

*Windward
Community Development District*

Agenda

January 15, 2020

AGENDA

Windward

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

January 8, 2020

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, January 15, 2020 at 2:00 p.m. at the West Osceola Branch Library, 305 Campus Street, Kissimmee, FL 34747**. Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Period
- III. Approval of Minutes of November 20, 2019 Meeting and Acceptance of Minutes of November 5, 2019 Landowners' Meeting
- IV. Discussion of Rear Gate
- V. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of FY20 Funding Request #4
- VI. Other Business
- VII. Supervisors' Requests
- VIII. 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 approval of the minutes of the November 20, 2019 Board of Supervisors meeting and acceptance of the minutes of the November 5, 2019 Landowners' meeting. The minutes are enclosed for your review.

The fourth order of business is discussion of rear gate. There is no back-up at this time.

Section C of the fifth order of business is the District Manager's Report. Section 1 includes the check register being submitted for approval and section 2 includes the balance sheet

and income statement for your review. Section 3 is ratification of FY20 funding request #4. A copy of the funding request and invoices are enclosed for your review.

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

Sincerely,



Jason Showe
District Manager

Cc: Jan Carpenter, District Counsel
Brett Sealy, Underwriter
Mike Williams, Bond Counsel
David Kelly, District 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, November 20, 2019 at 2:00 p.m. in the West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida.

Present and constituting a quorum were:

John Kassik	Chairperson
Jimmy Clark	Vice Chairman
Thomas Franklin	Assistant Secretary
Ellis Roe	Assistant Secretary
Marvin Morris	Assistant Secretary

Also present were:

Jason Showe	District Manager
Andrew d'Adesky	District Counsel
Jan Carpenter	District Counsel
David Kelly	District Engineer
William Viasalyers	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office for Newly Elected Supervisors

Mr. Showe being a notary public of the oath of office to Mr. Morris, Mr. Franklin and Mr. Roe.

B. Consideration of Resolution 2020-01 Canvassing and Certifying the Results of the Landowners Election

Mr. Showe stated Mr. Morris received 160 votes, Mr. Franklin received 157 votes and Mr. Roe received 156 votes. Mr. Morris and Mr. Franklin will serve four-year terms of office and Mr. Roe will serve a two-year term of office.

On MOTION by Mr. Kassik seconded by Mr. Morris with all in favor Resolution 2020-01 was approved.

C. Consideration of Resolution 2020-02 Electing Officers

Mr. Showe stated whenever there is an election we need to consider officers. You can keep the same slate of officers and Mr. Beaman was an Assistant Secretary and you can put Mr. Morris in that slot or you can have separate nominations.

On MOTION by Mr. Morris seconded by Mr. Kassik with all in favor Resolution 2020-02 was approved reflecting John Kassik as Chairman, Jimmy Clark as Vice Chairman, George Flint as Secretary, Ariel Lovera as Treasurer, and Tom Franklin, Marvin Morris, Ellis Roe, and Jason Showe as Assistant Secretaries.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the August 21, 2019 Meeting

On MOTION by Mr. Franklin seconded by Mr. Roe with all in favor the minutes of the August 21, 2019 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2020-03
Approving Expansion of the District
Boundaries**

Mr. d'Adesky stated tracts H & I were not originally included within the boundaries of the District and in anticipation of those being developed and in anticipation of bond funds also being requested and used on those parcels we want to expand the District and add those parcels. It is a fairly standard form, the majority of the exhibits come from the engineer. The one thing we will need from the developer is as in the beginning when we had a petitioner's agreement when we expand we do that as part of an interlocal agreement talking about what we are doing above the county minimum standard. Instead of incorporating a new developer's agreement it is actually an

interlocal agreement so we will need some help describing the improvements within those two tracts. I will get a form of that to you so you can look at it and add to it narratively and we will try to keep it close to the forms last time. When we file it is typically two to three-month process. We are looking at a January/February expanding. When we expand the boundaries of the District the landowners of 100% of the land have to consent. Right now that land is completely owned by the developer and we received that consent in the mail today and that will be part of the petition that is submitted. The lands in the District currently are encumbered by bonds and those went for public improvements, roads, stormwater ponds, streets.

Mr. Morris stated as a landowner and homeowner in Windward I pay somewhere around \$1,500 a year for my lots. My understanding is the whole complex is going to be somewhere about the \$500 point. Is that correct?

Mr. d'Adesky stated yes.

Mr. Morris stated the difference in that, some 400 lots was that paid for on an annual basis by KHov?

Mr. Showe stated yes, their operations and maintenance is assessed at the full development plan for the community. They are paying for lots that haven't been constructed.

Mr. Morris stated then the CDD does receive that money on an annual basis.

Mr. Showe stated correct. There is a deficit funding agreement so that when we prepare the budget we plan the budget on what we anticipate but we also know that because of the speed of development they might choose to go faster than we anticipate so if there are expenses of the District that exceed the budget they will fund that shortfall.

Mr. d'Adesky stated once this land is part of the District you try to price the bonds and try to target those around the same level as the existing bond so everyone is around the same level.

Mr. Showe stated the new bonds will not be applied to your property, we are not adding to the properties that already exist, they will pay for their portion of the infrastructure and for operations and maintenance similar to what you pay.

On MOTION by Mr. Kassik seconded by Mr. Clark with all in favor Resolution 2019-03 Approving Expansion of District Boundaries was approved and staff was authorized to take all necessary actions to effectuate the expansion of the District.

SIXTH ORDER OF BUSINESS

Ratification of Agreement with Grau & Associates to Provide Auditing Services for Fiscal Year 2019

On MOTION by Mr. Franklin seconded by Mr. Clark with all in favor the engagement letter with Grau & Associates to perform the Fiscal Year 2019 audit was ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. d'Adesky stated we will work with the developer on the expansion as well as GMS and the Engineer.

B. Engineer

Mr. Kelly stated Phase 3A the infrastructure is fully closed out, that is the amenity area. Phase 2 south residential portion is closed out with the county. We are still working on record drawings with the Toho Water Authority. I will distribute the survey of the overall boundary to the people on the email action list.

D. Manager

i. Approval of Check Register

On MOTION by Mr. Kassik seconded by Mr. Franklin with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

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

iii. Ratification of FY19 Funding Request No. 3

On MOTION by Mr. Franklin seconded by Mr. Kassik with all in favor Fiscal Year 2019 funding request no. 3 was ratified.

iv. Field Operations

Mr. Viasalyers stated we had the quarterly annuals replaced at the entrances and common areas. We are still having some water issues and we are looking at January for some updates in that area. Once that is completed we will assess some of the damaged landscaping in the area and replace it.

EIGHTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

NINTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Morris asked do we have to pay the library for use of this room?

Mr. Showe responded yes.

Mr. Morris asked have you thought about holding them onsite at the clubhouse in the Four Seasons?

Mr. Showe stated we could if it is available and we could use it. We would just have to re-advertise the meeting notice.

Mr. Morris stated I will find out and if there would be a charge for it.

Mr. Kassik stated I don't think there would be a charge for it; we deficit fund that too.

Mr. Showe stated I will contact them and give them our meeting schedule and see if we can do that. Another way to save some money if the Board is amenable is in some Districts we have gone to iPads for agendas rather than printing the agenda booklets. We could bring the agendas on iPads in the future.

The Board was in consensus to receive the agendas electronically and that staff would bring iPads to the meetings with the agenda.

On MOTION by Mr. Kassik seconded by Mr. Clark with all in favor the meeting adjourned at 2:19 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT

The Windward Community Development District held a Landowners' meeting on Tuesday, November 5, 2019 at 2:00 p.m. in the West Osceola Branch Library, 305 Campus Street, Kissimmee, Florida.

Present were:

John Kassik
Jason Showe
Marvin Morris
William Richardson
Dale McIntire

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Mr. Showe stated we have 160 voting units represented.

SECOND ORDER OF BUSINESS

Call to Order

Mr. Showe called the meeting to order.

THIRD ORDER OF BUSINESS

**Election of a Chairman for the Purpose of
Conducting the Landowners Meeting**

Mr. Showe stated if there is no opposition from the owners who are present, I will serve as chairman for the purpose of conducting the Landowners' election.

FOURTH ORDER OF BUSINESS

Nominations for Position of Supervisor

Mr. Showe stated at this time we will open the floor for nominations for the position of supervisor.

A resident nominated Marvin G. Morris.

Mr. Kassik nominated Ellis Roe and Thomas Franklin.

FIFTH ORDER OF BUSINESS

Casting of Ballots

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Mr. Showe read into the record the results of the Landowners' election: Mr. Morris received 160 votes, Mr. Roe received 156 votes and Mr. Franklin received 157 votes. Mr. Morris and Mr. Franklin will serve a four-year terms of office, and Mr. Roe will serve a two-year terms of office.

SEVENTH ORDER OF BUSINESS

Landowners Questions and Comments

There being none, the meeting adjourned at 2:06 p.m.

SECTION V

SECTION C

SECTION 1

Windward

Community Development District

Summary of Check Register

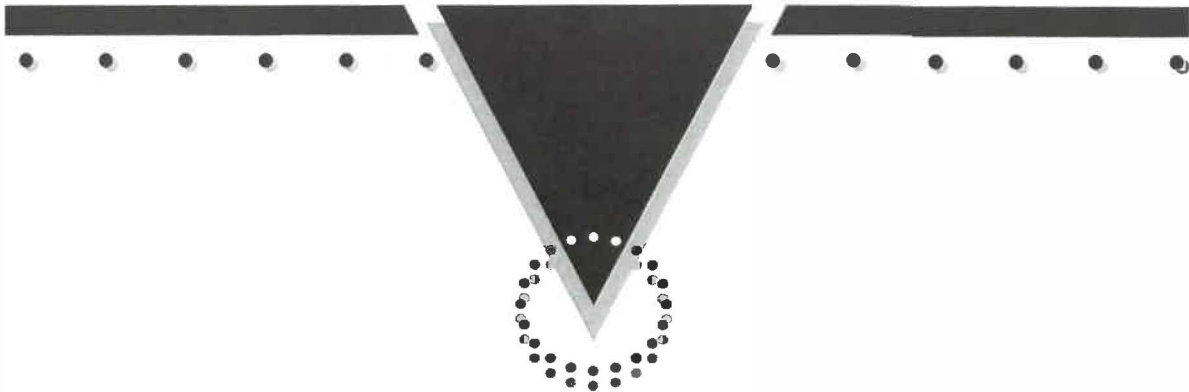
November 11, 2019 to January 10, 2020

Fund	Date	Check No.'s	Amount
General Fund	11/12/19	208	\$ 4,841.42
	11/18/19	209-212	\$ 5,372.77
	11/26/19	213-214	\$ 35.00
	12/9/19	215	\$ 46.80
	12/12/19	216-218	\$ 8,204.01
	12/23/19	219-220	\$ 5,494.38
			<hr/>
			\$ 23,994.38
			<hr/>
			\$ 23,994.38

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/12/19	00001	11/01/19 57	201911 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES NOV19				
		11/01/19 57	201911 310-51300-35100		*	50.00	
			TECHNOLOGY FEES NOV19				
		11/01/19 57	201911 310-51300-31300		*	291.67	
			DISSEMINATION SRVC NOV19				
		11/01/19 57	201911 310-51300-42000		*	33.08	
			POSTAGE				
		11/01/19 58	201911 320-53800-12000		*	1,250.00	
			FIELD MGMNT FEES NOV19				
		11/01/19 59	201911 320-53800-57400		*	300.00	
			GATEHOUSE MAINT NOV19				
GOVERNMENTAL MANAGEMENT SERVICES-CF							4,841.42 000208
11/18/19	00014	10/31/19 S112531	201910 320-53800-57400		*	137.78	
			REPAIR ENTRANCE GATE ARM				
ACCESS CONTROL TECHNOLOGIES, INC.							137.78 000209
11/18/19	00008	11/10/19 50144	201911 320-53800-46800		*	3,166.87	
			LANDSCAPE MAINT-NOV19				
		11/10/19 50144	201911 320-53800-46800		*	1,088.12	
			PHASE3A-CLBHS RDWAY-NOV19				
DOWN TO EARTH LAWN CARE							4,254.99 000210
11/18/19	00012	11/01/19 1296	201911 320-53800-46900		*	300.00	
			FOUNTAIN SERVICE-NOV19				
GRUNIT POOL SVCS							300.00 000211
11/18/19	00004	10/22/19 11985291	201910 310-51300-48000		*	680.00	
			NOT OF MTG-11/5/19				
ORLANDO SENTINEL							680.00 000212
11/26/19	00001	11/12/19 60	201910 320-53800-47000		*	35.00	
			FACILTY MAINT 10/14-10/27				
GOVERNMENTAL MANAGEMENT SERVICES-CF							35.00 000213
11/26/19	00013	11/21/19 18-021(2	201910 310-51300-31500		*	46.80	
			REIMBURSEABLE EXPENSES				
		11/21/19 18-021(2	201910 310-51300-31500		V	46.80-	
			REIMBURSEABLE EXPENSES				
POULOS & BENNETT							.00 000214
12/09/19	00013	11/21/19 18-021(2	201910 310-51300-31500		*	46.80	
			REIMBURSEABLE EXPENSES				
POULOS & BENNETT							46.80 000215

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/12/19	00001	12/01/19 61	201912 310-51300-34000		*	2,916.67	
			MANAGEMENT FEES-DEC19				
		12/01/19 61	201912 310-51300-35100		*	50.00	
			INFO TECH-DEC19				
		12/01/19 61	201912 310-51300-31300		*	291.67	
			DISSEMINATION-DEC19				
		12/01/19 62	201912 320-53800-12000		*	1,250.00	
			FIELD MANAGEMENT-DEC19				
		12/01/19 63	201912 320-53800-57400		*	300.00	
			PORTER SERVICES-DEC19				
		12/09/19 64	201912 310-51300-51000		*	20.12	
			OFFICE SUPPLIES				
		12/09/19 64	201912 310-51300-42000		*	2.00	
			POSTAGE				
		12/09/19 64	201912 310-51300-42500		*	32.55	
			COPIES				
GOVERNMENTAL MANAGEMENT SERVICES-CF						4,863.01	000216
12/12/19	00012	12/01/19 1312	201912 320-53800-46900		*	300.00	
			FOUNTAIN SERVICE-DEC19				
GRUNIT POOL SVCS						300.00	000217
12/12/19	00002	12/07/19 88859	201911 310-51300-31500		*	3,041.00	
			PETITION/EXPANSION/BOND				
LATHAM,LUNA,EDEN & BEAUDINE,LLP						3,041.00	000218
12/23/19	00008	11/30/19 53648	201911 320-53800-46800		*	611.95	
			IRRIGATION REPAIRS				
		12/10/19 51353	201912 320-53800-46800		*	3,261.67	
			LANDSCAPE MAINT-DEC19				
		12/10/19 51353	201912 320-53800-46800		*	1,120.76	
			PHASE3A-CLBHS RDWAY-DEC19				
DOWN TO EARTH LAWN CARE						4,994.38	000219
12/23/19	00018	12/20/19 5	201912 310-51300-31300		*	500.00	
			AMORT SERIES 2018A-2 2-1				
DISCLOSURE SERVICES LLC						500.00	000220
TOTAL FOR BANK A						23,994.38	
TOTAL FOR REGISTER						23,994.38	

SECTION 2



**Windward
Community Development District**

Unaudited Financial Reporting

November 30, 2019



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WINDWARD
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
November 30, 2019

	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	TOTALS
<u>ASSETS:</u>				
CASH	\$99,313	---	---	\$99,313
<u>INVESTMENTS</u>				
SERIES 2018 A-1/A-2				
RESERVE A-1	---	\$121,730	---	\$121,730
RESERVE A-2	---	\$108,025	---	\$108,025
REVENUE	---	\$105	---	\$105
INTEREST A-1	---	\$0	---	\$0
INTEREST A-2	---	\$7,379	---	\$7,379
PREPAYMENT A-2	---	\$192,439	---	\$192,439
CONSTRUCTION	---	---	\$5,267	\$5,267
DUE FROM GENERAL FUND	---	\$25,608	\$1,230	\$26,838
TOTAL ASSETS	\$99,313	\$455,286	\$6,498	\$561,097
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$3,700	---	---	\$3,700
DUE TO CAPITAL PROJECTS FUND	\$1,230	---	---	\$1,230
DUE TO DEBIT SERVICE FUND	\$25,608	---	---	\$25,608
DUE TO OTHER	\$13,820	---	---	\$13,820
<u>FUND BALANCES:</u>				
FUND BALANCES:				
RESTRICTED FOR DEBT 2018	---	\$455,286	---	\$455,286
RESTRICTED FOR CAPITAL PROJECTS 2018	---	---	\$6,498	\$6,498
UNASSIGNED	\$54,955	---	---	\$54,955
TOTAL LIABILITIES & FUND BALANCES	\$99,313	\$455,286	\$6,498	\$561,097

WINDWARD
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance

For The Period Ending November 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/19	ACTUAL THRU 11/30/19	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS	\$149,282	\$32,816	\$32,816	\$0
DIRECT ASSESSMENTS	\$162,945	\$0	\$0	\$0
DEFICIT FUNDING	\$180,900	\$60,996	\$60,996	\$0
TOTAL REVENUES	\$493,127	\$93,811	\$93,811	\$0
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$4,800	\$800	\$0	\$800
FICA EXPENSE	\$367	\$61	\$0	\$61
ENGINEERING	\$12,000	\$2,000	\$0	\$2,000
ATTORNEY	\$25,000	\$4,167	\$3,088	\$1,079
ARBITRAGE	\$450	\$0	\$0	\$0
DISSEMINATION	\$3,500	\$583	\$583	(\$0)
ANNUAL AUDIT	\$3,600	\$0	\$0	\$0
TRUSTEE FEE	\$5,000	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$35,000	\$5,833	\$5,833	(\$0)
INFORMATION TECHNOLOGY	\$1,800	\$300	\$100	\$200
TELEPHONE	\$300	\$50	\$0	\$50
POSTAGE	\$1,000	\$167	\$54	\$113
INSURANCE	\$5,500	\$5,500	\$2,465	\$3,035
PRINTING & BINDING	\$1,000	\$167	\$1	\$166
LEGAL ADVERTISING	\$2,500	\$417	\$680	(\$263)
OTHER CURRENT CHARGES	\$1,000	\$167	\$0	\$167
OFFICE SUPPLIES	\$625	\$104	\$0	\$104
PROPERTY APPRAISER	\$500	\$0	\$0	\$0
PROPERTY TAXES	\$250	\$0	\$0	\$0
TRAVEL PER DIEM	\$660	\$110	\$0	\$110
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATION	\$110,027	\$25,600	\$17,980	\$7,621
<u>FIELD OPERATIONS:</u>				
FIELD SERVICES	\$15,000	\$2,500	\$2,500	\$0
TELEPHONE	\$3,500	\$583	\$0	\$583
ELECTRIC	\$26,000	\$4,333	\$2,037	\$2,296
WATER & SEWER	\$210,000	\$54,976	\$54,976	\$0
SECURITY BUILDING MAINTENANCE	\$10,000	\$1,667	\$738	\$929
LANDSCAPE MAINTENANCE	\$63,000	\$10,500	\$11,664	(\$1,164)
LANDSCAPE CONTINGENCY	\$25,000	\$4,167	\$0	\$4,167
PROPERTY INSURANCE	\$6,000	\$6,000	\$5,125	\$875
FOUNTAIN MAINTENANCE	\$4,200	\$700	\$600	\$100
LAKE MAINTENANCE	\$6,000	\$1,000	\$0	\$1,000
IRRIGATION REPAIRS	\$4,000	\$667	\$0	\$667
LIGHTING MAINTENANCE	\$2,500	\$417	\$0	\$417
MONUMENT MAINTENANCE	\$1,400	\$233	\$0	\$233
ROADWAY MAINTENANCE	\$1,500	\$250	\$765	(\$515)
MISC. CONTINGENCY	\$5,000	\$833	\$560	\$273
TOTAL FIELD OPERATIONS	\$383,100	\$88,826	\$78,964	\$9,861
TOTAL EXPENDITURES	\$493,127	\$114,426	\$96,944	\$17,482
EXCESS REVENUES (EXPENDITURES)	\$0		(\$3,133)	
FUND BALANCE - Beginning	\$0		\$58,088	
FUND BALANCE - Ending	\$0		\$54,955	

WINDWARD
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
Series 2018

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending November 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/19	ACTUAL THRU 11/30/19	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS	\$448,318	\$25,608	\$25,608	\$0
ASSESSMENTS - PREPAYMENT	\$0	\$0	\$192,439	\$192,439
INTEREST	\$500	\$83	\$220	\$136
TOTAL REVENUES	\$448,818	\$25,691	\$218,267	\$192,575
<u>EXPENDITURES:</u>				
<u>Series 2018A-1</u>				
INTEREST - 11/01	\$97,108	\$97,108	\$97,108	\$0
PRINCIPAL - 05/01	\$50,000	\$0	\$0	\$0
INTEREST - 05/01	\$97,108	\$0	\$0	\$0
<u>Series 2018A-2</u>				
PRINCIPAL - 11/01	\$315,000	\$315,000	\$330,000	(\$15,000)
INTEREST - 11/01	\$108,025	\$108,025	\$108,025	\$0
INTEREST - 05/01	\$98,890	\$0	\$0	\$0
TOTAL EXPENDITURES	\$766,131	\$520,133	\$535,133	(\$15,000)
EXCESS REVENUES (EXPENDITURES)	(\$317,313)		(\$316,866)	
FUND BALANCE - Beginning	\$534,352		\$772,152	
FUND BALANCE - Ending	\$217,039		\$455,286	

WINDWARD

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2018

Statement of Revenues, Expenditures and Changes in Fund Balance

For The Period Ending November 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/19	ACTUAL THRU 11/30/19	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$1	\$1
TOTAL REVENUES	\$0	\$0	\$1	\$1
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0		\$1	
FUND BALANCE - Beginning	\$0		\$6,496	
FUND BALANCE - Ending	\$0		\$6,498	

**WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	TOTAL
REVENUES:													
SPECIAL ASSESSMENTS	\$0	\$32,816	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,816
DIRECT ASSESSMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DEVELOPER CONTRIBUTIONS	\$5,000	\$55,996	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,996
TOTAL REVENUES	\$5,000	\$88,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$93,811
EXPENDITURES:													
ADMINISTRATIVE													
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$47	\$3,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,088
ARBITRAGE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DISSEMINATION	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$583
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,833
INFORMATION TECHNOLOGY	\$50	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$21	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54
INSURANCE	\$2,465	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,465
PRINTING & BINDING	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
LEGAL ADVERTISING	\$680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$680
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY TAXES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRAVEL PER DIEM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD OPERATIONS													
FIELD SERVICES	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ELECTRIC	\$994	\$1,043	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,037
WATER & SEWER	\$17,081	\$37,895	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54,976
SECURITY BUILDING MAINTENANCE	\$438	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$738
LANDSCAPE MAINTENANCE	\$6,797	\$4,867	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,664
LANDSCAPE CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY INSURANCE	\$5,125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,125
FOUNTAIN MAINTENANCE	\$300	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
LAKE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LIGHTING MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MONUMENT MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ROADWAY MAINTENANCE	\$765	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$765
MISC. CONTINGENCY	\$560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$560
TOTAL EXPENDITURES	\$44,956	\$51,988	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$96,944
Excess Revenues (Expenditures)	(\$39,956)	\$36,824	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$3,133)

**WINDWARD
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2018A-1, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.500%, 5.100%, 5.700%, 5.800%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$121,730	
RESERVE FUND BALANCE	\$121,730	
BONDS OUTSTANDING - 11/07/18		\$3,460,000
CURRENT BONDS OUTSTANDING		\$3,460,000

SERIES 2018A-2, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	5.800%	
MATURITY DATE:	11/1/2029	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL INTEREST	
RESERVE FUND REQUIREMENT	\$98,455	
RESERVE FUND BALANCE	\$108,025	
BONDS OUTSTANDING - 11/07/18		\$4,120,000
SPECIAL CALL - 05/01/19		(\$150,000)
SPECIAL CALL - 08/01/19		(\$245,000)
SPECIAL CALL - 11/01/19		(\$330,000)
CURRENT BONDS OUTSTANDING		\$3,395,000

**WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**
Special Assessment Receipts
Fiscal Year 2020

TOTAL ASSESSMENT LEVY

Net Assessments	\$312,226.92	\$243,648.00	\$555,874.92
Gross Assessments	\$332,156.30	\$259,200.00	\$591,356.30

ASSESSED THROUGH COUNTY

56.17%	43.83%	100.00%
--------	--------	---------

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/12/19	ACH	\$221.13	\$4.42	\$11.38	\$0.00	\$205.33	\$115.33	\$90.00	\$205.33
11/22/19	ACH	\$61,881.69	\$1,237.64	\$2,425.81	\$0.00	\$58,218.24	\$32,700.35	\$25,517.89	\$58,218.24
TOTAL		\$62,102.82	\$1,242.06	\$2,437.19	\$0.00	\$58,423.57	\$32,815.68	\$25,607.89	\$58,423.57

11%	Gross Percent Collected
\$529,253.48	Balance Remaining to Collect

K. Hovnanian at Mystic Dunes, LLC						
			Net Assessments	\$349,369.34	\$114,875.88	\$196,201.50
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018
	12/1/19		\$76,583.92			
	2/1/20		\$38,291.96			
	4/1/19		\$98,100.75			
	5/1/20		\$38,291.96			
	9/1/19		\$98,100.75			
			\$349,369.34	\$0.00	\$0.00	\$0.00

SECTION 3

Windward

Community Development District

FY20 Funding Request #4
November 19, 2019

Payee		General Fund FY2019	
1	Access Control Technologies Inc Inv#S112531 - Repair entrance gate - Oct 2019	\$	137.78
2	DEO Inv#74689 - Special District Fee - Oct 2019	\$	175.00
3	Disclosure Services Inc Inv#201909 - Amortization Fee - Oct 2019	\$	500.00
4	Down to Earth Lawncare Inv#47760 - Landscape Maint - Oct 2019 Inv#49686 - Repair Entrance Fountains	\$ \$	4,254.79 2,542.00
5	EGIS Insurance Inv#9499 - District Insurance - Oct 2019	\$	7,590.00
6	GMS - Central Florida LLC Inv#53 - Management Fees - Oct 2019 Inv#54 - Field Management Fees - Oct 2019 Inv#55 - Gatehouse Maintenance Services - Oct 2019 Inv#56 - Pressure Wash Pavers - Oct 2019 Inv#57 - Management Fees - Nov 2019 Inv#58 - Field Management - Nov 2019 Inv#59 - Porter Services - Nov 2019	\$ \$ \$ \$ \$ \$ \$	3,280.40 1,250.00 300.00 525.00 3,291.42 1,250.00 300.00
7	Grunit Pools Services Inv#1281 - Fountain Services - Oct 2019	\$	300.00
8	Latham, Luna, Eden & Beaudine LLP Inv#87985 - Disbursement for Travel - Oct 2019	\$	25.17
9	Orlando Sentinel Inv#011985291000 - Notice of Landowners Meeting - Oct 2019	\$	680.00
10	TOHO Water Authority * Inv#033174559 - Water Services - Sept 2019 Inv#033174559 - Water Services - Oct 2019	\$ \$	10,157.90 19,436.22
		Total:	\$ 55,995.68

Please make check payable to:

Windward Community Development District
9145 Narcoossee Road
Suite A206
Orlando, FL 32827

Wire Funds To:

Windward CDD
SunTrust Bank, NA
ABA#061000104
Acct# 1000216569920
Contact: Kelly Lawler
(407) 237-1072

*This is the remaning amount owed after the HOA cost shared amount.

Access Control Technologies, Inc.

P. O. Box 550190
Orlando, FL 32855-0190

Phone: 407-422-8850
Fax: 407-649-8352

Invoice

Date	Invoice #
10/31/2019	S112531

Bill To

Windward CDD
c/o GMS Central Florida
135 W. Central Blvd, Suite 320
Orlando, FL 32801

Ship To

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NOV 8 2019

BY: _____

P.O. No.	Terms	Due Date	Rep	Ship Date	Ship Via	S/A Plan	Job Number
	Net 30	11/30/2019	RSB	10/31/2019			112531
Qty	Description						Amount
	Job Completed: 10/28/2019 Requested by: William Viasalyers						
	Problem Reported: The entrance gate is currently stuck in the up position						
	Resolution: Operator was stuck in the up position. Found a blown 10A motor fuse on the main board. Replaced 10amp fuse and tested. Unit was working properly. RH Gate arm was loose. Replaced nylon nut with washer for the right-hand entrance arm.						
1	Labor						90.00
1	Travel						42.00
1	Nylon Nut with Washer						1.38
1	Fuse						4.40
We appreciate your business, Thank You.						Total	\$137.78

Payment in full is due in accordance with the terms stated. If not so paid, then Buyer is liable for Seller's attorney fees, discovery expenses, court costs, and interest from the date of the statement is 18% annual interest. Seller retains a security interest in the above goods.

W.C.V. Gate repair & Maintenance 11-8-14

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2019/2020 Special District Fee Invoice and Update Form
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 74889	Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Date Invoiced: 10/01/2019
Total Due, Postmarked by 12/02/2019: \$175.00				

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Windward Community Development District
Ms. Jan Albanese Carpenter
Latham ~~Street~~ ✓ Eden and Beaudine, LLP
111 North Magnolia Avenue, Suite 1400
Orlando, FL 32801

→ Luna

lathamluna.com

- 2. Telephone: (407) 481-5800
- 3. Fax: (407) 481-5801
- 4. Email: jcarpenter@latham.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: windwardcdd.com
- 8. County(ies): Osceola
- 9. Function(s): Community Development
- 10. Boundary Map on File: 05/19/2017
- 11. Creation Document on File: 05/19/2017
- 12. Date Established: 04/11/2017
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Osceola County
- 15. Creation Document(s): County Ordinance 2017-21
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/25/2018

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I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____

Date: _____

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.FloridaJobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

- 1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2017/2018 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
9/25/2019	4

Bill To	
Windward CDD C/O GMS	

SEP 26 2019

BY: _____

14
1 2 1 5 1 3

Terms	Due Date
Net 30	10/25/2019

[illegible]

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Down to Earth
Maitland Branch
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700



October 2019
Invoice #47760

Customer

WINDWARD CDD
C/O GMS
9145 NARCOOSSEE RD.
SUITE A206
ORLANDO FL 32832
JARAJO@GMSOFL.COM
(407) 841-5524

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OCT 14 2019

BY: _____

8
f. 20. 3. 4. 4. 6. 6.

Project/Job	Invoice Date	Due Date	Terms	PO #
MONTHLY MAINTENANCE - WINDWARD CDD	10/10/2019	11/9/2019	Net 30	1

Item	Qty	Rate	Amount
MONTHLY MAINTENANCE SERVICE Description: WINDWARD CDD GROUNDS MAINTENANCE <i>landscape mo. m</i>	1	\$3,166.67	\$3,166.67
MONTHLY MAINTENANCE Description: PHASE 3A CLUBHOUSE ROADWAY FRONTAGE <i>phase 3 clubhouse roadway</i>		\$1,088.12	\$1,088.12

Subtotal	\$4,254.79
Payments/Credits	\$0.00
Balance Due	\$4,254.79

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

Down to Earth
Maitland Branch
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700



October 2019
Invoice #49686

Customer

WINDWARD CDD
C/O GMS
9145 NARCOOSSEE RD.
SUITE A206
ORLANDO FL 32832
JARAUIJO@GMSFL.COM
(407) 841-5524

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Theresa Summa amount for 10/19

BY: _____

1 of 10 - 468

Project/Job	Invoice Date	Due Date	Terms	PO #
ANNUAL INSTALLATION	10/31/2019	11/30/2019	Net 30	

Item	Qty	Rate	Amount
SCOPE OF WORK WINDWARD CDD C/O GMS MAIN ENTRANCE/BLVD. AND FOUNTAINS IN FRONT APPROVED BY: WILLIAM VIASALYERS DATE OF COMPLETION: 10/022/2019			
ANNUALS Description: MAIN ENTRANCE/BLVD REMOVED AND DISPOSAL OF EXISTING ANNUALS. PREP BEDS FOR REPLANTING. INSTALL FALL ANNUALS	781	\$2.00	\$1,562.00
ANNUALS Description: FOUNTAINS IN FRONT REMOVED AND DISPOSAL OF EXISTING ANNUALS. PREP BEDS FOR REPLANTING. INSTALL FALL ANNUALS	490	\$2.00	\$980.00

Subtotal	\$2,542.00
Payments/Credits	\$0.00
Balance Due	\$2,542.00

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

W.V. Landscape Maintenance



Insurance & Risk Advisors

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SEP 13 2019

BY: _____

Windward Community Development District
c/o Governmental Management Services-CF, LLC
135 W Central Blvd., Ste 320
Orlando, FL 32801

Customer	Windward Community Development District
Acct #	718
Date	09/11/2019
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 7,590.00
Payment for:	Invoice#9499
100119310	

✗

Customer: Windward Community Development District

S.
3-9/13/19

Invoice	Effective	Transaction	Description	Amount
9499	10/01/2019	Renew policy	Policy #100119310 10/01/2019-10/01/2020 Florida Insurance Alliance POL,EPLI,EBL,Herb & Pest - Renew policy Due Date: 9/11/2019 FY20 Gen. Liab/Public Officers' \$ 5,125 FY20 Property Insurance \$ 2,465	7,590.00
				Total
				\$ 7,590.00
FOR PAYMENTS SENT OVERNIGHT: Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 96th St Oaklawn, IL 60453				

Remit Payment To: Egis Insurance Advisors, LLC
Lockbox 234021 PO Box 84021
Chicago, IL 60689-4002

(321)233-9939

sclimer@egisadvisors.com

Date

09/11/2019

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

Invoice

Invoice #: 53
Invoice Date: 10/1/19
Due Date: 10/1/19
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees - October 2019 24 Information Technology - October 2019 31 Dissemination Agent Services - October 2019 33 Office Supplies Postage Copies		2,916.67 50.00 291.67 0.36 20.80 0.90	2,916.67 50.00 291.67 0.36 20.80 0.90

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Total	\$3,280.40
Payments/Credits	\$0.00
Balance Due	\$3,280.40

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

Invoice

Invoice #: 54
Invoice Date: 10/1/19
Due Date: 10/1/19
Case:
P.O. Number:

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

10/5/19

Description	Hours/Qty	Rate	Amount
Field Management - October 2019		1,250.00	1,250.00
RECEIVED OCT 10 2019			

Total \$1,250.00

Payments/Credits \$0.00

Balance Due \$1,250.00

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

Invoice

Invoice #: 55
Invoice Date: 10/1/19
Due Date: 10/1/19
Case:
P.O. Number:

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

1-32-588 544

Description	Hours/Qty	Rate	Amount
Gatehouse Maintenance Services - October 2019		300.00	300.00
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Total \$300.00

Payments/Credits \$0.00

Balance Due \$300.00

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

Invoice

Invoice #: 56
Invoice Date: 10/17/19
Due Date: 10/17/19
Case:
P.O. Number:

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OCT 21 2019

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

BY: _____

Description	Hours/Qty	Rate	Amount
Pressure Wash Pavers, Wall and Guard House Main Entrance - CF Invoice CF0289	7.5	70.00	525.00
Labor (2 Employees @ \$35.00)			
Work Completed August 28, 2019			
Total			\$525.00
Payments/Credits			\$0.00
Balance Due			\$525.00

W.V. Monument Maintenance 10-25-14

WINDWARD COMMUNITY

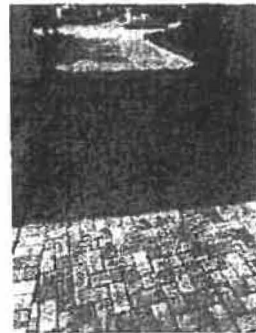
MAINTENANCE REPORT

AUGUST 28, 2019

GMS CF

Wednesday, August 28 (7.5 hours)

1. Pressure washed paver walls and guard house main entrance.



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

Invoice

Invoice #: 57
Invoice Date: 11/1/19
Due Date: 11/1/19
Case:
P.O. Number:

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

1-1

Description	Hours/Qty	Rate	Amount
Management Fees - November 2019 340		2,916.67	2,916.67
Information Technology - November 2019 351		50.00	50.00
Dissemination Agent Services - November 2019 313		291.67	291.67
Postage 420		33.08	33.08
		Total	\$3,291.42
		Payments/Credits	\$0.00
		Balance Due	\$3,291.42

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

Invoice

Invoice #: 58
Invoice Date: 11/1/19
Due Date: 11/1/19
Case:
P.O. Number:

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

1-1

Description 320 538 .	Hours/Qty	Rate	Amount
Field Management - November 2019 120 .		1,250.00	1,250.00
			Total \$1,250.00
			Payments/Credits \$0.00
			Balance Due \$1,250.00

Invoice

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

Description	Hours/Qty	Rate	Amount
Porter Services - November 2019		300.00	300.00
<div style="position: relative; height: 100px;"> \$74 gatehouse merit. </div>			
Total			\$300.00
Payments/Credits			\$0.00
Balance Due			\$300.00



Grunit Pool Contractors

Service
4855 Distribution Ct
Unit 2

888-390-0194 info@grunit.com

www.grunit.com

Invoice

Date	Invoice #
11/1/2019	1296

Bill To
Windward CDD Teresa Viscarra 1408 Hamlin Avenue Unit E St.Cloud, FL 34771

Service To
Windward Fountains
RECEIVED NOV 7 2019 BY: _____

11-8-19
J. Viscarra

Terms	Project
Due on receipt	-

Quantity	Description	Price Each	Amount
1	Fountains Service & Maintenance	300.00	300.00
Make all checks payable to Grunit Pool Service. Invoices due in 30 days. Overdue accounts subject to a service charge of 2% per month.		Subtotal	\$300.00
		Sales Tax (6.5%)	\$0.00
		Total	\$300.00

W.V. Fountain Maintenance 11-8-19

LATHAM, LUNA, 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

October 14, 2019

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

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OCT 16 2019

INVOICE

2 BY: _____

Handwritten signature

Matter ID: 9127-001

General

Invoice # 87985

Federal ID # 59-3366512

For Disbursements Incurred:

09/13/2019	Check # 46496 ANDREW D'ADESKY; Disbursement for Travel to Board Meeting on 08.21.19/9127-001/ACD	\$25.17
------------	--	---------

Total Disbursements Incurred: \$25.17

INVOICE SUMMARY

For Disbursements Incurred: \$25.17

New Charges this Invoice: \$25.17

Previous Balance: \$806.50

Less Payment and Credits Received: \$0.00

Outstanding Balance: \$806.50

Plus New Charges this Invoice: \$25.17

Total Due: \$831.67

Billed Through: September 30, 2019



PO Box 100608
Atlanta, GA 30384-0608
adbilling@tribpub.com
844-348-2445

Invoice & Summary

Billed Account Name: Windward Cdd
Billed Account Number: CU00595298
Invoice Number: 011985291000
Amount: \$680.00
Billing Period: 10/01/19 - 10/31/19
Due Date: 11/30/19

INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details

Date	tronic Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
10/15/19	OSC11985291	PO# November 5 2019				680.00
10/22/19		Classified Listings, Online				
		November 5 2019 Meeting				
		6475077				

Current Activity

Total Current Advertising

RECEIVED

NOV 12 2019

BY: _____

Total: \$680.00

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
680.00	0.00	0.00	0.00	0.00	0.00



SIGNATURE



MOTIV8

Please detach and return this portion with your payment.



PO Box 100608
Atlanta, GA 30384-0608

Return Service Requested

Remittance Section

Billed Period: 10/01/19 - 10/31/19
Billed Account Name: Windward Cdd
Billed Account Number: CU00595298
Invoice Number: 011985291000

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

9054001666 PRESORT 1668 1 AB 0.409 P1C9



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

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608



00059529800059529803011985291 00068000 00068000 7

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared

Aracelis Crespo / Marella Green, 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, November 3, 2019 was published in said newspaper in the issues of Oct 15, 2019; Oct 22, 2019.

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.

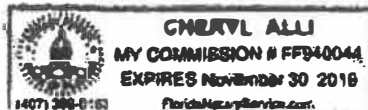

Signature of Affiant

Aracelis Crespo / Marella Green

Name of Affiant

Sworn to and subscribed before me on this 25 day of October, 2019,
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

NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE WESTWOOD COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given to the public and all landowners within Westwood Community Development District (the "District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 138 acres located in unincorporated Orange County, Florida, in Sections 15, Township 25 South, Range 27 East, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors.
DATE: November 6, 2019
TIME: 8:00 PM
PLACE: West Central Branch Library
1300 Central Blvd.
Orlando, Florida 32806
Each landowner may vote in person or by written proxy. Proxies may be obtained upon request of the office of the District Manager, 130 West Central Boulevard, Suite 300, Orlando, Florida 32801. All said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Plotted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of plotted lots shall not be decreased by determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the meeting shall select a person to serve as the meeting chair and who shall conduct the meeting.
The landowners' meeting is open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record of such meeting. A copy of the agenda for these meetings may be obtained from 130 West Central Boulevard, Suite 300, Orlando, Florida 32801. There may be an occasion where one or more supervisors will participate by telephone.
Any person requesting special accommodations to participate in these meetings is asked to contact the District Office at (407) 897-5804 at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 368-7093 for aid in contacting the District Office.
A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.
Jason M. Shover
District Manager
Westwood Community Development District -
Central Florida, LLC
0660797



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

WINDWARD COMMUNITY
DEVELOPMENT
Service Address:
0 FOUR SEASONS BOULEVARD

Account Number: 002622453-033174559
Past Due Amount: \$0.00
Current Charges: \$16,929.90
Total Amount Due: \$16,929.90

Bringing you life's most precious resource

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

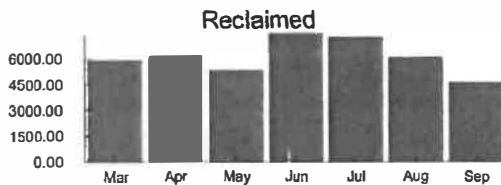
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17003313	30	08/27/2019	89815	09/26/2019	94400	4585

Previous Balance \$25,450.64
Payment(s) Received \$-25,450.64
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Base Charge \$103.58
Reclaimed Usage \$16,826.32
Current Transaction Total \$16,929.90

Total Amount Due \$16,929.90

Confirm
26710204



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 10/24/19	Late Charge after 10/24/19	
002622453-033174559	\$0.00	\$16,929.90	\$846.50	\$16,929.90

Please Remit to

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



WINDWARD COMMUNITY DEVELOPMENT
1408 HAMLIN AVE UNIT E
SAINT CLOUD, FL 34771-8588

0026224530331745590016929907





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

WINDWARD COMMUNITY
DEVELOPMENT
Service Address:
0 FOUR SEASONS BOULEVARD

Account Number: 002622453-033174559
Past Due Amount: \$0.00
Current Charges: \$32,393.70
Total Amount Due: \$32,393.70

Bringing you life's most precious resource

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

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
17003313	30	09/26/2019	94400	10/26/2019	102180	7780

Previous Balance \$16,929.90
Payment(s) Received \$-16,929.90
Balance Forward \$0.00

Current Transaction(s)
Reclaimed Base Charge \$103.58
Reclaimed Usage \$32,290.12
Current Transaction Total \$32,393.70

Total Amount Due \$32,393.70



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 11/25/19	Late Charge after 11/25/19	
002622453-033174559	\$0.00	\$32,393.70	\$1,619.69	\$32,393.70

Please Remit to

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



002851

WINDWARD COMMUNITY DEVELOPMENT
9145 NARCOOSSEE RD STE A-206
ORLANDO, FL 32827-5768

0026224530331745590032393708



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