

*Windward
Community Development District*

Agenda

August 15, 2018

AGENDA

Windward

Community Development District

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

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

August 8, 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, August 15, 2018 at 2:00 p.m. at the Roseada Room 2nd Floor, Hart Memorial Central Library, 211 East Dakin Avenue, Kissimmee, Florida 34741.** Please **note the location of the meeting.** Following is the advance agenda for the meeting:

Audit Committee Meeting

- I. Roll Call
- II. Public Comment Period
- III. Approval of Minutes of May 16, 2018 Meeting
- IV. Tally of Audit Committee Members Rankings and Selection of an Auditor
- V. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- II. Public Comment Period
- III. Approval of Minutes of July 18, 2018 Meeting
- IV. Public Hearing
 - A. Consideration of Resolution 2018-05 Adopting the Fiscal Year 2019 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2018-06 Imposing Special Assessments and Certifying an Assessment Roll
- V. Consideration of Fiscal Year 2019 Deficit Funding Agreement
- VI. Consideration of Proposal with Gunit Pool Contractors to Perform Fountain Cleaning Services
- VII. Discussion on Bond Financing
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Balance Sheet and Income Statement
 - ii. Consideration of Funding Requests #13 & #14
 - iii. Approval of Fiscal Year 2019 Meeting Schedule
- IX. Other Business
- X. Supervisors' Requests
- XI. Adjournment

The second order of business of the Audit Committee 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 from the May 16, 2018 meeting. The minutes are enclosed for your review. The fourth order of business is the tally of the audit committee members rankings and selection of an auditor. Rankings from all audit committee members will be tallied at the meeting to develop an overall audit committee ranking. The RFP responses have been provided separately and the tally sheet has been enclosed in your agenda package.

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 July 18, 2018 meeting. The minutes are enclosed for your review.

The fourth order of business opens the public hearings. Section A is the consideration of Resolution 2018-05 adopting the Fiscal Year 2019 budget and relating to the annual appropriations. A copy of the Resolution and proposed budget are enclosed for your review. Section B is the consideration of Resolution 2018-06 imposing special assessments and certifying an assessment roll. A copy of the Resolution is enclosed for your review and the assessment roll will be available at the meeting for reference.

The fifth order of business is consideration of Fiscal Year 2019 Deficit Funding Agreement. A copy of the agreement is enclosed for your review.

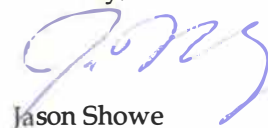
The sixth order of business is consideration of proposal with Gruit Pool Contractors to perform fountain cleaning services. A copy of the proposal is enclosed for your review.

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

Section C of the eighth 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 #13 & #14. A copy of the funding requests with supporting documentation are enclosed for your review. Section 3 is the approval of the Fiscal Year 2019 meeting schedule. A sample meeting notice 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,



Jason Showe
District Manager

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

Enclosures

AUDIT COMMITTEE MEETING

MINUTES

MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT

The Windward Community Development District Audit Committee met Wednesday, May 16, 2018 at 2:07 p.m. in the West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida.

Present were:

Jimmy Clark
Walter Beeman
Thomas Franklin
Ellis Roe
Jason Showe
Andrew d'Adesky
David Kelly

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order.

SECOND ORDER OF BUSINESS

Public Comment

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

Audit Services

A. Approval of Request for Proposals and Selection Criteria

Mr. Showe stated next is to approve the request for proposals and selection criteria for the audit firms who will respond to this RFP. The only area the Board has some flexibility is to include price in the proposal or not include it. It is our recommendation to include price because typically everyone who bids will be qualified.

On MOTION by Mr. Franklin seconded by Mr. Beeman with all in favor the request for proposals and selection criteria for the Audit proposals was approved to include price.
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B. Approval of Notice of Request for Proposals for Audit Services

Mr. Showe stated next is approval of the notice that we included in the agenda package that will be published.

On MOTION by Mr. Franklin seconded by Mr. Beeman with all in favor the notice of the request for proposals for Audit services was approved.

C. Public Announcement of Opportunity to Provide Audit Services

Mr. Showe stated I will publicly announce that the Windward Community Development District is seeking Audit services for Fiscal Year 2018.

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

Attest

Chairman

SECTION IV

Windward CDD Auditor Selection

	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understanding of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
Berger, Toombs, Elam, Gaines & Frank					17 pts ----- 2018 - \$2,975 2019 - \$3,050 2020 - \$3,140 2021 - \$3,425 2022 - \$3,665		
Carr, Riggs & Ingram (No Electronic Copy Provided)					13 pts ----- 2018 - \$4,000 2019 - \$4,000 2020 - \$4,000 2021 - \$4,000 2022 - \$4,000		
Grau & Associates					20 pts ----- 2018 - \$2,500 2019 - \$2,600 2020 - \$2,700 2021 - \$2,800 2022 - \$2,900		

**BOARD OF SUPERVISORS
MEETING**

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, July 18, 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	District Engineer
Mike Williams	Bond Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order 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 May 16, 2018 Meeting

On MOTION by Mr. Franklin seconded by Mr. Clark with all in favor the minutes of the May 16, 2018 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Discussion of Bond Financing

This item tabled to the next meeting.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2018-04
Amending Resolution 2018-03 Designating a
Location for the Public Hearing on the Fiscal
Year 2019 Budget**

Mr. Showe stated Resolution 2018-04 is amending the location of the budget hearing. After we approved the resolution we found out they were doing early voting in this room and no other room is available so we moved it to the downtown Kissimmee library.

On MOTION by Mr. Franklin seconded by Mr. Beeman with all in favor Resolution 2018-04 re-designating the location of the budget hearing to the Roseada Room 2nd Floor, Hart Memorial Central Library, 211 East Dakin Avenue, Kissimmee, Florida was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Kelly stated Phase 3A infrastructure is complete.

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 Requests #10 - #12

On MOTION by Mr. Beeman seconded by Mr. Franklin with all in favor funding requests #10 – #12 were approved.

iii. Field Operations

There being none, the next item followed.

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. Clark seconded by Mr. Beeman with all in favor
the meeting adjourned at 2:05 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2018-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE WINDWARD COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Windward Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 15, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2018 and/or revised projections for Fiscal Year 2019.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Windward Community Development District for the Fiscal Year Ending September 30, 2019," as adopted by the Board of Supervisors on August 15, 2018.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Windward Community Development District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$ 856,879 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>322,159</u>
DEBT SERVICE FUND(S) – SERIES 2018-1	\$ <u>534,720</u>
TOTAL ALL FUNDS	\$ <u>856,879</u>

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than

\$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 15th day of August, 2018.

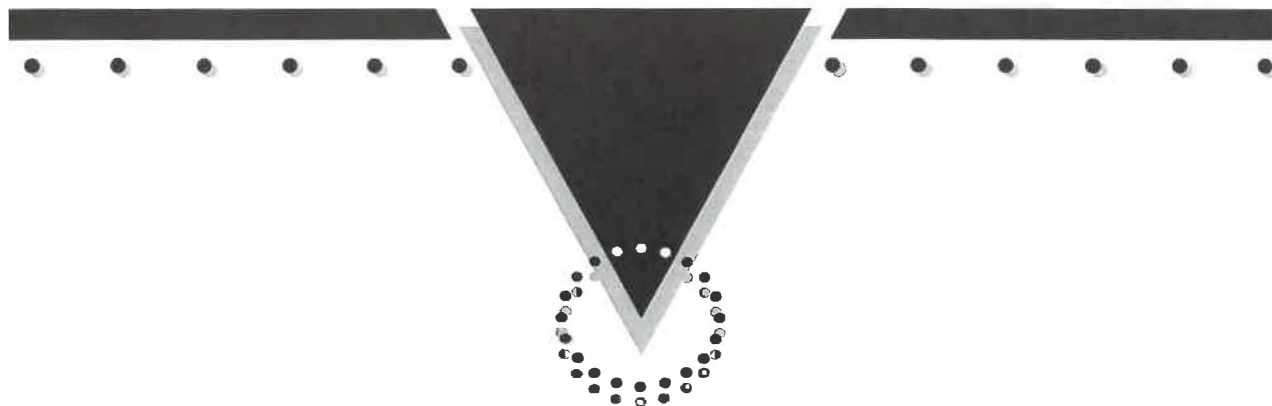
ATTEST:

**WINDWARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____



**Windward
Community Development District**

**Proposed Budget
FY 2019**



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1 General Fund

2-6 General Fund Narrative

Windward

Community Development District

**Fiscal Year 2019
General Fund**

Description	Adopted Budget FY2018	Actual Thru 7/31/18	Projected Next 2 Months	Total Thru 9/30/18	Proposed Budget FY2019
Revenues					
Assessments	\$0	\$0	\$0	\$0	\$312,827
Developer Contributions	\$93,327	\$126,502	\$39,097	\$165,599	\$0
Total Revenues	\$93,327	\$126,502	\$39,097	\$165,599	\$312,827
Expenditures					
Administrative					
Supervisors Fees	\$4,800	\$1,800	\$2,000	\$3,800	\$4,800
FICA Expense	\$367	\$138	\$153	\$291	\$367
Engineering	\$12,000	\$1,370	\$1,630	\$3,000	\$12,000
Attorney	\$25,000	\$5,345	\$2,655	\$8,000	\$25,000
Arbitrage	\$0	\$0	\$0	\$0	\$450
Dissemination	\$0	\$0	\$0	\$0	\$3,500
Annual Audit	\$0	\$0	\$0	\$0	\$5,000
Trustee Fees	\$0	\$0	\$0	\$0	\$5,000
Assessment Administration	\$0	\$0	\$0	\$0	\$5,000
Management Fees	\$35,000	\$29,167	\$5,833	\$35,000	\$35,000
Information Technology	\$600	\$500	\$100	\$600	\$600
Telephone	\$300	\$0	\$25	\$25	\$300
Postage	\$1,000	\$32	\$18	\$50	\$1,000
Travel Per Diem	\$660	\$287	\$98	\$365	\$660
Printing & Binding	\$1,000	\$220	\$180	\$400	\$1,000
Insurance	\$5,800	\$5,000	\$0	\$5,000	\$5,500
Legal Advertising	\$5,000	\$389	\$861	\$1,250	\$2,500
Other Current Charges	\$1,000	\$2	\$23	\$25	\$1,000
Office Supplies	\$625	\$83	\$62	\$145	\$625
Property Appraiser	\$0	\$0	\$0	\$0	\$500
Property Taxes	\$0	\$0	\$0	\$0	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$93,327	\$44,488	\$13,638	\$58,126	\$110,227
Operation & Maintenance					
Field Services	\$0	\$0	\$0	\$0	\$15,000
Telephone	\$0	\$0	\$0	\$0	\$3,500
Electric	\$0	\$5,790	\$5,370	\$11,160	\$26,000
Water & Sewer	\$0	\$26,992	\$13,508	\$40,500	\$58,000
Security Building Maintenance	\$0	\$280	\$0	\$280	\$10,000
Landscape Maintenance	\$0	\$24,806	\$9,500	\$34,306	\$48,000
Landscape Contingency	\$0	\$16,671	\$0	\$16,671	\$15,000
Property Insurance	\$0	\$0	\$0	\$0	\$6,000
Fountain Maintenance	\$0	\$3,000	\$650	\$3,650	\$4,200
Lake Maintenance	\$0	\$0	\$0	\$0	\$6,000
Irrigation Repairs	\$0	\$351	\$149	\$500	\$4,000
Lighting Maintenance	\$0	\$0	\$0	\$0	\$2,500
Monument Maintenance	\$0	\$0	\$0	\$0	\$1,400
Roadway Maintenance	\$0	\$0	\$0	\$0	\$1,500
Contingency	\$0	\$407	\$0	\$407	\$1,500
Operation & Maintenance Expenses	\$0	\$78,298	\$29,177	\$107,473	\$202,600
Total Expenditures	\$93,327	\$122,784	\$42,815	\$165,599	\$312,827
Excess Revenues/(Expenditures)	\$0	\$3,719	(\$3,718)	\$0	\$0

Net Assessment	\$312,827
Collection Cost (5%)	\$19,968
Gross Assessment	\$332,795

Per Unit Projected O&M (530 Units)	\$627.91
Per Unit Estimated Debt Gross	\$960.00
Total CDD Projected Annual Assessments	\$1,587.91

Windward
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to received \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The District anticipates 12 meetings per year, with 2 Board members receiving payment for their attendance at each meeting.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisor checks.

Engineering

The District's engineer, Poulos & Bennett, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Shuker, Eden & Beaudine, LLP, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on any bonds issued. The District anticipates issuing 2018 bonds.

Windward
Community Development District
GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Trustee Fees

The District will pay annual trustee fees for any bond issued. The District anticipates issuing 2018 bonds.

Assessment Administration

The District has contracted with Governmental Management Services-CF, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

Represents costs related to District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Windward
Community Development District
GENERAL FUND BUDGET

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Property Taxes

Represents a fee charged by the Osceola County Tax Collector's Office for all assessable property within the District.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Field:

Field Services

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include bimonthly onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Windward
Community Development District
GENERAL FUND BUDGET

Telephone

Represents estimated costs for telephone services to the guardhouse.

Electric

Represents estimated costs for electrical accounts with Duke Energy for entrance lighting, irrigation meters and other District areas.

Water & Sewer

Represents estimated costs for water & sewer services with Toho Water Authority for fountain, guardhouse, irrigation meters and other District areas.

Security Building Maintenance

Represents estimated costs for any repairs and maintenance to the guardhouse.

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The District has contracted with Down to Earth Lawncare II, Inc. for this service.

Description	Monthly	Annual
Landscape Maintenance	\$3,167	\$38,000
Contingency - Future Areas		\$10,000
Total		\$48,000

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Fountain Maintenance

The District will schedule the regularly cleaning and treatment of the fountain maintained by the District. The District will be contracting with Grunit Pool Contractors.

Description	Monthly	Annual
Fountain Maintenance	\$350	\$4,200
Total		\$4,200

Windward
Community Development District
GENERAL FUND BUDGET

Lake Maintenance

Represents estimated costs for the maintenance of any ponds and lakes located within the District.

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Lighting Maintenance

Represents estimated repair and maintenance cost to all lighting fixtures maintained by the District.

Monument Maintenance

Represents estimated costs for any repairs to monuments within the District.

Roadway Maintenance

Represents estimated costs for any sidewalk or roadway maintenance for areas maintained by the District.

Contingency

Represents any additional field expense that may not have been provided for in the budget.

SECTION B

RESOLUTION 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Windward Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2018-2019 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2018-2019; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, The District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Windward Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform method, as indicated on Exhibits "A" and "B."

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Windward Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any

amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Windward Community Development District.

PASSED AND ADOPTED this 15th day of August, 2018.

ATTEST:

**WINDWARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By:_____

Its:_____

SECTION V

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019 GENERAL FUND BUDGET
DEFICIT FUNDING AGREEMENT**

This Agreement is made and entered into effective the 15th day of August 2018, by and between:

The Windward Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Osceola County, Florida (hereinafter "District"), and

K. Hovnanian at Mystic Dunes, LLC, a Florida limited liability company, the primary landowner and developer in the District (hereinafter "Developer").

Recitals

WHEREAS, the District was established by Ordinance No. 2017-21 of the Osceola County Board of County Commissioners; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its general fund budget for its Fiscal Year 2019 operations and maintenance expenses in the amount of \$322,159, which fiscal year commences on October 1, 2018, and concludes on September 30, 2019 ("Fiscal Year 2019 Budget"); and

WHEREAS, the Fiscal Year 2019 Budget, which all parties recognize may be amended from time to time in the sole discretion of the District, subject to the rights set forth in Section 1 herein, is attached hereto and incorporated herein by reference as Exhibit "A"; and

WHEREAS, the District has budgeted \$856,879, for the Fiscal Year 2019 Budget, which is to be funded by the levy of assessments on benefitted parcels; and

WHEREAS, Developer presently owns and/or is developing real property described in Exhibit "B", attached hereto and incorporated herein, (the "Developer Property") within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, Developer has informed the District that there may be additional improvements resulting in additional operation and /or maintenance costs during Fiscal Year 2019 that are not accounted for in the Fiscal Year 2019 Budget; and

WHEREAS, the assessments imposed by the District upon the benefited lands to fund the Fiscal Year 2019 Budget may result in a deficit in revenues received by the District in the event additional improvements or field activities are required during Fiscal Year 2019; and

WHEREAS, the Developer has requested and the District has agreed that the District shall not levy operation and maintenance assessments in excess of \$322,159 to fund the Fiscal Year 2019 Budget and instead allow Developer to fund any monies needed in excess of the \$322,159 levied to fund the current amounts provided in the Fiscal Year 2019 Budget.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Funding.** Developer agrees to pay the District's actual Fiscal Year 2019 Budget expenses for Fiscal Year 2019, to the extent such expenses exceed the special assessments levied and collected by the District for the Fiscal Year 2019 Budget, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. Developer's payment of funds pursuant to this Agreement in no way impacts Developer's obligation to pay assessments on land it owns within the District. In no respect shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including the Developer Property, in accordance with Florida law to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Fiscal Year 2019 Budget or otherwise.

2. **Alternative Methods of Collection.** In the event Developer fails to make payments due to the District pursuant to this Agreement, and the District first provides the Developer with written notice at the address identified in Section 4 of this Agreement of the delinquency and such delinquency is not cured within five (5) business days of the notice, then the District shall have the following remedies:

a. The District shall have the right to file a continuing lien upon the Developer Property for all payments due 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 or for enforcement of this lien, 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 lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for FY 2018-2019 Budget" in the public records of Osceola County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for FY 2018-2019 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Developer Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any

filed lien for portions of the Property subject to a plat if and when Developer has demonstrated, in the District's sole discretion; such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the property subject to this Agreement after the execution of this Agreement, Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining property owned by Developer.

b. In the alternative or in addition to the collection method set forth in 2.a., above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for Osceola County, Florida. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

c. The District hereby finds that the activities, operations and services set out in Exhibit "A" would provide a special and peculiar benefit to the Developer Property, which benefit is determined in accordance with the District's adopted assessment methodology on file in the District's public records. Developer agrees that the activities, operations and services set forth in Exhibit A provide a special and peculiar benefit to the Developer Property equal to or in excess of the costs set out in Exhibit "A", as such may be amended by the District. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non ad valorem assessment on the Developer's Property for collection either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Osceola County property appraiser.

3. **Right to Reimbursement.** The Developer agrees to fund any of the District's Fiscal Year 2019 Budget expenses in excess of the Fiscal Year 2019 Budget assessments collected without any reimbursement by the District.

4. **Notice.** All notices, payments and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

If to Developer:

K. Hovnanian at Mystic Dunes, LLC
151 Southhall Lane, Suite 120
Maitland, Florida 32751
Attn: _____

If to the District: Windward Community Development District
135 West Central Blvd., Suite 320
Orlando, Florida 32801
Attn: District Manager

With a copy to: Latham, Shuker, Eden & Beaudine, LLP
111 N. Magnolia Avenue, Suite 1400
Orlando, Florida 32801
Attn: Jan Carpenter

5. **Amendment.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

6. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

7. **Assignment.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

8. **Default.** A default by any party under this Agreement shall entitle all others to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

9. **Attorneys' Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

10. **Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of

this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement.

11. **Applicable Law.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. **Negotiation at Arm's Length.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

13. **Term.** This Agreement shall be effective after execution by Developer and shall terminate on September 30, 2019. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

[remainder of page intentionally left blank]

In witness whereof, the parties execute this agreement the day and year first written above.

Attest:

**WINDWARD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

Chairman/Vice Chairman

Attest

K. Hovnanian at Mystic Dunes, LLC,
a Florida limited liability
company/corporation

Witness

By: _____

Print: _____

(Printed Name)

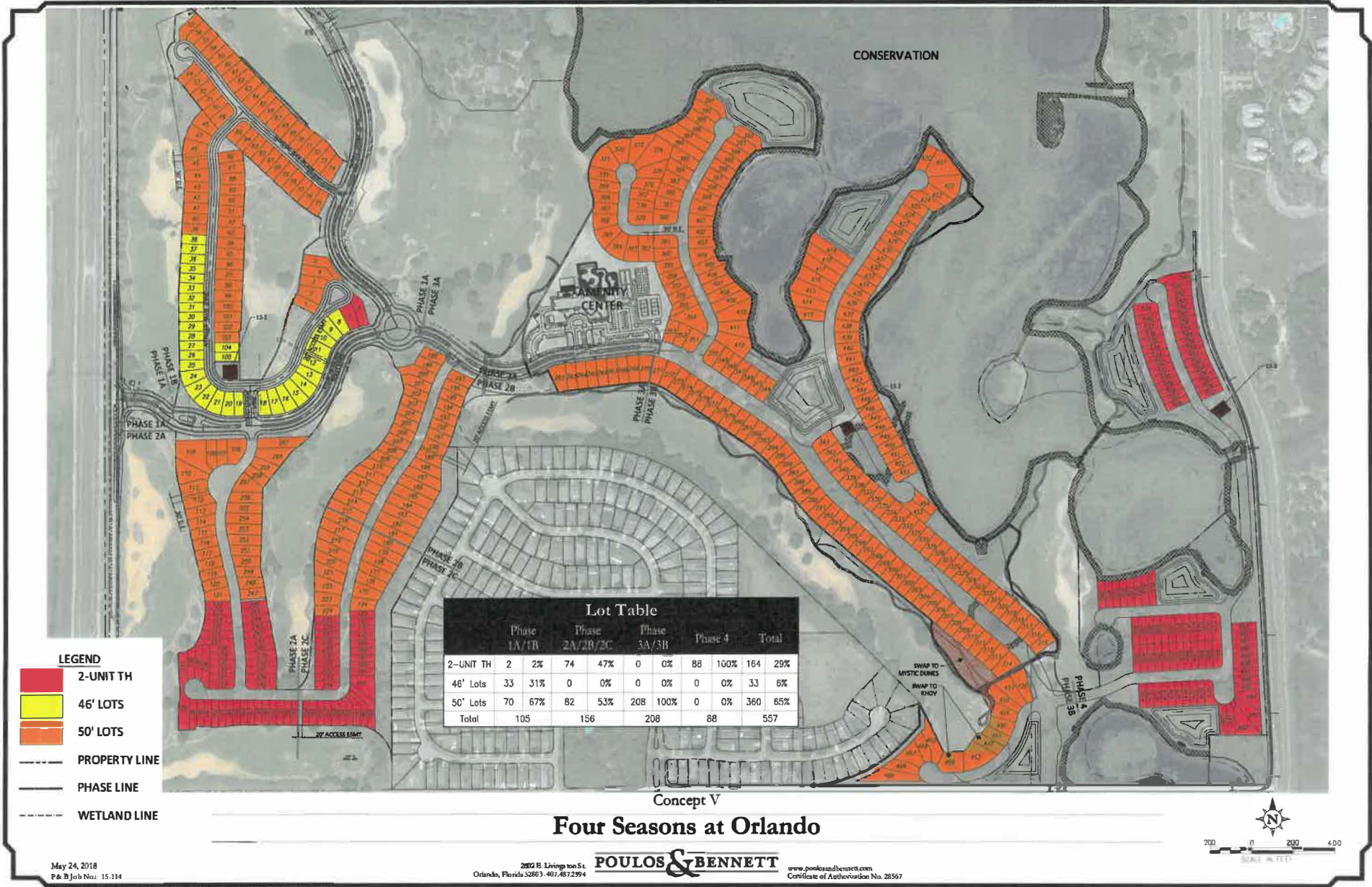
Its: _____

Witness

(Printed Name)

Exhibit “A” Fiscal Year 2018-2019 General Fund Budget.
Exhibit “B” Developer Property Description.

Exhibit B



SECTION VI



POOL CONTRACTORS

4803 Distribution Court Suite 11, Orlando FL 32822

888-390-0194 info@grunit.com

July 18, 2018

Windward CDD

To whom it may concern:

Grunit Pool Contractors are pleased to submit the following proposal to perform fountain cleaning services (2 fountains) to the above mentioned property.

This price includes labor and materials to complete the job.

Total cost for service.....\$ 350.00 /month

Please don't hesitate to contact us for any additional information that you may require.

Signed and Agreed

Title

Date

Note: We offer a full maintenance service including all repairs. We are a fully licensed pool contractor and works are carried out within 24 hours once we have approval.

SECTION VIII

SECTION C

SECTION 1



Windward
Community Development District

Unaudited Financial Reporting

July 31, 2018



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2	<hr/> GENERAL FUND INCOME STATEMENT
3	<hr/> MONTH TO MONTH
4	<hr/> DEVELOPER CONTRIBUTION SCHEDULE

WINDWARD
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
July 31, 2018

	GENERAL FUND
<u>ASSETS:</u>	
CASH	\$8,486
DUE FROM DEVELOPER	\$6,267
TOTAL ASSETS	<u>\$14,752</u>
<u>LIABILITIES:</u>	
ACCOUNTS PAYABLE	\$3,798
<u>FUND EQUITY:</u>	
FUND BALANCES:	
UNASSIGNED	\$10,955
TOTAL LIABILITIES & FUND EQUITY	<u>\$14,752</u>

WINDWARD

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending July 31, 2018

REVENUES:

	PROPOSED BUDGET	PRORATED BUDGET THRU 7/31/18	ACTUAL THRU 7/31/18	VARIANCE
DEVELOPER CONTRIBUTIONS	\$93,327	\$77,773	\$126,502	\$48,730
TOTAL REVENUES	\$93,327	\$77,773	\$126,502	\$48,730

EXPENDITURES:

ADMINISTRATIVE:

SUPERVISORS FEES	\$4,800	\$4,000	\$1,800	\$2,200
FICA EXPENSE	\$367	\$306	\$138	\$168
ENGINEERING	\$12,000	\$10,000	\$1,370	\$8,630
ATTORNEY	\$25,000	\$20,833	\$5,345	\$15,488
MANAGEMENT FEES	\$35,000	\$29,167	\$29,167	(\$0)
INFORMATION TECHNOLOGY	\$600	\$500	\$500	\$0
TELEPHONE	\$300	\$250	\$0	\$250
POSTAGE	\$1,000	\$833	\$32	\$801
INSURANCE	\$5,800	\$5,800	\$5,000	\$800
PRINTING & BINDING	\$1,000	\$833	\$220	\$613
LEGAL ADVERTISING	\$5,000	\$4,167	\$389	\$3,778
OTHER CURRENT CHARGES	\$1,000	\$833	\$2	\$831
OFFICE SUPPLIES	\$625	\$521	\$83	\$438
TRAVEL PER DIEM	\$660	\$550	\$267	\$283
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0

FIELD OPERATIONS:

ELECTRIC	\$0	\$0	\$5,790	(\$5,790)
WATER & SEWER	\$0	\$0	\$26,992	(\$26,992)
SECURITY BUILDING MAINTENANCE	\$0	\$0	\$280	(\$280)
LANDSCAPE MAINTENANCE	\$0	\$0	\$24,806	(\$24,806)
LANDSCAPE CONTINGENCY	\$0	\$0	\$16,671	(\$16,671)
FOUNTAIN MAINTENANCE	\$0	\$0	\$3,000	(\$3,000)
IRRIGATION REPAIRS	\$0	\$0	\$351	(\$351)
MISC. CONTINGENCY	\$0	\$0	\$407	(\$407)

TOTAL EXPENDITURES	\$93,327	\$78,768	\$122,784	(\$44,015)
EXCESS REVENUES (EXPENDITURES)	\$0		\$3,719	
FUND BALANCE - Beginning	\$0		\$7,236	
FUND BALANCE - Ending	\$0		\$10,955	

**WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	TOTAL
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$8,144	\$3,570	\$3,401	\$14,832	\$6,757	\$26,174	\$25,632	\$10,089	\$11,627	\$16,277	\$0	\$0	\$126,502
TOTAL REVENUES	\$8,144	\$3,570	\$3,401	\$14,832	\$6,757	\$26,174	\$25,632	\$10,089	\$11,627	\$16,277	\$0	\$0	\$126,502
EXPENDITURES:													
ADMINISTRATIVE													
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$80.0	\$20.0	\$400	\$0	\$40.0	\$0	\$0	\$1,800
FICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$61	\$15	\$31	\$0	\$31	\$0	\$0	\$138
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	\$2,917	\$0	\$0	\$29,167
INFORMATION TECHNOLOGY	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$0	\$0	\$500
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$2	\$1	\$0	\$0	\$3	\$3	\$5	\$10	\$4	\$3	\$0	\$0	\$32
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	\$3	\$0	\$0	\$220
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163	\$226	\$0	\$0	\$0	\$389
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2	\$0	\$0	\$2
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$20	\$20	\$21	\$20	\$0	\$0	\$0	\$83
TRAVEL PER DIEM	\$0	\$0	\$0	\$0	\$60	\$51	\$51	\$56	\$0	\$49	\$0	\$0	\$267
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	\$1,790	\$0	\$0	\$0	\$5,790
WATER & SEWER	\$0	\$0	\$0	\$0	\$1,040	\$9,821	\$4,717	\$7,135	\$4,279	\$0	\$0	\$0	\$26,992
SECURITY BUILDING MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$280
LANDSCAPE MAINTENANCE	\$0	\$2,639	\$3,167	\$3,167	\$3,167	\$3,167	\$3,167	\$3,167	\$3,167	\$0	\$0	\$0	\$24,806
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	\$300	\$0	\$0	\$3,000
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$351	\$0	\$0	\$0	\$351
MISC. CONTINGENCY	\$0	\$0	\$0	\$371	\$0	\$0	\$0	\$0	\$36	\$0	\$0	\$0	\$407
TOTAL EXPENDITURES	\$8,444	\$6,343	\$8,956	\$6,935	\$8,993	\$25,309	\$25,206	\$15,386	\$13,458	\$3,754	\$0	\$0	\$122,784
Excess Revenues (Expenditures)	(\$300)	(\$2,772)	(\$5,555)	\$7,897	(\$2,235)	\$865	\$426	(\$5,298)	(\$1,831)	\$12,522	\$0	\$0	\$3,719

**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	7/27/18	\$ 100,104	\$ 100,104	\$ -	\$ 100,104	\$ -	\$ -
13	7/27/18		\$ -	\$ 6,266.50	\$ -	\$ 6,266.50	\$ -	\$ 6,266.50
DUE FROM DEVELOPER			\$ 162,772.83	\$ 169,039.33	\$ 42,537.02	\$ 126,502.31	\$ -	\$ 6,266.50

TOTAL DEVELOPER CONTRIBUTIONS FY18 \$ 126,502.31

SECTION 2

Windward

Community Development District

FY18 Funding Request #13

July 27, 2018

Payee		General Fund FY2018	
1	Down to Earth Inc.		
	Inv# 6250 - Landscape Maintenance - June 2018	\$	3,166.67
	Inv# 8174 - Irrigation Repairs - June 2018	\$	350.90
2	Duke Energy		
	Inv# 38944 40506 - 7980 Four Seasons Blvd, Guard House - June 2018	\$	117.24
	Inv# 41336 39580 - 79811 Four Seasons, Entrance lighting - June 2018	\$	1,645.79
3	Governmental Management Services-CF, LLC		
	Inv# 18 - Facility Maintenance - June 2018	\$	280.00
4	Orlando Sentinel		
	Inv# 3611175 - Annual Audit Proposal Request - June 2018	\$	226.25
5	Walter Beeman		
	Inv# WB07202018 - Mileage/Toll Reimbursement - July 2018	\$	49.05
6	Supervisor Fees		
	July 18, 2018		
	Walter Beeman	\$	215.30
	Tom Franklin	\$	215.30
		\$	6,266.50

Total: \$ 6,266.50

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



DOWN TO
EARTH

LANDSCAPE & IRRIGATION

Invoice

#INV6250

CUSTOMER

WINDWARD CDD
C/O GOVERNMENTAL MGMT SVCD - CFL,
LLC.
1412 S. NARCOOSSEE RD.
ST. CLOUD FL 34771
TVISCARRA@GMSCL.COM
(407) 347-4103

RECEIVED
JUL 16 2018

Project/Job	Invoice Date	Due Date	Terms	PO #
WINDWARD CDD	6/10/2018	7/10/2018	Net 30	

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

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

*A
Landscape*

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

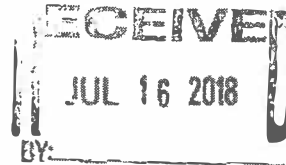


Invoice

#INV8174

CUSTOMER

WINDWARD CDD
C/O GOVERNMENTAL MGMT SVCD - CFL,
LLC.
1412 S. NARCOOSSEE RD.
ST. CLOUD FL 34771
TVISCARRA@GMSCL.COM
(407) 347-4103



Project/Job	Invoice Date	Due Date	Terms	PO #
IRRIGATION REPAIR	6/30/2018	7/30/2018	Net 30	

Item	Qty	Rate	Amount
IRRIGATION REPAIR AFTER INSPECTION- 6/21/18			
2" MAIN LINE FILTER	1	\$138.26	\$138.26
LABOR	2	\$55.00	\$110.00
SUBTOTAL			\$248.26
IRRIGATION REPAIR AFTER INSPECTION- 6/22/18			
6" SPRAY HEAD	2	\$8.25	\$16.50
RAINBIRD NOZZLE	2	\$1.69	\$3.38
3/4" LATERAL LINE PIPE PER FT.	1	\$0.26	\$0.26
LABOR	1.5	\$55.00	\$82.50
SUBTOTAL			\$102.64

Subtotal	\$350.90
Payments/Credits	\$0.00
Balance Due	\$350.90

*A
Irrigation*



10

STATEMENT OF ELECTRIC SERVICE



ACCOUNT NUMBER

38944 40506

JULY 2018

1-32-538,43

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
7980 FOUR SEASONS BLVD, G4
GUARD HOUSE

DUE DATE
JUL 27 2018

TOTAL AMOUNT DUE
117.24

NEXT READ
DATE ON OR
ABOUT
AUG 08 2018

DEPOSIT AMOUNT
ON ACCOUNT
NONE

PIN: 449155800

METER READINGS

METER NO. 003427272
RESENT (ACTUAL) 006775
REVIOUS (ACTUAL) 007885
DIFFERENCE 000890
TOTAL KWH 890

PAYMENTS RECEIVED AS OF JUL 02 2018

112.87 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	890 KWH @ 7.204000	64.12
FUEL CHARGE	890 KWH @ 4.132000	36.77
ASSET SECURITIZATION CHARGE	890 KWH @ 0.197000	1.75

*TOTAL ELECTRIC COST
GROSS RECEIPTS TAX

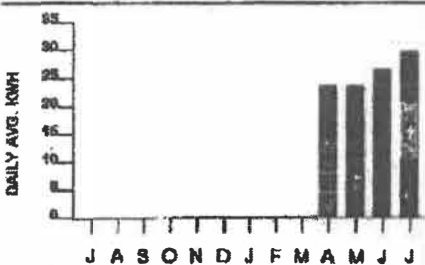
114.31
2.93

TOTAL CURRENT BILL

117.24

TOTAL DUE THIS STATEMENT

\$117.24



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 - 30 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
DAILY AVG. ELECTRIC COST - \$3.81

F_BI_DEF_20180706_216121_3.CSV-3758-000000432

DETACH AND RETURN THIS SECTION

MM 000988

BILL # 9 OF 3 GRP 2878

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 38944 40506

003758 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

117.24

PLEASE ENTER
AMOUNT PAID

38944405060000001172420000000000000000001172420100000000009



STATEMENT OF ELECTRIC SERVICE



ACCOUNT NUMBER

41336 39580 Jun

JULY 2018

1.32.538.43

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
79811 FOUR SEASONS
ENTRANCE LIGHTING

DUE DATE
JUL 24 2018

TOTAL AMOUNT DUE
1,645.79

NEXT READ
DATE ON OR
ABOUT
AUG 02 2018

DEPOSIT AMOUNT
ON ACCOUNT
NONE

IN: 449155800

METER READINGS

METER NO. 001018516
PRESENT (ACTUAL) 012284
PREVIOUS (ESTIMATE) 005806
DIFFERENCE 006478
PRESENT ONPEAK 003027
PREVIOUS ONPEAK 001349
DIFFERENCE ONPEAK 001678
TOTAL KWH 6478
% PEAK KWH 1678
PRESENT KWH (ACTUAL) 0010.18
PRESENT PEAK KWH 0010.18
ASE KWH 10
% PEAK KWH 10
DAD FACTOR 96.4%

GS-1 060 GENERAL SERVICE - NON DEMAND SEC
BILLING PERIOD: 06-04-18 TO 07-02-18 28 DAYS

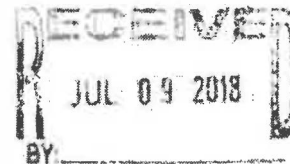
CUSTOMER CHARGE		11.67
ENERGY CHARGE	6478 KWH @ 7.204000	466.68
FUEL CHARGE	6478 KWH @ 4.132000	267.67
ASSET SECURITIZATION CHARGE	6478 KWH @ 0.197000	12.76

*TOTAL ELECTRIC COST 758.78
GROSS RECEIPTS TAX 19.46

TOTAL CURRENT BILL 778.24
BALANCE FORWARD 867.55

TOTAL DUE THIS STATEMENT

\$1,645.79



ENERGY USE

DAILY AVG. USE - 251 KWH/DAY
USE ONE YEAR AGO - 0 KWH/DAY
DAILY AVG. ELECTRIC COST - \$27.10

Payment of this statement within 90 days from the billing date will
avoid a 1% late charge being applied to this account.
If your previous unpaid balance has been paid, please disregard.

_BL_DEF_20180702_214807_1.C6V-27487-000019878

DETACH AND RETURN THIS SECTION

ZP01 0008328

Make checks payable to: Duke Energy

ACCOUNT NUMBER - 41336 39580

027487 000019878

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

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

DUE DATE

JUL 24 2018

TOTAL DUE

1,645.79

PLEASE ENTER
AMOUNT PAID

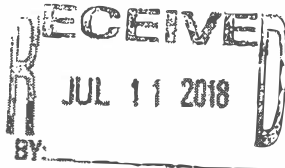
413363958050000016457950000008675560000007782410100000000009

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

Invoice

① hd

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



Invoice #: 18
Invoice Date: 7/9/18
Due Date: 7/9/18
Case:
P.O. Number:

1-32-538-12

Description	Hours/Qty	Rate	Amount
Facility Maintenance - June 2018	8	35.00	280.00
Total			\$280.00
Payments/Credits			\$0.00
Balance Due			\$280.00

ANTILLES CLUB

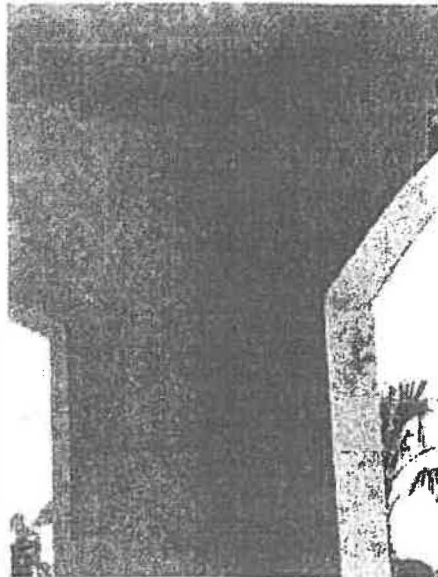
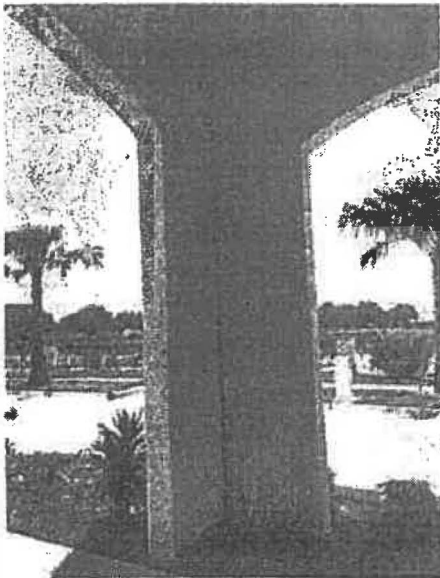
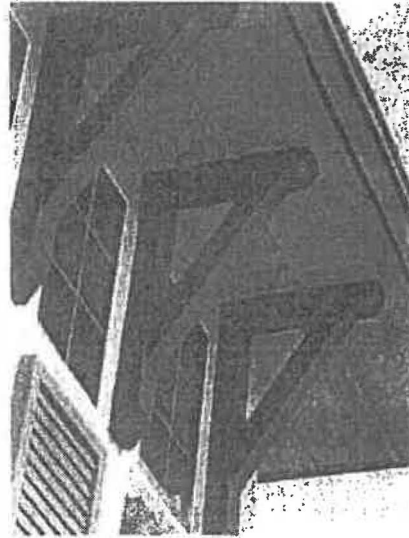
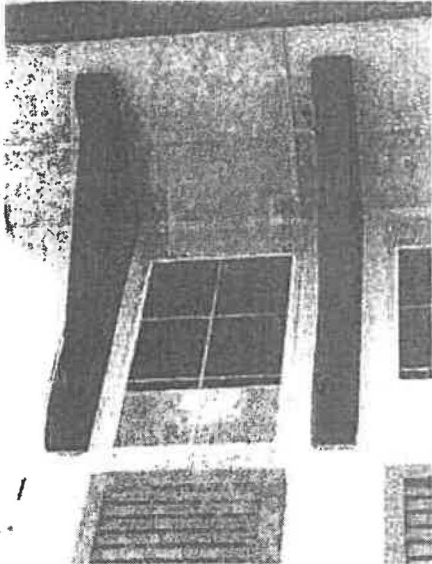
MAINTENANCE REPORT

JUNE 20, 2018

GMS CF

Wednesday 20

- Gard House Clean up (4h)





PO Box 100608
Atlanta, GA 30384-0608

adbilling@tronc.com
844-348-2445

Invoice & Summary

Billed Account Name: Windward Cdd
Billed Account Number: CU00595298
Invoice Number: 003811175
Amount: \$226.25
Billing Period: 06/01/18 - 06/30/18
Due Date: 07/30/18

INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details							
Date	Tronc Reference #	Description	Ad Size/Units	Rate	Gross Amount	Total	
		Balance Forward				182.50	
06/24/18		Payment Received: Ref# 0000000000000056				-162.50	
		Current Activity					
06/29/18	OSCM384418	PO#None Classified Listings, Online Request for Proposals - Annual Audit 5885018				226.25	
		Total Current Advertising				226.25	

1.31 513.49

Total: \$226.25

Account Summary					
Current	1-30	31-60	61-90	91+	Unapplied Amount
226.25	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.



PO Box 100608
Atlanta, GA 30384-0608

Return Service Requested

Remittance Section

Billed Period: 06/01/18 - 06/30/18
Billed Account Name: Windward Cdd
Billed Account Number: CU00595298
Invoice Number: 003811175

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

1243003782 PRESORT 8781 1 AS 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



00059529800059529803003611175 00022625 00022625 9

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

STATE OF FLORIDA


COUNTY OF OSCEOLA

Before the undersigned authority personally appeared

Tina Robinson/Paul Koch, 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 11120-Advertisement for Bid, was published in said newspaper in the issues of Jun 29, 2018.

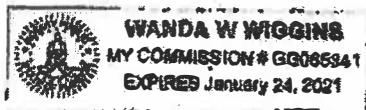
Affiant further says that the said ORLANDO SENTINEL is a newspaper published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, 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, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


Signature of Affiant


Printed Name of Affiant

Sworn to and subscribed before me on this 29 day of June, 2018,
by above Affiant, who is personally known to me (X) or who has produced identification ().


Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

5685018



Mileage Log and Reimbursement Form - Windward CDD

Supervisor Name: Walter Beeman
Supervisor Signature: 
Outpost Manager Signature: 
Date: 7/20/18

Rate Per Mile: \$0.545
For Period: From 7/18/18 to 7/18/18
Total Mileage: 90
Total Reimbursement: \$49.05

Date	Starting Location	Destination	Description/Notes	Odometer Start	Odometer End	Mileage	Reimbursement
7/18/18	245 E. Hornbeam Drive, Longwood, FL 32729	305 Campus Street, Kissimmee, FL 34741	Windward CDD Meeting	28906	28996	90	\$49.05
Totals						90	\$49.05

From: Jason Showe <jshowe@gmcsfl.com>
Subject: Fwd: Windward CDD Meeting July 18, 2018
Date: July 19, 2018 at 7:54 PM
To: Lauren Vanderveer <lvanderveer@gmcsfl.com>



Begin forwarded message:

From: Walter <walterdbeg@hotmail.com>
Date: July 19, 2018 at 7:38:07 PM EDT
To: Jason Showe <jshowe@gmcsfl.com>
Subject: Windward CDD Meeting July 18, 2018

My mileage for the above meeting was beginning miles 28906 ending mileage 28996. Plus tolls \$6.00.

Thanks

Sent from my iPhone

Windward

Community Development District

FY18 Funding Request #14
August 6, 2018

	Payee		General Fund FY2018
1	Down to Earth Inc. Inv# 8280 - Landscape Maintenance - July 2018 Inv# 8872 - Summer Annual Installation - July 2018	\$ \$	3,166.67 2,642.00
2	Governmental Management Services-CF, LLC Inv# 19 - Management Fees - August 2018	\$	3,035.56
3	Grunit Pool Contractors Inv# 473 - Fountain Services - August 2018	\$	300.00
4	Poulos & Bennett Inv# 18-021(5) - Engineering Services - May 2018	\$	688.90
5	Toho Water Authority Inv# 002622453-033087919 - 7900 Four Seasons Odd Blvd - July 2018 Inv# 002622453-033088619 - 7900 Four Seasons Even Blvd Fountain - July 2018 Inv# 002622453-033088639 - 7900 Four Seasons Odd Blvd Fountain - July 2018 Inv# 002622453-033089609 - 7980 Four Season Blvd GH - July 2018	\$ \$ \$ \$	4,007.40 24.90 23.10 20.49
		\$	13,909.02
		Total:	\$ 13,909.02

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

#INV8280

CUSTOMER

WINDWARD CDD
C/O GOVERNMENTAL MGMT SVCD - CFL,
LLC.
1412 S. NARCOOSSEE RD.
ST. CLOUD FL 34771
TVISCARRA@GMSCFL.COM
(407) 347-4103



BY: _____

1.32.538.468

Project/Job	Invoice Date	Due Date	Terms	PO #
WINDWARD CDD	7/10/2018	8/9/2018	Net 30	

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

Landscape Maint Jul 18

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

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance.

8
46

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



Invoice

#INV8872

CUSTOMER

WINDWARD CDD
C/O GOVERNMENTAL MGMT SVCD - CFL,
LLC.
1412 S. NARCOOSSEE RD.
ST. CLOUD FL 34771
TVISCARRA@GMSFCFL.COM
(407) 347-4103



BY:

1.32 . 538 . 467

Project/Job	Invoice Date	Due Date	Terms	PO #
SUMMER ANNUAL INSTALLATION	7/20/2018	8/19/2018	Net 30	

Item	Qty	Rate	Amount
<u>MAIN ENTRANCE/BLVD.</u>			
SUMMER ANNUALS	781	\$2.00	\$1,562.00
<u>FOUNTAINS IN FRONT</u>			
SUMMER ANNUALS	540	\$2.00	\$1,080.00

Subtotal	\$2,642.00
Payments/Credits	\$0.00
Balance Due	\$2,642.00

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance.

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

Invoice

Invoice #: 19
Invoice Date: 8/1/18
Due Date: 8/1/18
Case:
P.O. Number:

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

REC'D AUG 06 2018

Description	Hours/Qty	Rate	Amount
- Management Fees - August 2018 1,315.513.340		2,916.67	2,916.67
- Information Technology - August 2018 .351		50.00	50.00
- Office Supplies .510		20.66	20.66
- Postage .425		10.43	10.43
- Copies .425		37.80	37.80
Total			\$3,035.56
Payments/Credits			\$0.00
Balance Due			\$3,035.56

POULOS & BENNETT

RECEIVED
JUL 02 2018

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

BY: _____

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

01.310.513.311

Invoice number 18-021(5)
Date 06/30/2018

Project 18-021 WINDWARD CDD

Professional services for the period ending: May 31, 2018

Invoice Summary

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining Percent	Current Billed
.01 CDD ENGINEER	0.00	0.00	1,367.50	2,035.00	0.00	667.50
.99 REIMBURSABLE EXPENSE	0.00	0.00	2.30	23.70	0.00	21.40
Total	0.00		1,369.80	2,058.70		688.90

Hourly Tasks:

.01 CDD Engineer

	Hours	Rate	Billed Amount
Practice Team Leader	0.75	190.00	142.50
Director of Engineering	2.50	210.00	525.00
Phase subtotal			667.50

.99 Reimbursable Expense

Reimbursables

Units	Rate	Billed Amount
		21.40

.01 CDD Engineer - Coordinate with GMS on anticipated schedule of infrastructure construction providing GMS with Four Seasons plan sheets with highlighted CDD stormwater control structures; Prepare for and attend CDD meeting.

Invoice total 688.90

Aging Summary

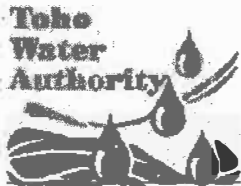
Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
18-021(1)	04/30/2018	3,910.00			3,910.00		
18-021(3)	05/30/2018	475.20		475.20			
18-021(5)	06/30/2018	688.90	688.90				
Total		5,074.10	688.90	475.20	3,910.00	0.00	0.00

Windward CDD

Net 30 days

Invoice date 06/30/2018

Page 1



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

WINDWARD COMMUNITY
DEVELOPMENT

Service Address:
7900 FOUR SEASONS ODD BOULEVARD
S.L.V.D

Account Number: 002622453-033087919
Past Due Amount: \$0.00
Current Charges: \$4,007.40
Total Amount Due: \$4,007.40

Bringing you life's most precious resource

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

1,32.534.438

RECEIVED
AUG 6 2018

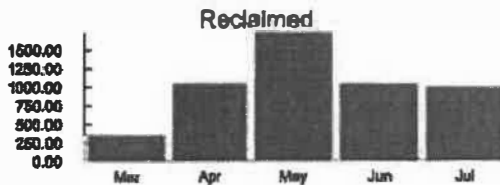
BY: _____

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17000601	30	06/26/2018	10742	07/26/2018	11740	998

Previous Balance \$4,212.00
Payment(s) Received \$4,212.00
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Base Charge \$17.10
Reclaimed Usage \$3,990.30
Current Transaction Total \$4,007.40

Total Amount Due \$4,007.40



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

Past due balances are subject to immediate interruption of service



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

Bringing you life's most precious resource

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 08/24/18	Late Charge after 08/24/18	
002622453-033087919	\$0.00	\$4,007.40	\$200.37	\$4,007.40

Please Remit to

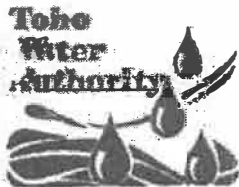
Toho Water Authority
P. O. Box 30527
Tampa, Florida 33630-3527



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

0026224530330879190004007400





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

WINDWARD COMMUNITY
DEVELOPMENT

Service Address:
7900 FOUR SEASONS EVEN BOULEVARD FOUNTAIN
F 4 N

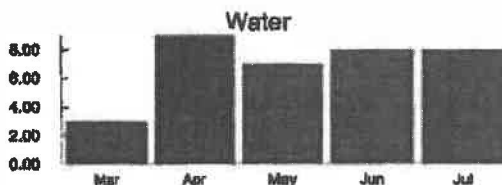
Account Number: 002622453-033088819
Past Due Amount: \$0.00
Current Charges: \$24.90
Total Amount Due: \$24.90

Bringing you life's most precious resource

Customer Service: (8am - 5pm) 407-944-5000
(32-538-431)

PAID
06 06 2018
CY

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17003296	30	06/26/2018	86	07/26/2018	94	8
Previous Balance						\$24.90
Payment(s) Received						\$-24.90
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



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

Past due balances are subject to immediate interruption of service



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

Bringing you life's most precious resource

Account Number	Past Due Due Next	Current Charges		Total Amount Due
		Amount Due by 06/24/18	Late Charge after 06/24/18	
002622453-033088819	\$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

0026224530330888190000024905





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

1-32-534-431

RECEIVED
08 09 2018

BY: _____

9

WINDWARD COMMUNITY
DEVELOPMENT

Service Address:
7800 FOUR SEASONS ODD WINDWARD FOUNTAIN
FTN

Account Number: 002622453-033088638
Past Due Amount: \$0.00
Current Charges: \$23.10
Total Amount Due: \$23.10

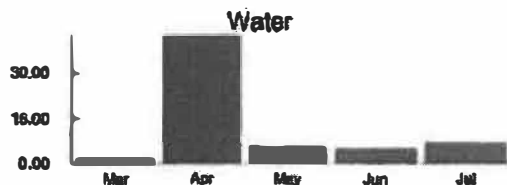
TL

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17003294	30	06/28/2018	168	07/28/2018	175	7

Previous Balance \$19.50
Payment(s) Received \$19.50
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



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

Past due balances are subject to immediate interruption of service



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

Bringing you life's most precious resource

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 08/24/18	Late Charge after 08/24/18	
002622453-033088638	\$0.00	\$23.10	\$5.00	\$23.10

Please Remit to

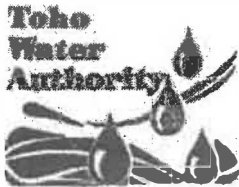
Toho Water Authority
P. O. Box 30527
Tampa, Florida 33630-3527



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

0026224530330886390000023101





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

WINDWARD COMMUNITY
DEVELOPMENT

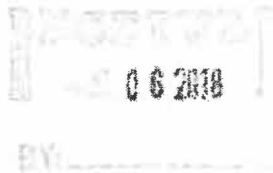
Service Address:
7880 FOUR SEASONS BOULEVARD GH
CLVO

Account Number: 002622453-033089809
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

1.32.538.431

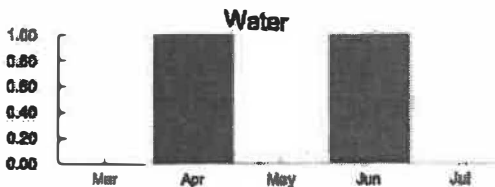


Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17006031	30	06/26/2018	8	07/26/2018	8	0

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

Current Transaction(s)
Water Base Charge \$6.00
Wastewater Base Charge \$13.89
Current Transaction Total \$20.49

Total Amount Due \$20.49



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 08/24/18	Late Charge after 08/24/18	
002622453-033089809	\$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



11/11/18

SECTION 3

**NOTICE OF MEETINGS
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the *Windward Community Development District* will hold its regularly scheduled public meetings for the **Fiscal Year 2019** at the West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida, at 2:00 p.m. on the third Wednesday of the month as follows:

October 17, 2018
November 21, 2018
December 19, 2018
January 16, 2019
February 20, 2019
March 20, 2019
April 17, 2019
May 15, 2019
June 19, 2019
July 17, 2019
August 21, 2019
September 18, 2019

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained by contacting the office of the District Manager at 135 W. Central Blvd., Suite 320, Orlando, Florida 32801, (407) 841-5524.

A meeting may be continued to a date, time and place to be specified on the record at that meeting. There may be occasions when one or more Supervisors, staff or other individuals will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager