

*Windward
Community Development District*

Agenda

January 19, 2022

AGENDA

Windward

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

January 12, 2022

Board of Supervisors
Windward
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Windward Community Development District will be held **Wednesday, January 19, 2022 at 2:00 p.m.** at **7813 Four Seasons Blvd., Kissimmee, Florida 34747**. Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Period
- III. Approval of Minutes of November 17, 2021 Board of Supervisors Meeting and Acceptance of November 17, 2021 Landowners Meeting
- IV. Consideration of Disclosure of Public Financing
- V. Consideration of Temporary Access Easement Agreement with Lionel Mendez
- VI. Consideration of Amendment to Agreement with Poulous & Bennett to Provide Additional Wasterwater Services & Stormwater Management Needs Analysis
- VII. Ratification of Consent to Assignment of Agreement for Landscape Maintenance Services with Capital Land Management
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Arbitrage Rebate Calculation Report
- IX. Other Business
- X. Supervisors' Requests
- XI. Adjournment

The second order of business of the Board of Supervisors meeting is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is approval of the minutes of the Nvoember 17, 2021 Board of Supervisors meeting and Acceptance of the minutes of the November 17, 2021 Landowners meeting. The minutes are enclosed for your review.

The fourth order of business is consideration of disclosure of public financing. A copy of the disclosure is enclosed for your review.

The fifth order of business is consideration of Temporary Access Easement Agreement with Lionel Mendez. A copy of the agreement is enclosed for your review.

The sixth order of business is consideration of Amendment to Agreement with Poulous & Bennett to Provide Additional Wasterwater Services & Stormwater Management Needs Analysis. A copy of the amendment is enclosed for your review.

The seventh order of business is ratification of Consent to Assignment of Agreement for Landscape Maintenance Services with Capital Land Management. A copy of the letter is enclosed for your review.

Section C of the eighth 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 presentation of arbitrage rebate calculation report.

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

Sincerely,

Jason Showe
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, November 17, 2021 at 2:20 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Scott Johnston	Chairman
Jimmy Clark	Vice Chairman
Susan Moss	Assistant Secretary

Also present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
David Kelly	District Engineer
William Viasalyers	Field Manager
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

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members

Mr. Showe being a notary public of the State of Florida administered the oath of office to Mr. Johnson, Mr. Clark, and Ms. Moss.

B. Consideration of Resolution 2022-02 Canvassing and Certifying the Results of the Landowners' Election

Mr. Showe stated next is consideration of Resolution 2022-02 canvassing and certifying the results of the landowners' election. We will fill in the blanks with the results of that election; Ms. Moss and Mr. Johnston will serve four-year terms of office and Mr. Clark will serve a two-year term of office.

On MOTION by Mr. Johnston seconded by Mr. Clark with all in favor Resolution 2022-02 was approved.

C. Consideration of Resolution 2022-03 Electing Officers

Mr. Showe stated this is required after every election. If the board is amenable, I ask the George Flint from my office be elected secretary, Jason Showe as assistant secretary and treasurer and Katie Costa as assistant treasurer and the board will discuss who will be chair and vice chair and the remaining board members will be assistant secretaries.

On MOTION by Mr. Clark seconded by Mr. Johnston with all in favor Resolution 2022-03 reflecting the following officers was approved: Scott Johnston chairman, Jimmy Clark vice chairman, George Flint secretary, Jason Showe treasurer and assistant secretary, Katie Costa as assistant treasurer, Marvin Morris, Thomas Franklin, Susan Moss assistant secretaries was approved.

FOURTH ORDER OF BUSINESS**Approval of the Minutes of the October 20, 2021 Meeting**

On MOTION by Mr. Johnston seconded by Mr. Clark with all in favor the minutes of the October 20, 2021 meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Consideration of Data Sharing and Usage Agreement with the Osceola County Property Appraiser**

Mr. Showe stated next is the annual agreement with the Osceola County property appraiser. This allows us to get the information to place our assessments on the tax roll.

On MOTION by Mr. Johnston seconded by Mr. Clark with all in favor the data sharing and usage agreement with Osceola County Property Appraiser was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated the board of supervisors have equal weight, the chair doesn't have two votes and the rest of the board have one, they each have one vote.

There was a memorandum included in your agenda. The Florida Legislature created a new law that became effective July 1, 2021 and requires cities, counties and special districts to prepare and submit a 20-year needs analysis for stormwater and wastewater systems. We have spoken to several district engineering firms and they have many of these items already. Our suggestion is for David to work with GMS and compile a gross estimated proposal to be considered by the board at a future meeting.

B. Engineer

Mr. Kelly stated an update from the last meeting Phases 3B and 4A construction is substantially complete, we still have the ongoing offsite issue, a utility pole relocation on Sandhill Road.

Mr. Johnston stated we are supposed to see a proposal from Duke Energy by the end of this week or early next week. We are pushing them to get that finished.

Mr. Kelly stated 3C, 3D and 4B, which are the remaining parcels behind us and wrapping around to Old Lake Wilson Road are under construction. The majority of the infrastructure, potable water, sewer, storm, landscaping is complete and the as-built drawings will be coming shortly.

D. Manager

i. Approval of Check Register

On MOTION by Mr. Clark seconded by Mr. Johnston with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

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

iii. Field Operations

Mr. Viasalyers stated we are working with the landscaper, they finished the common area mulching. We are also working on getting the gate coming from Sandhill, we are waiting for the vendor to get the materials in. Once the electronics come in the gate will be repaired. Hopefully, by the next meeting that gate will be operating.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Showe stated we will look at the December meeting, we may cancel that if there is no business to come before the board.

On MOTION by Mr. Clark seconded by Mr. Johnston with all in favor the meeting adjourned at 2:32 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

WINDWARD
COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS MEETING

The Windward Community Development District Landowners' meeting was held Wednesday, November 17, 2021 at 2:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present were:

Scott Johnston
Jimmy Clark
Susan Moss
Jason Showe
Kristen Trucco
David Kelly
William Viasalyers
Several residents

The following is a summary of the minutes and actions taken at the November 17, 2021 Landowners' meeting and a copy of the proceedings can be obtained by contacting the District Manager.

FIRTS ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Mr. Showe stated we have determined there are 214 voting units represented today.

SECOND ORDER OF BUSINESS

Call to Order

Mr. Showe called the landowners meeting to order.

THIRD ORDER OF BUSINESS

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

Mr. Showe stated for purposes of conducting the meeting today typically I am elected chairman. There being no objection, Mr. Showe was appointed Chairman to conduct the Landowners' election.

FOURTH ORDER OF BUSINESS

Nominations for the Position of Supervisor

Mr. Showe stated there are three seats up for election and we will take nominations from the floor.

Mr. Johnston nominated Scott Johnston, Jimmy Clark and Susan Moss.

Ms. King nominated herself.

There being no other nominations, the nominations were closed.

FIFTH ORDER OF BUSINESS

Casting of Ballots

SIXTH ORDER OF BUSINESS

Tabulation of Ballots

Mr. Showe tabulated the ballots and read the results into the record. Mr. Johnston received 204 votes, Mr. Clark received 204 votes, Ms. Moss received 209 votes and Ms. King received 14 votes. Therefore, Ms. Moss will serve a four-year term of office and we will conduct an additional vote because we have a tie of Mr. Clark and Mr. Johnston.

Mr. Clark will serve the two-year term of office and Mr. Johnston will serve a four-year term of office.

SEVENTH ORDER OF BUSINESS

Landowners Questions and Comments

Mr. Johnston stated I head up all of our land all over Central Florida. I currently run several different CDDs as well as HOAs. I have been actively involved in the HOA process. Quite a few of the issues raised at the last meeting need to be addressed by the HOA. We need to do a better job of having HOA meetings so the residents do have a place to have a voice. The CDD is more about the infrastructure, they are not the enforcement side of an issue, that is the HOA and we will start to make that process going forward with regular monthly meetings.

The Landowners' meeting adjourned at 2:20 p.m.

SECTION IV

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Windward Community Development District

219 E. Livingston St.
Orlando, FL 32801

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE WINDWARD COMMUNITY DEVELOPMENT DISTRICT
2018A PROJECT AND 2020A PROJECT**

Board of Supervisors¹

Windward Community Development District

Scott Johnston
Chairperson

Tom Franklin
Assistant Secretary

Jimmy Clark
Vice Chairperson

Marvin Morris
Assistant Secretary

Susan Moss
Assistant Secretary

Governmental Management Services - – Central Florida, LLC
219 E. Livingston St.
Orlando, Florida 32801
(407) 841-5524

District records are on file at the offices of Governmental Management Services and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of January 5, 2022. For a current list of Board Members, please contact the District Manager's office.

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WINDWARD COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Windward Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of certain master stormwater management system, onsite transportation improvements, offsite improvements, potable water distribution, sanitary sewer system, reclaimed water distribution system, landscaping, walls, monuments, electrical distribution (undergrounding) & lights, and professional fees.

DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE WINDWARD COMMUNITY DEVELOPMENT DISTRICT

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Windward Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance No. 2017-21 enacted by the Board of County Commissioners of Osceola County, Florida, which was effective on April 11, 2017. The District encompasses approximately 160 acres of land located entirely within the boundaries of Osceola County, Florida, as expanded. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when both six years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Osceola County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 160 acres located entirely within Osceola County, Florida. The portion of the District known as the 2018A and 2020A Project consists of approximately 160 developable acres within the District. The legal description of the lands encompassed within the 2018A and 2020A Project is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District's development program for the 2018A and 2020A Project includes, but is not limited to, certain master stormwater management system, onsite transportation improvements, offsite improvements, potable water distribution, sanitary sewer system, reclaimed water distribution system, landscaping, walls, monuments, electrical distribution (undergrounding) & lights, and professional fees. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted a Master Engineer's Report dated April 27, 2017, which details all of the improvements contemplated for the completion of the infrastructure of the District (the "Capital Improvements Plan"), as supplemented by the Windward Community Development District First Supplemental Engineer's Report (2018A Project), dated October 24, 2018, and as further supplemented by the Windward Community Development District Second Supplemental Engineer's Report (2020 Project), dated September 21, 2020. Copies of the Engineer's Reports are available for review in the District's public records.

These public infrastructure improvements have been and will be funded by the District's sale of bonds. On August 29, 2017, the Circuit Court of the State of Florida, in and for Osceola County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$26,880,000 in Special Assessment Revenue Bonds for infrastructure needs of the District.

On November 14, 2018, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the 2018A Project Capital Improvement Plan. On that date, the District issued its Windward Community Development District, Special Assessment Revenue Bonds, Series 2018A-1 and Series 2018A-2 (together the "Series 2018A Bonds"), in the amount totaling \$7,580,000. Proceeds of the Series 2018A Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the 2018A Project.

On October 29, 2020, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for the 2020A Project Capital Improvement Plan. On that date, the District issued its Windward Community Development District, Special Assessment Revenue Bonds Series 2020A-1 and Series 2020A-2 (together the "Series 2020A Bonds"), in the amount totaling \$12,240,000. Proceeds of the Series 2020A Bonds are being used to finance the cost of a portion of the acquisition, construction, installation, and equipping of the 2020A Project.

Sections Description of Series 2018A and Series 2020A Project Capital Improvement Plan

Roadway Improvements

As indicated above, the District has funded roadway construction internal to the District consisting of local roadways. Exhibit 5, Roadway Ownership Map, provides a graphical representation of the proposed improvements. All such local roadways will be open to the public.

Stormwater Management

As indicated above, the District has funded the construction of the master stormwater management system for the lands within the District. This system is made up of wet detention stormwater treatment ponds, control structures, spreader swales, inlets, manholes and storm pipes. The proposed ponds and

outfall structures have been designed to provide water quality treatment and attenuation in accordance with Osceola County and the South Florida Water Management District regulations. The stormwater management system has been designed to accommodate on-site runoff in addition to offsite flows which have historically entered the project site. Exhibit 6A, Post-Development Basin Map provide graphical representations of the proposed stormwater management system.

100-Year Floodplain

Pursuant to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) panels 12097C 0040G and 12097C 0030G both dated June 18, 2013, none of the project site is located within the 100-year Flood Hazard Area (FHA), Zone AE or Zone A. Exhibit 6C, FEMA 100-Year Floodplain details the floodplain limits relative to the District boundaries.

The lack of FEMA FHA does not preclude any Jurisdiction having permitting authority from requiring the establishment of Base Flood Elevations (BFE) nor to avoid measures resulting from any filled areas below the BFE which will require mitigation in the form of a volume-for-volume match between BFE impacts and compensating storage.

Master Infrastructure

Various master infrastructure elements funded by the developer are not eligible for reimbursement and are therefore not included in the first bond issuance. These include earthworks and stabilization associated with private residential lots and costs due to non-tangible items such as permit fees, mobilization, maintenance of traffic, performance bonds, asbuilt surveys, and erosion control maintenance. Master infrastructure elements included in the first bond issuance are detailed herein.

Potable Water Distribution System

The District has funded the construction of the water distribution system within the District and those portions required to connect to existing or proposed offsite facilities. The potable water system will be conveyed to, and owned and maintained by 1W A once it has been certified complete. The main sizing within the District, sized to provide water to residents of the District, will be required to be designed and constructed based on the Master Utility Plan (MUP). Exhibit 7, Potable Water Distribution System Map, provides a graphical representation of the water mains to be constructed within Phase 1 and the overall District.

Reclaimed Water Distribution System

The District has funded the construction of the reclaimed water distribution system within the District and those portions required to connect to existing or proposed offsite facilities. The reclaimed water system will be conveyed to, and owned and maintained by the District once it has been certified complete by the District. The main sizing within the District, sized to provide reclaimed water to the lot boundaries and common areas, will be required to be designed and constructed based on the MUP. Exhibit 8, Reclaimed Water Distribution System Map, provides a graphical representation of the existing and proposed offsite reclaimed water system and overall system contemplated within the District.

Wastewater System

The District has funded the construction of the gravity sewer, force main, and lift station infrastructure within the District and those portions required to connect to existing or proposed offsite facilities. The wastewater system will be conveyed to, and owned and maintained by TWA once it has been certified complete by the District. The main sizing and lift stations within the District, sized to provide wastewater service to the residents of the District, will be required to be

designed and constructed based on the MUP. Exhibit 9, Wastewater System Map, provides a graphical representation of the wastewater system and overall system contemplated within the District.

Landscape & Hardscape

The landscaping and irrigation of the primary roadways will provide the "first impression" of the Development. The District will fund landscape and hardscape construction and maintenance within common areas which may include perimeter landscape buffers, master signage, way finding signage, entry hardscape features, entry landscape, amenity area landscape and hardscape, pedestrian/multi-purpose trails, and street trees. The District will own and maintain foregoing improvements.

Electrical Distribution and Street Lights

Most, if not all, District constructed Master Infrastructure will include underground electric and street lighting. The street lighting system will be constructed in cooperation with Osceola County, Duke Energy and the Developer. The District will fund the cost to trench the underground installation only. Leasing and monthly service charges associated with the upgraded street lighting fixtures along District owned and maintained roadways within the District are the responsibilities of others. Duke Energy and the appropriate community entity will own and maintain the electric and street light infrastructure.

Assessments, Fees and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Series 2018A Bonds and 2020A Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual debt assessment levels for property within the 2018A and 2020A Project for the Series 2018A and Series 2020A Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review in the District's public records.

The current maximum annual debt assessments for the Series 2018A and 2020A Bonds per unit within the 2018A and 2020A Project are as follows:

Product Type	Series 2018A-1 and Series 2020 A-1 Maximum Annual Debt Assessment Per Unit	Series 2018A-2 Maximum Annual Debt Assessment Per Unit	Series 2020A-2 Maximum Annual Debt Assessment Per Unit
Single Family – 45’	\$960	\$1,216	NA
Single Family – 50’	\$960	\$1,440	\$1,572
Duplex	\$960	\$770	\$783

Note: The maximum annual debt assessments have been grossed up to include collection costs from Osceola County and a maximum discount for early payment as authorized by law.

The Series 2018A and Series 2020A Bond Debt Assessments described above exclude any operations and maintenance assessments (“O&M Assessments”) which may be determined and calculated annually by the District’s Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District’s current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

The District’s Series 2018A Bond Debt Assessments and the Series 2020A Bond Debt Assessments and/or operation and maintenance assessments may appear on that portion of the annual real estate tax notice entitled “non-ad valorem assessments,” and will be collected by the Osceola County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District’s operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Windward Community Development District, 219 E. Livingston St., Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the _____ day of _____, 2022, and recorded in the Official Records of Osceola County, Florida.

WINDWARD COMMUNITY DEVELOPMENT DISTRICT

By: Scott Johnston
Chairman

Witness

Witness

Print Name

Print Name

**STATE OF FLORIDA
COUNTY OF OSCEOLA**

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by Scott Johnston, Chairperson of the Windward Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____



SECTION V

**TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE WINDWARD COMMUNITY DEVELOPMENT DISTRICT
AND LIONEL MENDEZ**

This **Temporary Access Easement Agreement** (“Easement Agreement”) is made and entered into this 4th day of January, 2022, by and between:

Windward Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida, and whose mailing address is c/o Governmental Management Services – Central Florida, 219 East Livingston Street, Orlando, Florida 32801 (the “District”); and

Lionel Mendez, whose mailing address is 7890 Sabal Point Loop, Kissimmee, Florida 34747 (the “Homeowner”).

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), and by Osceola County, Florida Ordinance number 2017-21, as amended by Ordinance number 2021-44, and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is the owner of certain lands in Osceola County, Florida more particularly described as Tract N, of FOUR SEASONS AT ORLANDO PHASE 2, according to the Plat thereof, as recorded in Plat Book 28, at Page 9, of the Public Records of Osceola County, Florida, (Osceola County Parcel ID number: 15-25-27-3415-0001-00N0) (the “District’s Property”); and

WHEREAS, the Homeowner is the owners of property within the District having the address of 7980 Sabal Point Loop, Kissimmee, Florida 34747, with a legal description of Lot 109, of FOUR SEASONS AT ORLANDO PHASE 2, according to the Plat thereof, as recorded in Plat Book 28, at Page 9, of the Public Records of Osceola County, Florida (Osceola County Parcel ID number: 15-25-27-3415-0001-1090) (the “Homeowner’s Property”); and

WHEREAS, the Homeowner has requested that the District grant to them a temporary, nonexclusive easement over the District’s Property for the purpose of gaining access to Homeowner’s Property for the construction of a swimming pool and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. GRANT OF EASEMENT. The District hereby grants to the Homeowner a temporary, non-exclusive easement over, upon, through and across the District's Property for the sole purpose of Homeowner (and its contractors) gaining access to their lot for the purpose of construction of a swimming pool (the "Easement"). Homeowner agrees that the Easement will only be used for access to the rear portion of the Homeowner's Property for construction of a swimming pool. No dump trucks, pickups or other vehicles will be parked or left overnight on the District's Property. No materials shall be placed or stored on the District's Property. The Homeowner agrees and acknowledges that, while the District grants access across the District's Property, the District makes no representations or warranties of any kind that the Homeowner has authority to access road right of way or that the District's Property is suitable for vehicular, or any other, use; the Homeowner's use of the District's Property is solely at its own risk. The Homeowner shall be responsible for securing all required HOA approvals, utility approvals, if any, and permits from the City of Kissimmee, Osceola County or any other governmental entity or agency having jurisdiction thereof in connection with the excavation and construction of the swimming pool and any related improvements in the rear yard of Homeowner's Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the District's Property.

3. TERM. The Homeowner shall be permitted to use the Easement until the earlier of the completion of the excavation and construction of the swimming pool at Homeowner's Property, or ninety (90) days from the date of this Easement Agreement, at which time the Easement shall automatically terminate.

4. INDEMNIFICATION.

a. The Homeowner agrees to indemnify and hold the District (which shall, for the purpose of this section include the District's agents, employees, contractors, managers, etc.) harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the District's Property (or any adjacent or neighboring property) by the Homeowner, its employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors).

b. The Homeowner agrees that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

5. DAMAGE. In the event that the Homeowner, its respective employees, agents, assignees and/ or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to the District's Property or any of the improvements located within the District's Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, the Homeowner, at Homeowner's

sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Homeowner shall allow no lien to attach to the District's Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of the Homeowner. In the event the Homeowner does not fully repair damages under this Easement Agreement within the thirty (30) day period specified herein, the Homeowner hereby consents to the District repairing such damage at the sole cost of the Homeowner, including fees for administration, interest charges, as applicable; such costs may be made a lien on the Homeowner's Property enforceable by the District.

6. INSURANCE. The Homeowner agrees that he has current property and liability insurance and that the Homeowner shall insure all contractors retained for construction of the swimming pool and related work are insured and licensed, as applicable.

7. DEFAULT. A default by any party under this Easement Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

8. ENFORCEMENT OF AGREEMENT. In the event that either the District or Homeowner seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

9. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner:

Lionel Mendez
7980 Sabal Point Loop
Kissimmee, Florida 34747

To the District:

Windward Community Development District
c/o Governmental Management Services – Central
Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: Jason Showe, District Manager

With a copy to:

Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Avenue, Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, Esq.

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

10. THIRD PARTIES. This Easement Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

11. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Easement Agreement without the prior written consent of the other parties.

12. CONTROLLING LAW. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. PUBLIC RECORDS. The Homeowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

14. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

15. BINDING EFFECT. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

16. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

17. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

18. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

[Signatures Provided on Following Page.]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**WINDWARD COMMUNITY
DEVELOPMENT DISTRICT:**

Jason Showe
District Manager

Date: _____, 2022

HOMEOWNER:



Lionel Mendez

Date: 4-22, 2022

SECTION VI



Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

January 3, 2022

Via Email

Windward Community Development District
c/o Jason Showe, District Manager
135 West Central Boulevard, Suite 320
Orlando, Florida 32801
jshowe@gmscfl.com

Subject: Amendment 1 – 20 Year Needs Analysis
Windward Community Development District
Poulos & Bennett Job No. 18-021

Dear Windward Community Development District:

Pursuant to the original executed agreement dated July 19, 2017, Poulos & Bennett, LLC provides this amendment to the original agreement for the additional services as outlined below. All services shall be accomplished in accordance with the terms and conditions of the original Agreement.

Poulos & Bennett, LLC ("Poulos & Bennett") and Windward Community Development District ("Client") enter into this agreement as follows:

SCOPE OF SERVICES:

**A. Wastewater Services & Stormwater Management Needs Analysis
(18-021.04)**

Based on the newly effective Sections 403.9301 and 403.9302, Florida Statutes, and pursuant to the request of the Windward CDD, Poulos & Bennett will prepare and provide to the CDD the required 20-Year Needs Analysis ("Report"). This Report will be based on the requirements of Sections 403.9301 and 403.9302, including information prepared and provided publicly from the Office of Economic and Demographic Research ("OEDR"). The Report shall address the expected needs of the Wastewater Services & Stormwater Management facilities owned and maintained by the Windward CDD for the prescribed 20-year period and will be updated every five years. The Report shall include, but not be limited to, the following required information:

- i. For wastewater services, since there are no CDD owned and maintained wastewater facilities, nor are there any planned CDD owned and maintained wastewater utility extensions, only those items shown below are required:
 - A detailed description of the facilities used to provide wastewater services.
 - The number of current and projected connections and residents served calculated in 5-year increments.
 - The current and projected service area for wastewater services.

- ii. The 20-Year Needs Analysis will encompass the approximate 160.4 acre area of the Windward CDD. The stormwater management systems servicing the CDD includes thirteen (13) stormwater management ponds. For these stormwater management programs and systems, the Report will include:

- A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- The number of current and projected residents served calculated in 5-year increments.
- The current and projected service area for the stormwater management program or stormwater management system.
- The current and projected cost of providing services calculated in 5-year increments.
- The estimated remaining useful life of each facility or its major components.
- The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

The Report will include the methodology and supporting data necessary to confirm the results.

**B. Meetings & Coordination – Needs Analysis
(18-021.05)**

Poulos & Bennett will coordinate with and prepare for and attend coordination meetings with the Windward CDD legal and managerial staff, Osceola County staff and the Windward CDD Board throughout the preparation of the Report as needed. These services will only be provided at the request of the Client and will be invoiced on an hourly fee basis in accordance with Poulos & Bennett's Standard Rate Schedule. (Exhibit 'B').

FEE SCHEDULE:

Task Number	Description	Amount	
		Lump Sum Fees	Hourly Fee Estimates in Accordance with Exhibit B
.04	Wastewater Services & Stormwater Management Needs Analysis	\$18,500.00	---
.05	Meetings & Coordination – Needs Analysis	---	Budget Estimate of \$5,000.00
.993	Reimbursable Expense	---	Budget Estimate of \$1,000.00

Hourly services will be billed in accordance with the hourly rate schedule attached as Exhibit B.

These fees do not include: required application fees made payable to the respective public agencies through which permitting is required; reimbursable expenses as specified in this agreement or illustrative plans that may be required for community/public meetings.

REIMBURSABLE EXPENSE (18-021.991):

Reimbursables will be charged on a direct cost basis times a multiple of 1.20. Reimbursables shall include, but not be limited to, all prints and reproduction costs associated with reports, prints and reproducibles, postage and shipping, expenses to travel outside a thirty (30) mile radius of the office.

Should you have any questions regarding the information included with this amendment, please do not hesitate to contact us. Please sign this amendment and return one copy for our records.

Sincerely,



Jamie T. Poulos, P.E., LEED A.P.
Partner
Poulos & Bennett, LLC

**Amendment 1 – 20-Year Needs Analysis
Windward Community Development District
Poulos & Bennett Job No. 18-021**

I agree to the terms and conditions listed above.

Signature Date

Printed Name

Company

EXHIBIT "B"

POULOS & BENNETT, LLC

2022 HOURLY RATE SCHEDULE

EXPERT WITNESS	\$400
PUBLIC MEETING REPRESENTATION	\$400
PRINCIPAL	\$250
DIRECTOR OF ENGINEERING	\$235
PLANNING GROUP LEADER	\$235
PRACTICE TEAM LEADER	\$225
DEVELOPMENT MANAGER	\$195
SR. PROJECT MANAGER	\$195
SENIOR PROJECT ENGINEER	\$175
PROJECT MANAGER – DEVELOPMENT SERVICES	\$165
PROJECT MANAGER	\$165
SENIOR PLANNER	\$150
ASSISTANT DEVELOPMENT MANAGER	\$140
GIS MANAGER	\$135
CAD MANAGER	\$130
PROJECT ENGINEER	\$135
SENIOR COMMUNITY DESIGNER	\$135
PROJECT PLANNER	\$135
PLAT MANAGER	\$135
SENIOR CAD DESIGNER	\$130
DEVELOPMENT COORDINATOR	\$125
STAFF ENGINEER	\$115
CAD TECHNICIAN	\$105
STAFF PLANNER	\$105
PROJECT COORDINATOR	\$90
ADMINISTRATIVE ASSISTANT	\$75



SECTION VII

CONFIDENTIAL

November 3, 2021

Windward Community Development District
c/o GMS Central Florida
219 East Livingston Street
Orlando, FL 32801
Attention: District Manager

RE: Consent to Assignment of Agreement for Landscape Maintenance Services, dated as of November 1, 2020, by and between Capital Land Management Corporation and Windward Community Development District and all amendments, supplements, addenda and exhibits thereto and statements of work and work orders thereunder (collectively, the “Agreement”).

Dear Sir or Madam:

On behalf of Capital Land Management Corporation (“*Capital Land*”), we are pleased to announce that Capital Land recently entered into a transaction (the “*Transaction*”) with Juniper Landscaping of Florida, LLC, a Florida limited liability company (“*Juniper*”), pursuant to which Juniper purchased substantially all of the assets of Capital Land. In connection with the Transaction, Capital Land has agreed to assign and transfer its rights and privileges and delegate its obligations and duties under its customer contracts, including the Agreement, to Juniper.

Juniper is a leading provider of landscaping design, installation and maintenance services. The Capital Land management team, including Steve Bruce, Jarrett Myers, Josh Burton and James Piney, are joining Juniper as part of the Transaction and are excited to continue to offer you exceptional services through the Juniper platform. We respectfully request that you signify your consent to the assignment of the Agreement to Juniper by executing this consent letter below and returning a copy to steve@capitalland.net.

Please do not hesitate to contact Jarrett Myers at (813) 469-8716 or at jarrett@capitalland.net if you have any questions.

Thank you in advance for your cooperation.

[signature page follows]

Sincerely,

CAPITAL LAND MANAGEMENT CORPORATION

By: Steven R. Bruce

Name: Steven Bruce

Title: Chief Executive Officer

By executing the below, you grant any consent that may be required under the Agreement in connection with the Transaction, and agree that the Transaction does not constitute a breach or default under the Agreement. Additionally, by executing the below, you agree that (i) you are a duly authorized representative with the authority to execute this consent and acknowledgement, (ii) the Agreement shall continue in full force and effect after the Transaction and (iii) Juniper and its respective affiliates, members, managers, agents and representatives may rely upon the foregoing statements by you.

CONSENT AND ACKNOWLEDGEMENT GIVEN:

WINDWARD COMMUNITY DEVELOPMENT DISTRICT

By: Jason Showe

Date: 1/6/22

Name: Jason M Showe

Title: District Manager

cc:

Latham, Luna, Eden & Beaudine, LLP
111 N. Magnolia Avenue
Suite 1400
Orlando, FL 32801
Attention: Jan Carpenter

SECTION VIII

SECTION C

SECTION 1

Windward

Community Development District

Summary of Check Register

November 11, 2021 to January 10, 2022

Fund	Date	Check No.'s	Amount
General Fund			
	11/18/21	410-411	\$ 17,692.75
	11/19/21	412-414	\$ 1,814.50
	12/20/21	415-428	\$ 41,361.66
	1/7/22	429-434	\$ 33,779.43
Total			\$ 94,648.34

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/18/21	00031	10/01/21 211775	202110 320-53800-46800	LANDSCAPE MAINT OCT 21	*	12,236.00	
		10/06/21 211829	202110 320-53800-46400	IRRIGATION REPAIRS OCT 21	*	234.00	
				CAPITAL LAND MANAGEMENT CORP.			12,470.00 000410
11/18/21	00001	10/01/21 136	202110 310-51300-34000	MANAGEMENT FEES OCT21	*	3,094.33	
		10/01/21 136	202110 310-51300-35200	WEBSITE ADMIN COT21	*	66.67	
		10/01/21 136	202110 310-51300-35100	INFORMATION TECH OCT21	*	116.67	
		10/01/21 136	202110 310-51300-31300	DISSEMINATION SVC OCT21	*	583.33	
		10/01/21 136	202110 310-51300-51000	OFFICE SUPPLIES	*	.30	
		10/01/21 136	202110 310-51300-42000	POSTAGE	*	35.28	
		10/01/21 137	202110 320-53800-12000	FIELD MANAGEMENT OCT21	*	1,326.17	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,222.75 000411
11/19/21	00018	10/15/21 10	202110 310-51300-31300	AMORT SERIES 2018A-2 11-1	*	500.00	
		10/15/21 10	202110 310-51300-31300	AMORT SERIES 2018A-2 11-1	*	500.00	
				DISCLOSURE SERVICES LLC			1,000.00 000412
11/19/21	00012	10/01/21 2469	202110 320-53800-46900	FOUNTAINS SVC&MAINT OCT21	*	300.00	
				GRUNIT POOL SVCS			300.00 000413
11/19/21	00002	10/21/21 99694	202109 310-51300-31500	LEGAL SERVICES SEP 21	*	514.50	
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			514.50 000414
12/20/21	00035	11/24/21 6661-11-	202111 310-51300-31200	ASSESSMENT BONDS 2020A1&2	*	450.00	
				AMTEC			450.00 000415
12/20/21	00041	12/01/21 13715	202111 320-53800-46700	LAKE MAINTENANCE NOV21	*	300.00	
				AQUATIC WEED MANAGEMENT, INC			300.00 000416
12/20/21	00014	11/30/21 S233023	202111 320-53800-57400	GATE MAINTENANCE 11/30/21	*	1,368.83	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		11/30/21	S233366 202111 320-53800-57400		*	289.96	
			GATE MAINTENANCE 11/30/21				
		12/09/21	S233552 202112 320-53800-57400		*	373.68	
			GATE MAINTENANCE 12/1/21				
				ACCESS CONTROL TECHNOLOGIES, INC.			2,032.47 000417
12/20/21	00031	10/28/21	211889 202110 320-53800-46400		*	855.46	
			IRRIGATION REPAIRS OCT21				
		10/29/21	211909 202110 320-53800-46400		*	790.12	
			IRRIGATION REPAIRS OCT21				
		11/01/21	211931 202111 320-53800-46800		*	12,236.00	
			LANDSCAPE MAINT NOV21				
				CAPITAL LAND MANAGEMENT CORP.			13,881.58 000418
12/20/21	00040	11/23/21	7-574-93 202111 310-51300-42000		*	31.01	
			FEDEX STANDARD OVERNIGHT				
				FEDEX			31.01 000419
12/20/21	00036	10/17/21	5724 202110 320-53800-57400		*	2,108.25	
			FINAL-GATE SURVEILLANCE				
				FUTURE HOME INTEGRATION			2,108.25 000420
12/20/21	99999	12/20/21	VOID 202112 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 000421
12/20/21	00001	9/17/21	135 202110 310-51300-31700		*	5,000.00	
			ASSESSMENT ROLL FY22				
		11/01/21	138 202111 310-51300-34000		*	3,094.33	
			MANAGEMENT FEES NOV21				
		11/01/21	138 202111 310-51300-35200		*	66.67	
			WEBSITE ADMIN NOV21				
		11/01/21	138 202111 310-51300-35100		*	116.67	
			INFORMATION TECH NOV21				
		11/01/21	138 202111 310-51300-31300		*	583.33	
			DISSEMINATION SVC NOV21				
		11/01/21	138 202111 310-51300-51000		*	.03	
			OFFICE SUPPLIES				
		11/01/21	138 202111 310-51300-42000		*	18.20	
			POSTAGE				
		11/01/21	138 202111 310-51300-42500		*	3.30	
			COPIES				
		11/01/21	139 202111 320-53800-12000		*	1,326.17	
			FIELD MANAGEMENT NOV21				
		12/01/21	140 202112 310-51300-34000		*	3,094.33	
			MANAGEMENT FEE DEC21				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/07/22	00018	12/29/21 11	202112 310-51300-31300		*	500.00	
		AMORT SERIES 2020A-2 2-1					
		12/29/21 11	202112 310-51300-31300		*	250.00	
		AMORT SERIES 2018A-2 2-1					
DISCLOSURE SERVICES LLC							750.00 000430
1/07/22	00042	12/01/21 142901	202112 320-53800-46800		*	12,236.00	
		LANDSCAPE MAINTEN DEC21					
		12/10/21 143319	202111 320-53800-46400		*	150.65	
		IRRIGATION REPAIRS NOV21					
		12/20/21 143626	202112 320-53800-46700		*	2,430.00	
		LANDSCAPE ENHANCE DEC21					
		1/01/22 144859	202201 320-53800-46800		*	12,236.00	
		LANDSCAPE MAINTEN JAN22					
JUNIPER LANDSCAPING OF FLORIDA, LLC							27,052.65 000431
1/07/22	00002	12/13/21 100169	202111 310-51300-31500		*	1,133.70	
		LEGAL SERVICES NOV21					
LATHAM,LUNA,EDEN & BEAUDINE,LLP							1,133.70 000432
1/07/22	00011	12/29/21 18-021(5	202111 310-51300-31100		*	675.70	
		ENGINEERING FEES NOV21					
POULOS & BENNETT							675.70 000433
1/07/22	00022	12/24/21 6370111	202112 310-51300-32300		*	3,717.38	
		TRUSTEE FEES SER18					
US BANK							3,717.38 000434
TOTAL FOR BANK A						94,648.34	
TOTAL FOR REGISTER						94,648.34	

SECTION 2

Windward
Community Development District

Unaudited Financial Reporting
November 30, 2021



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Windward
Community Development District
Combined Balance Sheet
November 30, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash	\$ 325,675	\$ -	\$ -	\$ 325,675
Prepaid Expense	\$ -	\$ -	\$ -	\$ -
Due From Developer	\$ 74,213	\$ -	\$ -	\$ 74,213
Due From Other	\$ 25,554	\$ -	\$ -	\$ 25,554
Due From General Fund	\$ -	\$ 167,193	\$ -	\$ 167,193
<u>Investments</u>				
Series 2018 A-1/A-2				
Reserve A-1	\$ -	\$ 121,730	\$ -	\$ 121,730
Reserve A-2	\$ -	\$ 8,555	\$ -	\$ 8,555
Revenue	\$ -	\$ 4,019	\$ -	\$ 4,019
Prepayment A-2	\$ -	\$ 69,221	\$ -	\$ 69,221
Construction	\$ -	\$ -	\$ 5,271	\$ 5,271
Series 2020 A-1/A-2				
Reserve A-1	\$ -	\$ 127,656	\$ -	\$ 127,656
Reserve A-2	\$ -	\$ 176,221	\$ -	\$ 176,221
Revenue	\$ -	\$ 16	\$ -	\$ 16
Interest A-1	\$ -	\$ 7	\$ -	\$ 7
Interest A-2	\$ -	\$ 13	\$ -	\$ 13
Prepayment A-2	\$ -	\$ 438,647	\$ -	\$ 438,647
Construction	\$ -	\$ -	\$ 8,004,854	\$ 8,004,854
Cost of Issuance	\$ -	\$ -	\$ 59,578	\$ 59,578
Total Assets	\$ 425,442	\$ 1,113,279	\$ 8,069,702	\$ 9,608,423
Liabilities:				
Accounts Payable	\$ 37,706	\$ -	\$ -	\$ 37,706
Due To Debt Service Fund	\$ 167,193	\$ -	\$ -	\$ 167,193
Due To Other	\$ -	\$ -	\$ -	\$ -
Total Liabilities	\$ 204,900	\$ -	\$ -	\$ 204,900
Fund Balances:				
Unassigned	\$ 220,543	\$ -	\$ -	\$ 220,543
Assigned for Debt Service	\$ -	\$ 1,113,279	\$ -	\$ 1,113,279
Assigned for Capital Projects	\$ -	\$ -	\$ 8,069,702	\$ 8,069,702
Total Fund Balances	\$ 220,543	\$ 1,113,279	\$ 8,069,702	\$ 9,403,524
Total Liabilities & Fund Balance	\$ 425,442	\$ 1,113,279	\$ 8,069,702	\$ 9,608,423

Windward
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/21	Thru 11/30/21	Variance
<u>Revenues</u>				
Assessments - Tax Roll/Direct	\$ 249,192	\$ 109,148	\$ 109,148	\$ -
Assessments - Direct Billed	\$ 76,584	\$ -	\$ -	\$ -
Deficit Funding	\$ 418,610	\$ 93,381	\$ 93,381	\$ -
Total Revenues	\$ 744,386	\$ 202,528	\$ 202,528	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 4,800	\$ 800	\$ -	\$ 800
FICA Expense	\$ 367	\$ 61	\$ -	\$ 61
Engineering	\$ 16,000	\$ 2,667	\$ 1,410	\$ 1,257
Attorney	\$ 25,000	\$ 4,167	\$ 2,586	\$ 1,581
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 7,000	\$ 2,167	\$ 2,167	\$ -
Annual Audit	\$ 4,300	\$ -	\$ -	\$ -
Trustee Fees	\$ 5,000	\$ 4,041	\$ 4,041	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 37,132	\$ 6,189	\$ 6,189	\$ 0
Information Technology	\$ 1,400	\$ 233	\$ 233	\$ (0)
Website Maintenance	\$ 800	\$ 133	\$ 133	\$ (0)
Telephone	\$ 250	\$ 42	\$ -	\$ 42
Postage	\$ 800	\$ 133	\$ 84	\$ 49
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -
Printing & Binding	\$ 500	\$ 83	\$ 3	\$ 80
Insurance	\$ 5,919	\$ 5,919	\$ 5,570	\$ 349
Legal Advertising	\$ 1,500	\$ 250	\$ 168	\$ 82
Other Current Charges	\$ 2,000	\$ 74	\$ 74	\$ -
Office Supplies	\$ 150	\$ 25	\$ 0	\$ 25
Property Appraiser	\$ 500	\$ -	\$ -	\$ -
Property Taxes	\$ 250	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 119,953	\$ 32,608	\$ 28,283	\$ 4,325

Windward
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/21	Thru 11/30/21	Variance
<u>Operation & Maintenance</u>				
Field Expenses				
Field Services	\$ 15,914	\$ 2,652	\$ 2,652	\$ (0)
Facility Maintenance	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
Telephone	\$ 3,500	\$ 583	\$ -	\$ 583
Electric	\$ 65,000	\$ 10,833	\$ 20,018	\$ (9,185)
Water & Sewer	\$ 330,000	\$ 55,000	\$ 92,976	\$ (37,976)
Security Building Maintenance	\$ 10,000	\$ 1,667	\$ 4,180	\$ (2,513)
Landscape Maintenance	\$ 134,520	\$ 134,520	\$ 24,472	\$ 110,048
Landscape Contingency	\$ 25,000	\$ 4,167	\$ 300	\$ 3,867
Property Insurance	\$ 3,200	\$ 3,200	\$ 2,808	\$ 392
Fountain Maintenance	\$ 4,200	\$ 700	\$ 600	\$ 100
Lake Maintenance	\$ 6,000	\$ 1,000	\$ -	\$ 1,000
Irrigation Repairs	\$ 4,000	\$ 4,000	\$ 2,030	\$ 1,970
Lighting Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Monument Maintenance	\$ 1,400	\$ 1,400	\$ -	\$ 1,400
Roadway Maintenance	\$ 2,200	\$ 2,200	\$ -	\$ 2,200
Contingency	\$ 5,000	\$ 833	\$ -	\$ 833
Total Operations and Maintenance Expenses	\$ 624,433	\$ 225,172	\$ 150,037	\$ 75,135
Total Expenditures	\$ 744,386	\$ 257,780	\$ 178,320	\$ 79,460
Excess Revenues (Expenditures)	\$ -		\$ 24,208	
Fund Balance - Beginning	\$ -		\$ 196,335	
Fund Balance - Ending	\$ -		\$ 220,543	

Windward
Community Development District
Debt Service Fund - Series 2018-A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/21	Thru 11/30/21	Variance
Revenues				
Special Assessments - 2018 A1	\$ 243,648	\$ 106,719	\$ 106,719	\$ -
Interest Income	\$ 50	\$ 8	\$ 2	\$ (6)
Total Revenues	\$ 243,699	\$ 106,728	\$ 106,721	\$ (6)
Expenditures:				
Series 2018A-1				
Interest - 11/1	\$ 94,858	\$ 94,858	\$ 94,858	\$ -
Principal - 5/1	\$ 50,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 94,858	\$ -	\$ -	\$ -
Total Expenditures	\$ 239,716	\$ 94,858	\$ 94,858	\$ -
Excess Revenues (Expenditures)	\$ 3,983		\$ 11,864	
Fund Balance - Beginning	\$ 99,379		\$ 228,008	
Fund Balance - Ending	\$ 103,362		\$ 239,872	

Windward

Community Development District

Debt Service Fund - Series 2018-A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/21	Thru 11/30/21	Variance
Revenues				
Special Assessments - 2018 A2 Direct	\$ 11,600	\$ -	\$ -	\$ -
Assessments - Prepayment	\$ -	\$ -	\$ 67,660	\$ 67,660
Interest Income	\$ 50	\$ 8	\$ 2	\$ (6)
Total Revenues	\$ 11,650	\$ 8	\$ 67,662	\$ 67,654
Expenditures:				
Series 2018A-2				
Special Call - 11/1	\$ 95,000	\$ 95,000	\$ 210,000	\$ (115,000)
Interest - 11/1	\$ 8,555	\$ 8,555	\$ 8,555	\$ -
Interest - 5/1	\$ 5,800	\$ -	\$ -	\$ -
Total Expenditures	\$ 109,355	\$ 103,555	\$ 218,555	\$ (115,000)
Excess Revenues (Expenditures)	\$ (97,705)		\$ (150,893)	
Fund Balance - Beginning	\$ 105,280		\$ 221,266	
Fund Balance - Ending	\$ 7,575		\$ 70,373	

Windward
Community Development District
Debt Service Fund - Series 2020-A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/21	Thru 11/30/21	Variance
Revenues				
Special Assessments - 2020 A2	\$ 255,313	\$ 60,474	\$ 60,474	\$ -
Interest Income	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ 255,313	\$60,474	\$60,476	\$ 2
Expenditures:				
Series 2020A-1				
Interest - 11/1	\$ 89,251	\$ 89,251	\$ 89,251	\$ -
Principal - 5/1	\$ 75,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 89,251	\$ -	\$ -	\$ -
Total Expenditures	\$ 253,502	\$ 89,251	\$ 89,251	\$ -
Excess Revenues (Expenditures)	\$ 1,810		\$ (28,775)	
Fund Balance - Beginning	\$ 89,263		\$ 216,919	
Fund Balance - Ending	\$ 91,073		\$ 188,144	

Windward
Community Development District
Debt Service Fund - Series 2020-A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/21	Thru 11/30/21	Variance
Revenues				
Assessments - 2020 A2	\$ 354,398	\$ -	\$ -	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 433,910	\$ 433,910
Interest Income	\$ -	\$ -	\$ 5	\$ 5
Total Revenues	\$ 354,398	\$ -	\$ 433,915	\$ 433,915
Expenditures:				
Series 2020A-2				
Interest - 11/1	\$ 176,220	\$ 176,220	\$ 176,220	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 230,000	\$ (230,000)
Interest - 5/1	\$ 176,220	\$ -	\$ -	\$ -
Total Expenditures	\$ 352,440	\$ 176,220	\$ 406,220	\$ (230,000)
Excess Revenues (Expenditures)	\$ 1,958		\$ 27,695	
Fund Balance - Beginning	\$ 176,237		\$ 587,196	
Fund Balance - Ending	\$ 178,195		\$ 614,891	

Windward
Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/21	Thru 11/30/21	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	\$ -		\$ 5,271	

Windward
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/21	Thru 11/30/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 67	\$ 67
Total Revenues	\$ -	\$ -	\$ 67	\$ 67
Expenditures:				
<i>General & Administrative:</i>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Capital Outlay-COI	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 67	
Fund Balance - Beginning	\$ -		\$ 8,064,364	
Fund Balance - Ending	\$ -		\$ 8,064,432	

Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Roll/Direct	\$ -	\$ 109,148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	109,148
Assessments - Direct Billed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Deficit Funding	\$ 19,168	\$ 74,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	93,381
Total Revenues	\$ 19,168	\$ 183,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	202,528
Expenditures:													
<u>General & Administrative:</u>													
Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ 734	\$ 676	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,410
Attorney	\$ 1,452	\$ 1,134	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,586
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	450
Dissemination	\$ 1,583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,167
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,041
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Management Fees	\$ 3,094	\$ 3,094	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,189
Information Technology	\$ 117	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	233
Website Maintenance	\$ 67	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133	\$ -	\$ -	\$ -	\$ -	133
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 35	\$ 49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	84
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Printing & Binding	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,570
Legal Advertising	\$ 168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	168
Other Current Charges	\$ 43	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	74
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Boundary Expansion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total General & Administrative:	\$ 18,039	\$ 10,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,283
<u>Operation & Maintenance</u>													
Field Expenses													
Field Services	\$ 1,326	\$ 1,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,652
Facility Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Telephone													\$ -
Electric	\$ 11,505	\$ 8,513	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,018
Water & Sewer	\$ 42,737	\$ 50,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	92,976
Security Building Maintenance	\$ 2,108	\$ 2,072	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,180
Landscape Maintenance	\$ 12,236	\$ 12,236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,472
Landscape Contingency	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	300
Property Insurance	\$ 2,808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,808
Fountain Maintenance	\$ 300	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Lake Maintenance													\$ -
Irrigation Repairs	\$ 1,880	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,030
Lighting Maintenance													\$ -
Monument Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Roadway Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations and Maintenance Expenses	\$ 74,901	\$ 75,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150,037
Total Expenditures	\$ 92,940	\$ 85,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	178,320
Excess Revenues (Expenditures)	\$ (73,772)	\$ 97,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,208

Windward

Community Development District

LONG TERM DEBT REPORT

SERIES 2018A-1, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	4.500%, 5.100%, 5.700%, 5.800%	
MATURITY DATE:	5/1/2049	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$121,730	
RESERVE FUND BALANCE	\$121,730	
BONDS OUTSTANDING - 11/07/18		\$3,460,000
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	\$41,760	
RESERVE FUND BALANCE	\$8,555	
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)
SPECIAL CALL - 08/01/21		(\$1,060,000)
SPECIAL CALL - 11/01/21		(\$210,000)
CURRENT BONDS OUTSTANDING		\$85,000

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	\$176,221	
BONDS OUTSTANDING - 10/29/20		\$8,010,000
SPECIAL CALL - 11/01/21		(\$230,000)
CURRENT BONDS OUTSTANDING		\$7,780,000

**WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts
Fiscal Year 2022

	\$ 249,192.40	\$ 243,648.00	\$ 138,067.20	\$ 630,907.60
Gross	\$ 265,098.30	\$ 259,200.00	\$ 146,880.00	\$ 671,178.30

TOTAL ASSESSMENT LEVY

ASSESSED THROUGH COUNTY

39.50%	38.62%	21.88%	100.00%
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DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	S2018 DSF Portion	S2020 DSF Portion	Total
11/22/21	ACH	\$290,367.93	\$5,807.35	\$11,382.67	\$0.00	\$273,177.91	\$107,898.31	\$105,497.62	\$59,781.99	\$273,177.92
11/26/21	ACH	\$3,406.35	\$68.12	\$175.26	\$0.00	\$3,162.97	\$1,249.29	\$1,221.50	\$692.18	\$3,162.97
TOTAL		\$293,774.28	\$5,875.47	\$11,557.93	\$0.00	\$276,340.88	\$109,147.60	\$106,719.12	\$60,474.17	\$276,340.89

44%	Gross Percent Collected
\$377,404.02	Balance Remaining to Collect

K. Hovnanian at Mystic Dunes, LLC								
			Net Assessments	\$557,935.96	\$76,583.96	\$11,600.00	\$117,312.00	\$352,440.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2018	DEBT SERVICE FUND 2020 A1	DEBT SERVICE FUND 2020 A2
12/6/21	12/1/21	1547	\$96,947.98	\$96,947.98	\$38,291.98		\$58,656.00	
	2/1/22		\$48,476.99					
	4/1/22		\$5,800.00					
	4/1/22		\$176,220.00					
	5/1/22		\$48,473.99					
	9/1/22		\$5,800.00					
	9/1/22		\$176,220.00					
			\$557,938.96	\$96,947.98	\$38,291.98	\$0.00	\$58,656.00	\$0.00

SECTION 3

REBATE REPORT

Windward Community Development District (Osceola County, Florida)

\$3,460,000 Special Assessment Bonds, Series 2018A-1

\$4,120,000 Special Assessment Bonds, Series 2018A-2

**Dated: November 29, 2018
Delivered: November 29, 2018**

**Rebate Report to the Computation Date
May 1, 2023
Reflecting Activity Through
November 30, 2021**



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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

December 29, 2021

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

Re: Windward Community Development District (Osceola County, Florida), \$3,460,000 Special Assessment Bonds, Series 2018A-1 & \$4,120,000 Special Assessment Revenue Bonds, Series 2018A-2

Dear Ms. Araujo:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Windward Community Development District (the "District").

The scope of our engagement consisted of preparing computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled the next Report as of November 30, 2022. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Caitlyn C. McGovern
Analyst

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the May 1, 2023 Computation Date
Reflecting Activity from November 29, 2018 through November 30, 2021

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.298703%	2,672.19	(61,476.52)
A-1 Reserve Fund	0.101363%	370.09	(24,028.73)
A-2 Reserve Fund	0.134090%	349.12	(17,318.61)
A-1 Interest Fund	0.272185%	337.77	(8,425.28)
A-2 Interest Fund	0.269748%	417.48	(10,505.23)
Totals	0.230622%	\$4,146.65	\$(121,754.37)
Bond Yield	5.751078%		
Rebate Computation Credits			(6,250.50)
Net Rebatable Arbitrage			\$(128,004.87)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatale Arbitrage, investment activity is reflected from November 29, 2018, the date of the closing, through November 30, 2021, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of May 1, 2023.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between November 29, 2018 and November 30, 2021, the District made periodic payments into the A-1 Interest, A-1 Sinking, A-1 Prepayment, A-2 Interest, A-2 Sinking and A-2 Prepayment Accounts (collectively, the "Debt Service Fund"), that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

May 1, 2023.

7. Computation Period

The period beginning on November 29, 2018, the date of the closing, and ending on November 30, 2021.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on May 1st, the day in the calendar year that was selected by the Issuer, or the final redemption date of the Bonds.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and U.S. Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	248372000
A-1 Interest	248372001
A-1 Sinking	248372002
A-1 Reserve	248372003
A-1 Prepayment	248372004
A-2 Interest	248372005
A-2 Sinking	248372006
A-2 Reserve	248372007
A-2 Prepayment	248372008
Acquisition and Construction	248372009

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of November 30, 2021, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 1, 2023. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 1, 2023, is the Rebatable Arbitrage.

Windward Community Development District
(Osceola County, Florida)
\$3,460,000 Special Assessment Revenue Bonds, Series 2018A-1
\$4,120,000 Special Assessment Revenue Bonds, Series 2018A-2
Delivered: November 29, 2018

Sources of Funds

Par Amount	<u>\$7,580,000.00</u>
Total	<u>\$7,580,000.00</u>

Uses of Funds

Acquisition and Construction Fund	\$6,604,706.39
A-1 Reserve Fund	121,730.00
A-2 Reserve Fund	119,480.00
A-1 Interest Fund	179,109.39
A-2 Interest Fund	220,374.22
Cost of Issuance	183,000.00
Underwriter's Discount	<u>151,600.00</u>
Total	<u>\$7,580,000.00</u>

PROOF OF ARBITRAGE YIELD

Windward Community Development District
(Osceola County)

\$3,460,000 Special Assessment Revenue Bonds, Series 2018A-1

\$4,120,000 Special Assessment Revenue Bonds, Series 2018A-2

Date	Debt Service	Total	Present Value to 11/29/2018 @ 5.7510776289%
05/01/2019	182,896.11	182,896.11	178,569.62
11/01/2019	216,587.50	216,587.50	205,553.26
05/01/2020	266,587.50	266,587.50	245,934.03
11/01/2020	215,462.50	215,462.50	193,213.92
05/01/2021	265,462.50	265,462.50	231,397.03
11/01/2021	214,337.50	214,337.50	181,610.37
05/01/2022	264,337.50	264,337.50	217,715.39
11/01/2022	213,212.50	213,212.50	170,698.97
05/01/2023	268,212.50	268,212.50	208,730.12
11/01/2023	211,975.00	211,975.00	160,353.57
05/01/2024	271,975.00	271,975.00	199,991.18
11/01/2024	210,445.00	210,445.00	150,420.96
05/01/2025	270,445.00	270,445.00	187,904.24
11/01/2025	208,915.00	208,915.00	141,096.14
05/01/2026	273,915.00	273,915.00	179,824.64
11/01/2026	207,257.50	207,257.50	132,260.91
05/01/2027	272,257.50	272,257.50	168,884.19
11/01/2027	205,600.00	205,600.00	123,971.00
05/01/2028	275,600.00	275,600.00	161,534.06
11/01/2028	203,815.00	203,815.00	116,120.50
05/01/2029	278,815.00	278,815.00	154,410.48
11/01/2029	4,321,902.50	4,321,902.50	2,326,609.42
05/01/2030	162,422.50	162,422.50	84,992.89
11/01/2030	80,142.50	80,142.50	40,764.97
05/01/2031	165,142.50	165,142.50	81,652.79
11/01/2031	77,720.00	77,720.00	37,353.63
05/01/2032	167,720.00	167,720.00	78,356.09
11/01/2032	75,155.00	75,155.00	34,129.79
05/01/2033	170,155.00	170,155.00	75,111.83
11/01/2033	72,447.50	72,447.50	31,086.72
05/01/2034	172,447.50	172,447.50	71,927.72
11/01/2034	69,597.50	69,597.50	28,217.66
05/01/2035	174,597.50	174,597.50	68,810.26
11/01/2035	66,605.00	66,605.00	25,515.84
05/01/2036	176,605.00	176,605.00	65,764.86
11/01/2036	63,470.00	63,470.00	22,974.56
05/01/2037	178,470.00	178,470.00	62,795.99
11/01/2037	60,192.50	60,192.50	20,587.18
05/01/2038	185,192.50	185,192.50	61,569.53
11/01/2038	56,630.00	56,630.00	18,301.09
05/01/2039	186,630.00	186,630.00	58,627.27
11/01/2039	52,925.00	52,925.00	16,160.95
05/01/2040	192,925.00	192,925.00	57,264.10
11/01/2040	48,865.00	48,865.00	14,098.72
05/01/2041	193,865.00	193,865.00	54,371.22
11/01/2041	44,660.00	44,660.00	12,175.21
05/01/2042	199,660.00	199,660.00	52,909.85
11/01/2042	40,165.00	40,165.00	10,346.21
05/01/2043	205,165.00	205,165.00	51,371.76
11/01/2043	35,380.00	35,380.00	8,611.26
05/01/2044	210,380.00	210,380.00	49,773.87
11/01/2044	30,305.00	30,305.00	6,969.46
05/01/2045	215,305.00	215,305.00	48,131.21
11/01/2045	24,940.00	24,940.00	5,419.47
05/01/2046	219,940.00	219,940.00	46,457.16
11/01/2046	19,285.00	19,285.00	3,959.64
05/01/2047	229,285.00	229,285.00	45,761.46

PROOF OF ARBITRAGE YIELD

Windward Community Development District
(Osceola County)

\$3,460,000 Special Assessment Revenue Bonds, Series 2018A-1

\$4,120,000 Special Assessment Revenue Bonds, Series 2018A-2

Date	Debt Service	Total	Present Value
			to 11/29/2018 @ 5.7510776289%
11/01/2047	13,195.00	13,195.00	2,559.89
05/01/2048	233,195.00	233,195.00	43,976.35
11/01/2048	6,815.00	6,815.00	1,249.26
05/01/2049	241,815.00	241,815.00	43,088.26
	14,139,426.11	14,139,426.11	7,580,000.00

Proceeds Summary

Delivery date	11/29/2018
Par Value	7,580,000.00
Target for yield calculation	7,580,000.00

BOND DEBT SERVICE

Windward Community Development District
(Osceola County)

\$3,460,000 Special Assessment Revenue Bonds, Series 2018A-1

\$4,120,000 Special Assessment Revenue Bonds, Series 2018A-2

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/29/2018					
05/01/2019			182,896.11	182,896.11	182,896.11
11/01/2019			216,587.50	216,587.50	
05/01/2020	50,000	4.500%	216,587.50	266,587.50	483,175.00
11/01/2020			215,462.50	215,462.50	
05/01/2021	50,000	4.500%	215,462.50	265,462.50	480,925.00
11/01/2021			214,337.50	214,337.50	
05/01/2022	50,000	4.500%	214,337.50	264,337.50	478,675.00
11/01/2022			213,212.50	213,212.50	
05/01/2023	55,000	4.500%	213,212.50	268,212.50	481,425.00
11/01/2023			211,975.00	211,975.00	
05/01/2024	60,000	5.100%	211,975.00	271,975.00	483,950.00
11/01/2024			210,445.00	210,445.00	
05/01/2025	60,000	5.100%	210,445.00	270,445.00	480,890.00
11/01/2025			208,915.00	208,915.00	
05/01/2026	65,000	5.100%	208,915.00	273,915.00	482,830.00
11/01/2026			207,257.50	207,257.50	
05/01/2027	65,000	5.100%	207,257.50	272,257.50	479,515.00
11/01/2027			205,600.00	205,600.00	
05/01/2028	70,000	5.100%	205,600.00	275,600.00	481,200.00
11/01/2028			203,815.00	203,815.00	
05/01/2029	75,000	5.100%	203,815.00	278,815.00	482,630.00
11/01/2029	4,120,000	5.800%	201,902.50	4,321,902.50	
05/01/2030	80,000	5.700%	82,422.50	162,422.50	4,484,325.00
11/01/2030			80,142.50	80,142.50	
05/01/2031	85,000	5.700%	80,142.50	165,142.50	245,285.00
11/01/2031			77,720.00	77,720.00	
05/01/2032	90,000	5.700%	77,720.00	167,720.00	245,440.00
11/01/2032			75,155.00	75,155.00	
05/01/2033	95,000	5.700%	75,155.00	170,155.00	245,310.00
11/01/2033			72,447.50	72,447.50	
05/01/2034	100,000	5.700%	72,447.50	172,447.50	244,895.00
11/01/2034			69,597.50	69,597.50	
05/01/2035	105,000	5.700%	69,597.50	174,597.50	244,195.00
11/01/2035			66,605.00	66,605.00	
05/01/2036	110,000	5.700%	66,605.00	176,605.00	243,210.00
11/01/2036			63,470.00	63,470.00	
05/01/2037	115,000	5.700%	63,470.00	178,470.00	241,940.00
11/01/2037			60,192.50	60,192.50	
05/01/2038	125,000	5.700%	60,192.50	185,192.50	245,385.00
11/01/2038			56,630.00	56,630.00	
05/01/2039	130,000	5.700%	56,630.00	186,630.00	243,260.00
11/01/2039			52,925.00	52,925.00	
05/01/2040	140,000	5.800%	52,925.00	192,925.00	245,850.00
11/01/2040			48,865.00	48,865.00	
05/01/2041	145,000	5.800%	48,865.00	193,865.00	242,730.00
11/01/2041			44,660.00	44,660.00	
05/01/2042	155,000	5.800%	44,660.00	199,660.00	244,320.00
11/01/2042			40,165.00	40,165.00	
05/01/2043	165,000	5.800%	40,165.00	205,165.00	245,330.00
11/01/2043			35,380.00	35,380.00	
05/01/2044	175,000	5.800%	35,380.00	210,380.00	245,760.00
11/01/2044			30,305.00	30,305.00	
05/01/2045	185,000	5.800%	30,305.00	215,305.00	245,610.00
11/01/2045			24,940.00	24,940.00	
05/01/2046	195,000	5.800%	24,940.00	219,940.00	244,880.00
11/01/2046			19,285.00	19,285.00	
05/01/2047	210,000	5.800%	19,285.00	229,285.00	248,570.00

BOND DEBT SERVICE

Windward Community Development District
(Osceola County)

\$3,460,000 Special Assessment Revenue Bonds, Series 2018A-1

\$4,120,000 Special Assessment Revenue Bonds, Series 2018A-2

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2047			13,195.00	13,195.00	
05/01/2048	220,000	5.800%	13,195.00	233,195.00	246,390.00
11/01/2048			6,815.00	6,815.00	
05/01/2049	235,000	5.800%	6,815.00	241,815.00	248,630.00
	7,580,000		6,559,426.11	14,139,426.11	14,139,426.11

Windward Community Development District
 (Osceola County, Florida)
 \$3,460,000 Special Assessment Revenue Bonds, Series 2018A-1
 \$4,120,000 Special Assessment Revenue Bonds, Series 2018A-2
 Acquisition and Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.751078%)
11/29/18	Beg Bal	-6,604,706.39	-8,486,867.12
01/17/19		6,606,497.83	8,425,233.59
03/06/19		-4,389.80	-5,555.25
11/30/21	Bal	5,270.53	5,712.25
11/30/21	Acc	0.02	0.02

05/01/23	TOTALS:	2,672.19	-61,476.52

ISSUE DATE:	11/29/18	REBATABLE ARBITRAGE:	-61,476.52
COMP DATE:	05/01/23	NET INCOME:	2,672.19
BOND YIELD:	5.751078%	TAX INV YIELD:	0.298703%

Windward Community Development District
(Osceola County, Florida)
\$3,460,000 Special Assessment Revenue Bonds, Series 2018A-1
\$4,120,000 Special Assessment Revenue Bonds, Series 2018A-2
A-1 Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.751078%)
11/29/18	Beg Bal	-121,730.00	-156,419.72
12/04/18		2.00	2.57
01/03/19		31.02	39.65
02/04/19		31.02	39.45
03/04/19		28.01	35.46
04/02/19		31.02	39.10
05/02/19		30.02	37.66
06/04/19		31.02	38.72
07/02/19		30.02	37.30
08/02/19		25.85	31.97
09/04/19		20.68	25.45
10/02/19		18.01	22.06
11/04/19		15.51	18.91
12/03/19		15.01	18.21
01/03/20		15.51	18.73
02/04/20		15.47	18.59
03/03/20		12.80	15.31
04/02/20		5.77	6.87
05/04/20		1.00	1.18
06/02/20		1.03	1.22
07/02/20		0.60	0.70
08/04/20		0.57	0.67
09/02/20		0.52	0.60
10/02/20		0.50	0.58
11/03/20		0.52	0.60
12/02/20		0.50	0.57
01/05/21		0.52	0.59
02/02/21		0.52	0.59
03/02/21		0.47	0.53
04/02/21		0.52	0.59
05/04/21		0.50	0.56
06/02/21		0.52	0.58
07/02/21		0.50	0.55
08/03/21		0.52	0.57
09/02/21		0.52	0.57
10/04/21		0.50	0.55
11/02/21		0.52	0.57
11/30/21	Bal	121,730.00	131,932.07
11/30/21	Acc	0.50	0.54

05/01/23	TOTALS:	370.09	-24,028.73

ISSUE DATE:	11/29/18	REBATABLE ARBITRAGE:	-24,028.73
COMP DATE:	05/01/23	NET INCOME:	370.09
BOND YIELD:	5.751078%	TAX INV YIELD:	0.101363%

Windward Community Development District
(Osceola County, Florida)
\$3,460,000 Special Assessment Revenue Bonds, Series 2018A-1
\$4,120,000 Special Assessment Revenue Bonds, Series 2018A-2
A-2 Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.751078%)
11/29/18	Beg Bal	-119,480.00	-153,528.53
12/04/18		1.96	2.52
01/03/19		30.44	38.91
02/04/19		30.44	38.72
03/04/19		27.50	34.81
04/02/19		30.44	38.36
05/02/19		29.46	36.95
06/04/19		30.44	37.99
07/02/19		29.46	36.61
08/01/19		4,350.00	5,380.59
08/02/19		25.37	31.38
09/04/19		19.56	24.07
10/02/19		17.03	20.86
11/01/19		7,105.00	8,664.61
11/04/19		14.67	17.88
12/03/19		13.32	16.16
01/03/20		13.76	16.62
02/03/20		9,570.00	11,502.81
02/04/20		13.72	16.49
03/03/20		10.44	12.49
04/02/20		4.67	5.56
05/01/20		5,800.00	6,875.44
05/04/20		0.81	0.96
06/02/20		0.78	0.92
07/02/20		0.46	0.54
08/04/20		0.43	0.50
09/02/20		0.39	0.45
09/22/20		14,790.00	17,147.33
10/02/20		0.36	0.42
11/03/20		0.33	0.38
12/02/20		0.32	0.37
01/05/21		0.33	0.38
02/01/21		19,285.00	21,909.08
02/02/21		0.33	0.37
03/02/21		0.22	0.25
04/02/21		0.25	0.28
05/03/21		16,820.00	18,833.79
05/04/21		0.24	0.27
06/02/21		0.18	0.20
07/02/21		0.17	0.19
08/02/21		2,465.00	2,721.70
08/03/21		0.18	0.20
09/02/21		0.17	0.19
10/04/21		0.16	0.17
11/01/21		30,740.00	33,468.81
11/02/21		0.17	0.19

Windward Community Development District
(Osceola County, Florida)
\$3,460,000 Special Assessment Revenue Bonds, Series 2018A-1
\$4,120,000 Special Assessment Revenue Bonds, Series 2018A-2
A-2 Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.751078%)
11/30/21	Bal	8,555.00	9,271.99
11/30/21	Acc	0.16	0.17

05/01/23	TOTALS:	349.12	-17,318.61

ISSUE DATE:	11/29/18	REBATABLE ARBITRAGE:	-17,318.61
COMP DATE:	05/01/23	NET INCOME:	349.12
BOND YIELD:	5.751078%	TAX INV YIELD:	0.134090%

Windward Community Development District
 (Osceola County, Florida)
 \$3,460,000 Special Assessment Revenue Bonds, Series 2018A-1
 \$4,120,000 Special Assessment Revenue Bonds, Series 2018A-2
 A-1 Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.751078%)
11/29/18	Beg Bal	-179,109.39	-230,150.67
12/04/18		2.94	3.77
01/03/19		45.64	58.33
02/04/19		45.64	58.05
03/04/19		41.22	52.18
04/02/19		45.64	57.52
05/01/19		82,001.89	102,877.60
05/02/19		44.16	55.39
06/04/19		24.74	30.88
07/02/19		23.94	29.75
08/02/19		20.62	25.50
09/04/19		16.49	20.29
10/02/19		14.37	17.60
11/01/19		97,107.50	118,423.43
11/04/19		12.37	15.08

05/01/23	TOTALS:	337.77	-8,425.28

ISSUE DATE:	11/29/18	REBATABLE ARBITRAGE:	-8,425.28
COMP DATE:	05/01/23	NET INCOME:	337.77
BOND YIELD:	5.751078%	TAX INV YIELD:	0.272185%

Windward Community Development District
(Osceola County, Florida)
\$3,460,000 Special Assessment Revenue Bonds, Series 2018A-1
\$4,120,000 Special Assessment Revenue Bonds, Series 2018A-2
A-2 Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.751078%)
11/29/18	Beg Bal	-220,374.22	-283,174.85
12/04/18		3.62	4.65
01/03/19		56.15	71.77
02/04/19		56.15	71.42
03/04/19		50.72	64.21
04/02/19		56.15	70.77
05/01/19		100,894.22	126,579.47
05/02/19		54.34	68.16
06/04/19		30.44	37.99
07/02/19		29.46	36.61
08/01/19		3,552.50	4,394.15
08/02/19		25.37	31.38
09/04/19		19.69	24.23
10/02/19		17.15	21.01
10/25/19		523.41	638.91
11/01/19		108,025.00	131,737.41
11/04/19		14.75	17.98
12/03/19		0.91	1.10
01/03/20		0.94	1.14
02/03/20		2,900.00	3,485.70
02/04/20		0.94	1.13
03/03/20		0.49	0.59
04/02/20		0.21	0.25
05/01/20		-88,175.91	-104,525.60
05/01/20		92,655.00	109,835.21

05/01/23	TOTALS:	417.48	-10,505.23

ISSUE DATE:	11/29/18	REBATABLE ARBITRAGE:	-10,505.23
COMP DATE:	05/01/23	NET INCOME:	417.48
BOND YIELD:	5.751078%	TAX INV YIELD:	0.269748%

Windward Community Development District
(Osceola County, Florida)
\$3,460,000 Special Assessment Revenue Bonds, Series 2018A-1
\$4,120,000 Special Assessment Revenue Bonds, Series 2018A-2
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.751078%)
05/01/19		-1,730.00	-2,170.42
05/01/20		-1,760.00	-2,086.34
05/01/21		-1,780.00	-1,993.74

05/01/23	TOTALS:	-5,270.00	-6,250.50

ISSUE DATE: 11/29/18 REBATABLE ARBITRAGE: -6,250.50
COMP DATE: 05/01/23
BOND YIELD: 5.751078%