

*Windward
Community Development District*

Agenda

April 21, 2021

AGENDA

Windward

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

April 14, 2021

Board of Supervisors
Windward
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Windward Community Development District will be held **Wednesday, April 21, 2021 at 2:00 p.m. at 7813 Four Seasons Blvd., Kissimmee, Florida 34747**. Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Period
- III. Approval of Minutes of February 17, 2021 Meeting
- IV. Consideration of Resolution 2021-07 Approving the Proposed Fiscal Year 2022 Budget and Setting a Public Hearing
- V. Consideration of Proposals for Arbitrage Rebate Calculation Services (2)
- VI. Discussion of Golf Carts Signage
- VII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
- VIII. Other Business
- IX. Supervisors' Requests
- X. 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 February 17, 2021 Board of Supervisors meeting. The minutes are enclosed for your review.

The fourth order of business is consideration of resolution 2021-07 approving the proposed Fiscal Year 2022 budget and setting a public hearing. A copy of the resolution is enclosed for your review.

The fifth order of business is consideration of proposals for arbitrage rebate calculation services. Copies of the proposals are enclosed for your review.

The sixth order of business is discussion of golf cart signage.

Section C of the seventh order of business is the District Manager's Report and Section 1 includes the check register being submitted for approval. Section 2 includes the balance sheet and income statement 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, February 17, 2021 at 2:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

John Kassik	Chairperson
Jimmy Clark	Vice Chairman
Marvin Morris	Assistant Secretary
Leslie Peters	Assistant Secretary by telephone

Also present were:

Jason Showe	District Manager
Kristen Trucco	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

A representative from Capital Land Management gave an overview on the status of the landscaping.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 20, 2021 Meeting

On MOTION by Mr. Kassik seconded by Mr. Morris with all in favor the minutes of the January 20, 2021 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-04
Approving the Conveyance of Real Property
and Improvements from K. Hovnanian at
Mystic Dunes, LLC**

Ms. Trucco gave an overview of the conveyance documents transferring real property and improvements from the developer to the district.

On MOTION by Mr. Kassik seconded by Mr. Clark with all in favor Resolution 2021-04 Approving the Conveyance of Real Property and Improvements from K. Hovnanian at Mystic Dunes, LLC, was approved in substantial form.

FIFTH ORDER OF BUSINESS

**Consideration of Drainage Easement
Agreement with K. Hovnanian at Mystic
Dunes, LLC**

Ms. Trucco gave an overview of the drainage easement agreement.

On MOTION by Mr. Kassik seconded by Mr. Clark with all in favor the drainage easement agreement with K. Hovnanian at Mystic Dunes, LLC for Windward Four Seasons Phase 3B and 4A was approved in substantial form.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2021-05
Approval of State Board of Administration
Investment Account**

Mr. Showe stated Resolution 2021-05 authorizes us to establish an account with the State Board of Administration, to invest excess funds.

On MOTION by Mr. Kassik seconded by Mr. Morris with all in favor Resolution 2021-05 Approval of State Board of Administration Investment Account, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-06
Providing for the Removal and Appointment
of Treasurer and Appointment of Assistant
Treasurer**

Mr. Showe stated Ariel Lovera of my office is taking on a different corporate role and I distributed Resolution 2021-06 removing Ariel Lovera as Treasurer and adding myself as treasurer for the purpose of signing checks and adding Katie Costa in my office as assistant treasurer.

On MOTION by Mr. Kassik seconded by Mr. Morris with all in favor Resolution 2021-06 Providing for the Removal of Ariel Lovera and Appointment of Mr. Showe as Treasurer and Appointment of Katie Costa as Assistant Treasurer, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco provided the Board an update.

B. Engineer

Mr. Kelly stated the first lift of asphalt on Four Seasons Boulevard was done.

D. Manager

i. Approval of Check Register

On MOTION by Mr. Kassik seconded by Mr. Morris 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. Field Operations

Mr. Viasalyers stated since the last meeting, staff replaced several photocells along the boulevard. We also completed updates and repairs recently to the front entrance. The landscape was fertilized recently along the boulevard and common areas within the CDD.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

There being none,

On MOTION by Mr. Morris seconded by Mr. Kassik with all in favor the meeting adjourned at 2:12 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Windward Community Development District ("**District**") prior to June 15, 2021, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 21, 2021

HOUR: 2:00 p.m.

LOCATION: 7813 Four Seasons Blvd.
Kissimmee, FL 34747

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21st DAY OF APRIL, 2021.

ATTEST:

**WINDWARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

*This item will be provided under
separate cover*

SECTION V



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

April 4, 2021

Board of Supervisors
Windward Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

We appreciate the opportunity to offer our services to Windward Community Development District (the "Issuer"). This letter confirms our engagement to provide arbitrage rebate services, with respect to the \$12,240,000 Special Assessment Revenue Bonds, Series 2020 (the "Bond").

The procedures that we will perform are as follows:

- Assist in the determination of the amount, if any, of required rebate to the United States government.
- Issuance of a report representing the cumulative results since the issuance date of the Bond based on information provided by the Issuer and/or Trustee.

In assisting in the determination of the amount of any potential required rebate, we will not verify or otherwise audit the accuracy of information provided to us by you or the Trustee, and accordingly, we express no opinion on such information. Furthermore, the performance of the above-mentioned procedures will not constitute an audit made in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion on the elements, accounts, or items of a financial statement. Therefore, Grau & Associates ("Grau") will not be in a position to express, and will not express an opinion, or any other form of assurance, as a result of performing these procedures.

The procedures that Grau has been requested to perform are solely the responsibility of the Issuer. Furthermore, Grau has no responsibility to advise the Issuer of other procedures that might be performed and makes no representations as to the sufficiency of such procedures for the purposes of the Issuer.

Grau's responsibility is limited to performing the procedures specified and agreed to, and to reporting the resulting findings, subject to the limitations contained herein, and our engagement cannot be relied on to disclose errors or irregularities should they exist. Grau has no responsibility for updating the procedures performed or for performing any additional procedures.

Since tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage rebate calculations. Any of your Bond issues may be selected for review by the Internal Revenue Service ("IRS"), which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Due to the lack of clarity in the tax law, we cannot provide assurance that the positions asserted by the IRS may not ultimately be sustained. You have the ultimate responsibility for your compliance with arbitrage rebate laws; therefore, you should review the calculations carefully.

The Issuer shall provide accurate and complete information requested by Grau. Grau has no responsibility for the accuracy or completeness of the information provided by, or on behalf of, the Issuer, even if Grau had reason to know or should have known of such inaccuracy or incompleteness.

Should Grau determine that significant restrictions are being placed on the performance of the above-mentioned procedures by the Issuer, Grau shall be entitled to withdraw from this engagement.

Any report issued by Grau will not be used by, or circulated, quoted, disclosed or distributed to, nor will reference to such reports be made to anyone who is not a member of management or of the Board of Directors of the Issuer.

Limitation on Liability

The Issuer agrees that Grau, its partners, principals, and employees shall not be liable to the Issuer for any actions, losses, damages, claims, liabilities, costs, or expenses in any way arising out of or relating to this engagement for an aggregate amount in excess of the fees paid by the Issuer to Grau for the services performed pursuant to this engagement. In no event shall Grau, its partners, principals, or employees be liable for consequential, special, indirect, incidental, punitive or exemplary loss, damage, cost, or expense (including without limitation, lost profits and opportunity costs).

The Issuer also agrees to indemnify and hold harmless Grau, its partners, principals, and employee from and against any and all actions, losses, damages, claims, liabilities, costs, and expenses (including, without limitation, reasonable legal fees and expenses) brought against, paid, or incurred by any of them at any time, in any way arising out of or relating to a breach or an alleged breach by the Issuer of any provision of this engagement letter, including, without limitation, the restrictions on report use and distribution.

The limitation on liability and indemnification provisions of this engagement letter shall apply regardless of the form of action, loss, damage, claim, liability, cost, or expense, whether in contract, statute, tort (including, without limitation, negligence), or otherwise. The agreements and undertakings of the Issuer contained in this engagement letter, including, without limitation, those pertaining to restrictions on report use and distribution, limitation on liability, and indemnification, shall survive the completion of termination of this engagement.

Our fee for performing the annual rebate calculations will be \$600. We will discuss with you whether a fee adjustment is appropriate on rebate calculations for future periods. Furthermore, you may request additional consulting services from us upon occasion and we will bill you for these services at our standard hourly rates unless otherwise agreed.

You understand that the arbitrage rebate services and report described above are solely to assist you in meeting your requirements for federal income tax compliance purposes.

If the above terms are acceptable to you, and the services outlined are in accordance with your understanding, please sign both engagement letters in the space provided and return one original to us.

Very truly yours,



Antonio Grau

Accepted and agreed to by Windward Community Development District:

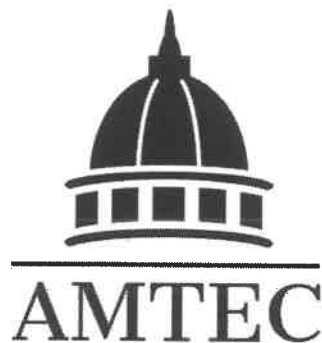
Signature: _____

Title: _____

Date: _____

**Arbitrage Rebate Computation
Proposal For
Windward
Community Development District
(Osceola County, Florida)**

**\$4,230,000 Special Assessment Revenue Bonds, Series 2020 A-1
\$7,580,000 Special Assessment Revenue Bonds, Series 2020 A-2**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

April 15, 2021

Windward Community Development District
c/o Ms. Indhira Araujo
Government Management Services – CF, LLC
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

Re: Arbitrage Rebate Computation Proposal for the Windward Community Development District
(Osceola County, Florida) \$4,230,000 Special Assessment Revenue Bonds, Series 2020 A-1
& \$7,580,000 Special Assessment Revenue Bonds, Series 2020 A-2

Dear Ms. Araujo:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Windward Community Development District (the "District") Series 2020 A-1 & A-2 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,600 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Windward and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to Broward County and the Town of Palm Beach in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, New Jersey, Montana, Mississippi, West Virginia, Vermont and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of October 29th, based upon the anniversary of the closing date of the Bonds in October 2020.

Proposal

We are proposing rebate computation services based on the following:

- \$4,230,000 Special Assessment Revenue Bonds, Series 2020 A-1
- \$7,580,000 Special Assessment Revenue Bonds, Series 2020 A-2
- Fixed Rate Debt; and
- Acquisition & Construction, Debt Service Reserve, Capitalized Interest, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2020 A-1 & A-2 Bonds is \$450 per year and will encompass all activity from October 29, 2020, the date of the closing, through October 29, 2025, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee –Series 2020 A-1 & A-2 Bonds

Report Date	Type of Report	Period Covered	Fee
October 31, 2021	Rebate and Opinion	Closing – October 31, 2021	\$ 450
October 31, 2022	Rebate and Opinion	Closing – October 31, 2022	\$ 450
October 31, 2023	Rebate and Opinion	Closing – October 31, 2023	\$ 450
October 31, 2024	Rebate and Opinion	Closing – October 31, 2024	\$ 450
October 29, 2025	Rebate and Opinion	Closing – October 29, 2025	\$ 450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement.
2. IRS Form 8038-G.
3. Closing Memorandum.
4. US Bank statements for all accounts from October 29, 2020, the date of the closing, through each report date.

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;

- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

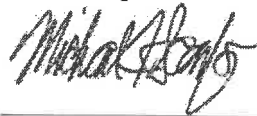
The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled.

AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2021.

Windward
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION VI

Begin forwarded message:

From: Sandra Noto <snoto@accessdifference.com>
Subject: FW: Golf cart rule and signage
Date: April 7, 2021 at 3:39:33 PM EDT
To: William Viasalyers <wviasalyers@gmscfl.com>

FYI

Sandi

SANDRA NOTO
LCAM
Access Management

7813 Four Seasons Blvd, Kissimmee, FL 34747
p: (407) 479-9031
e: snoto@accessdifference.com
w: fourseasons.nabnetwork.com

-----Original Message-----

From: Chris and Rand Guffey <randallandchris@gmail.com>
Sent: Wednesday, April 7, 2021 12:59 PM
To: Four Seasons at Orlando HOA <fourseasons@accessdifference.com>
Subject: Golf cart rule and signage

Hello Sandi,

Please see attached. Since haven't seen any caution signs for golf carts operating on streets, do you know if an application is in process? We need some warning signs beyond those for the golf course. Thanks.
Randall Guffey



080320_Golf-
Cart-p...ion.pdf

SECTION VII

SECTION C

SECTION 1

Windward

Community Development District

Summary of Check Register

January 01, 2021 to March 31, 2021

Fund	Date	Check No.'s		Amount
General Fund				
	1/19/21	325-331	\$	15,036.07
	1/27/21	332-333	\$	9,705.82
	2/4/21	335-336	\$	4,843.71
	2/22/21	337	\$	10,913.28
	2/24/21	338-341	\$	15,262.09
	3/5/21	343-345	\$	20,649.60
	3/16/21	346	\$	6,024.50
Total			\$	82,435.07

CHECK DATE	VEND#	.....INVOICE DATE	.....EXPENSED TO..... INVOICE YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT
1/19/21	00031	11/01/20	209775 202011 320-53800-46800		LANDSCAPE MAINT NOV/2020	*	7,765.00	7,765.00 000325
1/19/21	00010	12/22/20	82393 24 202012 320-53800-43500		CAPITAL LAND MANAGEMENT CORP.	*	1,234.02	1,234.02
1/19/21	00018	1/05/21	7 202101 310-51300-31300		DUKE ENERGY	*	500.00	1,234.02 000326
1/19/21	00001	12/11/20	104 202011 320-53800-47500		AMOR SERIES2018A-2 2-1	*	1,000.00	500.00
1/19/21	00012	12/01/20	1498 202012 320-53800-46900		DISCLOSURE SERVICES LLC	*	300.00	500.00 000327
1/01/21	1512	202101 320-53800-46900			GOVERNMENTAL MANAGEMENT SERVICES-CF	*	300.00	1,000.00 000328
1/19/21	00002	12/14/20	95499 202011 310-51300-31500		GRUNIT POOL SVCS	*	2,828.25	600.00 000329
1/19/21	00013	12/18/20	18-021(3 202011 310-51300-31100		DRAFT/PREPARATION/REVIEW	*	1,108.80	2,828.25 000330
1/27/21	00001	1/01/21	105 202101 310-51300-34000		LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	3,004.17	1,108.80 000331
1/01/21	105	202101 310-51300-35100			POULOS & BENNETT	*	50.00	3,004.17
1/01/21	105	202101 310-51300-31300			INFORMATION TECH JAN2021	*	583.33	50.00
1/01/21	105	202101 310-51300-51000			DISSEMINATION AGENT SVC	*	.30	583.33
1/01/21	105	202101 310-51300-42000			OFFICE SUPPLIES	*	5.00	.30
1/01/21	106	202101 320-53800-12000			POSTAGE	*	1,287.50	5.00
1/01/21	106	202101 320-53800-47000			FIELD MANAGEMENT JAN2021	*	58.14	1,287.50
1/01/21	107	202101 320-53800-34100			ACE HOME SUPPLY	*	1,000.00	58.14
1/01/21	107	202101 320-53800-34100			FACILITY MAINT JAN 2021	*		1,000.00
					GOVERNMENTAL MANAGEMENT SERVICES-CF			5,988.44 000332

WINDWARD CDD - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
1/27/21	00022	12/24/20	5980462	2020	12	310-51300-32300			US BANK	*	3,717.38	3,717.38 000333
			TRUSTEE FEES DEC									
2/04/21	00031	1/04/21	210329	2021	01	320-53800-46700			ADDITIONAL WORK	*	1,172.39	
		1/27/21	210447	2021	01	320-53800-46400			IRRIGATION MAINT JAN2021	*	694.97	
									CAPITAL LAND MANAGEMENT CORP.			1,867.36 000334
2/04/21	00032	1/28/21	654422	2021	01	320-53800-47000			MAXLIGHT 30 W BULLET	*	32.25	
		1/28/21	654425	2021	01	320-53800-47000			LED MORRIS DESIGN BULLET	*	85.95	
									FLORIDA BULB & BALLAST, INC			118.20 000335
2/04/21	00002	1/21/21	95863	2020	12	310-51300-31500			ATTORNEY FEES	*	2,858.15	
									LATHAM, LUNA, EDEN & BEAUDINE, LLP			2,858.15 000336
2/22/21	00025	2/22/21	02222021	2021	02	300-20700-10000			TXFER TAX RCTPS S2018	*	10,913.28	
									WINDWARD CDD/US BANK			10,913.28 000337
2/24/21	00031	2/01/21	210478	2021	02	320-53800-46800			LANDCAPE MAINT FEB2021	*	7,765.00	
		2/04/21	210536	2021	02	320-53800-46400			IRRIGATION REPAIRS	*	1,236.60	
									CAPITAL LAND MANAGEMENT CORP.			9,001.60 000338
2/24/21	00001	2/01/21	108	2021	02	310-51300-34000			MANAGEMENT FEES FEB2021	*	3,004.17	
		2/01/21	108	2021	02	310-51300-35100			INFORMATION TECH FEB2021	*	50.00	
		2/01/21	108	2021	02	310-51300-31300			DISSEMINATION SVC FEB2021	*	583.33	
		2/01/21	108	2021	02	310-51300-51000			OFFICE SUPPLIES	*	.18	
		2/01/21	108	2021	02	310-51300-42000			POSTAGE	*	3.06	
		2/01/21	108	2021	02	310-51300-42500			COPIES	*	1.65	
		2/01/21	109	2021	02	320-53800-12000			FIELD MANAGEMENT FEB2021	*	1,287.50	
		2/01/21	110	2021	02	320-53800-34100			FACILITY MGMT FEB 2021	*	1,000.00	
									GOVERNMENTAL MANAGEMENT SERVICES-CF			5,929.89 000339

WINDWARD CDD - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
2/24/21	00012	2/01/21	1526	202102	320-53800-46900		FOUNTAINS SVC AND MAINT	*	300.00	
2/24/21	00033	2/24/21	02242021	202010	300-20700-10100		GRUNIT POOL SVCS	*	30.60	300.00 000340
3/05/21	00031	1/01/21	210340	202101	320-53800-46800		DEER RUN CDD	*	7,765.00	30.60 000341
1/06/21	210381	202012	320-53800-46400		LANDSCAPE MAINT - JAN21			*	217.00	
2/22/21	210575	202102	320-53800-46400		IRRIGATION RPAIRS 12/18/20			*	732.98	
3/01/21	210589	202103	320-53800-46700		IRRIGATION RPAIRS 2/19/21			*	2,180.00	
3/01/21	210617	202103	320-53800-46800		REPLACE ANNUAL FLOWERS			*	7,884.73	
3/05/21	00002	2/24/21	97202	202101	310-51300-31500		CAPITAL LAND MANAGEMENT CORP.	*	841.50	18,779.71 000342
3/05/21	00016	2/12/21	2018422	202102	310-51300-49100		LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	109.64	841.50 000343
3/05/21	00013	2/22/21	18-021(4	202101	310-51300-31100		OSCEOLA COUNTY PROPERTY APPRAISER	*	918.75	109.64 000344
3/16/21	00001	3/01/21	111	202103	310-51300-34000		POULOS & BENNETT	*	3,004.17	918.75 000345
3/01/21	111	202103	310-51300-35100		MANAGEMENT FEE MARCH 21			*	50.00	
3/01/21	111	202103	310-51300-31300		INFO TECHNOLOGY MAR 21			*	583.33	
3/01/21	111	202103	310-51300-51000		DISSEM AGENT SERVICES			*	.39	
3/01/21	111	202103	310-51300-42000		OFFICE SUPPLIES			*	35.39	
3/01/21	111	202103	310-51300-42500		POSTAGE			*	12.15	
3/01/21	112	202103	320-53800-12000		COPIES			*	1,287.50	
					FIELD MANAGEMENT MAR 21			*		

WWRD --WINDWARD-- IARAUTO

AP300R
 *** CHECK DATES 01/01/2021 - 03/31/2021 *** YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 4/15/21 PAGE 4
 WINDWARD CDD - GENERAL FUND
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT
3/01/21	112	ACE HOME & SUPPLY	202103	320-53800-47000							*	51.57	
3/01/21	113	FACILITY MANAGEMENT MAR21	202103	320-53800-34100							*	1,000.00	
GOVERNMENTAL MANAGEMENT SERVICES-CF												6,024.50	000346
TOTAL FOR BANK A												82,435.07	
TOTAL FOR REGISTER												82,435.07	

WWRD ---WINDWARD-- IARAUTO

SECTION 2

Windward
Community Development District

Unaudited Financial Reporting
March 31, 2021

GMS

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Windward
Community Development District
Combined Balance Sheet
March 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash	\$ 179,462	\$ -	\$ -	\$ 179,462
Investments				
Series 2018 A-1/A-2				
Reserve A-1	\$ -	\$ 121,730	\$ -	\$ 121,730
Reserve A-2	\$ -	\$ 58,580	\$ -	\$ 58,580
Revenue	\$ -	\$ 225,501	\$ -	\$ 225,501
Prepayment A-2	\$ -	\$ 66,477	\$ -	\$ 66,477
Construction	\$ -	\$ -	\$ 5,270	\$ 5,270
Series 2020 A-1/A-2				
Reserve A-1	\$ -	\$ 127,656	\$ -	\$ 127,656
Reserve A-2	\$ -	\$ 177,202	\$ -	\$ 177,202
Revenue	\$ -	\$ 2	\$ -	\$ 2
Interest A-1	\$ -	\$ 179,497	\$ -	\$ 179,497
Interest A-2	\$ -	\$ 354,404	\$ -	\$ 354,404
Construction	\$ -	\$ -	\$ 5,358,952	\$ 5,358,952
Cost of Issuance	\$ -	\$ -	\$ 59,576	\$ 59,576
Acquisition Retainage	\$ -	\$ -	\$ 2,646,161	\$ 2,646,161
Due From Developer	\$ -	\$ -	\$ -	\$ -
Due From Other	\$ 26,968	\$ -	\$ -	\$ 26,968
Due From General Fund	\$ -	\$ 6,346	\$ -	\$ 6,346
Total Assets	\$ 206,430	\$ 1,317,395	\$ 8,069,959	\$ 9,593,784
Liabilities:				
Accounts Payable	\$ 14,461	\$ -	\$ -	\$ 14,461
Due To Debt Service Fund	\$ 6,346	\$ -	\$ -	\$ 6,346
Total Liabilities	\$ 20,806	\$ -	\$ -	\$ 20,806
Fund Balances:				
Unassigned	\$ 185,623	\$ -	\$ -	\$ 185,623
Assigned for Debt Service	\$ -	\$ 1,317,395	\$ -	\$ 1,317,395
Assigned for Capital Projects	\$ -	\$ -	\$ 8,069,959	\$ 8,069,959
Total Fund Balances	\$ 185,623	\$ 1,317,395	\$ 8,069,959	\$ 9,572,978
Total Liabilities & Fund Balance	\$ 206,430	\$ 1,317,395	\$ 8,069,959	\$ 9,593,784

Windward
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues				
Assessments - Tax Roll/Direct	\$ 159,059	\$ 155,815	\$ 155,815	\$ -
Assessments - Direct Billed	\$ 153,167	\$ 114,876	\$ 114,876	\$ -
Deficit Funding	\$ 198,976	\$ 50,970	\$ 50,970	\$ -
Total Revenues	\$ 511,202	\$ 321,661	\$ 321,661	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 4,800	\$ 2,400	\$ 200	\$ 2,200
FICA Expense	\$ 367	\$ 184	\$ 15	\$ 168
Engineering	\$ 16,000	\$ 8,000	\$ 2,603	\$ 5,397
Attorney	\$ 25,000	\$ 12,500	\$ 9,577	\$ 2,923
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 3,500	\$ 1,750	\$ 3,708	\$ (1,958)
Annual Audit	\$ 4,200	\$ -	\$ -	\$ -
Trustee Fees	\$ 5,000	\$ 3,717	\$ 3,717	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 36,050	\$ 18,025	\$ 18,025	\$ (0)
Information Technology	\$ 1,800	\$ 900	\$ 300	\$ 600
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage	\$ 1,000	\$ 500	\$ 167	\$ 333
Travel Per Diem	\$ 660	\$ 330	\$ -	\$ 330
Printing & Binding	\$ 500	\$ 250	\$ 28	\$ 222
Insurance	\$ 5,500	\$ 5,500	\$ 5,381	\$ 119
Legal Advertising	\$ 2,500	\$ 1,250	\$ 103	\$ 1,147
Other Current Charges	\$ 1,000	\$ 500	\$ 977	\$ (477)
Office Supplies	\$ 400	\$ 200	\$ 2	\$ 198
Property Appraiser	\$ 500	\$ 250	\$ 110	\$ 140
Property Taxes	\$ 250	\$ 125	\$ -	\$ 125
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Boundary Expansion	\$ -	\$ -	\$ 4,575	\$ (4,575)
Total General & Administrative:	\$ 114,952	\$ 61,706	\$ 54,663	\$ 7,043

Windward
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Operation & Maintenance				
Field Expenses				
Field Services	\$ 15,450	\$ 7,725	\$ 7,725	\$ -
Facility Maintenance	\$ 12,000	\$ 6,000	\$ 5,306	\$ 694
Telephone	\$ 3,500	\$ 1,750	\$ -	\$ 1,750
Electric	\$ 26,000	\$ 13,000	\$ 24,515	\$ (11,515)
Water & Sewer	\$ 210,000	\$ 105,000	\$ 143,762	\$ (38,762)
Security Building Maintenance	\$ 10,000	\$ 5,000	\$ 492	\$ 4,508
Landscape Maintenance	\$ 63,000	\$ 31,500	\$ 45,869	\$ (14,369)
Landscape Contingency	\$ 25,000	\$ 12,500	\$ 13,034	\$ (534)
Property Insurance	\$ 6,000	\$ 6,000	\$ 2,713	\$ 3,287
Fountain Maintenance	\$ 4,200	\$ 2,100	\$ 2,070	\$ 30
Lake Maintenance	\$ 6,000	\$ 3,000	\$ -	\$ 3,000
Irrigation Repairs	\$ 4,000	\$ 2,000	\$ 6,335	\$ (4,335)
Lighting Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Monument Maintenance	\$ 1,400	\$ 700	\$ 1,780	\$ (1,080)
Roadway Maintenance	\$ 2,200	\$ 1,100	\$ 3,050	\$ (1,950)
Contingency	\$ 5,000	\$ 2,500	\$ 3,118	\$ (618)
Total Operations and Maintenance Expenses	\$ 396,250	\$ 201,125	\$ 259,770	\$ (58,645)
Total Expenditures	\$ 511,202	\$ 262,831	\$ 314,433	\$ (51,602)
Other Financing Sources/(Uses)				
Transfer In/Out	\$ -	\$ -	\$ (3,605)	\$ (3,605)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (3,605)	\$ (3,605)
Excess Revenues (Expenditures)	\$ 0		\$ 3,624	
Fund Balance - Beginning	\$ -		\$ 182,000	
Fund Balance - Ending	\$ 0		\$ 185,624	

Windward
Community Development District
Debt Service Fund - Series 2018-A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues				
Special Assessments - 2018 A1	\$ 243,648	\$ 238,679	\$ 238,679	\$ -
Interest Income	\$ 500	\$ 250	\$ 6	\$ (244)
Total Revenues	\$ 244,148	\$ 238,929	\$ 238,685	\$ (244)
Expenditures:				
Series 2018A-1				
Interest - 11/1	\$ 95,983	\$ 95,983	\$ 95,983	\$ -
Principal - 5/1	\$ 50,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 95,983	\$ -	\$ -	\$ -
Total Expenditures	\$ 241,965	\$ 95,983	\$ 95,983	\$ -
Other Sources/(Uses)				
Transfer in/Out	\$ -	\$ -	\$ 3,605	\$ 3,605
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,605	\$ 3,605
Excess Revenues (Expenditures)	\$ 2,183		\$ 146,308	
Fund Balance - Beginning	\$ 98,656		\$ 222,057	
Fund Balance - Ending	\$ 100,839		\$ 368,365	

Windward
Community Development District
Debt Service Fund - Series 2018-A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues				
Special Assessments - 2018 A2	\$ 138,330	\$ -	\$ -	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 503,901	\$ 503,901
Interest Income	\$ 500	\$ 250	\$ 15	\$ (235)
Total Revenues	\$ 138,830	\$ 250	\$ 503,916	\$ 503,666
Expenditures:				
Series 2018A-2				
Special Call - 11/1	\$ 300,000	\$ 300,000	\$ 665,000	\$ (365,000)
Interest - 11/1	\$ 77,865	\$ 77,865	\$ 77,865	\$ -
Special Call - 2/1	\$ -	\$ -	\$ 580,000	\$ (580,000)
Interest - 2/1	\$ -	\$ -	\$ 8,410	\$ (8,410)
Interest - 5/1	\$ 69,165	\$ -	\$ -	\$ -
Total Expenditures	\$ 447,030	\$ 377,865	\$ 1,331,275	\$ (953,410)
Excess Revenues (Expenditures)	\$ (308,200)		\$ (827,359)	
Fund Balance - Beginning	\$ 377,865		\$ 937,628	
Fund Balance - Ending	\$ 69,665		\$ 110,269	

Windward
Community Development District
Debt Service Fund - Series 2020-A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 9	\$ 9
Total Revenues	\$ -	\$ -	\$ 9	\$ 9
Expenditures:				
Series 2020A-1				
Interest - 05/1		\$ -	\$ -	\$ -
Principal - 11/1		\$ -	\$ -	\$ -
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 307,150	\$ 307,150
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 307,150	\$ 307,150
Excess Revenues (Expenditures)	\$ -		\$ 307,160	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 307,160	

Windward
Community Development District
Debt Service Fund - Series 2020-A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ -	\$ -	\$ 5	\$ 5
Expenditures:				
Series 2020A-2				
Interest - 05/1	\$ -	\$ -	\$ -	\$ -
Principal- 11/1	\$ -	\$ -	\$ -	\$ -
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 531,597	\$ 531,597
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 531,597	\$ 531,597
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 531,602	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 531,602	

Windward
Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 0	
Fund Balance - Beginning	\$ -		\$ 5,270	
Fund Balance - Ending	\$ -		\$ 5,270	

Windward
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2021

	Adopted Budget	Prorated Budget Thru 03/31/21	Actual Thru 03/31/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 185	\$ 185
Total Revenues	\$ -	\$ -	\$ 185	\$ 185
Expenditures:				
General & Administrative:				
Capital Outlay	\$ -	\$ -	\$ 2,949,524	\$ (2,949,524)
Capital Outlay-COI	\$ -	\$ -	\$ 387,225	\$ (387,225)
Total Expenditures	\$ -	\$ -	\$ 3,336,749	\$ (3,336,749)
Other Financing Sources/(Uses)				
Bonds Proceeds	\$ -	\$ -	\$ 11,401,253	\$ 11,401,253
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 11,401,253	\$ 11,401,253
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 8,064,689	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 8,064,689	

Windward

Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Roll/Direct	\$ -	\$ 30,754	\$ 118,517	\$ 2,927	\$ 2,401	\$ 1,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,815
Assessments - Direct Billed	\$ -	\$ -	\$ 76,594	\$ -	\$ 38,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,876
Debt/Funding	\$ 13,094	\$ 30,155	\$ 1,688	\$ 588	\$ -	\$ 5,445	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,970
Total Revenues	\$ 13,094	\$ 60,909	\$ 196,799	\$ 3,515	\$ 40,693	\$ 6,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 321,663
Expenditures													
General Administration													
Supervisors Fees	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
FICA Expense	\$ -	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Engineering	\$ 3,188	\$ 1,109	\$ -	\$ (3,194)	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,603
Attorney	\$ 705	\$ 2,828	\$ 2,858	\$ 842	\$ 2,945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,577
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 292	\$ 583	\$ 583	\$ 1,093	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,708
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ 3,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,717
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,025
Information Technology	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 34	\$ 54	\$ 35	\$ 5	\$ 3	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ 2	\$ -	\$ 12	\$ -	\$ 2	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28
Insurance	\$ 5,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,381
Legal Advertising	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103
Other Current Charges	\$ -	\$ 465	\$ 126	\$ 139	\$ 120	\$ 127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 977
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Boundary Expansion	\$ 3,088	\$ -	\$ 394	\$ 1,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,575
Total General & Administrative	\$ 21,020	\$ 18,094	\$ 10,780	\$ 3,239	\$ 7,717	\$ 2,812	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,663
Operation & Maintenance													
Field Services	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,725
Facility Maintenance	\$ 1,000	\$ 1,129	\$ -	\$ 1,000	\$ 1,177	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,306
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 1,092	\$ 921	\$ 9,839	\$ 4,133	\$ 3,711	\$ 4,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,515
Water & Sewer	\$ 33,437	\$ 21,346	\$ 26,455	\$ 20,028	\$ 23,344	\$ 19,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 143,762
Security Building Maintenance	\$ 492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 492
Landscape Maintenance	\$ 6,924	\$ 7,765	\$ 7,765	\$ 7,765	\$ 7,765	\$ 7,765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,869
Landscaping Contingency	\$ 9,682	\$ -	\$ -	\$ 1,172	\$ -	\$ 2,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,034
Property Insurance	\$ 2,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,713
Pavement Maintenance	\$ 570	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,070
Leak Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Infiltration Repairs	\$ 1,366	\$ -	\$ 217	\$ 695	\$ 1,970	\$ 2,088	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,335
Lighting Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Monument Maintenance	\$ -	\$ 1,165	\$ -	\$ -	\$ 615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,780
Roadway Maintenance	\$ -	\$ 3,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,050
Contingency	\$ -	\$ 10	\$ -	\$ 176	\$ 2,880	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,118
Total Operation and Maintenance Expenses	\$ 58,563	\$ 34,975	\$ 45,864	\$ 56,559	\$ 42,149	\$ 38,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 259,770
Total Expenditures	\$ 79,584	\$ 45,069	\$ 56,644	\$ 39,796	\$ 50,966	\$ 42,374	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 314,433
Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer In/Out	\$ (3,605)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,605)
Total Other Financing Sources/Uses	\$ (3,605)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,605)
Excess Revenues (Expenditures)	\$ (76,094)	\$ 15,840	\$ 140,145	\$ (16,274)	\$ (10,273)	\$ (55,712)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,023

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	\$127,656
BONDS OUTSTANDING - 11/07/18	\$3,460,000
PRINCIPAL PAYMENT - 05/01/20	(\$50,000)
CURRENT BONDS OUTSTANDING	\$3,410,000

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	\$58,580
RESERVE FUND BALANCE	\$58,580
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)
SPECIAL CALL - 02/01/20	(\$200,000)
SPECIAL CALL - 05/01/20	(\$205,000)
SPECIAL CALL - 08/01/20	(\$305,000)
SPECIAL CALL - 11/01/20	(\$665,000)
SPECIAL CALL - 02/01/21	(\$580,000)
CURRENT BONDS OUTSTANDING	\$1,440,000

SERIES 2020A-1, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATES:	3.00%, 3.650%, 4.250%, 4.500%
MATURITY DATE:	5/1/2051
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$127,656
RESERVE FUND BALANCE	\$127,656
BONDS OUTSTANDING - 10/29/20	\$4,230,000
CURRENT BONDS OUTSTANDING	\$4,230,000

SERIES 2020A-2, SPECIAL ASSESSMENT REVENUE BONDS	
INTEREST RATES:	4.400%
MATURITY DATE:	11/1/2035
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL INTEREST
RESERVE FUND REQUIREMENT	\$177,199
RESERVE FUND BALANCE	\$177,202
BONDS OUTSTANDING - 10/29/20	\$8,010,000
CURRENT BONDS OUTSTANDING	\$8,010,000

Windward

Community Development District
Special Assessment Receipts
Fiscal Year 2021

TOTAL ASSESSMENT LEVY							Gross		
DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	ASSESSED THROUGH COUNTY		
							39.50%	60.50%	100.00%
							O&M Portion	S2018 DSF Portion	Total
11/06/20	ACH	\$1,864.63	\$35.33	\$97.89	\$0.00	\$1,731.41	\$683.86	\$1,047.55	\$1,731.41
11/20/20	ACH	\$80,922.21	\$1,553.71	\$3,236.97	\$0.00	\$76,131.53	\$30,070.01	\$46,061.52	\$76,131.53
12/10/20	ACH	\$306,235.03	\$5,879.71	\$12,249.71	\$0.00	\$288,105.61	\$113,794.37	\$174,311.24	\$288,105.61
12/22/20	ACH	\$12,693.68	\$253.86	\$482.06	\$0.00	\$11,957.76	\$4,723.01	\$7,234.75	\$11,957.76
01/08/21	ACH	\$6,346.84	\$126.94	\$186.59	\$0.00	\$6,033.31	\$2,383.31	\$3,650.31	\$6,033.31
01/08/21	ACH	\$1,447.75	\$28.95	\$42.58	\$0.00	\$1,376.22	\$543.57	\$832.65	\$1,376.22
02/05/21	ACH	\$6,346.84	\$124.08	\$142.80	\$0.00	\$6,079.96	\$2,401.42	\$3,678.53	\$6,079.96
03/08/21	ACH	\$3,173.42	\$63.47	\$31.10	\$0.00	\$3,078.85	\$1,216.06	\$1,862.78	\$3,078.84
TOTAL							\$155,815.30	\$238,679.32	\$394,494.62