMENT
1412 S NARCOOSSEE RD
SAINT CLOUD, FL 34771-7210

0026224530330886390000021303





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

WINDWARD COMMUNITY
DEVELOPMENT
Service Address:
7980 FOUR SEASONS BOULEVARD GH

Account Number: 002622453-033089609
Past Due Amount: \$0.00
Current Charges: \$20.49
Total Amount Due: \$20.49

Bringing you life's most precious resource

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

(9)

7980 Four Seasons BLVD GH

1-32-538-481

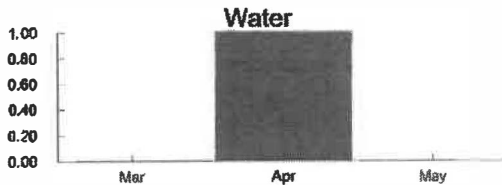
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17006031	30	04/26/2018	7	05/26/2018	7	0

Previous Balance \$22.76
Payment(s) Received \$22.76
Balance Forward \$0.00

Current Transaction(s)
Water Base Charge \$6.60
Wastewater Base Charge \$13.89
Current Transaction Total \$20.49

Total Amount Due \$20.49

RECEIVED
JUN 06 2018
BY: _____



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Tampa, Florida 33630-3527
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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 06/25/18	Late Charge after 06/25/18	
002622453-033089609	\$0.00	\$20.49	\$5.00	\$20.49

Please Remit to

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



WINDWARD COMMUNITY DEVELOPMENT
1412 S NARCOOSSEE RD
SAINT CLOUD, FL 34771-7210

0026224530330896090000020499



Windward

Community Development District

FY18 Funding Request #12
July 10, 2018

Payee		General Fund FY2018
1	Down to Earth Inc. Inv# 59174 - Installation of Spring Annuals - April 2018	\$ 1,562.00
2	Duke Energy Inv# 09395 13489 - 79011 Hanson Bay Place, Irrigation - June 2018 Inv# 36031 01376 - 24081 Sandy Creek Trail, Irrigation - June 2018 Inv# 41336 39580 - 79811 Four Seasons Blvd. Entrance Lighting - May 2018	\$ 12.56 \$ 14.34 \$ 867.55
3	Governmental Management Services-CF, LLC Inv# 17 - Management Fees - July 2018	\$ 2,974.80
4	Resort Pool Services Inv# 8383 - Fountain Services - July 2018	\$ 300.00
5	Toho Water Authority Inv# 002622453-033087919 - 7900 Four Seasons Odd - June 2018 Inv# 002622453-033088619 - 7900 Four Seasons Even Blvd Fountain - June 2018 Inv# 002622453-033088639 - 7900 Four Seasons Odd Blvd Fountain - June 2018 Inv# 002622453-033089609 - 7980 Four Seasons Blvd GH - June 2018	\$ 4,212.00 \$ 24.90 \$ 19.50 \$ 22.76
		\$ 10,010.41
Total:		\$ 10,010.41

Please make check payable to:

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

Wire Funds To:

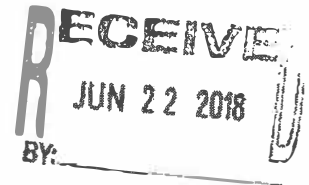
Windward CDD
SunTrust Bank, NA
ABA#061000104
Acct# 1000193639530
Contact: Kelly Lawler
(407) 237-1072



DOWN TO EARTH

LANDSCAPE & IRRIGATION

Establishment & Maintenance



Bill To

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

Invoice

Date	Invoice #
4/15/2018	59174

Description	Terms	Project	
	Net 30	WINDWARD CDD	
	Qty	Rate	Amount
** WINDWARD CDD ** WORK COMPLETED - INSTALLATION OF SPRING ANNUALS AT MAIN ENTRANCE/BLVD - ATTN: BRIAN SMITH 4.5" SPRING ANNUALS Inst. Spring Ann ENT/BLVD CE 1-32-538-467 a	781	2.00	1,562.00
Total			\$1,562.00

P.O. Box 738 * Tangerine, Florida 32777 * 352-385-7227 * FAX 352-385-7229

www.down2earthinc.com



STATEMENT OF ELECTRIC SERVICE

JULY 2018



ACCOUNT NUMBER

09395 13489 J

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

WINDWARD COMM DEV DIST

1412 S NARCOOSSEE RD
SAINT CLOUD FL 34771

SERVICE ADDRESS
79011 HANSON BAY PL.
IRRIGATION

DUE DATE
JUL 27 2018

TOTAL AMOUNT DUE
12.56

NEXT READ
DATE ON OR
ABOUT
AUG 08 2018

DEPOSIT AMOUNT
ON ACCOUNT
NONE

IN: 449155800

METER READINGS

METER NO. 003354585
RESIDENT (ACTUAL) 000139
PREVIOUS (ACTUAL) 000134
DIFFERENCE 000005
TOTAL KWH 5

PAYMENTS RECEIVED AS OF JUL 02 2018

37.36 THANK YOU

GS-1 060 GENERAL SERVICE - NON DEMAND SEC
BILLING PERIOD..06-05-18 TO 07-05-18 30 DAYS

CUSTOMER CHARGE		11.67
ENERGY CHARGE	5 KWH @ 7.20400¢	.36
FUEL CHARGE	5 KWH @ 4.13200¢	.21
ASSET SECURITIZATION CHARGE	5 KWH @ 0.19700¢	0.01

*TOTAL ELECTRIC COST
GROSS RECEIPTS TAX

12.25
.31

TOTAL CURRENT BILL

12.56

TOTAL DUE THIS STATEMENT

\$12.56

Payment of this statement within 90 days from the billing date will
avoid a 1% late charge being applied to this account.

ENERGY USE

DAILY AVG. USE - 0 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
*DAILY AVG. ELECTRIC COST - \$.41

F_BL_DEF_20180705_215121_3.CSV-3750-000000432

DETACH AND RETURN THIS SECTION

MM 0003004

BILL # 1 OF 3 GRP 2079

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 09395 13488

003756 000000432



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

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

DUE DATE

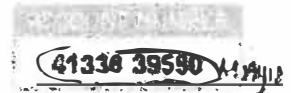
JUL 27 2018

TOTAL DUE

12.56

PLEASE ENTER
AMOUNT PAID

0939513489800000001256700000000000000000000125670100000000009



7934 FM SONGS ENT LT

DEPOSIT AMOUNT
ON ACCOUNT

NONE

RECEIVED
JUN 19 2018
BY:

PAGE 1 OF 2

PLEASE ENTER
AMOUNT PAID

4133639580500000086755600000000000000000000086755602000000000009



STATEMENT OF ELECTRIC SERVICE

JUNE 2018



41336 39580

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

WINDWARD COMM DEV DIST

1412 S MARCOSSSEE RD
SAINT CLOUD FL 34771

SERVICE ADDRESS
79811 FOUR SEASONS BLVD,
ENTRANCE LIGHTING

DUE DATE
JUL 05 2018

TOTAL AMOUNT DUE
\$87.55

NEXT READ
DATE ON OR
ABOUT
JUL 03 2018

DEPOSIT AMOUNT
ON ACCOUNT
NONE

METER READINGS

METER NO.	003435105
PRESENT (ACTUAL)	061557
PREVIOUS (ACTUAL)	060130
DIFFERENCE	001427
TOTAL KWH	1427

BF_BI_DEF_20180613_211855_1.CSV-43760-000002509

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

Invoice

Put on bill

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

Invoice #: 17
Invoice Date: 7/2/18
Due Date: 7/2/18
Case:
P.O. Number:

REC'D JUL 05 2018

Description	Hours/Qty	Rate	Amount
Management Fees - July 2018		2,916.67	2,916.67
Information Technology - July 2018		50.00	50.00
Office Supplies		0.21	0.21
Postage		3.29	3.29
Copies		2.55	2.55
American Express Charges		2.08	2.08
		Total	\$2,974.80
		Payments/Credits	\$0.00
		Balance Due	\$2,974.80

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

(6)

H



Invoice 8383

RECEIVED
JUN 30 2018

BY: _____

BILL TO
WINDWARD

SHIP TO
WINDWARD

DATE
07/01/2018

PLEASE PAY
\$300.00

DUE DATE
07/31/2018

1-32-538-460

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

Jul 18

TOTAL DUE

\$300.00

THANK YOU.

@



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

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As of July 1, 2018 Toho Water Authority's 2017 Annual Water Quality Reports will be published on our website via the following direct link:
www.tohowaterqualityreports.com.

WINDWARD COMMUNITY
DEVELOPMENT

Service Address:
7900 FOUR SEASONS ODD BOULEVARD
BLVD

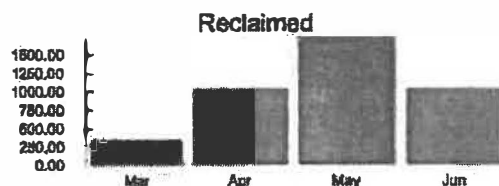
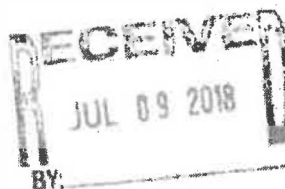
Account Number: 002622453-03308791
Past Due Amount: \$0.00
Current Charges: \$4,212.00
Total Amount Due: \$4,212.00

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17000601	31	05/26/2018	9700	06/26/2018	10742	1042

Previous Balance \$7,070.15
Payment(s) Received \$7,070.15
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Base Charge \$17.10
Reclaimed Usage \$4,194.90
Current Transaction Total \$4,212.00

Total Amount Due \$4,212.00



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Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 07/24/18	Late Charge after 07/24/18	
002622453-03308791	\$0.00	\$4,212.00	\$210.00	\$4,212.00

Please Remit to

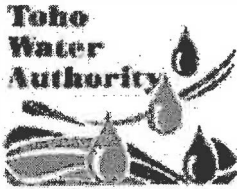
Toho Water Authority
P. O. Box 30527
Tampa, Florida 33630-3527



WINDWARD COMMUNITY DEVELOPMENT
1412 S NARCOOSSEE RD
SAINT CLOUD, FL 34771-7210

0026224530330879190004212000





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

WINDWARD COMMUNITY
DEVELOPMENT

Service Address:
7900 FOUR SEASONS EVEN SW
FOUNTAIN CITY

Account Number: 002622453-033088614
Past Due Amount: \$0.00
Current Charges: \$24.90
Total Amount Due: \$24.90

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

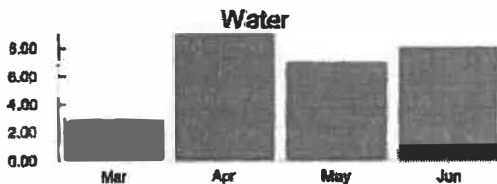
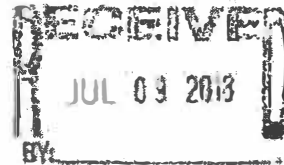
As of July 1, 2018 Toho Water Authority's 2017 Annual Water Quality Reports will be published on our website via the following direct link:
www.tohowaterqualityreports.com.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17003296	31	05/26/2018	78	06/26/2018	86	8

Previous Balance \$23.10
Payment(s) Received \$23.10
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



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Tampa, Florida 33630-3527
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Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 07/24/18	Late Charge after 07/24/18	
002622453-033088614	\$0.00	\$24.90	\$5.00	\$24.90

Please Remit to

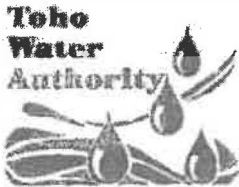
Toho Water Authority
P. O. Box 30527
Tampa, Florida 33630-3527



WINDWARD COMMUNITY DEVELOPMENT
1412 S NARCOOSSEE RD
SAINT CLOUD, FL 34771-7210

0026224530330886140000024905





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WINDWARD COMMUNITY DEVELOPMENT

Service Address:
7900 FOUR SEASONS ODD SIDE OF PONTIAC
FTN

Account Number: 002622453-033088639
Past Due Amount: \$0.00
Current Charges: \$19.50
Total Amount Due: \$19.50

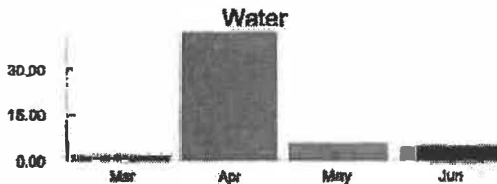
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17003294	31	05/26/2018	163	06/26/2018	168	5

Previous Balance \$21.30
Payment(s) Received \$ 21.30
Balance Forward \$0.00

Current Transaction(s)
Water Base Charge \$10.50
Water Usage \$9.00
Current Transaction Total \$19.50

Total Amount Due \$19.50

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Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 07/24/18	Late Charge after 07/24/18	
002622453-033088639	\$0.00	\$19.50	\$5.00	\$19.50

Please Remit to

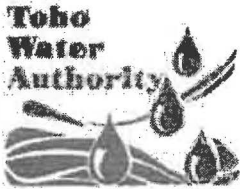
Toho Water Authority
P. O. Box 30527
Tampa, Florida 33630-3527



WINDWARD COMMUNITY DEVELOPMENT
1412 S NARCOOSSEE RD
SAINT CLOUD, FL 34771-7210

0026224530330886390000019505





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

WINDWARD COMMUNITY DEVELOPMENT

Service Address:
7980 FOUR SEASONS BOULEVARD GH

1-32-538-431

BLVD GH

Account Number: 002622453-033089609
Past Due Amount: \$0.00
Current Charges: \$22.76
Total Amount Due: \$22.76

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

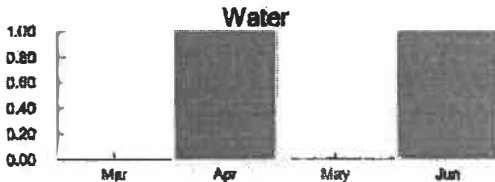
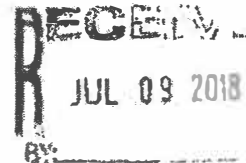
As of July 1, 2018 Toho Water Authority's 2017 Annual Water Quality Reports will be published on our website at: www.tohowaterqualityreports.com.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17008031	31	05/26/2018	7	06/26/2018	8	1

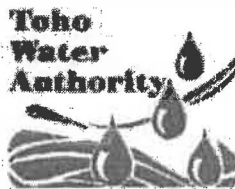
Previous Balance \$20.49
Payment(s) Received \$-20.49
Balance Forward \$0.00

Current Transaction(s)
Water Base Charge \$6.60
Water Usage \$0.52
Wastewater Base Charge \$13.89
Wastewater Usage \$1.75
Current Transaction Total \$22.76

Total Amount Due \$22.76



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Account Number	Amt Due Due Now	Current Charges		Total Amount Due
		Amount Due by 07/24/18	Late Charge after 07/24/18	
002622453-033089609	\$0.00	\$22.76	\$5.00	\$22.76

Please Remit to

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



WINDWARD COMMUNITY DEVELOPMENT
1412 S NARCOOSSEE RD
SAINT CLOUD, FL 34771-7210

0026224530330896090000022768

