

*Windward
Community Development District*

Agenda

July 21, 2021

AGENDA

Windward

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

July 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, July 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. Organizational Matters
 - A. Acceptance of Resignation of John E. Kassik
 - B. Review of Resumes/Letters of Interest
 - C. Appointment of Individuals to Fulfill the Board Vacancies in Seats 1 & 4 with Terms Ending November 2021
 - D. Administration of Oath of Office to Newly Appointed Supervisors
 - E. Consideration of Resolution 2021-09 Electing Officers
- IV. Approval of Minutes of May 19, 2021 Meeting
- V. Consideration of Resolution 2021-10 Approving the Conveyance of Real Property and Improvements
- VI. Public Hearing
 - A. Consideration of Resolution 2021-11 Adopting the Fiscal Year 2022 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2021-12 Imposing Special Assessments and Certifying an Assessment Roll
- VII. Ratification of Addendum to Agreement with Capital Land Management for Landscape Maintenance
- VIII. Review and Acceptance of Fiscal Year 2020 Audit Report
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2022 Meeting Schedule
- X. Other Business
- XI. Supervisors' Requests
- XII. 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 organizational matters. Section A is acceptance of resignation of John E. Kassik. A copy of the resignation is enclosed for your review. Section B is Appointment of Individuals to Fulfill the Board Vacancies in Seats 1 & 4 with Terms Ending November 2021. Section C is Administration of Oath of Office to Newly Appointed Supervisors. Section D is Consideration of Resolution 2021-09 Electing Officers. A copy of the resolution is enclosed for your review.

The fourth order of business is approval of the minutes of the May 19, 2021 Board of Supervisors meeting. The minutes are enclosed for your review.

The fifth order of business is consideration of resolution 2021-10 approving the conveyance of real property and improvements. A copy of the resolution is enclosed for your review.

The sixth order of business opens the public hearing. Section A is consideration of resolution 2021-11 adopting the Fiscal Year 2022 budget and relating to the annual appopriations. A copy of the resolution is enclosed for your review. Section B is consideration of resolution 2021-12 imposing special assessments and certifying an assessment roll. A copy of the resolution is enclosed for your review.

The seventh order of business is ratification of addendum to agreement with Capital Land Management for Landscape Maintenance. A copy of the addendum is enclosed for your review.

The eighth order of business is review and acceptance of Fiscal Year 2020 Audit Report. A copy of the report is enclosed for your review.

Section C of the ninth 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. Section 3 is approval of Fiscal Year 2022 meeting schedule.

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

SECTION III

SECTION A

From: Kassik, Ed EKassik@KHov.com 
Subject: Windward CDD
Date: May 26, 2021 at 2:31 PM
To: Jason Showe (JShowe@gmscfl.com) JShowe@gmscfl.com, Lauren Vanderveer (lvanderveer@gmscfl.com)
Cc: Johnston, Scott (johnston@khov.com)

Jason and Lauren

I will be resigning my position on the Windward CDD Board of Supervisors effective June 4th 2021.

Thank you

John Kassik
Land Development Manager

K. Hovnanian Orlando Division, LLC
2301 Lucien Way, Suite 260
Maitland, FL 32751

O: 321-263-2628 M: 407-452-7871
ekassik@khov.com • www.khov.com



SECTION B

From: Jason Showe jshowe@gmscfl.com
Subject: Fwd: Open Board Seat on Windward CDD Board
Date: June 1, 2021 at 9:31 AM
To: Clark, Jimmy JClark@NHCY.COM, Marvin Morris morving00@yahoo.com, Tom Franklin, Sr. toma@tompfranklin.com
Cc: Rick Creitz rick.creitz@gmail.com, Lauren Vanderveer lvanderveer@gmail.com, Kristen Trucco ktrucco@lathamlane.com

Dear Board Members,

See information below. Let me know if you have any other questions.

PLEASE DO NOT REPLY TO ALL

PLEASE NOTE NEW ADDRESS BELOW

Jason Showe
District Manager
Governmental Management Services, Central Florida
219 E. Livingston St
Orlando, FL 32801
407-841-5524 X 105 - Office
407-839-1526 - Fax
407-470-8825 - Cell
jshowe@gmscfl.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

History.—s. 1, ch. 2006-232.

Begin forwarded message:

From: Rick Creitz <rick.creitz@gmail.com>
Subject: Open Board Seat on Windward CDD Board
Date: May 28, 2021 at 3:49:47 PM EDT
To: jshowe@gmscfl.com

Resending my note with a corrected phone number.

Board of Directors and Jason Showe;

I am requesting to be considered for the open position on the Windward CDD board.

I have been a resident of Four Seasons at Orlando since June, 2019 and have been active in community events since my arrival. In addition, I serve as the Pickleball and newly formed Ping Pong activities coordinator. My involvement with a wide variety of residents gives me a unique perspective into their desires and concerns.

In the past I have served on the board of my HOA and have been a board member of a large soccer club and scouting organizations.

Professionally, my background is in corporate finance (budgeting and forecasting).

Thank you for your consideration.

Regards,
Rick Creitz
7912 HansonBay PL
630-460-1312

Sent from my iPad



SCOTT JOHNSTON

Real Estate Development Executive

PROFILE

Proven ability to create value through property acquisition/ disposition, repositioning, management development and construction. Extensive experience in leading and executing all facets of real estate acquisitions, development, joint ventures, financing and vertical and site construction. Experience in leading and executing investment strategies, and in improving and building effective organizations.

Developed and constructed approximately \$2.4 Billion of commercial real estate and directly responsible for 7,000+ lots in the residential market sector.

CONTACT

PHONE:
630-277-0345

WEBSITE:
www.linkedin.com/pub/scott-johnston/7/27b/467/

EMAIL:
Rsjohnston9@aol.com

HOBBIES

Golf
Fishing
Bird Hunting
Whatever my daughter and wife wants

EDUCATION

1996 Auburn University, Auburn, AL

Bachelors of Architecture

Military Service:

1989-1992

United States Navy, San Diego, CA; Honolulu, HI; Groton, CT; Little Creek, VA Underwater Demolition and Salvage, Special Warfare

WORK EXPERIENCE

CEO
COO
VP
Project Director
Project Executive
Senior Project Manager
Project Manager
Asst Project Manager
See List Below of Experience and Projects

SKILLS

Acquisition	95%
Due Diligence	95%
Real Estate Develop	95%
Budgeting	85%
Financial Modeling	90%
Organizational	95%
Team Management	85%
Patience	65%

06/2019 – Current IH Land, LLC, Tampa and Orlando, FL

www.inceptionholdings.com/ CEO

- **Primary responsibility and all P&L accountability for the coordination and implementation of all projects, from acquisition through disposition, including but not limited to due diligence, site design, engineering, entitlements, financing, construction, marketing, sales, contract negotiations and closings.**
- **Since the launch, successfully established operational processes, procedure improvement and strategy implementation, regarding budgets and timelines of effective acquisitions; as well as, servicing our tenants and the various governmental entities we deal with while implementing our real estate developments.**

Residential Projects: Golf and Sea Club, Life Care Community

www.apollobeachgsc.com

Golf & Sea Club is a Life Plan Community or also known as a Continuing Care Retirement Community (CCRC) that provides residents with independent living as well as a continuum of care on site. Apollo Beach Golf & Sea Club features an executive 19-hole golf course a stone's throw from your front door, enjoy the property's 178 sprawling acres, entertain in your refined garden home, and relax in the casual elegance of our exclusive community. Now, with a brand-new clubhouse and amenity center, 246 new independent living cottages, 130 assisted living style waterfront condo/apartment residences and restaurants.

03/2018 – 10/01/19 Park Square Homes, /Orlando, FL
and Development

www.parksquarehomes.com/ Vice President Land Acquisition

- **Responsible for acquisition and development of all residential and commercial land activities corporate wide; which includes thirty-seven (37) communities throughout Central Florida and the West Coast of Florida (Tampa and Apollo Beach Area). Current production anticipated for region of responsibility is 1000 homes annual, with five (5) year planned progression to 1200 home sites annually. Created and managed development pipeline of 3,600 residential lots.**
- **Primary responsibility and all P&L accountability for the coordination and implementation of land development activities, from acquisition through disposition, including but not limited to due diligence, financial feasibility, financing, site design, engineering, entitlements, construction, contract negotiations and closings.**
- **Acting General Manager for the Tampa Region. Primary responsibility and all P&L accountability for the coordination and implementation of land development and home building activities, from acquisition through disposition, including but not limited to due diligence, site design, engineering, entitlements, financing, construction, marketing, sales, contract negotiations and closings**

06/2017 – 02/2018 Lennar Homes, /Orlando, FL

www.lennar.com/ Senior Land Development Manager

- **Responsible for Eastern portion of Division; which includes communities such as Storey Park and Moss Park (1200 Homes), Stoneybrook Hills (999 Homes). Current production anticipated for region of responsibility is 600 homes annual, with five (5) year planned progression to 1500 home sites annually.**
- **Primary responsibility and all P&L accountability for the coordination and implementation of land development activities, from acquisition through disposition, including but not limited to due diligence, site design, engineering, entitlements, construction, contract negotiations and closings**

12/2014 – 06/2017 Related Group, /Fort Lauderdale, FL

www.relatedgroup.com/ Project Director

Primary responsibility and all P&L accountability for the coordination and implementation of development projects, from acquisition through disposition, including but not limited to due diligence, site design, engineering, entitlements, financing, construction, marketing, sales, contract negotiations and closings.

Residential Projects: Auberge Beach Resort and Spa, a 171 Unit two-tower Condominium and 3 Commercial spaces (5 star restaurant, stand-alone restaurant and high end day/retail spa), Fort Lauderdale, FL \$550 million

04/2010 – 08/2014 Inception Holdings, LLC, Chicago, IL

www.inceptionholdings.com/ Managing Member

- **Primary responsibility and all P&L accountability for the coordination and implementation of all projects, from acquisition through disposition, including but not limited to due diligence, site design, engineering, entitlements, financing, construction, marketing, sales, contract negotiations and closings.**
- **Since the launch, successfully established operational processes, procedure improvement and strategy implementation, regarding budgets and timelines of effective acquisitions; as well as, servicing our tenants and the various governmental entities we deal with while implementing our real estate developments.**

Healthcare Projects: Fox Valley Medical Campus, Aurora, IL, 105,000 square feet medical campus situated on 15.5 acres; total value \$30,000,000.

Commercial and Technology Projects: Aurora University, Aurora, IL, a planned 86-acre student housing, field house (Hockey), Healthcare education facility, Food Service education facility and Administration building development

consisting of one, two and three story facilities with a fifteen year leaseback, total development cost \$62,000,000; Westgate Technology Park, Crane, IN, 415 acre technology park development; total anticipated expenditures \$180,000,000 over the next nine (9) years; project consists of a hotel, 29 commercial/dry lab buildings, medical office building (MOB) and all related infrastructure. Aurora Convention/Conference Center, Aurora, IL; The Property consists of the acquisition and development of approximately 22 acres into a Hospitality/ Convention Center and Restaurant development to support the local community and municipality and its growth into the 21st century. Central Industrial Park, Mahomet, IL; This Light Industrial Park is comprised of eight (8) Light Industrial Sites with several frontage lots for retail development upon completion. The project took shape in three separate and distinct phases.

Owner Services Group, Inc, Chicago, IL Chief Operating Officer (COO)

- **Held bottom line P&L accountability on all business decisions related to a development and construction project management organization; as well as, strategic planning and resource allocation for 35 project managers and staff members located over four regions; Illinois, Florida, North Carolina and Virginia.**
- **Key reason for my hiring was to establish operational processes, procedure improvement and strategy implementation, in particular regarding budgets and timelines of effectively servicing our clients. The company went through 2009 and attained its largest profit percentage over the prior ten (10) years.**
- **Maintain quality control of all company outputs as it pertains to customer acquisition and delivery of services; in part establish and manage the setting of operational and/or performance goals for each department. This was attained through the development and implementation of a proprietary computer management software program.**

Taylor Woodrow, Inc, Panama City Beach, FL Senior Project Manager – Real Estate Development

Residential Projects: 198 Unit Condominium and 64 Single family home site, Panama City Beach, FL \$55 million; Aquatica Beach Resort, a 984 Unit Condominium in Panama City Beach, FL \$350 million, The Harbor, 322-unit condominium and 80,000 square feet of commercial/retail in Panama City Beach, FL, \$180 million; Mill Creek Crossing, 160 unit residential town home development in Panama City Beach, FL, \$40 million

Prior Construction Experience Included:

Yates Construction; Senior Project Manager **T.A Loving Company**; Project Manager. **Brassfield and Gorrie**; Field Engineer, **Asst Project Manager**, Project Manager. **City of Auburn**; Asst Project Manager

Commercial Projects: Duke University Football Training Facility, 60,000 square foot addition and expansion in Durham, NC, \$15 million; ASU Parking Deck and Police Station, six story parking deck and two story police station in Boone, NC, \$10.2 million; Belle Towers, five story mixed use building in Hendersonville, NC, \$6 million; Cap Science Lab Up-fit, Renovations of existing laboratory rooms in Boone, NC, \$.4 million; Design/Build Sapphire Valley Country Club in Sapphire, NC, \$7 million; 50 Glenn Lake Parkway, six story office building and two story parking deck, \$11 million; 600 North Park, eighteen story office building and nine story parking deck, \$43 million.

Healthcare Projects: Moses Cone Health Care System, 50,000 square feet hospital expansion and renovation in Greensboro, NC, \$34 million; Deerfield Retirement Community, 50-Acre Full Service Assisted Living Facility in Asheville, NC, \$50 million; 7 Doctors Park, Design/Build 30,000 square foot Primary Care Facility in Waynesville, NC, \$5 million; St. Francis Women's MOB, 45,000 square foot primary care addition in Greenville, SC, \$6 million; Stony Point Doctor's Office, 25,000 square foot Primary Care facility in Greenville, SC, \$4 million; East Paulding Primary Care, primary care facility and parking lot expansion, \$2.15 million; Austell Primary Care, primary care facility and parking lot expansion, \$2.25 million.

Process Projects: Western Carolina Produce, 32,000 square feet of distribution center and warehouse in Hendersonville, NC, \$1 million

Hospitality Projects: Redevelopment and Construction of the Old Edwards Inn Spa and Resort (5-star Relais & Chateaux Rated) and surrounding campus in Highlands, NC, \$35 million; North Carolina Aquarium at Roanoke Island, 48,000 square feet of addition and 25,000 square feet of renovation of the aquarium in Manteo, NC, \$15.2 million; Cherokee Amphitheater, Tensile Structure Amphitheater in Cherokee, NC, \$1.5 million. Residential Projects: Sunrise Beach Resort, twenty-four story condominium in Panama City Beach, FL, \$35 million.

Retail/Corporate Service Projects: 705 Revco changeovers, converted Revco stores to CVS stores in NC, SC, and GA, \$10 million.

SUSAN MOSS

689 Guerrant Street
Umatilla, FL 32784

407-832-9745
moss.susan6@gmail.com

SUMMARY

Marketing professional who develops ideas, creates concepts, designs sales-marketing collateral material and manages the process to establish a consistent voice for the Brand. Known for initiative, creative thinking, and credibility in working with management, staff and outside contacts. As the Marketing voice for the organization, establishes relationships with numerous media sources that to-date has produced a quality product rarely duplicated by any competitor.

PROFESSIONAL EXPERIENCE

K. HOVNANIAN HOMES, Orlando, FL
Marketing Manager, 2009 – 2021

2005 – Present

K. HOVNANIAN CAMBRIDGE HOMES, Orlando, FL
Director of Marketing, 2007 – 2009

1995 – 2005

Directed the marketing efforts including managing marketing budget and supervising one employee.

- Marketing efforts included media outlets such as TV, radio, direct mail, internet marketing, realtor programs, consumer incentives including promotions such as Mini Cooper and Harley Davidson.
- In conjunction with Harley Davidson, scheduled and coordinated employee team-building experience.
- Implemented national promotion "Deal of the Century" for Orlando business unit that contributed to the company's increase in sales.
- Created and managed the employee roll-out of the Definitely YES campaign on a local business unit level – a national program to provide the customer with a positive homebuilding experience.
- Point person to champion the selection of a new advertising agency, PUSH. Months after this decision, the local ad company was then selected to create the campaign for K. Hovnanian Homes 50th anniversary nationally.
- Facilitated all aspects of company's rebranding effort; website integration, model center and corporate office signage, collateral materials, reviewed press releases, all creative and media plans for brand launch. Communicated name change to trade partners and homeowners via direct mail and assisted in the organizing two launch parties for over 100 realtors.
- Initially managed and provided direction for one assistant. Provided an annual performance appraisal to provide the assistant with valuable feedback and constructive criticism for their role.
- Solicited feedback from the Director of Sales and Division President for specific community advertising direction. Evaluated different options of advertising campaigns and programs to generate the highest number of qualified traffic units to the field sales centers.

Marketing Manager, 2005 - 2006

Planned and oversaw the organization's advertising and promotion activities including print, electronic, and direct mail outlets.

Communicated with marketing company regarding ongoing campaigns

Managed all website content and updates

Assistant Marketing Manager, 1998 – 2003

- Oversaw, organized and followed-through with all marketing opportunities.
- Communicated with marketing company regarding ongoing campaigns.

- Made sure all corporate materials – printing, displays, advertising and promotional materials were professional providing the “Expect to be Impressed” feeling.
- Together with the marketing company, managed marketing needs for Charlotte, NC operation from Orlando, requiring some travel.
- Raise an additional \$230K of marketing funds for a TV campaign through a Co-Op program with our trade partners.
- Planned the entire model center traffic flow, sales office configuration and all marketing materials for high profile communities such as: North Lake Park @ Lake Nona, Elizabeth’s Walk @ Windsong, Celebration and Baldwin Park.
- Planned corporate events for associates.
- Internet marketing – Communicated with marketing company website updates and provided monthly web traffic reports for meetings.
- Managed the marketing budget.
- Worked with marketing company on creative and planning of Home-Buying Seminars for residents and realtors of Trammell Crow a residential leasing program.
- Received the Chairman’s Award Employee of the Year for exceptional dedication, performance and commitment to the company.

Administrative Assistant to V.P. Sales and Marketing, 1998 – 2002

Contract Administration, 1995 – 1998

DAVIS HOMES OF FLORIDA,

1992 – 1995

Administrative Assistant

Responsible for obtaining blueprints and engineering certification of plans for each job prior to construction. Pulled permits from the county/city and compiled start packs and construction status and information on database. Tracked, assigned monitor service and warranty claims from homeowners. Assist Division Production Manager in administrative duties. Translated costs onto appropriate job files, including budgets and change order updates. Assisted in the costing of homes, compiling and filing of subcontractor base agreements, compiling costs of individual homes and option books.

EDUCATION

Lake Sumter Community College – Lake Sumter, FL - Business Administration Courses

T.A.S.K. Academy – Real Estate Licensing Course

COMMUNITY SERVICE

K. Hovnanian Homes – 2020 – Partnered with Habitat for Humanity’s Home Builders Blitz

2020 – HomeAid Orlando food drive

2019 – Partnered with Habitat for Humanity’s Home Builders Blitz

K. Hovnanian Cambridge Homes – 2006 – Selected as company Co-President in support of outreach program –

Everyday Samaritans – “Do what you can, where you are, with what you have”. Utilized leadership skills to encourage fellow peers to get involved within the community. Demonstrated creativity using media sources, fellow associates and business partners to deliver a volunteer experience unparalleled in the Central Florida market.

Activities included participation in Toys for Tots, Jared’s Joycart, Shoebox for Soldiers, Coalition for the Homeless of Central Florida, Relay for Life, Baby DJ (XL 106.7), Shepherd’s Promise, Children’s Home Society of Florida and fundraising for The Carpenter’s House for Children. Additionally, rallied employees to participate in the construction of a new home built in 31 days for a family of 18.

SECTION E

RESOLUTION 2021-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WINDWARD COMMUNITY DEVELOPMENT DISTRICT
ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Windward Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

Section 1. _____ is elected Chairman.

Section 2. _____ is elected Vice-Chairman.

Section 3. _____ is elected Secretary.

Section 4. _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.

Section 5. _____ is elected Treasurer.

Section 6. _____ is elected Assistant Treasurer.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of July, 2021.

ATTEST:

**WINDWARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

SECTION IV

MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, May 19, 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
Thomas Franklin	Assistant Secretary
Marvin Morris	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
David Kelly	District Engineer <i>by telephone</i>
William Viasalyers	Field Manager
Dave Lestage	Capital Land Management
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Ms. Williams stated the streetlights along Four Seasons Boulevard are very bright and different than the shades we have on the streetlights in the community area. They are very high, very bright and it shines into my backyard as though it is daytime. I have had to do two different things to my bedroom window and I propose that you come up with a method to put something to block the light from coming into my backyard area and into my bedroom, or lowering it or putting different shades on them, but you would have to do all the lights so they all look the same. This is going to be an issue with the new homes where they have the fronts of their houses with those

big, tall lights. I prefer they be lowered to focus on the street and the sidewalk, which is what streetlights should do.

Mr. Showe stated make sure that Will gets your information and we can contact the light company and sometimes they install shields for us, but we have to specifically request those. I can't make any promises, but we will reach out to the power company and see what can be done.

Mr. Cricitt stated I'm looking at the debt service and it has a 6% interest rate and want to know if that will soon be refinanced.

Mr. Showe stated when those bonds were issued there is typically a 10-year call date so they can't be called until that point. At this point there is no opportunity to refinance.

Mr. Del Llano asked who owns the trees that are between the public street and the sidewalk? Is it the CDD or HOA that owns those trees?

Mr. Showe stated it is my understanding that the CDD owns the property, however, homeowners are required to maintain that area including all the turf and the trees. The CDD performs no maintenance in that area.

Mr. Del Llano stated unfortunately, the HOA removed 22 lollypop trees, are there any restrictions from the CDD that prohibit the homeowner from doing that?

Mr. Showe stated I don't know that the CDD would have any restrictions. That would fall to the maintenance responsibility of the homeowner and under the covenants, codes and restrictions of the HOA they would enforce any of their provisions on those areas.

Mr. Del Llano stated then trimming would fall under the guidelines of the HOA not the CDD?

Mr. Showe stated if it is in front of a home, yes.

Mr. Morris stated I'm curious as to why the HOA decided to remove 22 trees. I have not heard anything official about that.

Mr. Del Llano stated there was no letter, no prior consultation with any of the homeowners, they did it in the dead of night.

Mr. Kassik asked was that in one particular phase or throughout?

Mr. Del Llano stated it is sections 1 and 2. My understanding is that the only trees removed were ones that were lollipopped. The HOA could have held an emergency meeting to talk about the issue.

Mr. Morris stated the fact that the CDD does hold monthly meetings is great, but our by-laws specifically say that the HOA board can have a meeting only once a year at their choosing and so far that is all they do.

Mr. DiPaola stated now that we have purchased we are no longer on a development site and there is a section of our property that abuts the community property. It appears a lot of times that they don't cut their grass. The front of my house looks nice but towards the corner that is all torn up, yet across the street theirs is nicely done with sod and my side looks terrible.

Mr. Viasalyers stated I know the area and one is homeowner and one is CDD. The homeowner section is cut on a different mowing schedule and it is a different grass. You have Zoysia versus Bahia so they are not going to cut both grasses on the same day or mowing schedule. That section is technically the HOA.

Mr. DiPaola asked would I be allowed to replace that grass?

Mr. Showe stated not on CDD property.

Mr. Morris stated you need to get on the HOA website and there is a place to send an email to Capital Land Management.

Mr. DiPaola stated I will do that.

Ms. Williams asked for all fees that are collected is it just our community or neighboring communities as well?

Mr. Showe stated the CDD is specific to here at this community.

Ms. Williams asked all funds that are gathered in our District is used in our District or is it going to a big pot to be used somewhere else?

Mr. Showe stated no, it is all used here.

Mr. Morris stated the way it works is the HOA collects all the moneys and uses it towards expenses. If they run short then they go to KHov and KHov makes up the difference. That will be done until the HOA is turned over to the homeowners.

Ms. Conan stated some people need to be educated about the difference between the HOA and the CDD. I know because I have lived here for eight years, but there is a little confusion as to the separation.

Mr. Showe stated the simple chart we use is if it is on your personal home lot it is the HOA. This amenity center is HOA, everything else that is common area is CDD.

Ms. Conan stated the streets inside Four Seasons are Osceola County streets.

Ms. Trucco stated they are owned and maintained by the CDD. The CDD is a special unit of local government, however the CDD differs from the state, city or county in that we don't have enforcement powers. We can't write tickets, the traffic enforcement is through Osceola County. We own and maintain them, but we can't develop parking rules for the streets.

THIRD ORDER OF BUSINESS**Organizational Matters****A. Acceptance of Resignation of Leslie Peters**

Mr. Showe stated we received a resignation from Ms. Peters who served on the Board.

On MOTION by Mr. Franklin seconded by Mr. Morris with all in favor Leslie Peters' resignation was accepted.

B. Appointment of Individual to Fill the Board Vacancy with a Term Ending November 2021**C. Administration of Oath of Office to Newly Appointed Supervisor****D. Consideration of Resolution 2021-07 Electing an Assistant Secretary**

Mr. Morris stated if anyone in the room is interested in serving on the Board send a resume to Jason Showe and we will consider those at the next meeting.

Items B, C, and D were tabled.

FOURTH ORDER OF BUSINESS**Approval of the Minutes of the February 17, 2021 Meeting**

On MOTION by Mr. Kassik seconded by Mr. Franklin with all in favor the minutes of the February 17, 2021 meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2021-08
Approving the Proposed Budget for Fiscal
Year 2022 and Setting a Public Hearing**

Mr. Showe stated next is consideration of Resolution 2021-08 approving the proposed Fiscal Year 2022 budget and sets the public hearing for July 21, 2021. The proposed budget will be attached to this resolution as Exhibit A, which will include any changes the Board makes today,

it sets the public hearing, it directs staff to transmit the approved budget to Osceola County at least 60 days in advance of the hearing as well as post the budget on the website.

We have prepared this budget with no assessment increase, however, since there is development to go we budgeted full expenses for the whole year for the whole project and it has been funded through deficit funding by the developer and they have agreed to that for this year. As a heads up, the following year when the development is fully built out we probably will not be able to continue that deficit funding and the assessments will likely increase.

On the administrative side the expenses are level, the one big change we are seeing in all of our Districts is insurance. We have the preliminary cost and have built that into your budget. On the field service side, the biggest expenses are the water and sewer costs for irrigation as well as the landscape maintenance and electric for the streetlights.

Starting on page 22 is the detail on each line item and where we have contracts we can tie it to we show you how we get to all of those costs.

A resident asked where in the budget are the streetlights?

Mr. Showe responded on page 2 under field operations and maintenance it is under electric. That includes all common area streetlights but does not include the footprint of this facility.

A resident stated in regard to irrigation we were notified that there was going to be a new valve or filter that was supposed to built somewhere on the property because the company providing irrigation was letting too much particulate matter come in and our sprinklers were constantly flubbed up. Is that the CDD issue?

Mr. Viasalyers stated currently we are working with KHov to get some pricing to install a self-cleaning filter on the main line that impacts the CDD and the residents. We don't have those numbers yet and hope to have them by the next meeting.

A resident asked there will be no action until you get the numbers, correct?

Mr. Viasalyers stated there is no short-term benefit. In an effort to try to reduce the amount of debris coming in, we have had filters installed in some meters and Capital Land is out here almost on a daily basis cleaning to minimize the debris building up.

A resident asked but there is a plan to put one on the main line?

Mr. Viasalyers stated as long as we can do it within the restrictions of the District, meaning, we can't install Phase 3. We don't have the ability to put that in on our system.

Mr. Showe stated it is a Toho Water supply and we are dealing with their regulations plus our regulations.

Mr. Morris asked does Capital Land change out the filters?

Mr. Viasalyers stated they don't change them out, they clean them, pretty much daily at this point.

Mr. Clark stated the water comes from across the street, TWA had a problem with their screening on the output of the reuse water. They supposedly replaced those screens. I talk to the manager of TWA quite often about it. It helped some, it didn't alleviate the problem. When we put in the irrigation system for the common areas, we installed filters and they are just cartridge filters and for the point of connection you were talking about, we have a second point of connection now down Sandhill Road at the back entrance so we not only have this in Phase 1, but we also have one and Phase 3B now. The water is cross connected from Sandhill Road to Formosa Gardens out here. That should alleviate a lot of the pressure problems.

Mr. Lestage stated I am the contract manager for Capital Land Management. As we are talking about the filter system, I printed out a couple pictures of what we have as far as the filter system. Coming from the clubhouse or from the guardhouse we have to clean this filter twice a day. If we don't clean it twice a day then we have low pressure, irrigation heads from the clubhouse down the boulevard do not pop up. This is the filter that is right here, which is the fourth filter in the chain and once it makes it through three filters this is still the debris that is coming through. These are the nozzles for the irrigation system so when you have your irrigation pop up in the residence or in any of the common grounds these are the plastic filters that pop up so your heads can irrigate. You have plastic and debris all through there. I am now getting sugar sand coming through the lines. This is the filter once it is clean and if you notice a difference between what the filter looks like and what this filter looks like, this is on a daily maintenance. Capital Land Management has devoted a man daily out here to stop the hotspots. We have water restrictions from Toho, they have asked us to cut down the irrigation from 4 days a week an hour per house, each house has four zones so you have 15 minutes per zone. They have asked us to cut the irrigation from four days a week to two days a week, they have asked us to irrigate during the day from 9 a.m. to 11 p.m. versus from 11 p.m. to 5 a.m. They asked us to do that because there are a number of communities in this area irrigating at the same time and they don't have enough water pressure to do this. These are the concerns I'm hearing from homeowners on a daily basis and we

are doing everything that we can. We are working with the CDD on a possible self-cleaning filter system that will cut down on my guy's time and he could be making repairs that need to be made rather than cleaning filters.

On MOTION by Mr. Kassik seconded by Mr. Clark with all in favor Resolution 2021-08 approving the proposed Fiscal Year 2022 budget and setting the public hearing for July 21, 2021 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Arbitrage Rebate Calculation Services (2)

Mr. Showe stated because we issued the series 2020 bonds last year, we need to have an arbitrage rebate calculation agreement. We provided proposals from AMTEC and Grau & Associates.

On MOTION by Mr. Kassik seconded by Mr. Clark with all in favor the proposal from AMTEC to perform arbitrage rebate calculations for the series 2020A-1 and 2020 A2 Bond issues in the amount of \$450 per year was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Series 2020A Requisition #2

On MOTION by Mr. Kassik seconded by Mr. Franklin with all in favor requisition no. 2 from the series 2020A bonds in the amount of \$534.20 was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Golf Cart Signage

Mr. Showe stated we included the email we received in the agenda package.

Mr. Morris asked what do you mean about golf cart signage?

Mr. Viasalyers stated the concern that I have based on conversations with one of the residents was that he wanted to see some warning, a yield or caution there are golf carts in the roadway.

Mr. Morris stated it seems like we have a number of homeowners who have golf carts.

A resident stated down by the 6th hole going into the 7th tee our signs are spinning around and we have to put them back together again. Can we cement them in so they don't turn? They

are very loose and one is behind a tree and no one can see that sign if they are coming down the street.

Mr. Viasalyers stated we can go around and check the hardware and put some locking nuts on them and any visibility issues we will get with the landscapers.

Ms. Trucco stated my only concern is that golf carts are not permitted on public roads unless they have been dedicated by a county or city for use of golf carts. We don't have police powers so we can't enforce that law. I would keep warning for putting some type of sign that says something other than no golf carts allowed.

Mr. Mansfield stated under 316.2125 says notwithstanding provisions about headlights and other things that safety equipment it has to have, within any self-contained retirement community is permitted.

Ms. Trucco stated there is the distinction they are making. I should have made a caveat to my earlier statement to say that if your golf cart qualifies as a slow speed vehicle that is qualified to be used on the road if it is licensed and registered. If this community has been designated as a retirement community I can take a look at that and report back to the Board at the next meeting. I'm concerned about putting a sign up.

Mr. Showe stated if the Board agrees to have the attorney look into all those issues we can bring a recommendation back to the next meeting.

The Board was in agreement to have the attorney research the item and bring back a recommendation to the next meeting.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated our expansion petition was approved by the Osceola County staff and it is now up for its first hearing before the Board of County Commissioners on June 7th.

B. Engineer

Mr. Kelly stated the Phase 3B and 4A infrastructure is complete for the Four Seasons Boulevard Extension from the clubhouse down to Sand Hill Road and the two development parcels at that corner of Sand Hill and Old Lake Wilson. The only item not complete and was left off on purpose was the second lift of asphalt, which we put down after substantial home construction is

done. We are working with the surveyor on the as-builts and make sure those are in line so we can provide final certification to the agencies.

The next phase of construction Phase 4B we are having our final required preconstruction meeting next Tuesday with Toho and after that we will get under construction and it is my understanding there are already ordering pipes for that phase.

Mr. Morris asked have we determined the location of the dog park yet?

Mr. Kelly responded I don't know who makes that decision. Usually, we get direction from the developer, I don't want to put it in a place they don't want it.

Mr. Kassik stated we are going to start Phase 4B first, the extension of the duplexes going north. This next phase will be the first stub street along the new development that space 3C will be second. The next middle stub street by the second lift station is Phase 3D the dog park is going in Phase 3 so it likely will not go in until sometime early next year.

D. Manager

i. Approval of Check Register

On MOTION by Mr. Franklin 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. Presentation of Arbitrage Rebate Calculation Report

Mr. Showe stated when we issue bonds we are legally required to test how much interest we are earning because they are tax-exempt bond and we cannot earn more interest than we are paying on the bonds. Based on this report there is no rebate liability and we are in full compliance.

iv. Presentation of Number of Registered Voters – 359

A copy of the letter from the supervisor of elections indicating that there are 359 registered voters in the District was included in the agenda package.

Mr. Showe stated after six years and 250 registered voters the Board transitions to general election rather than landowner election. This District was created in 2017 and we have a

couple years left. As we get closer to the 2023 date we will want to move the elections to an even numbered year to coincide with the other general election seats.

v. Designation of November 17, 2021 as Landowners' Meeting Date

On MOTION by Mr. Morris seconded by Mr. Kassik with all in favor November 17, 2021 was designated as the landowners meeting date.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Morris stated this may go back to Dave from Capital Land Management. There is a small park next to my home, Lot 86 and we have a number of large palm trees and pieces of the trees seem to fall quite often especially on a windy day. It seems like the branches don't seem to get picked up very often.

Mr. Lestage stated our company is contracted. I had two companies come out, I had Elite Grounds come out, which is a tree company, to give us a price of trimming all the palm trees that belong to the CDD as well as the HOA, cleaning up all the dead palm fronds, all the material and seed pods. Yesterday I had an arborist come out and look at the HOA and CDD to give us a number I can get bids from both of them to trim those. The part that is by your side and over by the lift station the debris tends to drop fast and drops on a daily basis. I had the gentleman who is doing all your residential irrigation repairs as well as the monthly inspection and I had him doing the filters and trying to pick up the debris by the end of the day. As an individual for our company he has his hands full. I have my detail crews when they come through, pick that stuff up. It is a concern of ours because you have mentioned it and a gentleman on the side by the lift station mention it too. Within the next couple weeks all the palm material that we have here will be trimmed up back to the specs that it needs to be for this time of year. Our company is also looking to provide to the residents a schedule of our trimming, spraying, fertilization, mowing and irrigation techs so that the residents are aware of when we are on their property and where we are.

Mr. Morris stated there is a second area I'm also told about, on the road that goes to the gate to Mystic Dunes. Apparently there is a lot of debris by the back gate.

Mr. Lestage stated I have Robert going down there and he will get that this afternoon. That dead tree in the center of the pool has to be taken down by sections. We may have to have a crane over the building so when we cut the tree in sections, we aren't dropping it into the pool.

A resident stated the last page shows \$8 million and annual interest payments of \$352,000 and it takes 14 years to balance and continues to show \$8 million with \$5 million of interest paid. Nothing has been accomplished other than saddling us with an \$8 million bill.

Mr. Showe stated that is the series -2 bond and the developer is responsible for that so as they sell each house, the developer makes a contribution towards that principal. That is not the one that applies to your homes. Your homes are the -1 series, which has principal and interest every single year.

A resident asked is that \$8 million going to disappear as they sell homes or is it going to be waiting for us?

Mr. Showe stated you are looking at the series 2020 and that is a brand new series of bonds that were just issued. Those homes haven't been sold yet.

A resident asked why didn't they do a note instead of issuing bonds then when they transferred the note to us when we take over then we would continue to make the payments and potentially a good piece of it would be done in 15 years.

Mr. Showe stated that is not the process that CDDs use. The -2 series of bonds that you are looking at, that does not apply to your home, that is not a debt that you have to pay. The developer is responsible to pay the series -2 bonds and that is the one you are looking at.

A resident stated the wastewater treatment plant smells terrible. I was told that if it smells like that it is not working properly. Do you have the ability to talk to them and see what is going on and try to get that fixed?

Mr. Clark stated your best bet is to get together as a group of residents and approach them. I can talk to TWA all I want but I will get as much response as talking to these glasses. There is strength in numbers. If everybody in the community bombards TWA with emails and phone calls you are probably going to get a lot more done than I will.

A resident stated by the exit gate, trucks go in all the time and they have to turn around because they can't get out and the concrete is crushed.

Mr. Viasalyers stated we are working on getting proposals for that.

On MOTION by Mr. Kassik seconded by Mr. Morris with all in favor
the meeting adjourned at 3:03 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM K. HOVNANIAN AT MYSTIC DUNES, LLC; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Windward Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, K. Hovnanian at Mystic Dunes, LLC, a Florida limited liability company (hereinafter “Hovnanian”), has requested the acceptance and transfer by the District of real property and infrastructure improvements, as more particularly described in the Warranty Deeds, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit, Certificate of District Engineer, Limited Liability Company Affidavit and Nonforeign Affidavit, attached hereto as Exhibit “A” (the “Conveyance Documents”), from Hovnanian to the District, and thereafter from the District to the Tohopekaliga Water Authority, and independent special district established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida legislature (hereinafter, “Toho”); and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Hovnanian, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of Exhibit “A,” to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the "Board"), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit "A," to the District and thereafter to Toho, and approves and accepts the documents evidencing such conveyances in Exhibit "A."
3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in Exhibit "A," and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.
4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.
5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.
6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Windward Community Development District, this 21st day of July, 2021.

**WINDWARD COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT “A”

CONVEYANCE DOCUMENTS

1. Warranty Deed between K. Hovnanian at Mystic Dunes, LLC and the Windward Community Development District
2. Warranty Deed between the Windward Community Development District and the Tohopekaliga Water Authority
2. Bill of Sale Absolute and Agreement
3. Agreement Regarding Taxes
4. Owner’s Affidavit
5. Certificate of District Engineer
6. Nonforeign Affidavit
7. Limited Liability Company Affidavit

**This Instrument Prepared by
and Return to:**

Chadwick E. Crews, Esquire
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, FL 32801
(407) 423-3200

WARRANTY DEED

THIS WARRANTY DEED is made between **K. HOVNANIAN AT MYSTIC DUNES, LLC**, a Florida limited liability company ("Grantor"), whose address is 151 Southhall Lane, Suite 120, Maitland, Florida 32751, hereinafter the "**Grantor**", and **WINDWARD COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose post office address is c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, hereinafter the "**Grantee**".

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations to Grantor, the receipt whereof is hereby acknowledged, hereby grants, conveys, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, and Grantee's successors and assigns forever, the following described improved land, situate, lying and being in Osceola County, Florida, to-wit:

Tract LS-2 and Tract LS-3, Four Seasons at Orlando Phase 3B and 4A, according to the plat thereof recorded in Plat Book 29, Pages 175-181, Public Records of Osceola County, Florida.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

GRANTOR does hereby fully warrant the title to said land (subject to those matters set forth above), and will defend the same against lawful claims of all persons whomsoever.

[Remainder of page intentionally left blank. Signature page to follow.]

IN WITNESS WHEREOF, the Grantors have duly caused the execution of this Warranty Deed as of the date(s) set forth below.

Signed, sealed and delivered
in our presence:

GRANTOR:

K. HOVNANIAN AT MYSTIC DUNES, LLC,
a Florida limited liability company

Print Name: _____
Witness # 1

By: _____
James Makransky, Division Controller

Print Name: _____
Witness # 2

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by James Makransky, as Division Controller of K. HOVNANIAN AT MYSTIC DUNES, LLC, a Florida limited liability company, on behalf of the company. He/She ☐ is personally to me OR ☐ has produced a valid Florida Driver's License or _____ as identification.

Notary Public, State of Florida

Type or print name of Notary

Commission Expiration Date

**This Instrument Prepared by
and Return to:**

Chadwick E. Crews, Esquire
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, FL 32801
(407) 423-3200

WARRANTY DEED

THIS WARRANTY DEED is made between **WINDWARD COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose post office address is c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, hereinafter the “**Grantor**”, and **TOHOPEKALIGA WATER AUTHORITY**, an independent special district established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida Legislature, whose post office address is 951 Martin Luther King Boulevard, Kissimmee, Florida 34741, hereinafter the “**Grantee**”.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations to Grantor, the receipt whereof is hereby acknowledged, hereby grants, conveys, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, and Grantee's successors and assigns forever, the following described improved land, situate, lying and being in Osceola County, Florida, to-wit:

**Tract LS-2 and Tract LS-3, Four Seasons at Orlando Phase 3B and 4A,
according to the plat thereof recorded in Plat Book 29, Pages 175-181, Public
Records of Osceola County, Florida.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

GRANTOR does hereby fully warrant the title to said land (subject to those matters set forth above), and will defend the same against lawful claims of all persons whomsoever.

[Remainder of page intentionally left blank. Signature page to follow.]

IN WITNESS WHEREOF, the Grantors have duly caused the execution of this Warranty Deed as of the date(s) set forth below.

Signed, sealed and delivered
in our presence:

GRANTOR:

Print Name: _____
Witness # 1

WINDWARD COMMUNITY
DEVELOPMENT DISTRICT, a Florida
community development district

Print Name: _____
Witness # 2

By: _____
Name: _____
Print: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2021, by _____ as _____ of **WINDWARD COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on behalf of the community development district. He/She ☐ is personally to me OR ☐ has produced a valid Florida Driver's License or _____ as identification.

Notary Public, State of Florida

Type or print name of Notary

Commission Expiration Date

BILL OF SALE ABSOLUTE AND AGREEMENT

Windward Community Development District
(Lift Stations LS-2 and LS-3, Phases 3B and 4A)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT ("Agreement") is made as of this ____ day of _____, 2021, by and between **WINDWARD COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the "District"), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **K. HOVNANIAN AT MYSTIC DUNES, LLC**, a Florida limited liability company (hereinafter referred to as "Developer") whose address is 151 Southhall Lane, Suite 120, Maitland, Florida 32751, and

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit "A" attached hereto (collectively, the "Improvements"); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to convey the Improvements to the Tohopekaliga Water Authority ("Toho") for Toho to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District and for the District to convey the Improvements to Toho, in order to allow Toho perpetual ownership, operation and maintenance of such Improvements, and the District desires to accept the Improvements for such conveyance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer's right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer's right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer's right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from

any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

**K. HOVNANIAN AT MYSTIC DUNES,
LLC**, a Florida limited liability company

Witness

By: _____

Print: _____

Printed Name

Title: _____

Witness

Printed Name

**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021 by _____, as _____ of K. HOVNANIAN AT MYSTIC DUNES, LLC, a Florida limited liability company, on behalf of the company. He ☐ is personally to me OR ☐ has produced a Florida Driver's License or _____ as identification.

Notary Public; State of Florida

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE

Windward Community Development District
(Lift Stations LS-2 and LS-3 (Phases 3B and 4A))

**WINDWARD COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2021, by _____, as Chairman of the Board of Supervisors of the **WINDWARD COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT "A"

LIST AND DESCRIPTION OF IMPROVEMENTS

1. Lift Station
2. Force Main
3. Professional Fees, including surveys, plats and plans

Located at following:

Tracts LS-2 and LS-3, FOUR SEASONS AT ORLANDO PHASE 3B AND 4A, according to the plat thereof as recorded in Plat Book 29, Pages 175-181, Public Records of Osceola County, Florida.

AGREEMENT REGARDING TAXES
Windward Community Development District
(Lift Station LS-2 and LS-3, Phases 3B and 4A)

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of _____, 2021, by and between **K. HOVNANIAN AT MYSTIC DUNES, LLC**, a Florida limited liability company, whose address is 151 Southhall Lane, Suite 120, Maitland, Florida 32751 (“Developer”), and the **WINDWARD COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida (“District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Warranty Deed and Bill of Sale Absolute and Agreement; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2020 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2021.

4. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2021, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES

Windward Community Development District
(Lift Station LS-2 and LS-3, Phases 3B and 4A)

WITNESSES:

K. HOVNANIAN AT MYSTIC DUNES, LLC,
a Florida limited liability company

X _____

By: _____

Print: _____

Print: _____

X _____

Title: _____

Print: _____

**WINDWARD COMMUNITY DEVELOPMENT
DISTRICT**, a Florida community development
district

ATTEST

X _____

By: _____

Print: _____

Print: _____

Secretary/Asst. Secretary

Title: _____

EXHIBIT “A”

Description of the Property and Improvements

Property

Tracts LS-2 and LS-3, FOUR SEASONS AT ORLANDO PHASE 3B AND 4A, according to the plat thereof as recorded in Plat Book 29, Pages 175-181, Public Records of Osceola County, Florida.

Improvements

1. Lift Station
2. Force Main
3. Professional Fees, including surveys, plats and plans

OWNER'S AFFIDAVIT

Windward Community Development District
(Lift Stations LS-2 and LS-3, Phases 3B and 4A)

STATE OF FLORIDA

COUNTY OF ORANGE

BEFORE ME, a notary public duly authorized in the State and County aforesaid to administer oaths and take acknowledgments, this day personally appeared James Makransky, (the "Affiant"), the undersigned who by me being first duly sworn states that:

1. **Basis for Affidavit.** Affiant has personal knowledge of the facts and matters stated in this Affidavit, all of which are true and correct to the best of his or her information and belief. This Affidavit is given in connection with the transfer of real property located in Osceola County, Florida, as further described in **Exhibit "A"** attached hereto (the "Property"), and of certain infrastructure improvements on the Property (the "Improvements"), as further described in **Exhibit "A"** attached hereto, to **Windward Community Development District, a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, and Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, *Florida Statutes*** (the "Buyer").

2. **Status and Authority.** Affiant is the Division Controller of **K. Hovnanian at Mystic Dunes, LLC**, a Florida limited liability company, who is the fee simple owner of the Property (the "Owner"). Affiant is making this Affidavit in the capacity as the Division Controller of **K. Hovnanian at Mystic Dunes, LLC**, and for the Owner only, and no recourse shall be made against Affiant individually.

3. **Title and Possession.** Owner's possession of the Property and Improvements have been peaceable and undisturbed. The Affiant knows of his own knowledge that the Owner is the fee simple title holder to the Property and Improvements. Title to the Property and Improvements have not been disputed or questioned. Affiant knows of no facts by which title to or possession of the Property and Improvements might be disputed or questioned. Affiant knows of no facts by which any claims to any portion of the Property and Improvements might be disputed or questioned, or asserted adversely to Owner, except for those matters set forth as requirements or exceptions in First American Title Insurance Company Title Commitment No. _____ (the "Title Commitment").

4. **Bankruptcy.** No proceedings in bankruptcy or receivership have ever been instituted by or against Owner. Owner has never made an assignment for the benefit of creditors.

5. **Lawsuits and Liens.** There is no action or proceeding which is pending in any state or federal court in the United States to which Owner or affiant is a party or relating to the Property or Improvements, nor does Affiant know of any state or federal judgement or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements. Affiant knows of no mortgage, judgment, federal tax lien, mechanic's lien, municipal lien, or other lien of any kind or nature whatsoever, including, without limitation, any lien as provided for in Chapter 159, *Florida Statutes*, in favor of any city, town, village or port

authority for unpaid service charges for services by any water, sewer or gas system supplying the Property and Improvements, as applicable, which constitutes a lien or charge upon the Property and Improvements, as applicable, except as set forth in the Title Commitment. There is no mortgage or other lien against the Property and Improvements whether recorded or unrecorded except as stated in the Title Commitment. There have been no liens filed against the Property or the Improvements, or served upon Owner, or to Affiant's knowledge, as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

6. Leases. There are no leases affecting the Property or Improvements, including, without limitation, any agricultural leases of any nature whatsoever, and to Affiant's best knowledge, no other person has any right to possession to any portion of the Property or Improvements, except as provided in the Title Commitment, nor has any claim of possession to any portion of the Property or Improvements come to Affiants' attention.

7. Unrecorded Rights and Violations. To the best of Affiant's knowledge, there are no unrecorded easements, taxes, assessments, special assessments, liens or outstanding rights held by any person, corporation or other entity affecting the Property and Improvements. Owner has received no notice of existing violations of any conditions, restrictions, limitations and easements affecting the Property and Improvements. Owner has paid all assessments, including special assessments, due in connection with its ownership of the Property and Improvements, including but not limited to any assessments arising from any and all recorded documents relating to the Property and Improvements, and Affiant does not know of any outstanding assessments, including special assessments, which could constitute a lien, charge or encumbrance on the Property or Improvements.

8. Labor and Materials; Improvements. There have been no liens filed against the Property and Improvements as a result of any labor, materials, equipment or other work authorized by the Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills or indebtedness of any nature as a result of any labor, materials, equipment or other work authorized by the Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property and Improvements, either in the construction or repair of any of the improvements thereon, or otherwise in connection with the Property and Improvements which bills may have been incurred during the last ninety (90) days. No work or labor has been commenced or performed or materials furnished to, on or about the Property and Improvements, as applicable, at the request or direction of owner except that which was fully completed more than ninety (90) days prior to the date hereof or which has been paid for in full as of the date hereof or which has been bonded off in accordance with applicable laws.

9. Intervening Matters. To affiant's knowledge, there is no action or proceeding which is pending in any state or federal court in the United States to which Owner or Affiant is a

party. There are no matters pending against the Owner that could give rise to any lien that could attach to the Property and Improvements between the effective date of the Title Commitment and the recording of the deeds of conveyance. Affiant hereby represents, warrants and covenants that Owner has not executed or recorded, nor shall Owner execute or record or permit the execution or recording of any instrument that would adversely affect the title to the Property or ownership of the Improvements, or any interest therein.

10. Limitation. This Affidavit is intended to refer only to the time during which Owner has held title to the Property and Improvements. When used herein, the phrase “to Affiant’s best knowledge”, or similar phrases, mean the actual present knowledge of Affiant, without duty of investigation.

11. Reliance Upon Affidavit. This Affidavit is made to induce First American Title Insurance Company (“Title Company”) to insure title through its agent, Shutts & Bowen LLP (“Title Agent”) and to induce the Windward Community Development District and the Buyer to accept the conveyance of the Property and Improvements and Affiant understands that material reliance will be placed upon this Affidavit by all of said parties.

12. Further Assurances.

(a) Affiant agrees to cooperate, adjust, initial, re-execute and re-deliver any and all closing documents if deemed necessary or desirable in the reasonable discretion of the Title Company and/or Title Agent.

(b) Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP (“LLEB”), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 36-4822575; (v) has a mailing address of 151 Southhall Lane, Suite 120, Maitland, Florida 32751. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

(c) That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[Signature page follows.]

AFFIANT FURTHER SAYETH NAUGHT.

JAMES MAKRANSKY

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021 by James Makransky, as Division Controller of K. HOVNANIAN AT MYSTIC DUNES, LLC, a Florida limited liability company, on behalf of the company. He ☐ is personally to me OR ☐ has produced a Florida Driver's License or _____ as identification.

Notary Public, State of Florida

Type or print name of Notary

Commission Expiration Date

Exhibit “A”

Property

Tracts LS-2 and LS-3, FOUR SEASONS AT ORLANDO PHASE 3B AND 4A, according to the plat thereof as recorded in Plat Book 29, Pages 175-181, Public Records of Osceola County, Florida.

Improvements

1. Lift Station
2. Force Main
3. Professional Fees, including surveys, plats and plans

CERTIFICATE OF DISTRICT ENGINEER

Windward Community Development District
(Lift Stations LS-2 and LS-3, Phases 3B and 4A)

I, **David Kelly**, of **Poulos & Bennett, LLC**, a Florida limited liability company, and licensed to provide professional engineering services to the public in the State of Florida under Florida Certificate of Authorization No. 28567, with offices located at 2602 E. Livingston Street, Orlando, Florida 32803 (“P&B”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through P&B, currently serve as District Engineer to the Windward Community Development District (the “District”).

2. That the District proposes to accept from **K. Hovnanian at Mystic Dunes, LLC**, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less. The Property and Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to P&B are being held by P&B as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Windward Community Development District
(Lift Stations LS-2 and LS-3, Phases 3B and 4A)

DATED: _____, 2021

Witness: _____

Print: _____

DAVID M. KELLY, P.E., CFM
State of Florida License No.: 43325
on behalf of the company,
Poulos & Bennett, LLC

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2021 by **DAVID M. KELLY, PE, CFM**, of Poulos & Bennett, LLC, a Florida limited liability company, on behalf of said company. Said person is [] personally known to me or [] has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

Property

Tracts LS-2 and LS-3, FOUR SEASONS AT ORLANDO PHASE 3B AND 4A, according to the plat thereof as recorded in Plat Book 29, Pages 175-181, Public Records of Osceola County, Florida.

Improvements

1. Lift Station
2. Force Main
3. Professional Fees, including surveys, plats and plans

NONFOREIGN AFFIDAVIT

STATE OF FLORIDA

COUNTY OF ORANGE

THIS NONFOREIGN AFFIDAVIT (the “Affidavit”) is provided pursuant to the requirements of Section 1445(b)(2) of the Internal Revenue Code (the “Code”) in order to induce **Windward Community Development District, a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, and Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, *Florida Statutes*** (the “Purchaser”), to purchase from **K. Hovnanian at Mystic Dunes, LLC, a Florida limited liability company (“Transferor”)** the real property identified on the attached **Exhibit “A”**.

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform Purchaser that withholding of tax is not required upon the disposition of a U.S. real property interest by Transferor, the undersigned hereby certify as follows:

Affiant acknowledges that this Nonforeign Affidavit will be relied upon by the Purchaser.

As such, under penalties of perjury, I swear and affirm that the following information is true and correct:

Sellers’ Legal Name: K. Hovnanian at Mystic Dunes, LLC

Sellers’ Address: c/o Hovnanian Enterprises, Inc.
90 Matawan Road, Fifth Floor, Matawan, NJ 07747

Sellers’ FEIN No.: 36-4822575

Legal Description: See **Exhibit “A”** attached hereto.

I am not a nonresident alien, foreign corporation, foreign partnership, foreign trust, or foreign estate for purposes of U.S. income taxation as those terms are defined in the Code and Income Tax Regulations.

Additionally, I authorize the submission of this Affidavit to the Internal Revenue Service if and when such submission is required.

[SIGNATURES CONTAINED ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned has sworn to and executed this Nonforeign Affidavit the date and year set out below.

DATED: _____, 2021.

**K. HOVNANIAN AT MYSTIC DUNES,
LLC**, a Florida limited liability company

By: _____

Name: _____

Print: _____

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021 by James Makransky as Division Controller of K. HOVNANIAN AT MYSTIC DUNES, LLC, a Florida limited liability company, on behalf of the company. He ☐ is personally to me OR ☐ has produced a valid Florida Driver's License or _____ as identification.

Notary Public, State of Florida

Type or print name of Notary

Commission Expiration Date

EXHIBIT "A"
(LEGAL DESCRIPTION)

Tract LS-2 and LS-3, FOUR SEASONS AT ORLANDO PHASE 3B AND 4A, according to the plat thereof as recorded in Plat Book 29, Pages 175 through 181, Public Records of Osceola County, Florida.

Prepared by and after recording return to:

Chadwick E. Crews, Esquire
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, Florida 32801

LIMITED LIABILITY COMPANY AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF ORANGE**

BEFORE ME, a notary public authorized in the State and County aforesaid to administer oaths and take acknowledgments, this day personally appeared James Makransky (the “**Affiant**”), who upon being duly sworn, deposes and says:

1. Affiant has personal knowledge of the facts stated herein.
2. Affiant is the Division Controller of **K. HOVNANIAN AT MYSTIC DUNES, LLC**, a Florida limited liability company, (the “**Company**”).
3. The Company is the owner of that certain real property located in Osceola County, Florida and more particularly described on **Exhibit “A”** attached hereto (the “**Property**”).
4. The Manager has the authority to bind the Company pursuant to Section 605.04074, *Florida Statutes*, and said authority is in conformity with all governing documents of the Company, including but not limited to the Articles of Organization and Operating Agreement of the Company. Affiant is authorized, as Manager and on behalf of the Company, to execute and deliver any and all documents required to convey the Property to **Windward Community Development District, a Florida community development district created pursuant to Chapter 190, Florida Statutes, and Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes.**
5. The Company has not been dissolved, is duly organized, validly existing, and in good standing under the laws of the State of Florida since the date of its formation on November 19, 2015 and is currently in existence under valid Articles of Organization.
6. That neither the Company nor any member or officer of the Company is a debtor in bankruptcy nor has been a debtor in bankruptcy since becoming a member or an officer of the Company, and no creditors have acquired or are attempting to acquire control of the Company by executing on or attaching or seizing the member’s interest in the Company.
7. That no Member or officer of the Company has become dissociated pursuant to Section 605.0302(11), *Florida Statutes* (by filing a statement of dissociation), Sections 605.0212, 605.0601, or 605.0602, *Florida Statutes*, nor have the Members or Managing Members wrongfully caused dissolution of the Company.
8. Affiant has read, or heard read to Affiant, and to the best of Affiant’s knowledge believes it is true, correct and complete, that Affiant has authority to sign this Affidavit, and is familiar with the nature of an oath with the penalty of perjury as provided by Law.

FURTHER AFFIANT SAYETH NAUGHT.

James Makransky

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021 by James Makransky as Division Controller of K. HOVNANIAN AT MYSTIC DUNES, LLC, a Florida limited liability company, on behalf of the company. He ☐ is personally to me OR ☐ has produced a valid Florida Driver's License or _____ as identification.

Notary Public, State of Florida

Type or print name of Notary

Commission Expiration Date

EXHIBIT "A"

LEGAL DESCRIPTION

Tract LS-2 and LS-3, FOUR SEASONS AT ORLANDO PHASE 3B AND 4A, according to the plat thereof as recorded in Plat Book 29, Pages 175-181, Public Records of Osceola County, Florida.

SECTION VI

SECTION A

RESOLUTION 2021-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE WINDWARD COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Windward Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set July 21, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

Section 1. Budget

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

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2021 and/or revised projections for Fiscal Year 2022.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Windward Community Development District for the Fiscal Year Ending September 30, 2022," as adopted by the Board of Supervisors on July 21, 2021.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Windward Community Development District, for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S) – SERIES 2018-1	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

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

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

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

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

Introduced, considered favorably, and adopted this 21st day of July, 2021.

ATTEST:

**WINDWARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Windward
Community Development District

Proposed Budget
FY 2022

GMS

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Windward

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2021	Actuals Thru 5/31/21	Projected Next 4 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Assessments - Tax Roll/Direct	\$ 312,226	\$ 311,386	\$ 840	\$ 312,226	\$ 325,776
Deficit Funding	\$ 198,976	\$ 56,886	\$ 282,894	\$ 339,780	\$ 418,610
Total Revenues	\$ 511,202	\$ 368,272	\$ 283,734	\$ 652,006	\$ 744,386

Expenditures

Administrative

Supervisors Fees	\$ 4,800	\$ 200	\$ 2,000	\$ 2,200	\$ 4,800
FICA Expense	\$ 367	\$ 15	\$ 153	\$ 168	\$ 367
Engineering	\$ 16,000	\$ 5,163	\$ 2,581	\$ 7,744	\$ 16,000
Attorney	\$ 25,000	\$ 11,892	\$ 2,973	\$ 14,865	\$ 25,000
Arbitrage	\$ 450	\$ 900	\$ -	\$ 900	\$ 450
Dissemination	\$ 3,500	\$ 4,875	\$ 2,333	\$ 7,208	\$ 7,000
Annual Audit	\$ 4,200	\$ 2,000	\$ 2,200	\$ 4,200	\$ 4,300
Trustee Fees	\$ 5,000	\$ 3,717	\$ -	\$ 3,717	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Management Fees	\$ 36,050	\$ 24,033	\$ 12,017	\$ 36,050	\$ 37,132
Information Technology	\$ 1,200	\$ 400	\$ 800	\$ 1,200	\$ 1,400
Website Maintenance	\$ 600	\$ -	\$ 600	\$ 600	\$ 800
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 250
Postage	\$ 1,000	\$ 202	\$ 180	\$ 382	\$ 800
Travel Per Diem	\$ 660	\$ -	\$ 150	\$ 150	\$ 660
Printing & Binding	\$ 500	\$ 32	\$ 100	\$ 132	\$ 500
Insurance	\$ 5,500	\$ 5,381	\$ -	\$ 5,381	\$ 5,919
Legal Advertising	\$ 2,500	\$ 103	\$ 466	\$ 568	\$ 1,500
Other Current Charges	\$ 1,000	\$ 1,399	\$ 700	\$ 2,099	\$ 2,000
Office Supplies	\$ 400	\$ 2	\$ 8	\$ 10	\$ 150
Property Appraiser	\$ 500	\$ 110	\$ -	\$ 110	\$ 500
Property Taxes	\$ 250	\$ -	\$ 250	\$ 250	\$ 250
Boundary Expansion	\$ -	\$ 10,492	\$ -	\$ 10,492	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 114,952	\$ 76,091	\$ 27,586	\$ 103,676	\$ 119,952

Windward

Community Development District

Proposed Budget General Fund

Description	Adopted Budget FY2021	Actuals Thru 5/31/21	Projected Next 4 Months	Projected Thru 9/30/21	Proposed Budget FY2022
<i>Operation & Maintenance</i>					
Field Services	\$ 15,450	\$ 10,300	\$ 5,150	\$ 15,450	\$ 15,914
Facility Maintenance	\$ 12,000	\$ 7,000	\$ 5,000	\$ 12,000	\$ 12,000
Telephone	\$ 3,500	\$ -	\$ 1,750	\$ 1,750	\$ 3,500
Electric	\$ 26,000	\$ 39,635	\$ 19,818	\$ 59,453	\$ 65,000
Water & Sewer	\$ 210,000	\$ 168,392	\$ 140,564	\$ 308,955	\$ 330,000
Security Building Maintenance	\$ 10,000	\$ 798	\$ 4,919	\$ 5,718	\$ 10,000
Landscape Maintenance	\$ 63,000	\$ 61,399	\$ 31,060	\$ 92,459	\$ 134,520
Landscape Contingency	\$ 25,000	\$ 15,000	\$ 2,180	\$ 17,180	\$ 25,000
Property Insurance	\$ 6,000	\$ 2,713	\$ -	\$ 2,713	\$ 3,200
Fountain Maintenance	\$ 4,200	\$ 2,670	\$ 1,200	\$ 3,870	\$ 4,200
Lake Maintenance	\$ 6,000	\$ -	\$ 3,000	\$ 3,000	\$ 6,000
Irrigation Repairs	\$ 4,000	\$ 7,398	\$ 3,699	\$ 11,097	\$ 4,000
Lighting Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Monument Maintenance	\$ 1,400	\$ 1,780	\$ -	\$ 1,780	\$ 1,400
Roadway Maintenance	\$ 2,200	\$ 3,050	\$ -	\$ 3,050	\$ 2,200
Contingency	\$ 5,000	\$ 4,535	\$ 465	\$ 5,000	\$ 5,000
Operation & Maintenance Expenses	\$ 396,250	\$ 324,670	\$ 220,055	\$ 544,725	\$ 624,434
Total Expenditures	\$ 511,202	\$ 400,761	\$ 247,640	\$ 648,401	\$ 744,386
<i>Other Financing Sources/(Uses)</i>					
Transfer In/(Out)	\$ -	\$ (3,605)	\$ -	\$ (3,605)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ (3,605)	\$ -	\$ (3,605)	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ (36,093)	\$ 36,094	\$ 0	\$ -

Net Assessment	\$325,776
Collection Cost (6%)	\$20,794
Gross Assessment	\$346,571

Per Unit Projected O&M (553 Units)	\$626.71
Per Unit Estimated Debt Gross	\$960.00
Total Projected Annual Assessments	\$1,586.71

Windward
Community Development District
GENERAL FUND BUDGET

REVENUES:

Special Assessments

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

Deficit Funding

The District will enter into a Deficit Funding Agreement with the Developer to fund any General Fund expenditures remaining once all assessment funds have been utilized.

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Engineering

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

Attorney

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

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2018A-1, 2018A-2, 2020-A1, and 2020-A2 Special Assessment Revenue Bonds.

Dissemination

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

Windward
Community Development District
GENERAL FUND BUDGET

Annual Audit

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

Trustee Fees

The District will pay annual trustee fees for the Series 2018A-1, 2018A-2, 2020A-1 & 2020A-2 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank.

Assessment Administration

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

Management Fees

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

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage

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

Travel Per Diem

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

Printing & Binding

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

Windward
Community Development District
GENERAL FUND BUDGET

Insurance

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Property Appraiser

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

Property Taxes

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

Dues, Licenses & Subscriptions

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

Operation and Maintenance:

Field Services

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

Facility Maintenance

Represents estimated costs for facility maintenance.

Telephone

Represents estimated costs for telephone services to the guardhouse.

Windward
Community Development District
GENERAL FUND BUDGET

Electric

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

Water & Sewer

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

Security Building Maintenance

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

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed.

Landscape Contingency

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

Property Insurance

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

Fountain Maintenance

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

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

Lake Maintenance

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

Irrigation Repairs

Represents estimated costs for any repairs to the irrigation system.

Lighting Maintenance

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

Windward
Community Development District
GENERAL FUND BUDGET

Monument Maintenance

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

Roadway Maintenance

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

Contingency

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

Windward

Community Development District

Proposed Budget Debt Service Fund Series 2018 A-1

Description	Adopted Budget FY2021	Actuals Thru 5/31/21	Projected Next 4 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments - 2018 A1	\$ 243,648	\$ 242,360	\$ 1,288	\$ 243,648	\$ 243,648
Interest Income	\$ 500	\$ 9	\$ 5	\$ 14	\$ 50
Carry Forward Surplus	\$ 98,656	\$ 94,077	\$ -	\$ 94,077	\$ 99,379
Total Revenues	\$ 342,804	\$ 336,446	\$ 1,292	\$ 337,739	\$ 343,077
Expenses					
Series 2018A-1					
Interest - 11/1	\$ 95,983	\$ 95,983	\$ -	\$ 95,983	\$ 94,858
Principal - 5/1	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ 50,000
Interest - 5/1	\$ 95,983	\$ 95,983	\$ -	\$ 95,983	\$ 94,858
Total Expenditures	\$ 241,965	\$ 241,965	\$ -	\$ 241,965	\$ 239,715
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ 3,605	\$ -	\$ 3,605	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 3,605	\$ -	\$ 3,605	\$ -
Excess Revenues/(Expenditures)	\$ 100,839	\$ 98,086	\$ 1,292	\$ 99,379	\$ 103,362

*Carry forward less amount in Reserve funds.

Series 2018A-1	
Interest - 11/1/2022	\$93,733
Total	\$93,733

Series 2018A-1
\$243,648
\$15,552
\$259,200

Series 2018A-1				
Property Type	Platted Units	Gross Per Unit	Gross Total	Net Total
Single Family 45'	33	\$960	\$31,680	\$29,779
Single Family 50'	161	\$960	\$154,560	\$145,286
Duplex	76	\$960	\$72,960	\$68,582
Total	270		\$259,200	\$243,648

Windward
Community Development District
Series 2018 A-1 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/21	\$ 3,360,000.00	\$ -	\$ 94,857.50	\$ 94,857.50
05/01/22	\$ 3,360,000.00	\$ 50,000.00	\$ 94,857.50	
11/01/22	\$ 3,310,000.00	\$ -	\$ 93,732.50	\$ 238,590.00
05/01/23	\$ 3,310,000.00	\$ 55,000.00	\$ 93,732.50	
11/01/23	\$ 3,255,000.00	\$ -	\$ 92,495.00	\$ 241,227.50
05/01/24	\$ 3,255,000.00	\$ 60,000.00	\$ 92,495.00	
11/01/24	\$ 3,195,000.00	\$ -	\$ 90,965.00	\$ 243,460.00
05/01/25	\$ 3,195,000.00	\$ 60,000.00	\$ 90,965.00	
11/01/25	\$ 3,135,000.00	\$ -	\$ 89,435.00	\$ 240,400.00
05/01/26	\$ 3,135,000.00	\$ 65,000.00	\$ 89,435.00	
11/01/26	\$ 3,070,000.00	\$ -	\$ 87,777.50	\$ 242,212.50
05/01/27	\$ 3,070,000.00	\$ 65,000.00	\$ 87,777.50	
11/01/27	\$ 3,005,000.00	\$ -	\$ 86,120.00	\$ 238,897.50
05/01/28	\$ 3,005,000.00	\$ 70,000.00	\$ 86,120.00	
11/01/28	\$ 2,935,000.00	\$ -	\$ 84,335.00	\$ 240,455.00
05/01/29	\$ 2,935,000.00	\$ 75,000.00	\$ 84,335.00	
11/01/29	\$ 2,860,000.00	\$ -	\$ 82,422.50	\$ 241,757.50
05/01/30	\$ 2,860,000.00	\$ 80,000.00	\$ 82,422.50	
11/01/30	\$ 2,780,000.00	\$ -	\$ 80,142.50	\$ 242,565.00
05/01/31	\$ 2,780,000.00	\$ 85,000.00	\$ 80,142.50	
11/01/31	\$ 2,695,000.00	\$ -	\$ 77,720.00	\$ 242,862.50
05/01/32	\$ 2,695,000.00	\$ 90,000.00	\$ 77,720.00	
11/01/32	\$ 2,605,000.00	\$ -	\$ 75,155.00	\$ 242,875.00
05/01/33	\$ 2,605,000.00	\$ 95,000.00	\$ 75,155.00	
11/01/33	\$ 2,510,000.00	\$ -	\$ 72,447.50	\$ 242,602.50
05/01/34	\$ 2,510,000.00	\$ 100,000.00	\$ 72,447.50	
11/01/34	\$ 2,410,000.00	\$ -	\$ 69,597.50	\$ 242,045.00
05/01/35	\$ 2,410,000.00	\$ 105,000.00	\$ 69,597.50	
11/01/35	\$ 2,305,000.00	\$ -	\$ 66,605.00	\$ 241,202.50
05/01/36	\$ 2,305,000.00	\$ 110,000.00	\$ 66,605.00	
11/01/36	\$ 2,195,000.00	\$ -	\$ 63,470.00	\$ 240,075.00
05/01/37	\$ 2,195,000.00	\$ 115,000.00	\$ 63,470.00	
11/01/37	\$ 2,080,000.00	\$ -	\$ 60,192.50	\$ 238,662.50
05/01/38	\$ 2,080,000.00	\$ 125,000.00	\$ 60,192.50	
11/01/38	\$ 1,955,000.00	\$ -	\$ 56,630.00	\$ 241,822.50
05/01/39	\$ 1,955,000.00	\$ 130,000.00	\$ 56,630.00	
11/01/39	\$ 1,825,000.00	\$ -	\$ 52,925.00	\$ 239,555.00
05/01/40	\$ 1,825,000.00	\$ 140,000.00	\$ 52,925.00	
11/01/40	\$ 1,685,000.00	\$ -	\$ 48,865.00	\$ 241,790.00
05/01/41	\$ 1,685,000.00	\$ 145,000.00	\$ 48,865.00	
11/01/41	\$ 1,540,000.00	\$ -	\$ 44,660.00	\$ 238,525.00
05/01/42	\$ 1,540,000.00	\$ 155,000.00	\$ 44,660.00	
11/01/42	\$ 1,385,000.00	\$ -	\$ 40,165.00	\$ 239,825.00
05/01/43	\$ 1,385,000.00	\$ 165,000.00	\$ 40,165.00	
11/01/43	\$ 1,220,000.00	\$ -	\$ 35,380.00	\$ 240,545.00

Windward
Community Development District
Series 2018 A-1 Special Assessment Bonds
Amortization Schedule

Date		Balance		Principal		Interest		Total
05/01/44	\$	1,220,000.00	\$	175,000.00	\$	35,380.00		
11/01/44	\$	1,045,000.00	\$	-	\$	30,305.00	\$	240,685.00
05/01/45	\$	1,045,000.00	\$	185,000.00	\$	30,305.00		
11/01/45	\$	860,000.00	\$	-	\$	24,940.00	\$	240,245.00
05/01/46	\$	860,000.00	\$	195,000.00	\$	24,940.00		
11/01/46	\$	665,000.00	\$	-	\$	19,285.00	\$	239,225.00
05/01/47	\$	665,000.00	\$	210,000.00	\$	19,285.00		
11/01/47	\$	455,000.00	\$	-	\$	13,195.00	\$	242,480.00
05/01/48	\$	455,000.00	\$	220,000.00	\$	13,195.00		
11/01/48	\$	235,000.00	\$	-	\$	6,815.00	\$	240,010.00
05/01/49	\$	235,000.00	\$	235,000.00	\$	6,815.00	\$	241,815.00
			\$	3,360,000.00	\$	3,481,270.00	\$	6,841,270.00

Windward

Community Development District

Proposed Budget Debt Service Fund Series 2018 A-2

Description	Adopted Budget FY2021	Actuals Thru 5/31/21	Projected Next 4 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments - 2018 A2	\$ 138,330	\$ 50,170	\$ 27,530	\$ 77,700	\$ 11,600
Assessments - Prepayment	\$ -	\$ 1,433,661	\$ 226,322	\$ 1,659,983	\$ -
Interest Income	\$ 500	\$ 16	\$ 8	\$ 24	\$ 50
Carry Forward Surplus	\$ 377,865	\$ 904,583	\$ -	\$ 904,583	\$ 105,280
Total Revenues	\$ 516,695	\$ 2,388,430	\$ 253,860	\$ 2,642,290	\$ 116,930
Expenses					
Series 2018A-2					
Special Call - 11/1	\$ 300,000	\$ 665,000	\$ -	\$ 665,000	\$ 95,000
Interest - 11/1	\$ 77,865	\$ 77,865	\$ -	\$ 77,865	\$ 8,555
Special Call - 2/1	\$ -	\$ 580,000	\$ -	\$ 580,000	\$ -
Interest - 2/1	\$ -	\$ 8,410	\$ -	\$ 8,410	\$ -
Interest - 5/1	\$ 69,165	\$ 41,760	\$ -	\$ 41,760	\$ 5,800
Special Call - 5/1	\$ -	\$ 85,000	\$ -	\$ 85,000	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 1,060,000	\$ 1,060,000	\$ -
Interest - 8/1	\$ -	\$ -	\$ 15,370	\$ 15,370	\$ -
Transfer out	\$ -	\$ -	\$ 3,605	\$ 3,605	\$ -
Total Expenditures	\$ 447,030	\$ 1,458,035	\$ 1,078,975	\$ 2,537,010	\$ 109,355
Excess Revenues/(Expenditures)	\$ 69,665	\$ 930,395	\$ (825,115)	\$ 105,280	\$ 7,575

*Carry forward less amount in Reserve funds.

Series 2018A-2	
Interest - 11/1/2022	\$5,800
Total	\$5,800

Windward
Community Development District
Series 2018 A-2 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/21	\$ 295,000.00	\$ 95,000.00	\$ 8,555.00	\$ 8,555.00
05/01/22	\$ 200,000.00	\$ -	\$ 5,800.00	
11/01/22	\$ 200,000.00	\$ -	\$ 5,800.00	\$ 11,600.00
05/01/23	\$ 200,000.00	\$ -	\$ 5,800.00	
11/01/23	\$ 200,000.00	\$ -	\$ 5,800.00	\$ 11,600.00
05/01/24	\$ 200,000.00	\$ -	\$ 5,800.00	
11/01/24	\$ 200,000.00	\$ -	\$ 5,800.00	\$ 11,600.00
05/01/25	\$ 200,000.00	\$ -	\$ 5,800.00	
11/01/25	\$ 200,000.00	\$ -	\$ 5,800.00	\$ 11,600.00
05/01/26	\$ 200,000.00	\$ -	\$ 5,800.00	
11/01/26	\$ 200,000.00	\$ -	\$ 5,800.00	\$ 11,600.00
05/01/27	\$ 200,000.00	\$ -	\$ 5,800.00	
11/01/27	\$ 200,000.00	\$ -	\$ 5,800.00	\$ 11,600.00
05/01/28	\$ 200,000.00	\$ -	\$ 5,800.00	
11/01/28	\$ 200,000.00	\$ -	\$ 5,800.00	\$ 11,600.00
05/01/29	\$ 200,000.00	\$ -	\$ 5,800.00	
11/01/29	\$ 200,000.00	\$ 200,000.00	\$ 5,800.00	\$ 211,600.00
		\$ 295,000.00	\$ 101,355.00	\$ 301,355.00

Windward

Community Development District

Proposed Budget Debt Service Fund Series 2020 A-1

Description	Proposed Budget FY2021	Actuals Thru 5/31/21	Projected Next 4 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments - 2020 A2	\$ -	\$ -	\$ -	\$ -	\$ 255,313
Interest Income	\$ 12	\$ 8	\$ 4	\$ 12	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 89,263
Total Revenues	\$ 12	\$ 8	\$ 4	\$ 12	\$ 344,575
Expenses					
Series 2020A-1					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 89,251
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Interest - 5/1	\$ 90,243	\$ 90,243	\$ -	\$ 90,243	\$ 89,251
Total Expenditures	\$ 90,243	\$ 90,243	\$ -	\$ 90,243	\$ 253,503
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 307,150	\$ 307,150	\$ -	\$ 307,150	\$ -
Total Other Financing Sources/(Uses)	\$ 307,150	\$ 307,150	\$ -	\$ 307,150	\$ -
Excess Revenues/(Expenditures)	\$ 216,919	\$ 216,915	\$ 4	\$ 216,919	\$ 91,073

*Carry forward less amount in Reserve funds.

Series 2020 A-1	
Interest - 11/1/2022	\$88,126
Total	\$88,126

Windward
Community Development District
Series 2020 A-1 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/21	\$ 4,230,000.00	\$ -	\$ 90,242.93	
11/01/21	\$ 4,230,000.00	\$ -	\$ 89,251.25	\$ 179,494.18
05/01/22	\$ 4,230,000.00	\$ 75,000.00	\$ 89,251.25	-
11/01/22	\$ 4,155,000.00	\$ -	\$ 88,126.25	\$ 252,377.50
05/01/23	\$ 4,155,000.00	\$ 80,000.00	\$ 88,126.25	-
11/01/23	\$ 4,075,000.00	\$ -	\$ 86,926.25	\$ 255,052.50
05/01/24	\$ 4,075,000.00	\$ 80,000.00	\$ 86,926.25	-
11/01/24	\$ 3,995,000.00	\$ -	\$ 85,726.25	\$ 252,652.50
05/01/25	\$ 3,995,000.00	\$ 85,000.00	\$ 85,726.25	-
11/01/25	\$ 3,910,000.00	\$ -	\$ 84,451.25	\$ 255,177.50
05/01/26	\$ 3,910,000.00	\$ 85,000.00	\$ 84,451.25	-
11/01/26	\$ 3,825,000.00	\$ -	\$ 82,900.00	\$ 252,351.25
05/01/27	\$ 3,825,000.00	\$ 90,000.00	\$ 82,900.00	-
11/01/27	\$ 3,735,000.00	\$ -	\$ 81,257.50	\$ 254,157.50
05/01/28	\$ 3,735,000.00	\$ 90,000.00	\$ 81,257.50	-
11/01/28	\$ 3,645,000.00	\$ -	\$ 79,615.00	\$ 250,872.50
05/01/29	\$ 3,645,000.00	\$ 95,000.00	\$ 79,615.00	-
11/01/29	\$ 3,550,000.00	\$ -	\$ 77,881.25	\$ 252,496.25
05/01/30	\$ 3,550,000.00	\$ 100,000.00	\$ 77,881.25	-
11/01/30	\$ 3,450,000.00	\$ -	\$ 76,056.25	\$ 253,937.50
05/01/31	\$ 3,450,000.00	\$ 105,000.00	\$ 76,056.25	-
11/01/31	\$ 3,345,000.00	\$ -	\$ 73,825.00	\$ 254,881.25
05/01/32	\$ 3,345,000.00	\$ 110,000.00	\$ 73,825.00	-
11/01/32	\$ 3,235,000.00	\$ -	\$ 71,487.50	\$ 255,312.50
05/01/33	\$ 3,235,000.00	\$ 110,000.00	\$ 71,487.50	-
11/01/33	\$ 3,125,000.00	\$ -	\$ 69,150.00	\$ 250,637.50
05/01/34	\$ 3,125,000.00	\$ 115,000.00	\$ 69,150.00	-
11/01/34	\$ 3,010,000.00	\$ -	\$ 66,706.25	\$ 250,856.25
05/01/35	\$ 3,010,000.00	\$ 120,000.00	\$ 66,706.25	-
11/01/35	\$ 2,890,000.00	\$ -	\$ 64,156.25	\$ 250,862.50
05/01/36	\$ 2,890,000.00	\$ 125,000.00	\$ 64,156.25	-
11/01/36	\$ 2,765,000.00	\$ -	\$ 61,500.00	\$ 250,656.25
05/01/37	\$ 2,765,000.00	\$ 135,000.00	\$ 61,500.00	-
11/01/37	\$ 2,630,000.00	\$ -	\$ 58,631.25	\$ 255,131.25
05/01/38	\$ 2,630,000.00	\$ 140,000.00	\$ 58,631.25	-
11/01/38	\$ 2,490,000.00	\$ -	\$ 55,656.25	\$ 254,287.50
05/01/39	\$ 2,490,000.00	\$ 145,000.00	\$ 55,656.25	-
11/01/39	\$ 2,345,000.00	\$ -	\$ 52,575.00	\$ 253,231.25
05/01/40	\$ 2,345,000.00	\$ 150,000.00	\$ 52,575.00	-
11/01/40	\$ 2,195,000.00	\$ -	\$ 49,387.50	\$ 251,962.50
05/01/41	\$ 2,195,000.00	\$ 160,000.00	\$ 49,387.50	-
11/01/41	\$ 2,035,000.00	\$ -	\$ 45,787.50	\$ 255,175.00
05/01/42	\$ 2,035,000.00	\$ 165,000.00	\$ 45,787.50	-
11/01/42	\$ 1,870,000.00	\$ -	\$ 42,075.00	\$ 252,862.50
05/01/43	\$ 1,870,000.00	\$ 175,000.00	\$ 42,075.00	-
11/01/43	\$ 1,695,000.00	\$ -	\$ 38,137.50	\$ 255,212.50
05/01/44	\$ 1,695,000.00	\$ 180,000.00	\$ 38,137.50	-
11/01/44	\$ 1,515,000.00	\$ -	\$ 34,087.50	\$ 252,225.00
05/01/45	\$ 1,515,000.00	\$ 190,000.00	\$ 34,087.50	-
11/01/45	\$ 1,325,000.00	\$ -	\$ 29,812.50	\$ 253,900.00
05/01/46	\$ 1,325,000.00	\$ 200,000.00	\$ 29,812.50	-
11/01/46	\$ 1,125,000.00	\$ -	\$ 25,312.50	\$ 255,125.00
05/01/47	\$ 1,125,000.00	\$ 205,000.00	\$ 25,312.50	-
11/01/47	\$ 920,000.00	\$ -	\$ 20,700.00	\$ 251,012.50
05/01/48	\$ 920,000.00	\$ 215,000.00	\$ 20,700.00	-
11/01/48	\$ 705,000.00	\$ -	\$ 15,862.50	\$ 251,562.50
05/01/49	\$ 705,000.00	\$ 225,000.00	\$ 15,862.50	-
11/01/49	\$ 480,000.00	\$ -	\$ 10,800.00	\$ 251,662.50
05/01/50	\$ 480,000.00	\$ 235,000.00	\$ 10,800.00	-
11/1/50	\$ 245,000.00	\$ -	\$ 5,512.50	\$ 251,312.50
5/1/51	\$ 245,000.00	\$ 245,000.00	\$ 5,512.50	\$ 250,512.50
	\$ 4,230,000.00	\$ 3,536,950.55	\$ 7,766,950.55	

Windward

Community Development District

Proposed Budget Debt Service Fund Series 2020 A-2

Description	Proposed Budget FY2021	Actuals Thru 5/31/21	Projected Next 4 Months	Projected Thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments - 2020 A2	\$ -	\$ -	\$ -	\$ -	\$ 354,398
Interest Income	\$ 20	\$ 13	\$ 7	\$ 20	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 176,237
Total Revenues	\$ 20	\$ 13	\$ 7	\$ 20	\$ 530,635
Expenses					
Series 2018A-2					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 176,220
Interest - 5/1	\$ 178,178	\$ 178,178	\$ -	\$ 178,178	\$ 176,220
Total Expenditures	\$ 178,178	\$ 178,178	\$ -	\$ 178,178	\$ 352,440
Other Financing Sources/(Uses)					
Bond Proceeds	\$ 531,597	\$ 531,597	\$ -	\$ 531,597	\$ -
Total Other Financing Sources/(Uses)	\$ 531,597	\$ 531,597	\$ -	\$ 531,597	\$ -
Excess Revenues/(Expenditures)	\$ 353,439	\$ 353,432	\$ 7	\$ 353,439	\$ 178,195

*Carry forward less amount in Reserve funds.

Series 2020 A-2	
Interest - 11/1/2022	\$176,220
Total	\$176,220

Windward
Community Development District
Series 2020 A-2 Special Assessment Bonds
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/21	\$ 8,010,000.00	\$ -	\$ 178,178.00	
11/01/21	\$ 8,010,000.00	\$ -	\$ 176,220.00	\$ 354,398.00
05/01/22	\$ 8,010,000.00	\$ -	\$ 176,220.00	
11/01/22	\$ 8,010,000.00	\$ -	\$ 176,220.00	\$ 352,440.00
05/01/23	\$ 8,010,000.00	\$ -	\$ 176,220.00	
11/01/23	\$ 8,010,000.00	\$ -	\$ 176,220.00	\$ 352,440.00
05/01/24	\$ 8,010,000.00	\$ -	\$ 176,220.00	
11/01/24	\$ 8,010,000.00	\$ -	\$ 176,220.00	\$ 352,440.00
05/01/25	\$ 8,010,000.00	\$ -	\$ 176,220.00	
11/01/25	\$ 8,010,000.00	\$ -	\$ 176,220.00	\$ 352,440.00
05/01/26	\$ 8,010,000.00	\$ -	\$ 176,220.00	
11/01/26	\$ 8,010,000.00	\$ -	\$ 176,220.00	\$ 352,440.00
05/01/27	\$ 8,010,000.00	\$ -	\$ 176,220.00	
11/01/27	\$ 8,010,000.00	\$ -	\$ 176,220.00	\$ 352,440.00
05/01/28	\$ 8,010,000.00	\$ -	\$ 176,220.00	
11/01/28	\$ 8,010,000.00	\$ -	\$ 176,220.00	\$ 352,440.00
05/01/29	\$ 8,010,000.00	\$ -	\$ 176,220.00	
11/01/29	\$ 8,010,000.00	\$ -	\$ 176,220.00	\$ 352,440.00
05/01/30	\$ 8,010,000.00	\$ -	\$ 176,220.00	
11/01/30	\$ 8,010,000.00	\$ -	\$ 176,220.00	\$ 352,440.00
05/01/31	\$ 8,010,000.00	\$ -	\$ 176,220.00	
11/01/31	\$ 8,010,000.00	\$ -	\$ 176,220.00	\$ 352,440.00
05/01/32	\$ 8,010,000.00	\$ -	\$ 176,220.00	
11/01/32	\$ 8,010,000.00	\$ -	\$ 176,220.00	\$ 352,440.00
05/01/33	\$ 8,010,000.00	\$ -	\$ 176,220.00	
11/01/33	\$ 8,010,000.00	\$ -	\$ 176,220.00	\$ 352,440.00
05/01/34	\$ 8,010,000.00	\$ -	\$ 176,220.00	
11/01/34	\$ 8,010,000.00	\$ -	\$ 176,220.00	\$ 352,440.00
05/01/35	\$ 8,010,000.00	\$ -	\$ 176,220.00	
11/01/35	\$ 8,010,000.00	\$ 8,010,000.00	\$ 176,220.00	\$ 8,362,440.00
		\$ 8,010,000.00	\$ 5,288,558.00	\$ 13,298,558.00

SECTION B

RESOLUTION 2021-12

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

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

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

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

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2021-2022 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2021-2022; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 21st day of July, 2021.

ATTEST:

**WINDWARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

SECTION VII



CAPITAL LAND MANAGEMENT

GROWING YOUR LIVING ASSETS

**In PARTNERSHIP with
WINDWARD CDD
BLVD.
EXTENSION
ADDENDUM**

WWW.CAPITALLAND.NET



about

CAPITAL LAND MANAGEMENT?



STEVE BRUCE, CEO, CFO

Co-Founder and Visionary of Capital Land Management, Steve holds a degree in Finance from East Carolina University. Active in serving the green industry, Steve is Past-President of the Florida Nursery Growers & Landscape Association -Tampa Chapter and has been featured in 'In the Field' magazine. He is a Florida Certified Landscape Contractor and Florida Certified Arborist. Prior to starting CLM, Steve was the Florida Region Manager for a Southeast Regional Landscape Maintenance firm.



JARRETT MYERS, COO,

Co-Founder and Visionary of Capital Land Management. Jarrett holds an A.S. degree in CAD as well as many green industry certifications. As COO, Jarrett provides the leadership and system integration to allow Capital Land Management to grow while ensuring our service is not compromised. "My goal is to continually challenge my team to not only meet, but exceed expectations. I challenge them to never settle for status quo, rather confront it and ultimately enhance our client's experience and the results our clients demand."



JOSH BURTON, CRO, Director of Maintenance

A veteran green industry leader specializing in large contract management and construction projects, Josh ensures the safety of our team and our client partners as Chief Risk Officer. He holds a Bachelor of Science in Horticulture Production from Florida Southern College and is a State of Florida Licensed Irrigation Contractor. Prior to joining Capital Land Management in 2012, Josh was a successful landscape business owner providing landscape and irrigation design and installation to residential clients from Lakeland to Tampa.



James 'PJ' PINEY, EVP, Director of Business Development

PJ holds an A.S. in Turf and Landscape Management and is a Florida Certified Pest Control Operator. P.J. was a successful landscape account manager for a National firm and owner of a very successful residential lawn and ornamental fertilization and pest control company prior to merging with Capital Land Management.



why should you choose **CAPITAL LAND MANAGEMENT?**



Capital Land Management continues to grow rapidly as a leader in landscape maintenance in Central Florida. We serve Polk, Hillsborough, Pasco, Orange, and Osceola Counties.

Capital Land Management is owned and staffed by experienced, highly accredited veterans in the field of landscape maintenance. We managed large-scale multi-million dollar landscape operations in the state. Our extensive experience in large-scale landscape maintenance operations gives us an industry insider's perspective as to how local landscape maintenance companies

DEDICATED TO SERVING YOU

We are the fastest
growing landscape
maintenance
company in Central
Florida, offering
both developers and
property managers
a better, more
professional and
complete service at a
lower cost.

work and how the entire service can be greatly improved at no increase cost to the consumer - homeowners and property managers.

Email or call us, we'll be happy to do a thorough evaluation of your property and provide you with a **FREE** on-site consultation.





MAINTENANCE



CAPITAL LAND MANAGEMENT is Florida's premier commercial lawn care and landscape management company. We fully understand the importance of making a good 'first impression'. In today's competitive marketplace, the choice of whom to do business with is often based on your first impression. CLM takes pride in our lawn care and landscape management services and will strive to leave a positive impression every time we are on your property.



OUR TEAM OF PROFESSIONALS are dedicated to providing you with the highest commercial lawn care and landscape management services at a competitive price. With more than 40 years of experience, we pride ourselves on continuously striving to identify and provide the extra detail in every service, thus guaranteeing your continued satisfaction. Our knowledgeable team understands that in today's real estate market, enhancing property values is dependent upon how well they are maintained. CLM can help your property achieve design integrity and asset appreciation.



OUR COMMITMENT is to provide you the best in lawn care and landscape management services throughout the central Florida area. Our customized service contracts will keep your property perfectly manicured and cultivated, and provide you with hassle-free, professional grounds and lawn care services. We will work closely with you to ensure that we are growing your living assets.



IRRIGATION



Capital Land Management also services, repairs and installs residential and commercial Irrigation Systems.

We're highly experienced and we comply with all local city and county government and Southwest Florida Water Management District (Swiftmud) regulations and restrictions. This includes the installation of water savers, such as rain sensors and, soil moisture detection, and low volume irrigation.

We're one of the few professional Landscape Maintenance companies in Central Florida who is also properly licensed to service Irrigation Systems. This means we can save you money, because our landscape maintenance programs include servicing and inspecting your Irrigation System.

OUR ONCE-A-MONTH IRRIGATION CHECK-UPS INCLUDE:

- Check timer program settings and reset as needed.
- Program your timer for new sod/landscaping needs and time changes.
- Test each zone for proper coverage.
- Clean and adjust sprinkler heads as well as inspect heads and nozzles for damage.
- Straighten heads as necessary.
- Check all control valves.
- Survey property for any leaks.
- Inspect pump station/water supply functions.
- Inspect all other mechanical systems for defects.
- Keep customer informed about innovative water saving technology.

If necessary, we can improve and upgrade your existing Irrigation System with the newest, most advanced technologies available. Plus, we also do design and installations.



LANDSCAPE ENHANCEMENT *and Design*



We can install any size landscape design project. From small residential landscape and irrigation needs to larger, more intricate and extensive landscapes, we do it all at an affordable price.

Our experienced landscape design team can design a more beautiful and sustainable landscape that requires less water and ongoing care. We design and install original landscapes and irrigation systems. Plus, we also do redesigns, upgrades and beautifications to existing landscapes.

Capital Land Management produces gorgeous landscapes that are well planned, lush and colorful. We use the right plants in the right places, taking in account precise soil pH, moisture and sun/shade temperature conditions. Plus, we help homeowners and property managers avoid costly mistakes beforehand. Best of all, our Landscape Design services cost substantially **LESS MONEY** than others in the business.



9 PRINCIPLES OF FLORIDA-FRIENDLY LANDSCAPING

- Right Plant, Right Place
- Water Efficiently
- Fertilize as Needed
- Maximize Mulch
- Attract Wildlife
- Control Pests Responsibly
- Recycle
- Reduce Storm Water Runoff
- Protect the Waterfront



At Capital Land Management, we adhere to the above 9 principles when designing your landscape.



FERTILIZER & PEST MANAGEMENT



LAWN TREATMENT PROGRAM

Capital Land Management offers a Lawn Treatment Program designed to build a stronger, healthier lawn that is able to withstand the harsh elements our Florida weather brings. We design each application according to the time of year and the current conditions of your lawn.

Our basic Lawn Treatment Program includes six treatments per year. This includes:

- Fertilizer with iron and other micro-nutrients
- Turf Damaging Insect Control
- Broadleaf Weed Control

Capital Land Management also offers extensive knowledge managing Zoysia & Bermuda exposure!

If you ever have concerns about your lawn in between regularly scheduled treatments, we respond promptly and re-treat your lawn if necessary. We'll also make further recommendations to help you achieve the desired results.

Occasionally, your lawn may require additional applications that are not part of our basic program. We can provide additional assessments and estimates based on your lawn's needs. These problem areas include the following:

- Fungus
- Fire Ants
- Fleas & Ticks
- Sedge Grass
- pH Correction
- Round-up applications

TREE/PLANT/FLOWER CARE PROGRAM

Capital Land Management also offers a proven Plant Care Program designed to protect your living assets and enhance the appearance of your landscaping year-round. It includes between two to four treatments per year.

Our plant care treatments combine the use of slow release and quick-feed fertilizers specifically intended for shrubs and small trees. We also treat for insects and diseases that can harm your plants by using the latest systematic control products. Our treatments are designed only for plants and trees that actually need additional fertilization to survive.

At Capital Land Management, we don't believe in using one fertilizer for all plants. We use the proper fertilizers for the right plant. Knowing your plants is the first step. Certain plants need acidic type fertilizers, while others either need a slow release or fast release fertilizer with the proper micro-nutrients. Palms, in particular, require a big micro-nutrient package that differs from other plants.

Capital Land Management is also certified by Arborjet to treat trees and palms from insects, disease, and nutrient deficiency.

If you ever have concerns between your regularly scheduled treatments, we respond promptly and re-treat your shrubs and other plants if necessary.



CAPITAL
Land Management

**Design-Build
Maintenance
Agronomics
Irrigation**

Dade City

Lakeland

Orlando

Tampa

REFERENCES

Community: Celebration CDD - Celebration, FL
Contract Amount: \$987,000
Point of Contact: Russell Simmons, Inframark
Email: Russ.Simmons@inframark.com



Since 2019 we have provided full service landscape maintenance to the common area roadways, amenity areas, and downtown village located within Celebration CDD. Our professional staff of 15 report on a daily basis performing all mowing, pruning, turf and ornamental fertilization and pest control, irrigation inspection and repairs within this 1500 acre community. In addition, to maintaining over 20 miles of trails, we also design and install all requested landscape renovations, change-out over 8,800 annuals and install 18,000 bales of pine straw annually.

Community: Connerton West CDD -Land O'Lakes, FL
Contract Amount: \$320,000
Point of Contact: John Toborg, Rizzetta & Co.
Email: jtoborg@rizzetta.com



Since 2018 we have provided full service landscape maintenance to the common area roadways, amenity areas located within Connerton West CDD. Our professional staff of 4 report on a daily basis performing all mowing, pruning, turf and ornamental fertilization and pest control, irrigation inspection and repairs within this 700 acre community. In addition, we also design and install all requested landscape renovations, change-out over 20,000 annuals and install 2000 yards mulch annually.

Community: Fishhawk CDD I, II, III - Lithia, FL
Contract Amount: \$863,400
Point of Contact: John Toborg, Rizzetta & Co.
Email: jtoborg@rizzetta.com



Since 2017 we have provided full service landscape maintenance to the common area roadways, amenity areas, schools, and individual HOA's located within the Fishhawk CDD I, II, III. Our professional staff of 15 report on a daily basis performing all mowing, pruning, turf and ornamental fertilization and pest control, irrigation inspection and repairs within this 400 acre community. In addition to maintaining over 30 miles of trails, we also design and install all requested landscape renovations, change-out over 12,000 annuals and install over 1200 yards of mulch per year.



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**Design-Build
Maintenance
Agronomics
Irrigation**

Dade City

Lakeland

Orlando

Tampa

Community: Grasslands HOA - Lakeland, FL
Contract Amount: \$520,000
Point of Contact: Diana Albritton, Extreme Management
Email: diana@hoaemt.com



Since 2013 we have managed Grasslands HOA which includes over one mile of Central Boulevard leading to six individual subdivisions comprising over 275 estate homes. Our site based team of 8 landscape professionals report daily to Grasslands and manage all mowing, turf and ornamental fertilization and pest control, as well as detail to all homes and common areas.

Community: Harbor Bay CDD
Contract Amount: \$447,300
Point of Contact: Doug Ivester
Email: divester@bestpropertieservices.com



Since 2019 we have provided full service landscape maintenance to the common area roadways, amenity areas. Our Professional staff of 9 report on a daily basis performing all mowing, pruning, turf and ornamental fertilization and pest control, irrigation inspection and repairs within this 500 acre community. In addition we also design and install all requested landscape renovations, change out over 4,000 annuals annually and install mulch upon request.

Community: Harbour Isles CDD - Riverview, FL
Contract Amount: \$101,000
Point of Contact: John Toborg, Rizzetta & Co.
Email: jtoborg@rizzetta.com



Since 2018 we have provided full service landscape maintenance to the common area roadways, amenity areas located within Harbour Isles CDD. Our professional staff of 5 report on a weekly basis performing all mowing, pruning, turf and ornamental fertilization and pest control, irrigation inspection and repairs within this 300 acre community. In addition, we also design and install all requested landscape renovations, change-out annuals on a quarterly basis and install mulch annually.

COMMON AREAS LANDSCAPE MAINTENANCE PROGRAMS & SPECIFICATIONS

GROUNDS MAINTENANCE PROGRAM

A. Mowing

All turf areas will be mowed weekly during the active growing season (April-September) and every other week during the non-growing season. (October – March) Mulching type rotary mowers will be operated with care taken to limit the discharge of clippings into plant beds and ponds. Excessive accumulations of clippings will be re-mowed to dissipate and improve final appearance.

The goal is to maintain St. Augustine turf and Bahia turf at a mowing height that is no higher than 5" with not more than 1/3 of the leaf blades removed at each mowing. Mowing during extended wet or dry periods will take place as conditions dictate. Damage done to turf by mowers will be leveled and fully repaired as soon as conditions permit. Persistently wet areas that are prone to rutting will be avoided by mowers and reported to the property manager.

B. Edging / String Trimming

All edges along streets, sidewalks and other hard surfaces will be edged with each mowing service. Edges of planting beds and tree rings will be edged as needed to eliminate runners and provide a well-defined edge. Only, a power edger with a blade will be used for this purpose. Herbicides may be used to eliminate runners in beds but will not be used for the purpose of edging beds or tree rings. Rock beds will not be edged unless there is a border installed for safety of property, staff and pedestrians.

String trimming will occur around all obstacles with each mowing service. All lake edges will be string trimmed after each mowing with care taken to limit clipping discharge into the water body.

C. Debris Cleanup

All landscape areas shall be inspected on days of service and excess debris removed from, common areas and lake banks. This requirement excludes excessive amounts of construction debris that will be removed at additional cost if requested by the owner. All clippings and other debris generated by the landscape maintenance operation will be cleaned up and removed on the day of service with clippings and edging debris blown off in high traffic areas (sales center, model homes and clubhouse) within the same half of the day that the debris is generated. Debris will be blown off sidewalks and driveways of homes in a timely fashion that minimizes the time between mowing, edging and blow off.

D. Pruning

All trees (up to 12 feet) shall be pruned as needed to keep them off walls and rooftops and to eliminate any overhanging branches or foliage, which obstructs or hinders pedestrian or vehicular traffic. All trees will be kept free of sucker growth from trunks and bases. Any branches that exceed 1 ½" diameter is considered structural pruning and will be proposed as an additional expense to the client.

All palms (up to 12 feet) shall be pruned on the normal detail rotation to remove dead fronds and spent seedpods. Palm boots on the ground will be picked up during normal service days. Palm boots attached to the palm can be removed for an additional charge. Roebelinii Palms will be pruned during normal detail rotation in accordance with acceptable horticultural practices to remove dead fronds and spent seedpods.

All shrubs beds shall be detailed on a rotation of 12 times per year to address pruning and weeding issues. During this service, all large weeds will be removed and shrubs shall be pruned as necessary to maintain the natural form of the plant to maintain growth within space limitations, and to eliminate damage or diseased wood. New plant material will be topped to promote dense growth as plants develop to their desired height. Roses and other flowering shrubs will be cut back one time per year at the optimum time to promote maximum flowering. These requirements exclude pruning necessitated by storm damage or winterkill which will be addressed as an additional cost.

Street trees will be elevated up to a height of 12' and sidewalk trees will be elevated up to a height of 8'.

E. Weed Control

All beds will be kept reasonably free of broadleaf and grassy weeds and treated with herbicides and hand removal during weekly mowing services and detail services in order to provide a groomed look at all times. Weed control will be done with the use of legally approved pre-emergent and post-emergent herbicides and hand removal of all large weeds that will look unsightly after herbicide treatment. Non-selective herbicides like Roundup is the main source for weed control. There are alternatives that can be used for an additional charge.

F. Stakes and Guying

All newly planted trees with existing stakes and guides will be kept adjusted for the appropriate time period, approximately 1 year. Leaning trees installed by CLM will be straightened at no additional expense to the owner during regularly scheduled service. Trees blown over by storms will be stood up and re-staked within 72 hours of notification at additional cost. When trees attain substantial root development stability, removal of stakes and guides will be done at no additional cost to the client.

FERTILIZATION & PEST CONTROL TURF and SHRUB PROGRAM

A. Turf Fertilization

All St. Augustine and Zoysia turf areas will be fertilized with legally approved formulas containing both macro and micro nutrients necessary to produce the healthiest turf possible. Capital Land Management will take special care with frequencies, rates and timing necessary to produce consistent results throughout the community. New turf areas that are chlorotic and weak may require additional nutritional support which will be applied if necessary to produce a consistent look for turf areas. Bahia turf will not be fertilized and is not part of this agreement but can be provided upon request for an additional cost. Response after notification of problems by property management will be made within 72 hours.

B. Turf Weed Control

Capital Land Management will use proper fertilization, mowing and watering practices to help minimize the amount of weeds germinating. Additionally, applications of selective pre and post emergent weed control herbicides will be applied as needed to control weeds without damaging desirable turf. Special attention will be given to weed control during the winter months in order to produce a groomed look with less frequent mowing. Grassy weeds such as but not limited to, Crab, Carpet, Goose, Torpedo, Fescue and Bermuda can be controlled by Glyphosate treatments for an additional charge. Sod Replacement will be needed after Glyphosate treatment

C. Shrub Fertilization

Trees, shrubs and ground covers will be inspected quarterly and fertilized utilizing a fertilizer such as 8-10-10 that carries a well-balanced Macro and a wide range of Micro Nutrients. Plants such as but not limited to, Azaleas, Ixoras, Gardenias and Loropetalum will have to be supplemented with liquid to ensure the health of the plant is achieved.

D. Palm Fertilization

All Palms other than Sabals will be inspected quarterly and fertilized utilizing a fertilizer such as 8-2-12 that is highly recommended by University of Florida IFAS. This product carries slow release Macro Nutrients and an abundant amount of Micro Nutrients.

E. Disease Control

There are many uncontrollable factors such as soil and Mother Nature that fuel diseases, however, with proper water management and fertilization diseases can be minimized. In the event that disease problems occur, Capital Land Management will use fungicide treatments to stop or slow the progression of disease. There are diseases that cannot be controlled and CLM will advise you if these problems arise. Prevention of disease with weekly or monthly applications is not part of this agreement but can be provided at additional cost.

F. Insect Control

Capital Land Management will provide control of common turf damaging insects using Federal and State registered insect control products as needed to reduce and/or minimize populations of turf damaging insects. These treatments do not include the elimination or prevention of fire ant infestations, which is available at additional cost. Turf damage caused by the infestation of nematodes is not implied or included as part of this agreement. With no labeled products available that apply a guarantee for nematode control, Capital Land Management will recommend additional treatments and strategies at additional cost to minimize damage if nematodes become a problem.

G. Soil pH

Capital Land Management is not responsible for Soil pH issues. Once a pH issue has been identified, Capital Land Management will help with providing a program that can help balance out the pH in the soil for healthier plants and turf. These programs are usually ongoing and will need to be budgeted in annually.

H. Control of Imported Pests

Certain locations in the United States have a record of accidental introduction of pests from other countries. These imported pests can be very damaging and difficult or impossible to control with available products. Where such pests become a problem, Capital Land Management will recommend the most cost effective alternatives for pest mitigation. Such recommendations may include plant replacement or intensified treatment schedules that may require additional cost to the customer.

CAPITAL
Land Management

IRRIGATION SYSTEM INSPECTION PROGRAM

A. Monthly Wet Checks

As part of the base landscape service, the Capital Land Management will provide monthly wet check service that will include checking each clock and rain sensor for proper programming and operation, running each zone long enough to fully evaluate coverage and head operation, cleaning out plugged nozzles and adjusting heads for proper coverage. Drip Filters will be cleaned as needed throughout the year. All wet check activity will be documented with a written report that will be submitted at the time of monthly billing.

B. Controller Programming

Watering schedules will be developed with property management input in accordance with all governmental or utilities water restrictions to provide quantities and frequencies consistent with seasonal requirements of the plant materials in the landscape. Where practical, every effort will be made to schedule irrigation late at night or early morning in order to minimize interference with vehicles or pedestrian traffic.

C. Repairs

Any damages to the irrigation system caused by Capital Land Management negligence shall be repaired without charge to the owner. Faulty equipment, vandalism or normal wear and tear shall be repaired at additional expense on a time and materials basis and generally completed within one watering period from the time the problem is reported and repairs approved.

Emergency (after normal working hours) service calls will incur an addition per hour charge for diagnostics and to shut the system down until it can be scheduled for repair during hours where normal labor, material and equipment charges will be incurred.

In order to expedite minor irrigation repairs, Contractor is herewith authorized to perform \$_____ worth of irrigation repairs without prior approval, any irrigation repairs over this amount must be approved.

ADDITIONAL SERVICES: QUOTED UPON REQUEST

A. Seasonal Color Installation

Upon written authorization of the Owner, flowers will be installed up to four times per year at times and with varieties determined by the Owner. If Capital Land Management is chosen to provide and plant annuals, all plants will be fully warranted for the full duration of the planting season with the exception of damage caused by extreme low temperatures, wild life or irrigation system failure. If Capital Land Management is not chosen to provide plant material, we will not replace any plants that are lost due to Contactor negligence, specifically with regard to irrigation and chemical negligence.

B. Mulch Installation

Upon written authorization of the Owner, mulch beds will be top dressed at a depth of 1". Alternatives will be discussed with client for any mulch areas with excessive accumulations of mulch exist that could be damaging to plants. Removal of mulch is an additional charge.

C. Tall Palm Pruning

Upon written authorization of the Owner, the Capital Land Management will trim all palms over 12' in height that cannot be safely pruned from the ground with pole saws. Palms will be priced by type of Palm and size in a clearly outlined proposal to the Owner prior to the commencement of work.

D. Palm Treatment Program

Upon written authorization of the Owner, Palms that have been identified as susceptible to Lethal Yellowing, or Texas Phoenix Palm Decline may be treated with special fertilizations, bud drenching, or injected with OTC treatments which will be presented to the Owner and priced in a clearly outlined proposal that identifies costs and expected results prior to the commencement of work.

E. Hand Pruning/Structural Pruning

Upon written authorization of the Owner, deep hand pruning and/or structural pruning can be performed during the dormant months to remove old wood, prune behind multiple breaks to maintain proper proportion and promote healthy growth. Larger trees may have up to 30% foliage removed to manage growth around houses and other buildings as well as promoting healthy new growth. Trees will be priced by type and size in a clearly outlined proposal to the Owner prior to the commencement of work.

SUMMARY OF GROUNDS MAINTENANCE SERVICE FEES:

Service Program	Annual	Monthly
Grounds Maintenance Program	\$43,860	\$3,655
Turf Fertilization and Pest Control Program	\$3,600	\$300.00
Ornamental Fertilization and Pest Control Program	\$780	\$65.00
Irrigation Inspection Program	\$2,400	\$200.00
TOTAL FOR ALL SERVICES	\$50,640	\$4,220

Additional Services	Per Event
Seasonal Annual color program – Per 4” annual installed	\$2.00
Mulch – Per cubic yard installed	\$45.00

CAPITAL
Land Management

Terms and Conditions

This Landscape Services Agreement (this "Agreement") is made as of _____ between _____ ("Client") and **Capital Land Management Corporation** ("Contractor"). The initial term of this Agreement shall be 12 month(s) commencing on _____ and terminating on _____ (the "Initial Term"). Thereafter, this Agreement shall renew automatically for successive one-year terms, unless sooner terminated by either party giving written notice at least 60 days prior to the end of the Initial Term, or the then current renewal term. For Services furnished pursuant to this Agreement, Client shall pay Contractor a service fee of \$ _____ in year one of this Agreement (the "Service Fee"). The Service Fee payable in each succeeding year shall be subject to an annual adjustment thereafter as agreed upon by both the Client and Contractor. Payment of the applicable year Service Fee shall be made in **twelve [12]** equal monthly installments of \$ _____.

1. Contractor agrees to provide all labor, supervision, and equipment necessary to carry out the scope of work outlined above on a routine schedule that is sensitive to the overall function of the property. All work shall be performed professionally in accordance with generally accepted horticultural practices. There shall be no variance from this scope of work unless expressly stated through an addendum.
2. Owner agrees to pay contractor dollars as total compensation for the performance of the terms of this agreement. ~~Payment by check or credit card is accepted. If owner uses a credit card to make payment there will be a 3% surcharge added to the total amount of each invoice.~~ Said compensation shall be paid monthly. Invoices shall be sent to the owner by the 5th day of each month and will be due and payable to the Capital Land Management Corporation no later than the 15th of the same month. ~~Invoices not paid within terms are subject to a 1.50 % monthly finance charge. If payment is not received by the 30th day after the invoice date, contractor will suspend services until payment is received. Services will resume upon receipt of payment.~~
3. ~~Either party may cancel this agreement with sixty (60) days prior written notice mailed to the party at the addresses listed in this Agreement. During this notice of cancellation sixty day period, lawn service will continue at the normal rates listed in this Agreement.~~
4. Contractor will not be held responsible for pre-existing conditions (examples; chinch bug damage, inadequate tree pruning, etc.), damage caused by others, or weather acts of freeze, drought, excessive rains, severe wind, and hail. Contractor shall assume no responsibility or liability for personal injury or property damage arising out of or resulting, directly or indirectly, from the accumulation of water, falling limbs, leaves or other debris on sidewalks, walkways, curbs and other paved surfaces between scheduled visits by maintenance crews.
5. Customer is aware that weather conditions such as, but not limited to, rain may cause a delay in service. In which case Contractor may not service property on normally scheduled day. It is understood that depending on the length and severity of the rain, it may take Contractor varying amounts of time to fulfill all work covered under this service agreement. Contractor will exercise

its best judgment for the services needed, based upon growth of grass and existing conditions at that time.

6. For Customers safety, neither the Contractor, nor any of its employees are to be approached while using any equipment.
7. CLM follows Covid policies strictly governed by the CDC.
8. The Contractor shall, its own expense, maintain insurance during the performance of its services under this agreement, with limits of liability not less than \$1 million, for Workers Compensation, General Liability and Automobile.

The undersigned parties warrant that they are authorized representatives of their respective companies or residence and have the requisite authority to bind their employer and/or principle.

Client Signature: _____ **Date:** _____

Print Name / Title: _____

Capital Land Mgmt. Signature: _____ **Date:** _____

Print Name / Title: _____

CAPITAL
Land Management



CAPILAN-01

BJONES

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/8/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER ASSOCIATES AGENCY, INC. 11470 N 53rd St Temple Terrace, FL 33617	CONTACT NAME:	FAX (A/C, No.): (813) 988-0989	
	PHONE (A/C, No, Ext): (813) 988-1234	E-MAIL ADDRESS: certs@associatesins.com	
INSURED Capital Land Management Corporation 3545 Waterfield Rd Lakeland, FL 33813	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Southern Owners Insurance Co		10190
	INSURER B : NGM Insurance Company		14788
	INSURER C : Bridgefield Casualty Insurance Company		10335
	INSURER D : Westchester Surplus Lines Ins. Co.		
	INSURER E :		
	INSURER F :		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liab. GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		20054078	11/15/2020	11/15/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		B1P3377K	11/15/2020	11/15/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000 \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		5205407800	11/15/2020	11/15/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in RI) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y <input type="checkbox"/> N / A	196-47409	12/29/2020	12/29/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Pollution Policy		G70920293 003	11/15/2020	11/15/2021	Occ \$ 1,000,000 Agg 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Capital Land Management
3545 Waterfield Road
Lakeland, FL 33803

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

With increasing interest in our environmental impact on our Florida lands, CLM understands the importance of staying informed and is continually updated by the agencies below to ensure your land and community are in compliance and conserving and preserving Florida's limited natural resources.



**CAPITAL LAND
MANAGEMENT**
GROWING YOUR LIVING ASSETS

Josh Burton • 863.370.9126

Jarrett Myers • 813.469.8716

P.J. Piney • 863.797.9970

OFFICES

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SECTION VIII

**WINDWARD
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA**

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Grau & Associates

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Windward Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Windward Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 24, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

 & Associates

June 24, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Windward Community Development District, Osceola County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,583,951.
- The change in the District's total net position in comparison with the prior fiscal year was \$1,583,529, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$1,528,427, an increase of \$692,294 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items and deposits, restricted for debt service and capital projects, assigned for subsequent year's expenditures and the remainder is unassigned deficit fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities as of September 30, 2020.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2020	2019
Current and other assets	\$ 1,659,739	\$ 847,742
Capital assets, net of depreciation	6,295,397	6,520,233
Total assets	7,955,136	7,367,975
Current liabilities	276,185	182,553
Long-term liabilities	6,095,000	7,185,000
Total liabilities	6,371,185	7,367,553
Net position		
Net investment in capital assets	205,667	(659,501)
Restricted	1,203,755	601,209
Unrestricted	174,529	58,714
Total net position	\$ 1,583,951	\$ 422

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase is the extent that ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,			
	2020	2019	
Revenues:			
Program revenues			
Charges for services	\$ 2,382,244	\$ 1,014,415	
Operating grants and contributions	206,668	28,362	
Capital grants and contributions	4	4,022,438	
Total revenues	2,588,916	5,065,215	
Expenses:			
General government	128,835	68,342	
Maintenance and operations	500,405	441,694	
Interest	376,147	357,393	
Conveyance of infrastructure	-	3,892,593	
Bond issuance costs	-	325,056	
Total expenses	1,005,387	5,085,078	
Change in net position	1,583,529	(19,863)	
Net position - beginning	422	20,285	
Net position - ending	\$ 1,583,951	\$ 422	

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$1,005,387. Program revenues were comprised primarily of assessments and Developer contributions in the current fiscal year. As for expenses, they decreased mainly due to conveyance of assets to other entities and bond issuance costs in the prior year that did not reoccur in the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2020, the District had \$6,745,069 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$449,672 has been taken, which resulted in a net book value of \$6,295,397. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2020, the District had \$6,095,000 in Bond outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

Subsequent to fiscal year end, the District issued \$4,230,000 of Series 2020A-1 and \$8,010,000 of Series 2020A-2 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2025 - May 1, 2051 and fixed interest rates ranging from 3.0% to 4.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Windward Community Development District's Finance Department at 219 E. Livingston St., Orlando, Florida, 32801.

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

	Governmental Activities
ASSETS	
Cash	\$ 95,846
Assessments Receivable	191,758
Due from Developer	260,445
Accounts receivable	18,209
Prepaid items	8,094
Restricted assets:	
Investments	1,085,387
Capital assets:	
Depreciable, net	6,295,397
Total assets	<u>7,955,136</u>
LIABILITIES	
Accounts payable	82,305
Due to Developer	7,470
Accrued interest payable	144,873
Deferred revenue	41,537
Non-current liabilities:	
Due within one year	350,000
Due in more than one year	5,745,000
Total liabilities	<u>6,371,185</u>
NET POSITION	
Net investment in capital assets	205,667
Restricted for debt service	1,203,755
Unrestricted	174,529
Total net position	<u>\$ 1,583,951</u>

See notes to the financial statements

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 128,835	\$ 128,835	\$ 206,151	\$ -	\$ 206,151
Maintenance and operations	500,405	185,233	-	4	(315,168)
Interest on long-term debt	376,147	2,068,176	517	-	1,692,546
Total governmental activities	1,005,387	2,382,244	206,668	4	1,583,529
		Change in net position			1,583,529
		Net position - beginning			422
		Net position - ending			\$ 1,583,951

See notes to the financial statements

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 95,846	\$ -	\$ -	\$ 95,846
Investments	-	1,080,117	5,270	1,085,387
Assessments receivable	1,112	190,646	-	191,758
Due from Developer	182,580	77,865	-	260,445
Accounts receivable	18,209	-	-	18,209
Prepaid items and deposits	8,094	-	-	8,094
Total assets	\$ 305,841	\$ 1,348,628	\$ 5,270	\$ 1,659,739
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 82,274	\$ -	\$ -	\$ 82,274
Due to other	31	-	-	31
Deferred Revenue	41,537	-	-	41,537
Due to developer	7,470	-	-	7,470
Total liabilities	131,312	-	-	131,312
Fund balances:				
Nonspendable:				
Prepaid items and deposits	8,094	-	-	8,094
Restricted for:				
Debt service	-	1,348,628	-	1,348,628
Capital projects	-	-	5,270	5,270
Assigned to:				
Subsequent year's expenditures	198,976	-	-	198,976
Unassigned	(32,541)	-	-	(32,541)
Total fund balances	174,529	1,348,628	5,270	1,528,427
Total liabilities and fund balances	\$ 305,841	\$ 1,348,628	\$ 5,270	\$ 1,659,739

See notes to the financial statements

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Fund balance - governmental funds \$ 1,528,427

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	6,745,069	
Accumulated depreciation	(449,672)	6,295,397

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(144,873)	
Bonds payable	(6,095,000)	(6,239,873)
Net position of governmental activities		\$ 1,583,951

See notes to the financial statements

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 314,068	\$ 2,068,176	\$ -	\$ 2,382,244
Developer contributions	206,151	-	-	206,151
Interest earnings	-	517	4	521
Total revenues	520,219	2,068,693	4	2,588,916
EXPENDITURES				
Current:				
General government	128,835	-	-	128,835
Maintenance and operations	275,569	-	-	275,569
Debt service:				
Principal	-	1,090,000	-	1,090,000
Interest	-	402,218	-	402,218
Total expenditures	404,404	1,492,218	-	1,896,622
Excess (deficiency) of revenues over (under) expenditures	115,815	576,475	4	692,294
Fund balances - beginning	58,714	772,153	5,266	836,133
Fund balances - ending	\$ 174,529	\$ 1,348,628	\$ 5,270	\$ 1,528,427

See notes to the financial statements

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds	\$	692,294
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Amounts reported for governmental activities in the statement of activities
are different because:

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		1,090,000
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Depreciation on capital assets is not recognized in the governmental fund financial statements, however, these amounts are recognized as expenses in the government-wide statement of activities.		(224,836)
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The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.		26,071
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Change in net position of governmental activities	\$	1,583,529
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See notes to the financial statements

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Windward Community Development District (the "District") was established by Osceola County Ordinance 2017-21 effective on April 10, 2017 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. Initially, the Board is elected by the landowners within the District based on one vote per acre or portion of an acre. Upon 6 years and 250 registered voters, the Supervisors are elected on an at large basis by registered voters residing within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2020, three of the five Board members are affiliated with K. Hovnanian at Mystic Dunes, LLC ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to residents and non-residents of the District who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as general revenues.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and certified for collection on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure and for renewal and replacement within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Roadways	30
Stormwater/reclaim	30
Infrastructure - other	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover difference in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2020:

	Amortized Cost	Credit Risk	Maturities
US Bank Mmkt 5 - Ct	\$ 1,085,387	Not available	N/A
	<u>\$ 1,085,387</u>		

Custodial credit risk – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, being depreciated				
Infrastructure - roadways	\$ 798,316	\$ -	\$ -	\$ 798,316
Infrastructure - stormwater	3,608,827	-	-	3,608,827
Infrastructure - other	2,337,926	-	-	2,337,926
Total capital assets, being depreciated	6,745,069	-	-	6,745,069
Less accumulated depreciation for:				
Infrastructure - roadways	26,611	26,611	-	53,222
Infrastructure - stormwater	120,294	120,294	-	240,588
Infrastructure - other	77,931	77,931	-	155,862
Total accumulated depreciation	224,836	224,836	-	449,672
Total capital assets being depreciated	6,520,233	(224,836)	-	6,295,397
Governmental activities capital assets, net	\$ 6,520,233	\$ (224,836)	\$ -	\$ 6,295,397

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$22,712,000. The infrastructure will include construction of the master stormwater management system, the sanitary sewer, portable water, and reclaimed water mains, roadway network, offsite roadway and utility improvements, perimeter landscape and irrigation improvements within the District boundary. A portion of the project costs was expected to be financed with the proceeds from the issuance of Series 2018 Bonds with the remainder to be funded by future bond issuances or contributions from the Developer and conveyed to the District.

Depreciation was charged to maintenance and operations.

NOTE 6 – LONG-TERM LIABILITIES

Series 2018

On November 8, 2018, the District issued \$3,460,000 of Series 2018 A-1 Bonds and \$4,120,000 of Series 2018 A-2 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2020 - May 1, 2049 and fixed interest rates ranging from 4.5% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1 commencing on May 1, 2019. Principal on the Series 2018 A-1 Bonds will be paid serially commencing on May 1, 2020 through May 1, 2049. Principal on the Series 2018 A-2 Bonds will be paid on November 1, 2029.

The Series 2018 A-1 Bonds are subject to optional redemption at the option of the District prior to their maturity. Both, Series 2018A-1 and Series A-2 are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain event occurred as outlined in the Bond Indenture. For Series 2018A-2, this occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$735,000 of Series 2018 A-2 Bonds. In addition, see Note – 12 Subsequent Events for extraordinary redemption amounts subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2018A-1	\$ 3,460,000	\$ -	\$ 50,000	\$ 3,410,000	\$ 50,000
Series 2018A-2	3,725,000	-	1,040,000	2,685,000	300,000
Total	<u>\$ 7,185,000</u>	<u>\$ -</u>	<u>\$ 1,090,000</u>	<u>\$ 6,095,000</u>	<u>\$ 350,000</u>

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Governmental Activities			
Year ending September 30:	Principal	Interest	Total
2021	\$ 350,000	\$ 338,995	\$ 688,995
2022	50,000	328,045	378,045
2023	55,000	325,795	380,795
2024	60,000	323,320	383,320
2025	60,000	320,260	380,260
2026-2030	2,740,000	1,413,500	4,153,500
2031-2035	475,000	750,125	1,225,125
2036-2040	620,000	599,645	1,219,645
2041-2045	825,000	398,750	1,223,750
2046-2049	860,000	3,801,705	4,661,705
Total	<u>\$ 6,095,000</u>	<u>\$ 8,600,140</u>	<u>\$ 14,695,140</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$206,151. As of September 30, 2020, the Developer owes the District \$260,445.

Assessment revenue includes amounts paid by lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer Landowner, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims over the past three years.

NOTE 11 – HOA SHARED COST AGREEMENT

The District has entered an agreement with the HOA whereby the HOA will reimburse the District for a portion of the irrigation costs which are shared by the two entities. The agreement expires April 18, 2068 unless cancelled sooner by one of the parties in accordance with the terms of the agreement.

NOTE 12 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$665,000 of the Series 2018 A-2 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

Bond Issuance

Subsequent to fiscal year end, the District issued \$4,230,000 of Series 2020A-1 and \$8,010,000 of Series 2020A-2 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2025 - May 1, 2051 and fixed interest rates ranging from 3.0% to 4.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 493,127	\$ 314,068	\$ (179,059)
Developer contributions	-	206,151	206,151
Total revenues	<u>493,127</u>	<u>520,219</u>	<u>27,092</u>
EXPENDITURES			
Current:			
General government	110,027	128,835	(18,808)
Maintenance and operations	383,100	275,569	107,531
Total expenditures	<u>493,127</u>	<u>404,404</u>	<u>88,723</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	115,815	<u>\$ 115,815</u>
Fund balance - beginning		<u>58,714</u>	
Fund balance - ending		<u>\$ 174,529</u>	

See notes to required supplementary information

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Windward Community Development District
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Windward Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 24, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in blue ink, appearing to read "B. J. Associates".

June 24, 2021



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Windward Community Development District
Osceola County, Florida

We have examined Windward Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Windward Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 24, 2021



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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Windward Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Windward Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated June 24, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2021, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Windward Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties

We wish to thank Windward Community Development District, Osceola County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 24, 2021

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

SECTION IX

SECTION C

SECTION 1

Windward
Community Development District

Summary of Check Register

April 01, 2021 to July 31, 2021

Fund	Date	Check No.'s		Amount
General Fund	4/2/21	347-348	\$	8,400.75
	4/13/21	349-354	\$	13,512.71
	4/22/21	355-358	\$	9,073.00
	4/23/21	359	\$	10,026.54
	5/4/21	360	\$	900.00
	5/14/21	362	\$	4,117.70
	5/27/21	363-367	\$	19,468.52
	6/15/21	368-372	\$	9,328.65
	6/28/21	373	\$	10,929.66
Total			\$	85,757.53

*** CHECK DATES 04/01/2021 - 07/31/2021 *** WINDWARD CDD - GENERAL FUND BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	SUB ACT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
4/02/21	00002	7/24/20	92694	202006	310-51300-49200				*	2,480.50	
		11/20/20	95179	202010	310-51300-49200				*	588.00	
		2/24/21	97203	202101	310-51300-49200				*	1,093.50	
		3/25/21	97520	202102	310-51300-31500				*	2,345.00	
								LATHAM, LUNA, EDEN & BEAUDINE, LLP			6,507.00 000347
4/02/21	00013	1/25/21	18-021(3	202012	310-51300-49200				*	393.75	
		3/25/21	18-021(4	202102	310-51300-31100				*	1,500.00	
					GEN ENGINEERING FEB 21						
								POULOS & BENNETT			1,893.75 000348
4/13/21	00014	3/03/21	S228187	202102	320-53800-34100				*	177.00	
					GATE MAINTENANCE 2/12/21						
								ACCESS CONTROL TECHNOLOGIES, INC.			177.00 000349
4/13/21	00021	2/26/21	4822	202102	320-53800-47500				*	385.00	
		2/26/21	4823	202102	320-53800-47500				*	230.00	
		2/26/21	4825	202102	320-53800-47000				*	2,880.00	
					TRELLIS REPAIRS 2/3/21						
								BERRY CONSTRUCTION OF CENTRAL FL			3,495.00 000350
4/13/21	00031	3/16/21	210737	202103	320-53800-46400				*	1,270.00	
		3/25/21	210763	202103	320-53800-46400				*	817.78	
					IRRIGATION REPAIRS MAR 21						
								CAPITAL LAND MANAGEMENT CORP.			2,087.78 000351
4/13/21	00001	4/01/21	114	202104	310-51300-34000				*	3,004.17	
		4/01/21	114	202104	310-51300-35100				*	50.00	
		4/01/21	114	202104	310-51300-31300				*	583.33	
		4/01/21	115	202104	320-53800-47000				*	27.93	
		4/01/21	115	202104	320-53800-12000				*	1,287.50	
		4/01/21	116	202104	320-53800-34100				*	1,000.00	
					FACILITY MAINT APRIL 21						
								GOVERNMENTAL MANAGEMENT SERVICES-CF			5,952.93 000352

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
5/14/21	00002	1/21/21	95864	202012	310-51300-49200				*	1,477.50	
		3/25/21	97521	202102	310-51300-49200				*	1,154.50	
		4/26/21	97809	202103	310-51300-31500				*	1,485.70	
				LEGAL SERVICES - MARCH 21				LATHAM, LUNA, EDEN & BEAUDINE, LLP			4,117.70 000362
5/27/21	00031	4/22/21	210920	202104	320-53800-46800				*	1,459.33	
		5/01/21	210967	202105	320-53800-46800				*	7,765.00	
		5/03/21	210977	202104	320-53800-46400				*	584.71	
				IRRIGATION REPAIRS APR 21				CAPITAL LAND MANAGEMENT CORP.			9,809.04 000363
5/27/21	00001	5/01/21	117	202105	310-51300-34000				*	3,004.17	
		5/01/21	117	202105	310-51300-31300				*	583.33	
		5/01/21	117	202105	310-51300-35100				*	50.00	
		5/01/21	117	202105	310-51300-51000				*	.36	
		5/01/21	117	202105	310-51300-42000				*	35.76	
		5/01/21	117	202105	310-51300-42500				*	4.50	
		5/01/21	118	202105	320-53800-12000				*	1,287.50	
		5/01/21	119	202105	320-53800-34100				*	1,000.00	
		5/14/21	120	202105	320-53800-47000				*	5.36	
				ACE HOME & SUPPLY				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,970.98 000364
5/27/21	00012	5/01/21	1919	202105	320-53800-46900				*	300.00	
				FOUNTAIN SVC & MAINT 5/21				GRUNIT POOL SVCS			300.00 000365
5/27/21	00002	5/24/21	98094	202104	310-51300-31500				*	828.50	
				LEGAL SERVICES - APRIL 21				LATHAM, LUNA, EDEN & BEAUDINE, LLP			828.50 000366
5/27/21	00011	4/30/21	18-021(4	202103	310-51300-31100				*	2,560.00	
				ENGINEERING FEES MARCH 21				POULOS & BENNETT			2,560.00 000367

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO...	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT
6/15/21	00037	5/19/21	1	PRESSURE WASH WALL/GHOUSE	202105	320	53800	47000		CALM	*	625.00	625.00 000368
6/15/21	00031	5/14/21	211050	202105 320-53800-46700	202105	320	53800	46700		ADD LANDSCAPE-NEW PLANT	*	506.48	
6/01/21	211137	202106 320-53800-46800	202106 320-53800-46800	LANDSCAPE MAINT JUNE 21	202106	320	53800	46800			*	7,765.00	
6/02/21	211188	202105 320-53800-46400	202105 320-53800-46400	IRRIGATION REPAIRS MAY 21	202105	320	53800	46400			*	478.18	
6/03/21	211195	202106 320-53800-46700	202106 320-53800-46700	ADD LANDSCAPE-MORE FLOWERS	202106	320	53800	46700			*	2,180.00	
5/14/21	211050	202105 320-53800-46700	202105 320-53800-46700	ADD LANDSCAPE-NEW PLANT	202105	320	53800	46700			V	506.48	
6/01/21	211137	202106 320-53800-46800	202106 320-53800-46800	LANDSCAPE MAINT JUNE 21	202106	320	53800	46800			V	7,765.00	
6/02/21	211188	202105 320-53800-46400	202105 320-53800-46400	IRRIGATION REPAIRS MAY 21	202105	320	53800	46400			V	478.18	
6/03/21	211195	202106 320-53800-46700	202106 320-53800-46700	ADD LANDSCAPE-MORE FLOWERS	202106	320	53800	46700			V	2,180.00	
CAPITAL LAND MANAGEMENT CORP.													.00 000369
6/15/21	00036	6/06/21	5540	202106 320-53800-57400	202106	320	53800	57400		DEPOSIT-GATE SURVEILLANCE	*	4,919.25	
6/15/21	00020	6/01/21	21291	202105 310-51300-32200	202105	310	51300	32200		FUTURE HOME INTEGRATION	*	500.00	4,919.25 000370
AUDIT FYE 09/30/2020													
6/15/21	00002	4/26/21	97810	202103 310-51300-49200	202103	310	51300	49200		GRAU & ASSOCIATES	*	790.50	500.00 000371
5/24/21	98095	202104 310-51300-49200	202104 310-51300-49200	LEGAL SERVICE-EXPANSION	202104	310	51300	49200			*	2,493.90	
LEGAL SERVICE-EXPANSION													
6/28/21	00031	5/14/21	211050	202105 320-53800-46700	202105	320	53800	46700		LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	506.48	3,284.40 000372
6/01/21	211137	202106 320-53800-46800	202106 320-53800-46800	LANDSCAPE MAINT JUNE 21	202106	320	53800	46800			*	7,765.00	
6/02/21	211188	202105 320-53800-46400	202105 320-53800-46400	IRRIGATION REPAIRS MAY 21	202105	320	53800	46400			*	478.18	
6/03/21	211195	202106 320-53800-46700	202106 320-53800-46700	ADD LANDSCAPE-MORE FLOWERS	202106	320	53800	46700			*	2,180.00	
CAPITAL LAND MANAGEMENT CORP.													10,929.66 000373

TOTAL FOR BANK A 85,757.53

WWRD ---WINDWARD--- IARAUJO

*** CHECK DATES 04/01/2021 - 07/31/2021 ***
WINDWARD CDD - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
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TOTAL FOR REGISTER 85,757.53

WWRD --WINDWARD-- IARAUJO

SECTION 2

Windward
Community Development District

Unaudited Financial Reporting
May 31, 2021

GMS

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Windward
Community Development District
Combined Balance Sheet
May 31, 2021

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash	\$ 122,247	\$ -	\$ -	\$ 122,247
<u>Investments</u>				
Series 2018 A-1/A-2				
Reserve A-1	\$ -	\$ 121,730	\$ -	\$ 121,730
Reserve A-2	\$ -	\$ 41,760	\$ -	\$ 41,760
Revenue	\$ -	\$ 96,256	\$ -	\$ 96,256
Prepayment A-2	\$ -	\$ 929,760	\$ -	\$ 929,760
Construction	\$ -	\$ -	\$ 5,270	\$ 5,270
Series 2020 A-1/A-2				
Reserve A-1	\$ -	\$ 127,656	\$ -	\$ 127,656
Reserve A-2	\$ -	\$ 177,203	\$ -	\$ 177,203
Revenue	\$ -	\$ 3	\$ -	\$ 3
Interest A-1	\$ -	\$ 89,256	\$ -	\$ 89,256
Interest A-2	\$ -	\$ 176,229	\$ -	\$ 176,229
Construction	\$ -	\$ -	\$ 5,358,469	\$ 5,358,469
Cost of Issuance	\$ -	\$ -	\$ 59,577	\$ 59,577
Acquisition Retainage	\$ -	\$ -	\$ 2,646,183	\$ 2,646,183
Due From Developer	\$ 100,251	\$ -	\$ -	\$ 100,251
Due From Other	\$ 26,560	\$ -	\$ -	\$ 26,560
Total Assets	\$ 249,058	\$ 1,759,854	\$ 8,069,499	\$ 10,078,410
Liabilities:				
Accounts Payable	\$ 5,394	\$ -	\$ -	\$ 5,394
Total Liabilities	\$ 5,394	\$ -	\$ -	\$ 5,394
Fund Balances:				
Unassigned	\$ 243,663	\$ -	\$ -	\$ 243,663
Assigned for Debt Service	\$ -	\$ 1,759,854	\$ -	\$ 1,759,854
Assigned for Capital Projects	\$ -	\$ -	\$ 8,069,499	\$ 8,069,499
Total Fund Balances	\$ 243,663	\$ 1,759,854	\$ 8,069,499	\$ 10,073,016
Total Liabilities & Fund Balance	\$ 249,058	\$ 1,759,854	\$ 8,069,499	\$ 10,078,410

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

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
<u>Revenues</u>				
Assessments - Tax Roll/Direct	\$ 159,059	\$ 159,059	\$ 158,218	\$ (841)
Assessments - Direct Billed	\$ 153,167	\$ 153,168	\$ 153,168	\$ -
Deficit Funding	\$ 198,976	\$ 154,643	\$ 154,643	\$ -
Total Revenues	\$ 511,202	\$ 466,870	\$ 466,029	\$ (841)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 4,800	\$ 3,200	\$ 200	\$ 3,000
FICA Expense	\$ 367	\$ 245	\$ 15	\$ 229
Engineering	\$ 16,000	\$ 10,667	\$ 5,163	\$ 5,504
Attorney	\$ 25,000	\$ 16,667	\$ 11,892	\$ 4,775
Arbitrage	\$ 450	\$ 900	\$ 900	\$ -
Dissemination	\$ 3,500	\$ 2,333	\$ 4,875	\$ (2,542)
Annual Audit	\$ 4,200	\$ 2,000	\$ 2,000	\$ -
Trustee Fees	\$ 5,000	\$ 3,717	\$ 3,717	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 36,050	\$ 24,033	\$ 24,033	\$ (0)
Information Technology	\$ 1,800	\$ 1,200	\$ 400	\$ 800
Telephone	\$ 300	\$ 200	\$ -	\$ 200
Postage	\$ 1,000	\$ 667	\$ 202	\$ 464
Travel Per Diem	\$ 660	\$ 440	\$ -	\$ 440
Printing & Binding	\$ 500	\$ 333	\$ 32	\$ 301
Insurance	\$ 5,500	\$ 5,500	\$ 5,381	\$ 119
Legal Advertising	\$ 2,500	\$ 1,667	\$ 103	\$ 1,564
Other Current Charges	\$ 1,000	\$ 667	\$ 1,399	\$ (732)
Office Supplies	\$ 400	\$ 267	\$ 2	\$ 265
Property Appraiser	\$ 500	\$ 333	\$ 110	\$ 224
Property Taxes	\$ 250	\$ 167	\$ -	\$ 167
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Boundary Expansion	\$ -	\$ -	\$ 10,492	\$ (10,492)
Total General & Administrative:	\$ 114,952	\$ 80,377	\$ 76,091	\$ 4,286

Windward

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2021

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
Operation & Maintenance				
Field Expenses				
Field Services	\$ 15,450	\$ 10,300	\$ 10,300	\$ -
Facility Maintenance	\$ 12,000	\$ 8,000	\$ 7,000	\$ 1,000
Telephone	\$ 3,500	\$ 2,333	\$ -	\$ 2,333
Electric	\$ 26,000	\$ 17,333	\$ 39,635	\$ (22,302)
Water & Sewer	\$ 210,000	\$ 140,000	\$ 168,392	\$ (28,392)
Security Building Maintenance	\$ 10,000	\$ 6,667	\$ 798	\$ 5,868
Landscape Maintenance	\$ 63,000	\$ 42,000	\$ 61,399	\$ (19,399)
Landscape Contingency	\$ 25,000	\$ 16,667	\$ 15,000	\$ 1,666
Property Insurance	\$ 6,000	\$ 6,000	\$ 2,713	\$ 3,287
Fountain Maintenance	\$ 4,200	\$ 2,800	\$ 2,670	\$ 130
Lake Maintenance	\$ 6,000	\$ 4,000	\$ -	\$ 4,000
Irrigation Repairs	\$ 4,000	\$ 2,667	\$ 7,398	\$ (4,731)
Lighting Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Monument Maintenance	\$ 1,400	\$ 933	\$ 1,780	\$ (847)
Roadway Maintenance	\$ 2,200	\$ 1,467	\$ 3,050	\$ (1,583)
Contingency	\$ 5,000	\$ 3,333	\$ 4,535	\$ (1,201)
Total Operations and Maintenance Expenses	\$ 396,250	\$ 266,167	\$ 324,670	\$ (58,503)
Total Expenditures	\$ 511,202	\$ 346,544	\$ 400,761	\$ (54,217)
Other Financing Sources/(Uses)				
Transfer In/Out	\$ -	\$ -	\$ (3,605)	\$ (3,605)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (3,605)	\$ (3,605)
Excess Revenues (Expenditures)	\$ 0		\$ 61,664	
Fund Balance - Beginning	\$ -		\$ 182,000	
Fund Balance - Ending	\$ 0		\$ 243,663	

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

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
Revenues				
Special Assessments - 2018 A1	\$ 243,648	\$ 243,648	\$ 242,360	\$ (1,288)
Interest Income	\$ 500	\$ 333	\$ 9	\$ (324)
Total Revenues	\$ 244,148	\$ 243,981	\$ 242,369	\$ (1,612)
Expenditures:				
Series 2018A-1				
Interest - 11/1	\$ 95,983	\$ 95,983	\$ 95,983	\$ -
Principal - 5/1	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest - 5/1	\$ 95,983	\$ 95,983	\$ 95,983	\$ -
Total Expenditures	\$ 241,965	\$ 241,965	\$ 241,965	\$ -
Other Sources/(Uses)				
Transfer in/Out	\$ -	\$ -	\$ 3,605	\$ 3,605
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,605	\$ 3,605
Excess Revenues (Expenditures)	\$ 2,183		\$ 4,009	
Fund Balance - Beginning	\$ 98,656		\$ 215,807	
Fund Balance - Ending	\$ 100,839		\$ 219,816	

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

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
Revenues				
Special Assessments - 2018 A2	\$ 138,330	\$ 50,170	\$ 50,170	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 1,433,661	\$ 1,433,661
Interest Income	\$ 500	\$ 333	\$ 16	\$ (317)
Total Revenues	\$ 138,830	\$ 50,503	\$ 1,483,847	\$ 1,433,344
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	\$ 69,165	\$ 41,760	\$ 27,405
Special Call - 5/1	\$ -	\$ -	\$ 85,000	\$ (85,000)
Total Expenditures	\$ 447,030	\$ 447,030	\$ 1,458,035	\$ (1,011,005)
Excess Revenues (Expenditures)	\$ (308,200)		\$ 25,812	
Fund Balance - Beginning	\$ 377,865		\$ 943,876	
Fund Balance - Ending	\$ 69,665		\$ 969,690	

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

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 8	\$ 8
Total Revenues	\$ -	\$ -	\$ 8	\$ 8
Expenditures:				
Series 2020A-1				
Interest - 05/1		\$ -	\$ 90,243	\$ (90,243)
Principal - 11/1		\$ -	\$ -	\$ -
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 90,243	\$ (90,243)
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 307,150	\$ 307,150
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 307,150	\$ 307,150
Excess Revenues (Expenditures)	\$ -		\$ 216,915	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 216,915	

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

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 13	\$ 13
Total Revenues	\$ -	\$ -	\$ 13	\$ 13
Expenditures:				
Series 2020A-2				
Interest - 05/1	\$ -	\$ -	\$ 178,178	\$ (178,178)
Principal - 11/1	\$ -	\$ -	\$ -	\$ -
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 178,178	\$ (178,178)
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ 531,597	\$ 531,597
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 531,597	\$ 531,597
Excess Revenues (Expenditures)	\$ -		\$ 353,432	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 353,432	

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

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	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 May 31, 2021

	Adopted Budget	Prorated Budget Thru 05/31/21	Actual Thru 05/31/21	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 259	\$ 259
Total Revenues	\$ -	\$ -	\$ 259	\$ 259
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Capital Outlay	\$ -	\$ -	\$ 2,950,058	\$ (2,950,058)
Capital Outlay-COI	\$ -	\$ -	\$ 387,225	\$ (387,225)
Total Expenditures	\$ -	\$ -	\$ 3,337,283	\$ (3,337,283)
<u>Other Financing Sources/(Uses)</u>				
Bonds Proceeds	\$ -	\$ -	\$ 11,401,253	\$ 11,401,253
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 11,401,253	\$ 11,401,253
Excess Revenues (Expenditures)	\$ -		\$ 8,064,228	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 8,064,228	

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	\$ 2,977	\$ 2,401	\$ 1,216	\$ 2,403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158,218
Assessments - Direct Billed	\$ -	\$ -	\$ 76,584	\$ -	\$ 38,292	\$ -	\$ -	\$ 38,292	\$ -	\$ -	\$ -	\$ -	\$ 153,168
Deficit Funding	\$ 13,094	\$ 30,155	\$ 1,688	\$ 588	\$ -	\$ 5,445	\$ 2,632	\$ 101,041	\$ -	\$ -	\$ -	\$ -	\$ 154,643
Total Revenues	\$ 13,094	\$ 60,909	\$ 196,789	\$ 3,515	\$ 40,693	\$ 6,661	\$ 5,035	\$ 139,333	\$ -	\$ -	\$ -	\$ -	\$ 466,925
Expenditures													
General & Administrative													
Supervisors Fees	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
IT/CA Expense	\$ -	\$ -	\$ -	\$ 15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15
Engineering	\$ 3,188	\$ 1,109	\$ -	\$ (3,194)	\$ 1,500	\$ 2,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,163
Attorney	\$ 705	\$ 2,828	\$ 2,858	\$ 842	\$ 2,345	\$ 1,486	\$ 829	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,892
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 292	\$ 583	\$ 583	\$ 1,083	\$ 583	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ 4,875
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 2,000
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	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ 24,033
Information Technology	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ 400
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 34	\$ 54	\$ 35	\$ 5	\$ 3	\$ 35	\$ -	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ 202
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ 2	\$ -	\$ 12	\$ -	\$ 2	\$ 12	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 32
Insurance	\$ 5,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,381
Legal Advertising	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103
Other Current Charges	\$ -	\$ 465	\$ 126	\$ 139	\$ 120	\$ 127	\$ 389	\$ 33	\$ -	\$ -	\$ -	\$ -	\$ 1,399
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 2
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Boundary Expansion	\$ 3,088	\$ -	\$ 1,871	\$ 1,094	\$ 1,155	\$ 791	\$ 2,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,492
Total General & Administrative	\$ 21,020	\$ 8,094	\$ 12,258	\$ 3,239	\$ 8,892	\$ 8,648	\$ 9,749	\$ 4,311	\$ -	\$ -	\$ -	\$ -	\$ 76,991
Operation & Maintenance													
Field Expenses	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ 10,300
Field Services	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Recdity Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 1,092	\$ 921	\$ 9839	\$ 4,133	\$ 3,711	\$ 4,818	\$ 7,288	\$ 7,833	\$ -	\$ -	\$ -	\$ -	\$ 39,635
Electric	\$ 33,437	\$ 21,346	\$ 26,455	\$ 20,028	\$ 23,544	\$ 18,952	\$ 21,438	\$ 3,192	\$ -	\$ -	\$ -	\$ -	\$ 186,352
Water & Sewer	\$ 492	\$ 129	\$ -	\$ -	\$ 177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 798
Security Building Maintenance	\$ 6,924	\$ 7,765	\$ 7,765	\$ 7,765	\$ 7,765	\$ 7,885	\$ 7,765	\$ 7,765	\$ -	\$ -	\$ -	\$ -	\$ 61,399
Landscape Maintenance	\$ 9,682	\$ -	\$ -	\$ 1,172	\$ -	\$ 2,180	\$ 1,459	\$ 506	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscaping Contingency	\$ 2,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,713
Property Insurance	\$ 570	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 2,670
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 1,366	\$ -	\$ 217	\$ 695	\$ 1,970	\$ 2,088	\$ 585	\$ 478	\$ -	\$ -	\$ -	\$ -	\$ 7,398
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting Maintenance	\$ -	\$ 1,165	\$ -	\$ -	\$ 615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,780
Monument Maintenance	\$ -	\$ 3,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,050
Roadway Maintenance	\$ -	\$ 10	\$ -	\$ 176	\$ 2,880	\$ 52	\$ 786	\$ 630	\$ -	\$ -	\$ -	\$ -	\$ 4,535
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations and Maintenance	\$ 58,563	\$ 36,975	\$ 45,864	\$ 36,558	\$ 43,249	\$ 38,642	\$ 41,908	\$ 22,992	\$ -	\$ -	\$ -	\$ -	\$ 325,670
Total Expenditures	\$ 79,584	\$ 45,069	\$ 58,122	\$ 39,796	\$ 52,121	\$ 47,210	\$ 51,657	\$ 27,303	\$ -	\$ -	\$ -	\$ -	\$ 408,761
Other Financing Sources (Uses)													
Transfer In/Out	\$ (3,605)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,605)
Total Other Financing Sources (Uses)	\$ (3,605)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,605)
Excess Revenues (Expenditures)	\$ (70,094)	\$ 15,840	\$ 138,667	\$ (36,282)	\$ (11,427)	\$ (40,549)	\$ (46,622)	\$ 112,130	\$ -	\$ -	\$ -	\$ -	\$ 61,664

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)
PRINCIPAL PAYMENT - 05/01/21		(\$50,000)
CURRENT BONDS OUTSTANDING		\$3,360,000

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	\$41,760	
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)
SPECIAL CALL - 05/01/21		(\$85,000)
CURRENT BONDS OUTSTANDING		\$1,355,000

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	\$177,203	
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									
DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	ASSESSED THROUGH COUNTY		
							O&M Portion	S2018 DSF Portion	Total
							39.50%	60.50%	100.00%
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	\$2,383.00	\$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	\$6,079.95
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
04/12/21	ACH	\$4,760.13	\$95.20	\$0.00	\$0.00	\$4,664.93	\$1,842.52	\$2,822.40	\$4,664.92
04/12/21	ACH	\$1,447.75	\$28.96	\$0.00	\$0.00	\$1,418.79	\$560.38	\$858.40	\$1,418.78
TOTAL		\$425,238.28	\$8,190.21	\$16,469.70	\$0.00	\$400,578.37	\$158,218.20	\$242,360.13	\$400,578.33

Gross

\$ 159,059.00 \$ 243,648.00 \$ 402,707.00
\$ 169,211.70 \$ 259,200.00 \$ 428,411.70

Off Roll Assessment

K. Hovnanian at Mystic Dunes, LLC

Net Assessments						
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018
12/23/20	12/1/20	1436	\$76,583.92	\$76,583.92	\$76,583.92	\$0.00
2/17/21	2/1/21	1530	\$38,291.96	\$38,291.96	\$38,291.96	
4/1/21	4/1/21	1669	\$50,170.00	\$50,170.00		\$50,170.00
5/1/21	5/1/21	1781	\$38,291.96	\$38,291.96	\$38,291.96	
	9/1/21		\$50,170.00			
			\$253,507.84	\$203,337.84	\$153,167.84	\$50,170.00

98% Gross Percent Collected
\$3,173.42 Balance Remaining to Collect

SECTION 3

**NOTICE OF MEETINGS
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Windward Community Development District** will hold its regularly scheduled public meetings for the **Fiscal Year 2022** at **7813 Four Seasons Blvd., Kissimmee, Florida 34747**, at 2:00 p.m. on the third Wednesday of the month as follows:

October 20, 2021
November 17, 2021
December 15, 2021
January 19, 2022
February 16, 2022
March 16, 2022
April 20, 2022
May 18, 2022
June 15, 2022
July 20, 2022
August 17, 2022
September 21, 2022

The meeting are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained by contacting the office of the District Manager at 219 East Livingston Street, Orlando, Florida 32801, (407) 841-5524. Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: www.windwardcdd.com.

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

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

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

Jason M. Showe
Governmental Management Services – Central Florida, LLC
District Manager