

Windward
Community Development District

Adopted Budget
FY 2022



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Windward

Community Development District

General Fund

Description	Adopted Budget FY2021	Actuals Thru 5/31/21	Projected Next 4 Months	Projected Thru 9/30/21	Adopted 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					
<i>Administrative</i>					
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

General Fund

Description	Adopted Budget FY2021	Actuals Thru 5/31/21	Projected Next 4 Months	Projected Thru 9/30/21	Adopted 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

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	Adopted Budget FY2022
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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
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*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	Prinicipal	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

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	Adopted 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	<u>\$5,800</u>
Total	<u><u>\$5,800</u></u>

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

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	Adopted 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	<u>\$88,126</u>
Total	<u><u>\$88,126</u></u>

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

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	Adopted 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