

***Windward
Community Development District***

Agenda

January 18, 2023

AGENDA

Windward

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

January 11, 2023

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 18, 2023 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 16, 2022 Meeting
- IV. Presentation of Arbitrage Rebate Report
- V. Discussion of Landscape Contract Increase Request
- VI. Consideration of FY2023 Data Sharing and Usage Agreement with Osceola County
- VII. Review of Proposed Rule Regarding Maintenance of Parkway Areas
- VIII. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
 - i. Consideration of Curb Repair Route
- IX. Other Business
- X. Supervisors' Requests
- XI. Adjournment

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 16, 2022** at 2:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Jimmy Clark	Chairman
Susan Moss	Vice Chairperson
Gretta Akellino	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
David Kelly	District Engineer
Andy Hatton	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

Ms. King stated I want to thank you for replacing the bushes at the corner of Estuary and Four seasons. Will we have the same issue with the new ones?

Mr. Hatton responded no, it is a different plant, and we are going to keep it low so we don't have a line-of-sight issue.

Ms. King stated at the intersection of Flora Pass and Four Season there is a dip in the road. Why hasn't it been fixed.

Mr. Hatton stated I wasn't aware of an issue, but I will look into it.

Ms. King stated as you enter the main entrance of the property there are two landscape lights on the second median that need to be adjusted since they shine directly into a driver's eyes.

Mr. Hatton stated the electrician just replaced four bulbs and they were supposed to adjust them. I can adjust those myself.

A resident stated there are 8-12 trees bent over from the hurricane.

Mr. Hatton stated all the smaller trees that can be straightened by hand have been straightened. The bigger ones need to be straightened by machine and re-strapped.

A resident stated the curb along Four Seasons needs to be replaced and construction workers are still running over them as well as the trailers.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the July 20, 2022 Meeting

On MOTION by Mr. Clark seconded by Ms. Akellino with all in favor the minutes of the July 20, 2022 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Fiscal Year 2022 Audit Engagement Letter with Grau & Associates

Mr. Showe stated several years ago the board went through an audit selection process and selected Grau & Associates as the district's auditor. This proposal is in line with that agreement in terms of pricing. I signed it so they could get started with the audit and am asking the board to ratify that action.

On MOTION by Ms. Akellino seconded by Mr. Clark with all in favor execution of the engagement letter with Grau & Associates to perform the fiscal year 2022 audit was ratified.

FIFTH ORDER OF BUSINESS

Consideration of Budget Amendment Resolution 2023-01

Mr. Showe stated this budget amendment reconciles fiscal year 2022, it recognizes additional carry forward surplus and some additional expenses.

On MOTION by Mr. Clark seconded by Ms. Moss with all in favor Resolution 2023-01 Budget Amendment was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Trucco stated we are working on sorting out the parkway area. Hopefully, we will have a resolution by the next meeting. Also we are following a completion of the improvements in Grove Park Phases 3C and 3D and you may see a resolution conveying real property improvements in those phases once the district engineer certifies that those are complete, then they will be transferred to the district.

B. Engineer

Mr. Kelly stated we are in the final stages of the clearances for the drainage and we are just waiting on some testing. We will make sure all the documents are in order for all completed construction.

D. Manager**i. Approval of Check Register**

On MOTION by Ms. Moss seconded by Mr. Clark 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. Hatton gave an overview of the work completed since the last meeting and ongoing work taking place.

SEVENTH ORDER OF BUSINESS**Public Comment Period**

A resident asked when will the other dog stations be installed?

Mr. Hatton stated we are ordering more and there will be more dog stations.

A resident asked will there be a dog park.

Mr. Showe stated I think that is going in the new phase.

A resident asked is there any way you can coordinate with the landscape maintenance company so that they cut the CDD grass at the same time as they cut the homeowners' grass?

Mr. Showe stated they are separate contracts with separate scopes of service. We can't compel them to do that.

Mr. Hatton stated there is some tall grass in front of the ponds and we are trying to get them to push it back when they can.

A resident stated the exit gate has a big bend in it.

Mr. Hatton stated it will be taken care of.

A resident stated it was brought up at the last meeting about who has oversight of the CDD and you talked about the board. Is there a state agency or county agency that has oversight of the CDD?

Ms. Trucco stated there are multiple state agencies that we submit reports to and I can get with you after the meeting with more detail on that list. We don't have state oversight or government oversight, but CDDs also have to comply with the Florida Statutes.

Mr. Showe stated this is a separate, independent governmental body. It is very similar to a city or county and as long as the board is acting within the Florida Statutes and following all the rules they have authority to make those decisions on their own. There is also staff, the district engineer, district counsel, and district manager. It is our job to keep them in compliance.

A resident stated the CDD assessment went up \$700 from last year. Can you tell us why it went up?

Mr. Showe stated we assess all property within the district equally, whether it is developed or undeveloped. KHov as the developer pays a significant portion of assessments. If there are expenses that go above the budgeted amount, there is an agreement with KHov that they have to fund that. As we bring new areas on, it is already being assessed but there are new maintenance responsibilities and those costs go up. At some point the community will be built out and that will set where the assessments are going to fall to a certain degree.

A resident asked do you have an idea of what that number will be when you leave and we take over?

Mr. Showe stated when we presented the proposed budget the first time it was actually \$300 to \$400 more than it ended up being. We anticipate another increase next year, but again it depends on contracts, how quick development happens, there are a lot of factors. We look at that throughout the year and work with the developer and in this case the developer agreed to fund a certain portion of the budget so the assessments didn't go up as high as proposed.

A resident asked where do you see our assessment in five years?

Mr. Showe stated when we did a full buildout budget it was probably \$400 to \$500 higher than it is right now on the O&M side, but it is hard to give you any certainty. Remember that the areas that are not yet developed are being assessed the same as you are. If services increase those costs go up, we are not spreading it over more people, it is the same properties.

A resident asked is there a budget showing us where the moneys are going?

Mr. Showe responded yes the budget is posted on the district's website. Along with the current budget, there are a couple years of historical budgets, we lay out each account line and we try to be as transparent as possible.

Ms. Trucco stated this is a government entity opposed to the HOA or other private management companies and everyone is subject to the sunshine law, public records law, the board of supervisors as well as the district itself. Anyone can submit a public records request and get any document you want.

A resident stated I think the whole concept is dishonest in terms of the assessment, we were told the assessment was only this to find out it is operations and maintenance that goes up by 50% a year; that is a big chunk of money and not even close to what we were told.

Ms. Trucco stated after six years and 250 qualified electors residing in this community two seats on the board will transition to residents, in another two years two more seats will transition to residents and in another two years the last seat will transition. Residents will control the level of maintenance and all the costs and assessments budgeted by the CDD. Right now, assessments are being collected to maintain a certain level of service being provided but when the board is run by residents, the residents will control the level of services and the amount of assessments.

A resident stated I came here thinking the assessment was \$1,200 and now it is \$2,200. Are you telling customers that?

Ms. Akellino stated there is a disclosure signed at the time of contract called the CDD disclosure and if you research it, you all have it in your contract. It says that this is the projected budget, it is subject to change. It was disclosed.

Mr. Showe stated there is statutory requirements that are required to be in your closing documents acknowledging that these fees can change and that you are purchasing within a CDD.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Clark seconded by Ms. Akellino with all in favor the meeting adjourned at 2:45 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

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, 2022**

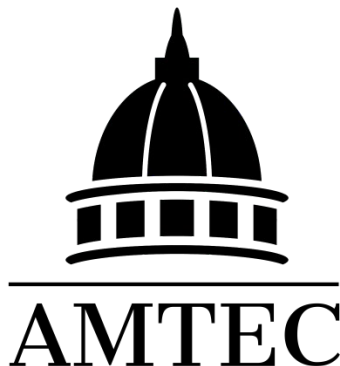


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AMTEC

American Municipal Tax-Exempt Compliance

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December 15, 2022

Windward Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, 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. Costa:

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 May 1, 2023, the Computation Date. 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

Trong M. Tran
Assistant Vice President

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, 2022

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition and Construction Fund	0.299814%	2,698.05	(61,764.90)
A-1 Reserve Fund	0.198258%	966.79	(30,686.54)
A-2 Reserve Fund	0.133486%	350.52	(17,452.69)
A-1 Interest Fund	0.272185%	337.77	(8,425.28)
A-2 Interest Fund	0.269748%	417.48	(10,505.23)
Totals	0.247408%	\$4,770.61	\$(128,834.64)
Bond Yield	5.751078%		
Rebate Computation Credits			(8,187.26)
Net Rebatable Arbitrage			\$(137,021.90)

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, 2022, 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, 2022, 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, 2022.

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, 2022, 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
11/30/22	Bal	5,288.68	5,415.96
11/30/22	Acc	7.73	7.92

05/01/23	TOTALS:	2,698.05	-61,764.90

ISSUE DATE:	11/29/18	REBATABLE ARBITRAGE:	-61,764.90
COMP DATE:	05/01/23	NET INCOME:	2,698.05
BOND YIELD:	5.751078%	TAX INV YIELD:	0.299814%

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
12/02/21		0.50	0.54
01/04/22		0.52	0.56
02/02/22		0.52	0.56
03/02/22		0.47	0.50
04/04/22		0.52	0.55
05/03/22		0.50	0.53
06/02/22		0.52	0.55
07/05/22		0.50	0.52
08/02/22		0.52	0.54
09/02/22		80.29	83.37
10/04/22		150.08	155.05

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%)
11/02/22		184.10	189.36
11/30/22	MMkt Bal	121,730.00	124,659.71
11/30/22	MMkt Acc	178.16	182.45

05/01/23	TOTALS:	966.79	-30,686.54

ISSUE DATE:	11/29/18	REBATABLE ARBITRAGE:	-30,686.54
COMP DATE:	05/01/23	NET INCOME:	966.79
BOND YIELD:	5.751078%	TAX INV YIELD:	0.198258%

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
12/02/21		0.04	0.04
01/04/22		0.04	0.04

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%)
02/01/22		6,090.00	6,537.29
02/02/22		0.04	0.04
03/02/22		0.01	0.01
04/04/22		0.01	0.01
05/02/22		2,175.00	2,301.52
05/03/22		0.01	0.01
09/02/22		0.19	0.20
10/04/22		0.36	0.37
11/01/22		145.00	149.17
11/02/22		0.44	0.45
11/30/22	MMkt Bal	145.00	148.49
11/30/22	MMkt Acc	0.42	0.43

05/01/23	TOTALS:	350.52	-17,452.69

ISSUE DATE:	11/29/18	REBATABLE ARBITRAGE:	-17,452.69
COMP DATE:	05/01/23	NET INCOME:	350.52
BOND YIELD:	5.751078%	TAX INV YIELD:	0.133486%

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
05/01/22		-1,830.00	-1,936.76

05/01/23	TOTALS:	-7,100.00	-8,187.26

ISSUE DATE: 11/29/18 REBATABLE ARBITRAGE: -8,187.26
COMP DATE: 05/01/23
BOND YIELD: 5.751078%

SECTION V



Dear Windward CDD,

October 15, 2022

We appreciate your business and the continuing opportunity to manage your landscape. This is a friendly reminder your Annual Landscape Maintenance Agreement ends 10/31/2022, and automatically renews on 11/1/2022. With this Annual Renewal, there is a 3% price increase per contract. The Annual 3% increase will raise the Annual Contract amount \$146,832.00 by \$4,405.00, bringing the renewal contract total to \$151,237.00. This contractual increase is to help offset labor and material challenges in our current economy and industry so we can continue to provide the best services possible. We look forward to our continued partnership with Windward CDD and maintaining your Property to the highest quality standards.

Thank you,

John Korycki

West Orlando Branch Manager

John.Korycki@juniperlandscaping.com

SECTION VI



KATRINA S. SCARBOROUGH, CFA, CCF, MCF

OSCEOLA COUNTY PROPERTY APPRAISER

Windward CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Windward CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

Please note the referenced statute has amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing address, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Windward CDD

Signature: _____

Signature: _____

Print: Katrina S. Scarborough

Print: _____

Date: _____

Title: _____

Date: _____

Please return signed original copy, no later than January 31, 2023

**2505 E IRLO BRONSON MEMORIAL HWY
KISSIMMEE, FL 34744
(407) 742-5000**

INFO@PROPERTY-APPRAISER.ORG • PROPERTY-APPRAISER.ORG

SECTION VII

RULE CHAPTER II

RULE GOVERNING PARKWAY AREAS Windward Community Development District

(1) INTRODUCTION & FINDINGS. This Rule Governing Parkway Areas (“**Rule**”) addresses the maintenance, repair, replacement and removal of improvements such as grass, trees, landscaping and other improvements within the Parkway Areas, as defined herein. All prior rules/policies of the District governing this subject matter are hereby rescinded. The following findings are made and determined, and incorporated herein as the factual basis for this Rule:

a. The Windward Community Development District (the “**District**”) is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “**Act**”), by Osceola County by Ordinance No. 2017-21.

b. Pursuant to the Act, the District is authorized to construct, acquire and maintain infrastructure improvements and services including, but not limited to, roadway systems and related improvements.

c. Section 190.012(3), *Florida Statutes* specifically provides the District with the authority to:

“adopt and enforce appropriate rules following the procedures of Chapter 120, in connection with the provision of one or more services through its systems and facilities.”

d. The District owns certain public right-of-ways (the “**Roads**”) adjacent to the residential lots within the community and such Roads include the parkway areas located between the Roads and sidewalks in front of individual residential lots (the “**Parkways**”).

e. In addition to the District, portions of the community are served by Four Seasons at Orlando Homeowners Association, Inc., a Florida not-for profit corporation (the “**HOA**”).

f. The HOA’s “Community Declaration for Four Season at Orlando,” dated April 13, 2017, as may be amended (the “**Declaration**”), addresses maintenance of infrastructure throughout the community.

g. It is in the best interest of the District to establish a rule for addressing the maintenance of landscaping and other improvements in the Parkway Areas in order to provide clarity for all parties and residents.

(2) EASMENT. Owners of individual residential lots and/or the Association (collectively, the “**Responsible Party**”), are hereby granted a non-exclusive revocable right to

install, maintain, repair, replace and remove improvements such as grass, sod, landscaping and other improvements except for the trees (collectively, the “**Improvements**”) within the Parkway Areas. Such grant of rights are subject to the following conditions:

a. The Responsible Party shall be fully responsible for the installation, maintenance, repair, replacement and removal of the Improvements.

b. The Responsible Party shall be responsible for ensuring that the installation, maintenance, repair, replacement and removal of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).

c. The District, by adopting this Rule does not represent that the District has authority to provide all necessary approvals relating to the Improvements. Instead, the Responsible Party shall be responsible for obtaining any and all applicable permits and approvals relating to the work on the Improvements.

d. The Responsible Party shall ensure that the installation, maintenance, repair replacement and removal of the Improvements does not damage any property of the District or any third-party’s property. In the event of any such damage, the Responsible Party shall immediately repair the damage or compensate the District for such repairs, at the District’s option.

e. The Responsible Party’s exercise of rights hereunder shall not interfere with other existing rights (e.g., drainage easements, utility easements, etc.). It shall be the Responsible Party’s responsibility to locate and identify any such improvements and/or utilities.

f. Upon completion of the installation by the developer, the Improvements will be owned by the Responsible Party, subject to the provisions of this Rule. The Responsible Party shall be responsible for such Improvements, and agrees to maintain the Improvements in good condition and consistent with applicable law.

g. Additionally, the Responsible Party shall keep the Parkway Areas free from any materialmen’s or mechanic’s liens and claims or notices in respect to such liens and claims, which arise by reason of the Responsible Party’s exercise or rights under this Agreement, and the Responsible Party shall immediately discharge any such claim or lien.

(3) RESERVATIONS; ENFORCEMENT.

a. The District hereby acknowledges its right, but not any obligation, to maintain the Improvements for the limited purpose of addressing any issues that, in the District’s sole discretion, may endanger the health, safety or welfare of the District’s residents/landowners or the general public. By its adoption of this Resolution, the District shall not be obligated nor is it affirmatively agreeing to monitor or otherwise assess the condition of the Improvements. The maintenance obligation of the Improvements assumed by the District herein shall be undertaken on a case-by-case basis as the District may become aware or is made aware of any health, safety or welfare concerns.

b. Without notice, the District may maintain, repair, replace or remove, all or any portion or portions of the Improvements, or otherwise take action, to address any issues within the Parkway Areas that endanger the health, safety or welfare of the District's residents/landowners or the general public. In such case, the District is not obligated to re-install the Improvements and is not responsible for any damage to the Improvements, or its supporting structure as a result of the removal.

c. For any violation of this Rule, the District shall additionally have the right to impose a fine of up to the amount of \$1,000 and collect such fine and attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law. Additionally, if any person is found to have committed any violation of this Rule, such person may additionally be subject to any applicable legal action, civil or criminal in nature as applicable.

d. The District hereby agrees to maintain the trees located in the Parkway Areas after conveyance to the District from K. Hovnanian at Mystic Dunes, LLC by separate instrument. The District shall not be required to replace the trees located in Parkway Areas. Upon written request to the District to install and/or maintain trees in Parkway Areas, the District may, at its sole discretion, assign such right to the Association and/or owner of an individual residential lot.

(4) INDEMNIFICATION. The Responsible Party agrees to indemnify, defend and hold harmless the District, as well as any officers, supervisors, managers, lawyers, engineers, agents and representatives of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with the exercise of the rights granted hereunder.

(5) NOTICE. This Rule, and all rights and obligations contained herein, shall run with the land and be deemed appurtenant to all lots adjoining the District's Roads. The District shall record a notice in the public records of Osceola County, Florida informing third-parties of the existence of this Rule.

(6) SOVEREIGN IMMUNITY. Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes* or other statutes or law.

(7) SEVERABILITY. The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

(8) AMENDMENTS; WAIVERS. The District in its sole discretion may amend or rescind this Rule, including any license or other rights granted hereunder, at any time and without further notice. Further, the District's Board by vote at a public meeting may elect in its sole discretion at any time to grant waivers to any of the provisions of this Rule on a case-by-case basis, and where doing so is in the best interests of the District.

Law Implemented & Specific Authority: Sections 120.69, 190.011, 190.012, *Florida Statutes*

SECTION VIII

SECTION C

SECTION 1

Windward Community Development District

Summary of Check Register

October 1, 2022 through November 30, 2022

Fund	Date	Check No.'s	Amount
General Fund	10/7/22	528-535	\$ 67,593.35
	10/21/22	536-544	\$ 38,694.36
	11/2/22	545-546	\$ 28,659.70
	11/7/22	547-549	\$ 25,228.65
	11/11/22	550-556	\$ 15,264.92
	11/23/22	557-566	\$ 21,868.71
Total Amount			\$ 197,309.69

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/07/22	00046	9/06/22 33418	202209 320-53800-46900		*	130.00	
			ANNUAL BACKFLOW TEST 9/1				
				AARON'S BACKFLOW SERVICES, INC			130.00 000528
10/07/22	00010	9/28/22 9100 861	202209 320-53800-43500		*	4,196.14	
			000 SHADOW TREE LN				
		10/06/22 9100 861	202209 320-53800-43000		*	30.43	
			17031 KEY BAY TRL				
		10/07/22 9100 861	202209 320-53800-43000		*	373.13	
			79811 FOUR SEASONS BLVD				
		10/07/22 9100 861	202209 320-53800-43000		*	30.72	
			7701 FOUR SEASONS BLVD				
				DUKE ENERGY			4,630.42 000529
10/07/22	00001	7/31/22 168	202207 320-53800-47000		*	592.73	
			GENERAL MAINT JUL22				
		9/01/22 165	202209 310-51300-34000		*	3,094.33	
			MANAGEMENT FEES SEP22				
		9/01/22 165	202209 310-51300-35200		*	66.67	
			WEBSITE ADMIN SEP22				
		9/01/22 165	202209 310-51300-35100		*	116.67	
			INFORMATION TECH SEP22				
		9/01/22 165	202209 310-51300-31300		*	583.33	
			DISSEMINATION SVCS SEP22				
		9/01/22 165	202209 310-51300-51000		*	.45	
			OFFICE SUPPLIES				
		9/01/22 165	202209 310-51300-42000		*	43.68	
			POSTAGE				
		9/01/22 165	202209 310-51300-42500		*	.90	
			COPIES				
		9/01/22 166	202209 320-53800-12000		*	1,326.17	
			FIELD MANAGEMENT SEP22				
				GOVERNMENTAL MANAGEMENT SERVICES			5,824.93 000530
10/07/22	00042	8/31/22 177278	202208 320-53800-46400		*	270.14	
			IRRIGATION REPAIR 8/15/22				
		9/02/22 178108	202209 320-53800-46800		*	12,236.00	
			LANDSCAPE MAINT SEP22				
				JUNIPER LANDSCAPING OF FLORIDA, LLC			12,506.14 000531
10/07/22	00002	7/12/22 104809	202206 310-51300-31500		*	452.84	
			LEGAL SERVICES JUN22				
		7/12/22 104809	202206 310-51300-31500		*	29.90	
			LEGAL SERVICES JAN22				
		9/12/22 105786	202208 310-51300-31500		*	32.50	
			LEGAL SERVICES AUG22				
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			515.24 000532
				WWRD --WINDWARD-- KCOSTA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/07/22	00011	8/25/22	18-021(6 202207 310-51300-31100 ENGINEERING FEE JUL22	POULOS & BENNETT	*	2,081.15	2,081.15 000533
10/07/22	00009	9/23/22	00262245 202209 320-53800-43100 7700 FOUR SEASONS		*	19,019.28	
		9/26/22	00262245 202209 320-53800-43100 7900 FOUR SEASONS		*	29.99	
		9/26/22	00262245 202209 320-53800-43100 7900 FOUR SEASONS ODD		*	11.81	
		9/26/22	00262245 202209 320-53800-43100 7980 FOUR SEASONS BOULE		*	24.47	
		9/26/22	00262245 202209 320-53800-43100 0 FOUR SEASONS BOULEVARD		*	22,699.92	
			TOHO WATER AUTHORITY				41,785.47 000534
10/07/22	00043	9/01/22	W6090 202209 320-53800-47000 WI-PAK MONTHLY SVC SEP22	WI-PAK, INC	*	120.00	120.00 000535
10/21/22	00014	8/19/22	S236486 202208 320-53800-57400 GATE MAINTENANCE 8/22/22	ACCESS CONTROL TECHNOLOGIES, INC.	*	2,322.60	2,322.60 000536
10/21/22	00010	10/11/22	9100 861 202209 320-53800-43000 77001 FOUR SEASONS BLVD		*	64.19	
		10/11/22	9100 861 202209 320-53800-43000 21051 PEBBLE PASSAGE LN		*	55.34	
		10/11/22	9100 861 202209 320-53800-43000 78151 FOUR SEASONS BLVD		*	43.67	
		10/11/22	9100 861 202209 320-53800-43000 24081 SANDY CREEK TRL		*	30.47	
		10/11/22	9100 861 202209 320-53800-43000 79011 HANSON BAY PL		*	30.43	
		10/11/22	9100 861 202209 320-53800-43000 7980 FOUR SEASONS BLVD		*	152.93	
		10/13/22	9100 861 202209 320-53800-43500 4 SEASONS PH1B SL 000		*	1,695.56	
			DUKE ENERGY				2,072.59 000537
10/21/22	00018	9/30/22	14 202210 310-51300-31300 AMORT SERIES 2018A-2 11-1		*	100.00	
		9/30/22	14 202210 310-51300-31300 AMORT SERIES 2020A-2 11-1		*	500.00	
			DISCLOSURE SERVICES LLC				600.00 000538

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/21/22	00005	9/16/22 17053	202210 310-51300-45000		*	5,988.00	
		FY2023 INSURANCE					
		9/16/22 17053	202210 320-53800-46600		*	3,776.00	
		FY2023 INSURANCE					
				EGIS INSURANCE & RISK ADVISORS			9,764.00 000539
10/21/22	00001	9/15/22 167	202210 310-51300-31700		*	5,000.00	
		ASSESSMENT ROLL FY23					
		9/23/22 169	202207 320-53800-47000		*	157.32	
		GENERAL MAINTENANCE JUL22					
		9/23/22 169	202207 320-53800-47000		*	597.10	
		AMEXPRESS PAYPAL BIDDINGS					
				GOVERNMENTAL MANAGEMENT SERVICES			5,754.42 000540
10/21/22	00042	9/30/22 181284	202209 320-53800-46700		*	4,942.50	
		DEAD PALM TREE REMOVALS					
		10/05/22 181326	202210 320-53800-46800		*	12,236.00	
		LANDSCAPE MAINT OCT22					
				JUNIPER LANDSCAPING OF FLORIDA, LLC			17,178.50 000541
10/21/22	00028	9/07/22 9B727754	202209 310-51300-48000		*	82.25	
		NOT OF MEETING 9/7/22					
				OSCEOLA NEWS GAZETTE			82.25 000542
10/21/22	00045	9/28/22 6692B	202209 320-53800-46900		*	800.00	
		CLEAN BASIN FOUNTAIN 9/22					
				SITEX AQUATICS LLC			800.00 000543
10/21/22	00043	10/01/22 W6235	202210 320-53800-47000		*	120.00	
		WI-PAK MONTHLY SVC					
				WI-PAK, INC			120.00 000544
11/02/22	00010	10/19/22 9100 861	202210 320-53800-43500		*	1,714.23	
		000 SAND HIULL RD					
		10/21/22 9100 861	202209 320-53800-43500		*	1,517.76	
		0000 FOUR SEASONS BLVD					
		10/27/22 9100 861	202210 320-53800-43500		*	4,196.14	
		000 SHADOW TREE LN					
				DUKE ENERGY			7,428.13 000545
11/02/22	00009	10/23/22 00262245	202210 320-53800-43100		*	21,231.57	
		7700 FOUR SEASONS					
				TOHO WATER AUTHORITY			21,231.57 000546
11/07/22	00010	11/07/22 9100 861	202210 320-53800-43000		*	753.27	
		79811 FOUR SEASONS BLVD					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/07/22 9100 861 202210 320-53800-43000			*	30.74	
		7701 FOUR SEASONS BLVD		DUKE ENERGY			784.01 000547
11/07/22 00048		11/07/22 CP160 202211 310-51300-49000			*	26.96	
		PAYROLL TAXES Q2		INTERNAL REVENUE SERVICE			26.96 000548
11/07/22 00009		10/27/22 00262245 202210 320-53800-43100			*	24,347.37	
		0 FOUR SEASONS BOULEVARD			*	24.47	
		10/27/22 00262245 202210 320-53800-43100			*	32.01	
		7980 FOUR SEASONS BOULEV			*	13.83	
		10/27/22 00262245 202210 320-53800-43100			*		
		7900 FOUR SEASONS		TOHO WATER AUTHORITY			24,417.68 000549
		10/27/22 00262245 202210 320-53800-43100					
		7900 FOUR SEASONS ODD					
11/11/22 00046		10/06/22 33699 202210 320-53800-46900			*	810.00	
		REPLACED BACKFLOW DEVICE		AARON'S BACKFLOW SERVICES, INC			810.00 000550
11/11/22 00041		10/10/22 14985 202210 320-53800-47100			*	350.00	
		LAKE MAINTENANCE SEP22		AQUATIC WEED MANAGEMENT, INC			350.00 000551
11/11/22 00007		10/03/22 87274 202210 310-51300-54000			*	175.00	
		SPECIAL DISTRICT FEE FY23		DEPARTMENT OF ECONOMIC OPPORTUNITY,			175.00 000552
11/11/22 00010		11/08/22 9100 861 202210 320-53800-43500			*	3,035.52	
		0000 FOUR SEASONS			*	163.45	
		11/09/22 9100 861 202210 320-53800-43000			*	69.66	
		7980 FOUR SEASONS BLVD			*	60.86	
		11/09/22 9100 861 202210 320-53800-43000			*	50.99	
		77001 FOUR SEASONS BLVD			*	30.48	
		11/09/22 9100 861 202210 320-53800-43000			*	60.12	
		79011 HANSON BAY PL			*		
		11/09/22 9100 861 202210 320-53800-43000			*		
		78151 FOUR SEASONS BLVD			*		
		11/09/22 9100 861 202210 320-53800-43000			*		
		24081 SANDY CREEK TRL			*		
		11/09/22 9100 861 202210 320-53800-43000			*		
		21051 PEBBLE PASSAGE			*		
		11/11/22 9100 861 202210 320-53800-43500			*	1,695.56	
		4 SEASONS PH1B SL		DUKE ENERGY			5,166.64 000553
				WWRD --WINDWARD-- KCOSTA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/11/22	00001	10/01/22 171	202210 310-51300-34000		*	3,249.00	
			MANAGEMENT FEE OCT22				
		10/01/22 171	202210 310-51300-35200		*	83.33	
			WEBSITE ADMIN OCT22				
		10/01/22 171	202210 310-51300-35100		*	145.83	
			INFORMATION TEC OCT22				
		10/01/22 171	202210 310-51300-31300		*	745.83	
			DISSEMINATION SVC OCT22				
		10/01/22 171	202210 310-51300-51000		*	.18	
			OFFICE SUPPLIES				
		10/01/22 171	202210 310-51300-42000		*	38.69	
			POSTAGE				
		10/01/22 172	202210 320-53800-12000		*	1,392.42	
			FIELD MANAGEMENT OCT22				
				GOVERNMENTAL MANAGEMENT SERVICES			5,655.28 000554
11/11/22	00002	10/12/22 106213	202209 310-51300-31500		*	245.00	
			LEGAL SERVICES SEP22				
				LATHAM,LUNA,EDEN & BEAUDINE,LLP			245.00 000555
11/11/22	00038	9/12/22 50177	202209 320-53800-57400		*	375.00	
			TROUBLESHOOT/REPLACE LIGHT				
		9/26/22 50436	202209 320-53800-57400		*	2,488.00	
			INSTALL 10 NEW LED				
				TERRYS ELECTRIC INC			2,863.00 000556
11/23/22	00041	10/31/22 15141	202210 320-53800-47100		*	350.00	
			LAKE MAINTENANCE OCT22				
				AQUATIC WEED MANAGEMENT, INC			350.00 000557
11/23/22	00010	11/18/22 9100 861	202211 320-53800-43500		*	3,428.46	
			000 SAND HILL RD				
				DUKE ENERGY			3,428.46 000558
11/23/22	00001	11/01/22 173	202211 310-51300-34000		*	3,249.00	
			MANAGEMENT FEES NOV22				
		11/01/22 173	202211 310-51300-35200		*	83.33	
			WEBSITE ADMIN NOV22				
		11/01/22 173	202211 310-51300-35100		*	145.83	
			INFORMATION TEC NOV22				
		11/01/22 173	202211 310-51300-31300		*	745.83	
			DISSEMINATION SVCS NOV22				
		11/01/22 173	202211 310-51300-51000		*	.39	
			OFFICE SUPPLIES				
		11/01/22 173	202211 310-51300-42000		*	7.53	
			POSTAGE				

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/01/22	174	202211 320-53800-12000			*	1,392.42	
		FIELD MANAGEMENT NOV22					
11/01/22	174	202211 320-53800-47000			*	9.78	
		GENERAL MONTHLY MAINTEN					
				GOVERNMENTAL MANAGEMENT SERVICES			5,634.11 000559
11/23/22	00042	10/24/22 183623	202210 320-53800-46400		*	449.93	
		IRRIGATION REPAIRS 10/24					
10/28/22	184191	202210 320-53800-46700			*	9,427.46	
		HEDGE REPLACEMENT OCT22					
				JUNIPER LANDSCAPING OF FLORIDA, LLC			9,877.39 000560
11/23/22	00049	10/28/22 52153121	202210 320-53800-57400		*	100.00	
		GUARD HOUSE PEST SVC OCT					
				MASSEY SERVICES INC			100.00 000561
11/23/22	00047	1/10/22 1817	202211 320-53800-46700		*	1,250.00	
		PRESSURE WASH/TREAT NOV22					
				PRESSURE WASH THIS			1,250.00 000562
11/23/22	00011	10/28/22 18-021(6	202209 310-51300-31100		*	58.75	
		ENGINEERING FEE SEP22					
				POULOS & BENNETT			58.75 000563
11/23/22	00045	10/28/22 6918B	202210 320-53800-46900		*	800.00	
		CLEANING BASIN FOUNTAIN					
				SITEX AQUATICS LLC			800.00 000564
11/23/22	00022	10/25/22 6709518	202210 310-51300-32300		*	250.00	
		TRUSTEE FEES SER2020A-1					
				US BANK			250.00 000565
11/23/22	00043	11/20/22 W6369	202210 320-53800-47000		*	120.00	
		WI-PAK MONTHLY SVC NOV22					
				WI-PAK, INC			120.00 000566
TOTAL FOR BANK A						197,309.69	
TOTAL FOR REGISTER						197,309.69	

SECTION 2

Windward
Community Development District

Unaudited Financial Reporting
November 30, 2022



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Windward
Community Development District
Combined Balance Sheet
November 30, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash	\$ 257,558	\$ -	\$ -	\$ 257,558
Due from Other	\$ 10,041	\$ -	\$ -	\$ 10,041
Due from General Fund	\$ -	\$ 70,057	\$ -	\$ 70,057
Investments				
Series 2018 A-1/A-2				
Reserve A-1	\$ -	\$ 121,730	\$ -	\$ 121,730
Reserve A-2	\$ -	\$ 145	\$ -	\$ 145
Revenue	\$ -	\$ 16,230	\$ -	\$ 16,230
Construction	\$ -	\$ -	\$ 5,289	\$ 5,289
Series 2020 A-1/A-2				
Reserve A-1	\$ -	\$ 127,656	\$ -	\$ 127,656
Reserve A-2	\$ -	\$ 130,421	\$ -	\$ 130,421
Revenue	\$ -	\$ 55,256	\$ -	\$ 55,256
Prepayment A-2	\$ -	\$ 333,410	\$ -	\$ 333,410
Construction	\$ -	\$ -	\$ 8,032,437	\$ 8,032,437
Cost of Issuance	\$ -	\$ -	\$ 30,684	\$ 30,684
Total Assets	\$ 267,599	\$ 854,905	\$ 8,068,409	\$ 9,190,913
Liabilities:				
Accounts Payable	\$ 82,937	\$ -	\$ -	\$ 82,937
Due to Debt Service Fund	\$ 70,057	\$ -	\$ -	\$ 70,057
Total Liabilities	\$ 152,994	\$ -	\$ -	\$ 152,994
Fund Balances:				
Restricted for:				
Debt Service	\$ -	\$ 854,905	\$ -	\$ 854,905
Capital Projects	\$ -	\$ -	\$ 8,068,409	\$ 8,068,409
Unassigned	\$ 114,606	\$ -	\$ -	\$ 114,606
Total Fund Balances	\$ 114,606	\$ 854,905	\$ 8,068,409	\$ 9,037,920
Total Liabilities & Fund Balance	\$ 267,599	\$ 854,905	\$ 8,068,409	\$ 9,190,913

Windward
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
<u>Revenues</u>				
Assessments - Tax Roll	\$ 649,775	\$ 91,219	\$ 91,219	\$ -
Deficit Funding	\$ 424,269	\$ 109,064	\$ 109,064	\$ -
Total Revenues	\$ 1,074,044	\$ 200,283	\$ 200,283	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 4,800	\$ 800	\$ -	\$ 800
FICA Expense	\$ 367	\$ 61	\$ -	\$ 61
Engineering	\$ 16,000	\$ 2,667	\$ 141	\$ 2,525
Attorney	\$ 25,000	\$ 4,167	\$ 2,927	\$ 1,240
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 8,950	\$ 1,492	\$ 2,092	\$ (600)
Annual Audit	\$ 6,400	\$ -	\$ -	\$ -
Trustee Fees	\$ 7,758	\$ 4,291	\$ 4,291	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Management Fees	\$ 38,988	\$ 6,498	\$ 6,498	\$ 0
Information Technology	\$ 1,750	\$ 292	\$ 292	\$ 0
Website Maintenance	\$ 1,000	\$ 167	\$ 167	\$ 0
Telephone	\$ 250	\$ 42	\$ -	\$ 42
Postage	\$ 800	\$ 133	\$ 46	\$ 87
Travel Per Diem	\$ 660	\$ 110	\$ -	\$ 110
Printing & Binding	\$ 500	\$ 83	\$ -	\$ 83
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Legal Advertising	\$ 1,500	\$ 250	\$ -	\$ 250
Other Current Charges	\$ 2,000	\$ 333	\$ 105	\$ 228
Office Supplies	\$ 150	\$ 25	\$ 1	\$ 24
Property Appraiser	\$ 500	\$ 500	\$ -	\$ 500
Property Taxes	\$ 250	\$ 250	\$ -	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 130,382	\$ 34,469	\$ 28,171	\$ 6,297

Windward
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
Operation & Maintenance				
Field Expenditures				
Field Services	\$ 16,709	\$ 2,785	\$ 2,785	\$ 0
Facility Maintenance	\$ 10,000	\$ 1,667	\$ 199	\$ 1,468
Telephone	\$ 3,500	\$ 583	\$ -	\$ 583
Electric	\$ 144,538	\$ 24,090	\$ 22,480	\$ 1,609
Water & Sewer	\$ 483,450	\$ 80,575	\$ 59,017	\$ 21,558
Security Building Maintenance	\$ 10,000	\$ 1,667	\$ 398	\$ 1,268
Landscape Maintenance	\$ 195,965	\$ 32,661	\$ 24,839	\$ 7,822
Landscape Contingency	\$ 25,000	\$ 4,167	\$ 10,677	\$ (6,511)
Property Insurance	\$ 3,200	\$ 3,200	\$ 3,776	\$ (576)
Fountain Maintenance	\$ 4,200	\$ 700	\$ 2,410	\$ (1,710)
Lake Maintenance	\$ 9,000	\$ 1,500	\$ 1,050	\$ 450
Irrigation Repairs	\$ 25,000	\$ 4,167	\$ 450	\$ 3,717
Lighting Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Monument Maintenance	\$ 1,400	\$ 233	\$ -	\$ 233
Roadway Maintenance	\$ 2,200	\$ 367	\$ 852	\$ (485)
Contingency	\$ 7,000	\$ 1,167	\$ 250	\$ 917
Total Operations & Maintenance Expenditures	\$ 943,662	\$ 159,944	\$ 129,183	\$ 30,760
Total Expenditures	\$ 1,074,044	\$ 194,413	\$ 157,355	\$ 37,058
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 42,929	
Fund Balance - Beginning	\$ -		\$ 71,677	
Fund Balance - Ending	\$ -		\$ 114,606	

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, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
Revenues				
Assessments - 2018 A1 Tax Roll	\$ 243,460	\$ 41,756	\$ 41,756	\$ -
Interest Income	\$ 250	\$ 42	\$ 645	\$ 603
Total Revenues	\$ 243,710	\$ 41,797	\$ 42,400	\$ 603
Expenditures:				
Series 2018A-1				
Interest - 11/1	\$ 93,733	\$ 93,733	\$ 93,733	\$ -
Principal - 5/1	\$ 55,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 93,733	\$ -	\$ -	\$ -
Total Expenditures	\$ 242,465	\$ 93,733	\$ 93,733	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,245		\$ (51,332)	
Fund Balance - Beginning	\$ 107,045		\$ 228,929	
Fund Balance - Ending	\$ 108,290		\$ 177,597	

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, 2022

	Adopted Budget	Prorated Budget Thru 11/30/22	Actual Thru 11/30/22	Variance
Revenues				
Assessments - 2018 A2 Direct	\$ 205	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ 3	\$ 3
Total Revenues	\$ 205	\$ -	\$ 3	\$ 3
Expenditures:				
Series 2018A-2				
Special Call - 11/1	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Interest - 11/1	\$ 145	\$ 145	\$ 145	\$ -
Total Expenditures	\$ 5,145	\$ 5,145	\$ 5,145	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (4,940)		\$ (5,142)	
Fund Balance - Beginning	\$ 7,115		\$ 7,406	
Fund Balance - Ending	\$ 2,175		\$ 2,264	

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, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
Revenues				
Assessments - 2020 A1 Tax Roll	\$ 255,313	\$ 28,301	\$ 28,301	\$ -
Interest Income	\$ -	\$ -	\$ 1,042	\$ 1,042
Total Revenues	\$ 255,313	\$ 28,301	\$ 29,343	\$ 1,042
Expenditures:				
Series 2020A-1				
Interest - 11/1	\$ 88,126	\$ 88,126	\$ 88,126	\$ -
Principal - 5/1	\$ 80,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 88,126	\$ -	\$ -	\$ -
Total Expenditures	\$ 256,253	\$ 88,126	\$ 88,126	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (940)		\$ (58,783)	
Fund Balance - Beginning	\$ 91,392		\$ 216,198	
Fund Balance - Ending	\$ 90,452		\$ 157,415	

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, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
Revenues				
Assessments - 2020 A2 Direct	\$ 260,040	\$ -	\$ -	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 333,410	\$ 333,410
Interest Income	\$ -	\$ -	\$ 1,716	\$ 1,716
Total Revenues	\$ 260,040	\$ -	\$ 335,126	\$ 335,126
Expenditures:				
Series 2020A-2				
Interest - 11/1	\$ 130,020	\$ 130,020	\$ 130,020	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 485,000	\$ (485,000)
Interest - 5/1	\$ 130,020	\$ -	\$ -	\$ -
Total Expenditures	\$ 260,040	\$ 130,020	\$ 615,020	\$ (485,000)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (279,894)	
Fund Balance - Beginning	\$ 378,728		\$ 797,523	
Fund Balance - Ending	\$ 378,728		\$ 517,629	

Windward
Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 14	\$ 14
Total Revenues	\$ -	\$ -	\$ 14	\$ 14
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 14	
Fund Balance - Beginning	\$ -		\$ 5,274	
Fund Balance - Ending	\$ -		\$ 5,289	

Windward
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 22,088	\$ 22,088
Total Revenues	\$ -	\$ -	\$ 22,088	\$ 22,088
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 22,088	
Fund Balance - Beginning	\$ -		\$ 8,041,033	
Fund Balance - Ending	\$ -		\$ 8,063,121	

Windward
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Roll	\$ -	\$ 91,219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	91,219
Deficit Funding	\$ 36,044	\$ 73,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	109,064
Total Revenues	\$ 36,044	\$ 164,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200,283
Expenditures:													
<u>General & Administrative:</u>													
Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ 141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	141
Attorney	\$ 95	\$ 2,832	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,927
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Dissemination	\$ 1,346	\$ 746	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,092
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ 250	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,291
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Management Fees	\$ 3,249	\$ 3,249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,498
Information Technology	\$ 146	\$ 146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	292
Website Maintenance	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	167
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage	\$ 39	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	46
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,988
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 39	\$ 66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	105
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 17,001	\$ 11,171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,171

Windward
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operation & Maintenance													
Field Expenditures													
Field Services	\$ 1,392	\$ 1,392	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,785
Facility Maintenance	\$ -	\$ 199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	199
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ 11,861	\$ 10,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,480
Water & Sewer	\$ 15,972	\$ 43,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	59,017
Security Building Maintenance	\$ 100	\$ 298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	398
Landscape Maintenance	\$ 12,236	\$ 12,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,839
Landscape Contingency	\$ 9,427	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,677
Property Insurance	\$ 3,776	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,776
Fountain Maintenance	\$ 1,610	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,410
Lake Maintenance	\$ 700	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,050
Irrigation Repairs	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Lighting Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Monument Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Roadway Maintenance	\$ -	\$ 852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	852
Contingency	\$ 240	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	250
Total Operations & Maintenance Expenses	\$ 57,765	\$ 71,418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	129,183
Total Expenditures	\$ 74,766	\$ 82,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	157,355
Excess (Deficiency) of Revenues over Expenditures	\$ (38,721)	\$ 81,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,929

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)
PRINCIPAL PAYMENT - 05/01/22		(\$50,000)
CURRENT BONDS OUTSTANDING		\$3,310,000

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	\$145	
RESERVE FUND BALANCE	\$145	
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)
SPECIAL CALL - 02/01/22		(\$75,000)
SPECIAL CALL - 05/01/22		(\$5,000)
SPECIAL CALL - 11/01/22		(\$5,000)
CURRENT BONDS OUTSTANDING		\$0

Windward

Community Development District

LONG TERM DEBT REPORT

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
PRINCIPAL PAYMENT - 05/01/22		(\$75,000)
CURRENT BONDS OUTSTANDING		\$4,155,000

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	\$130,020	
RESERVE FUND BALANCE	\$130,421	
BONDS OUTSTANDING - 10/29/20		\$8,010,000
SPECIAL CALL - 11/01/21		(\$230,000)
SPECIAL CALL - 02/01/22		(\$675,000)
SPECIAL CALL - 05/01/22		(\$480,000)
SPECIAL CALL - 08/01/22		(\$715,000)
SPECIAL CALL - 11/01/22		(\$485,000)
CURRENT BONDS OUTSTANDING		\$5,425,000

**WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts
Fiscal Year 2023

TOTAL ASSESSMENT LEVY							Gross	\$	532,275.00	\$	243,648.00	\$	165,139.20	\$	941,062.20
								\$	566,250.00	\$	259,200.00	\$	175,680.00	\$	1,001,130.00
							ASSESSED THROUGH COUNTY								
								56.56%		25.89%		17.55%		100.00%	
DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS		O&M Portion	S2018 DSF Portior	S2020 DSF Portior	Total				
11/01/22	ACH	\$5,059.76	\$0.00	\$0.00	\$13.07	\$5,072.83		\$2,869.25	\$1,313.39	\$890.19	\$5,072.83				
11/18/22	ACH	\$4,514.25	\$90.29	\$0.00	\$0.00	\$4,423.96		\$2,502.24	\$1,145.40	\$776.32	\$4,423.96				
11/22/22	ACH	\$154,876.80	\$3,097.53	\$0.00	\$0.00	\$151,779.27		\$85,848.00	\$39,296.78	\$26,634.49	\$151,779.27				
	TOTAL	\$164,450.81	\$3,187.82	\$0.00	\$13.07	\$161,276.06		\$91,219.49	\$41,755.57	\$28,301.00	\$161,276.06				

16%	Gross Percent Collected
\$ 836,679.19	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

K. Hovhannian at Mystic Dunes, LLC							
Net Assessments				\$467,780.00	\$117,500.00	\$90,240.00	\$260,040.00
DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	GENERAL FUND	DEBT SERVICE FUND 2020 A1	DEBT SERVICE FUND 2020 A2
	12/1/22		\$103,870.00		\$0.00	\$0.00	
	2/1/23		\$51,935.00		\$0.00	\$0.00	
	4/1/23		\$130,020.00				\$0.00
	5/1/23		\$51,935.00		\$0.00	\$0.00	
	9/1/23		\$130,020.00				\$0.00
			\$467,780.00	\$0.00	\$0.00	\$0.00	\$0.00

SECTION D

SECTION 1



1980 Camron Ave
Sanford, FL 32771
P: (386) 218-6969 F: (386) 218-6970
www.allterraintractorservice.com

PROPOSAL

Project Name:	Sandy Creek
Project Phase:	Miami Curb R&R
Job Number:	

Project Address: Sandy Creek Dr.
City, State, Zip: Kissimmee, FL 34747

Proposal Date: Tuesday, January 10, 2023
Proposal price good for 30 days from the date of this proposal.

Prepared for: GMS Central Florida
Address: 219 East Livingston Street
City, State, Zip: Orlando, FL 32801

Contact: Andy Hatton
Phone: 407-841-5524
Cell: 352-551-3229
Email: ahatton@gmscfl.com

Scope of Work

1. Remove & Replace 25 LF of Miami Curb. Asphalt Patch in front of Miaami curb 12" Wide by 25' Long and re strip in yellow thermo paint 4" Wide.

Qualifications & Exclusions

1. There are **No bonds** included in this proposal. If any are required, they will be at an additional cost.
2. There is No handling of contaminated, hazardous, or unsuitable materials included in this proposal. If any is required, it will be at an additional cost.
3. There are **No permits** included in this proposal. If any are required, they will be at an additional cost.
4. Proposal price is based on the assumption that this project will require red-lined as-builts only. If certified as-builts are required, they will be at an additional cost.
5. Any electrical, power, gas, CATV, telephone, utilities relocated or removed by others.
6. There is **No Dewatering** In This Proposal. If Needed it will be an additional Costs.
7. There is **Landscaping, or Irrigation or Irrigation Repairs in this Proposal**. If needed it will be an additional Costs.
8. Any electrical work associated with site work scope is by others.
9. **This Bid is Based Soley on Information Provided by Others. All Terrain Accepts No Responsibility to Unforeseen Differences.**

CODE	DECRPTION	QTY	UOM	UNIT PRICE	TOTAL
	Mobilization	1	LS	\$800.00	\$800.00
	Superintendent	4	HR	\$65.00	\$260.00
	Saw cut Asphalt And Concrete Curb	1	LS	\$385.00	\$385.00
	Remove Miami Curb	25	LF	\$20.00	\$500.00
	Install Miami Curb	25	LF	\$32.50	\$812.50
	Short Load Charge	1	EA	\$400.00	\$400.00
	Concrete Crew Short Charge	24	HR	\$47.50	\$1,140.00
	Wash out Fee	1	EA	\$185.00	\$185.00
	2" Asphalt Patch	25	SF	\$32.00	\$800.00
	4" Yellow Striping Temp & Thermo	1	LS	\$600.00	\$600.00
	Zoysia Sod	400	SF	\$1.56	\$624.00
Proposed Total					\$6,506.50
	Alternates:				

	6" Steel Bollard Concrete Filled and Painted Yellow	2	EA	\$860.00	\$1,720.00
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Landon Massa

All Terrain Tractor Service, Inc.

Andy Hatton

GMS Central Florida

/

/

Authorized Signature

Date

/

/

Authorized Signature

Date

Price is subject to change, pending receipt of 'Final Construction Drawings'.