

***Windward
Community Development District***

Agenda

January 17, 2024

AGENDA

Windward

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

January 10, 2024

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 17, 2024 at 1:00 p.m. at 7813 Four Seasons Blvd., Kissimmee, Florida 34747.** Following is the agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 18, 2023 Board of Supervisors Meeting
4. Presentation of Series 2020A 1 & 2 Arbitrage Rebate Report
5. Ratification of Data Sharing & Usage Agreement with Osceola County
6. 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 Proposal for Cameras at Sandy Creek Gate
 - a. Guardian Access Solutions
 - b. Future Home Integration (2)
 - ii. Discussion of Solar Powered Water Aerator Request
 - iii. Discussion of Proposal for Well Abandonment
7. Other Business
8. Supervisors' Requests
9. 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, **October 18, 2023** at 1:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Jimmy Clark	Chairman
Susan Moss	Vice Chairperson
Marvin Morris	Assistant Secretary
Gretta Akellino	Assistant Secretary
Carmen Renaud	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Jay Lazarovich	District Counsel
David Kelly	District Engineer
Andy Hatton	Field Manager
Matt Shelton	Juniper Landscaping
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Showe called the meeting to order, called the roll then led the pledge of allegiance.

SECOND ORDER OF BUSINESS

Public Comment

Summary of public comments: An explanation of the budget amendment and the reason for the budget increase, concerns with entry fountain, foxtail palms, retention wall, more trashcans, sequence of improvements, increase in irrigation repairs, workshop, positive changes in the community, deficit funding, increase in assessments, cost of water, reserves, method of preparing the budget.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the August 16, 2023 Meeting

On MOTION by Ms. Akellino seconded by Mr. Clark with all in favor the minutes of the August 16, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01
Amending the Fiscal Year 2023 Budget**

Mr. Showe stated this budget amendment recognizes the deficit funding from the developer.

On MOTION by Ms. Moss seconded by Mr. Clark with all in favor Resolution 2024-01 Amending the Fiscal Year 2023 Budget was approved.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Renewal

Mr. Showe stated this is a request from Juniper for a 5% increase for their next fiscal year that starts November 1, which brings the total contract price to \$152,000. We do have those funds in the budget for next year. If the board is in favor of this, we will have counsel draft a front-end document. 5% is not unreasonable given what we are seeing in other districts. We do this month by month and we will get back with Juniper to see what that kind of contract arrangement would look like.

SIXTH ORDER OF BUSINESS

Discussion of Landscape Bidding Process

Mr. Showe stated there was a request that we describe the bidding process for a landscape contract. Any bid that you may reasonably expect to come in over \$198,000 we are required to do a public bid. We have to put an ad in the paper and take bids 30 days later. Given that this contract is at \$152,000 and other areas might be included we might be close to the bid threshold, and we will have to publicly bid it. If we believe the contract will be under that we can go out and get proposals from landscape maintenance companies. In this district you have the same landscaper for the HOA and the CDD and sometimes there are complications when there are two vendors working in the same community. Andy and I will craft a map of the areas to be maintained, work

with the engineer, put together a scope of services and that is what we would use to bid so that every bidder has the same scope.

SEVENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2023 Audit
Engagement Letter with Grau & Associates**

On MOTION by Ms. Renaud seconded by Mr. Clark with all in favor the engagement letter with Grau & Associates to perform the fiscal year 2023 audit was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being none, the next item followed.

B. Engineer

Mr. Kelly gave an overview of the engineer's report, copy of which was distributed at the meeting.

C. Manager

i. Approval of Check Register

On MOTION by Ms. Akellino 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. Ratification of Requisition No. 7

On MOTION by Ms. Akellino seconded by Mr. Clark with all in favor requisition no. 7 was ratified.

D. Field Manager's Report

Mr. Hatton stated we are putting up the rest of the signs for the roundabout, the incoming gate from Mystic Dunes is broken and the parts are on order.

NINTH ORDER OF BUSINESS**Other Business**

Mr. Clark stated if you want to bid the landscape maintenance contract, we need to confirm with the HOA what they are doing, but I feel that Juniper has turned a corner and are doing a better job. We have quite a bit invested with them with the new plantings that the developer has taken on.

Mr. Showe stated I don't know that we have another landscaper we can recommend. I don't know that we know of one that I could say you would get better service or a better deal all around. Juniper is involved in several large-scale projects, which makes it a challenge to bid them out because you have warranties with the landscaping you put in. There could be complications if you had to enforce that warranty with another company maintaining the plantings. We have seen improvement over the last few months. Our recommendation is to give it another six month and see where we are at that time.

Mr. Clark asked were they receptive to the month-to-month contract?

Mr. Showe stated I'm not sure, but if you approve that contract it is going to be month to month anyway because it will have a 30-day termination clause and if the board decided to terminate that contract you would give them 30-day's notice.

Mr. Morris stated if you are going to terminate them you have to coordinate that with the HOA.

On MOTION by Mr. Clark seconded by Ms. Renaud with all in favor the proposal from Juniper was approved and staff was authorized to draft an agreement for those services.

TENTH ORDER OF BUSINESS**Supervisor's Requests**

Additional audience comments: Weekly meetings with Juniper, irrigation concerns, disclosures made to new owners of the CDD.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Morris seconded by Mr. Clark with all in favor the meeting adjourned at 2:00 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

REBATE REPORT

Windward Community Development District

(Osceola County, Florida)

\$4,230,000 Special Assessment Bonds, Series 2020A-1

\$8,010,000 Special Assessment Bonds, Series 2020A-2

Dated: October 29, 2020
Delivered: October 29, 2020

Rebate Report to the Computation Date
May 1, 2025
Reflecting Activity Through
September 30, 2023



TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Series 2020A-1 Bond Debt Service	11
Series 2020A-2 Bond Debt Service	13
Arbitrage Rebate Calculation Detail Report – Acquisition General Account	14
Arbitrage Rebate Calculation Detail Report – Retainage Account	15
Arbitrage Rebate Calculation Detail Report – A-1 Reserve Account	16
Arbitrage Rebate Calculation Detail Report – A-2 Reserve Account	17
Arbitrage Rebate Calculation Detail Report – A-1 Interest Account	18
Arbitrage Rebate Calculation Detail Report – A-2 Interest Account	19
Arbitrage Rebate Calculation Detail Report – Cost of Issuance Account	20
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credits	21



AMTEC

American Municipal Tax-Exempt Compliance

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November 7, 2023

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), \$4,230,000 Special Assessment Bonds, Series 2020A-1 & \$8,010,000 Special Assessment Revenue Bonds, Series 2020A-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 Rebatale 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 Rebatale 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 Rebatale Arbitrage.

We have scheduled our next Report as of October 31, 2024. 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, 2025 Computation Date
Reflecting Activity from October 29, 2020 through September 30, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition General Account	0.997483%	212,134.21	(815,281.32)
Retainage Account	0.004999%	102.88	(106,593.01)
A-1 Reserve Account	1.189536%	4,476.76	(13,580.91)
A-2 Reserve Account	0.863848%	3,849.27	(17,836.89)
A-1 Interest Account	0.005023%	6.80	(7,002.47)
A-2 Interest Account	0.005021%	13.42	(13,825.71)
Cost of Issuance Account	0.842485%	1,090.79	(5,233.54)
Totals	0.897408%	\$221,674.13	\$(979,353.85)
Bond Yield	4.384434%		
Rebate Computation Credits			(6,339.10)
Net Rebatable Arbitrage			\$(985,692.95)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from October 29, 2020, the date of the closing, through September 30, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of May 1, 2025.
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 October 29, 2020 and September 30, 2023, the District made periodic payments into the Revenue, 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, 2025.

7. Computation Period

The period beginning on October 29, 2020, the date of the closing, and ending on September 30, 2023.

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.

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 September 30, 2023, 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, 2025. 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, 2025, is the Rebatable Arbitrage.

Windward Community Development District
(Osceola County, Florida)
\$4,230,000 Special Assessment Revenue Bonds, Series 2020A-1
\$8,010,000 Special Assessment Revenue Bonds, Series 2020A-2
Delivered: October 29, 2020

Sources of Funds

A-1 Par Amount	\$ 4,230,000.00
A-2 Par Amount	8,010,000.00
Total	\$12,240,000.00

Uses of Funds

Acquisition and Construction Fund	\$ 8,308,336.57
Retainage Account	2,646,116.00
A-1 Reserve Account	127,656.25
A-2 Reserve Account	177,199.00
A-1 Interest Account	179,494.18
A-2 Interest Account	354,398.00
Cost of Issuance Account	202,000.00
Underwriter's Discount	244,800.00
Total	\$12,240,000.00

PROOF OF ARBITRAGE YIELD

Windward Community Development District
(Osceola County, Florida)

\$4,230,000 Special Assessment Revenue Bonds, Series 2020A-1

\$8,010,000 Special Assessment Revenue Bonds, Series 2020A-2

Date	Debt Service	Total	Present Value to 10/29/2020 @ 4.3844339107%
05/01/2021	268,420.93	268,420.93	262,599.51
11/01/2021	265,471.25	265,471.25	254,142.45
05/01/2022	340,471.25	340,471.25	318,949.80
11/01/2022	264,346.25	264,346.25	242,324.45
05/01/2023	344,346.25	344,346.25	308,888.41
11/01/2023	263,146.25	263,146.25	230,985.98
05/01/2024	343,146.25	343,146.25	294,747.32
11/01/2024	261,946.25	261,946.25	220,173.46
05/01/2025	346,946.25	346,946.25	285,362.68
11/01/2025	260,671.25	260,671.25	209,802.32
05/01/2026	345,671.25	345,671.25	272,246.68
11/01/2026	259,120.00	259,120.00	199,702.01
05/01/2027	349,120.00	349,120.00	263,292.46
11/01/2027	257,477.50	257,477.50	190,013.80
05/01/2028	347,477.50	347,477.50	250,931.24
11/01/2028	255,835.00	255,835.00	180,788.24
05/01/2029	350,835.00	350,835.00	242,602.52
11/01/2029	254,101.25	254,101.25	171,941.77
05/01/2030	354,101.25	354,101.25	234,468.35
11/01/2030	252,276.25	252,276.25	163,461.44
05/01/2031	357,276.25	357,276.25	226,529.76
11/01/2031	250,045.00	250,045.00	155,139.17
05/01/2032	360,045.00	360,045.00	218,596.03
11/01/2032	247,707.50	247,707.50	147,165.77
05/01/2033	357,707.50	357,707.50	207,959.08
11/01/2033	245,370.00	245,370.00	139,589.73
05/01/2034	360,370.00	360,370.00	200,614.73
11/01/2034	242,926.25	242,926.25	132,333.81
05/01/2035	362,926.25	362,926.25	193,462.56
11/01/2035	8,250,376.25	8,250,376.25	4,303,625.65
05/01/2036	189,156.25	189,156.25	96,552.52
11/01/2036	61,500.00	61,500.00	30,718.51
05/01/2037	196,500.00	196,500.00	96,043.91
11/01/2037	58,631.25	58,631.25	28,042.62
05/01/2038	198,631.25	198,631.25	92,964.94
11/01/2038	55,656.25	55,656.25	25,489.88
05/01/2039	200,656.25	200,656.25	89,926.70
11/01/2039	52,575.00	52,575.00	23,056.72
05/01/2040	202,575.00	202,575.00	86,933.31
11/01/2040	49,387.50	49,387.50	20,739.56
05/01/2041	209,387.50	209,387.50	86,042.98
11/01/2041	45,787.50	45,787.50	18,411.70
05/01/2042	210,787.50	210,787.50	82,941.89
11/01/2042	42,075.00	42,075.00	16,200.76
05/01/2043	217,075.00	217,075.00	81,790.57
11/01/2043	38,137.50	38,137.50	14,061.38
05/01/2044	218,137.50	218,137.50	78,702.42
11/01/2044	34,087.50	34,087.50	12,034.70
05/01/2045	224,087.50	224,087.50	77,417.61
11/01/2045	29,812.50	29,812.50	10,078.66
05/01/2046	229,812.50	229,812.50	76,025.65
11/01/2046	25,312.50	25,312.50	8,194.15
05/01/2047	230,312.50	230,312.50	72,957.23
11/01/2047	20,700.00	20,700.00	6,416.58
05/01/2048	235,700.00	235,700.00	71,494.86
11/01/2048	15,862.50	15,862.50	4,708.35
05/01/2049	240,862.50	240,862.50	69,959.83

PROOF OF ARBITRAGE YIELD

Windward Community Development District
(Osceola County, Florida)
\$4,230,000 Special Assessment Revenue Bonds, Series 2020A-1
\$8,010,000 Special Assessment Revenue Bonds, Series 2020A-2

Date	Debt Service	Total	Present Value
			to 10/29/2020 @ 4.3844339107%
11/01/2049	10,800.00	10,800.00	3,069.63
05/01/2050	245,800.00	245,800.00	68,363.74
11/01/2050	5,512.50	5,512.50	1,500.29
05/01/2051	250,512.50	250,512.50	66,717.18
	21,065,508.43	21,065,508.43	12,240,000.00

Proceeds Summary

Delivery date	10/29/2020
Par Value	12,240,000.00
Target for yield calculation	12,240,000.00

BOND DEBT SERVICE

Windward Community Development District
(Osceola County, Florida)

\$4,230,000 Special Assessment Revenue Bonds, Series 2020A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
10/29/2020					
05/01/2021			90,242.93	90,242.93	
11/01/2021			89,251.25	89,251.25	179,494.18
05/01/2022	75,000	3.000%	89,251.25	164,251.25	
11/01/2022			88,126.25	88,126.25	252,377.50
05/01/2023	80,000	3.000%	88,126.25	168,126.25	
11/01/2023			86,926.25	86,926.25	255,052.50
05/01/2024	80,000	3.000%	86,926.25	166,926.25	
11/01/2024			85,726.25	85,726.25	252,652.50
05/01/2025	85,000	3.000%	85,726.25	170,726.25	
11/01/2025			84,451.25	84,451.25	255,177.50
05/01/2026	85,000	3.650%	84,451.25	169,451.25	
11/01/2026			82,900.00	82,900.00	252,351.25
05/01/2027	90,000	3.650%	82,900.00	172,900.00	
11/01/2027			81,257.50	81,257.50	254,157.50
05/01/2028	90,000	3.650%	81,257.50	171,257.50	
11/01/2028			79,615.00	79,615.00	250,872.50
05/01/2029	95,000	3.650%	79,615.00	174,615.00	
11/01/2029			77,881.25	77,881.25	252,496.25
05/01/2030	100,000	3.650%	77,881.25	177,881.25	
11/01/2030			76,056.25	76,056.25	253,937.50
05/01/2031	105,000	4.250%	76,056.25	181,056.25	
11/01/2031			73,825.00	73,825.00	254,881.25
05/01/2032	110,000	4.250%	73,825.00	183,825.00	
11/01/2032			71,487.50	71,487.50	255,312.50
05/01/2033	110,000	4.250%	71,487.50	181,487.50	
11/01/2033			69,150.00	69,150.00	250,637.50
05/01/2034	115,000	4.250%	69,150.00	184,150.00	
11/01/2034			66,706.25	66,706.25	250,856.25
05/01/2035	120,000	4.250%	66,706.25	186,706.25	
11/01/2035			64,156.25	64,156.25	250,862.50
05/01/2036	125,000	4.250%	64,156.25	189,156.25	
11/01/2036			61,500.00	61,500.00	250,656.25
05/01/2037	135,000	4.250%	61,500.00	196,500.00	
11/01/2037			58,631.25	58,631.25	255,131.25
05/01/2038	140,000	4.250%	58,631.25	198,631.25	
11/01/2038			55,656.25	55,656.25	254,287.50
05/01/2039	145,000	4.250%	55,656.25	200,656.25	
11/01/2039			52,575.00	52,575.00	253,231.25
05/01/2040	150,000	4.250%	52,575.00	202,575.00	
11/01/2040			49,387.50	49,387.50	251,962.50
05/01/2041	160,000	4.500%	49,387.50	209,387.50	
11/01/2041			45,787.50	45,787.50	255,175.00
05/01/2042	165,000	4.500%	45,787.50	210,787.50	
11/01/2042			42,075.00	42,075.00	252,862.50
05/01/2043	175,000	4.500%	42,075.00	217,075.00	
11/01/2043			38,137.50	38,137.50	255,212.50
05/01/2044	180,000	4.500%	38,137.50	218,137.50	
11/01/2044			34,087.50	34,087.50	252,225.00
05/01/2045	190,000	4.500%	34,087.50	224,087.50	
11/01/2045			29,812.50	29,812.50	253,900.00
05/01/2046	200,000	4.500%	29,812.50	229,812.50	
11/01/2046			25,312.50	25,312.50	255,125.00
05/01/2047	205,000	4.500%	25,312.50	230,312.50	
11/01/2047			20,700.00	20,700.00	251,012.50
05/01/2048	215,000	4.500%	20,700.00	235,700.00	
11/01/2048			15,862.50	15,862.50	251,562.50
05/01/2049	225,000	4.500%	15,862.50	240,862.50	
11/01/2049			10,800.00	10,800.00	251,662.50

BOND DEBT SERVICE

Windward Community Development District
(Osceola County, Florida)

\$4,230,000 Special Assessment Revenue Bonds, Series 2020A-1

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2050	235,000	4.500%	10,800.00	245,800.00	
11/01/2050			5,512.50	5,512.50	251,312.50
05/01/2051	245,000	4.500%	5,512.50	250,512.50	
11/01/2051					250,512.50
	4,230,000		3,536,950.43	7,766,950.43	7,766,950.43

BOND DEBT SERVICE

Windward Community Development District
(Osceola County, Florida)
\$8,010,000 Special Assessment Revenue Bonds, Series 2020A-2

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
10/29/2020					
05/01/2021			178,178	178,178	
11/01/2021			176,220	176,220	354,398
05/01/2022			176,220	176,220	
11/01/2022			176,220	176,220	352,440
05/01/2023			176,220	176,220	
11/01/2023			176,220	176,220	352,440
05/01/2024			176,220	176,220	
11/01/2024			176,220	176,220	352,440
05/01/2025			176,220	176,220	
11/01/2025			176,220	176,220	352,440
05/01/2026			176,220	176,220	
11/01/2026			176,220	176,220	352,440
05/01/2027			176,220	176,220	
11/01/2027			176,220	176,220	352,440
05/01/2028			176,220	176,220	
11/01/2028			176,220	176,220	352,440
05/01/2029			176,220	176,220	
11/01/2029			176,220	176,220	352,440
05/01/2030			176,220	176,220	
11/01/2030			176,220	176,220	352,440
05/01/2031			176,220	176,220	
11/01/2031			176,220	176,220	352,440
05/01/2032			176,220	176,220	
11/01/2032			176,220	176,220	352,440
05/01/2033			176,220	176,220	
11/01/2033			176,220	176,220	352,440
05/01/2034			176,220	176,220	
11/01/2034			176,220	176,220	352,440
05/01/2035			176,220	176,220	
11/01/2035	8,010,000	4.400%	176,220	8,186,220	8,362,440
	8,010,000		5,288,558	13,298,558	13,298,558

Windward Community Development District
(Osceola County, Florida)
\$4,230,000 Special Assessment Revenue Bonds, Series 2020A-1
\$8,010,000 Special Assessment Revenue Bonds, Series 2020A-2
Acquisition General Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.384434%)
10/29/20	Beg Bal	-8,308,336.57	-10,101,342.84
03/17/21		2,949,524.24	3,526,928.62
05/26/21		534.20	633.49
08/09/21	From Ret	-2,646,218.88	-3,110,576.24
02/06/23		165.00	181.80
05/09/23		-165.00	-179.78
06/28/23		5,621,913.45	6,089,380.73
07/18/23		2,750.00	2,971.50
08/02/23		7,583.55	8,180.55
08/17/23		21,121.15	22,742.74
09/30/23	Bal	2,552,044.36	2,733,780.49
09/30/23	Acc	11,218.71	12,017.62

05/01/25	TOTALS:	212,134.21	-815,281.32

ISSUE DATE:	10/29/20	REBATABLE ARBITRAGE:	-815,281.32
COMP DATE:	05/01/25	NET INCOME:	212,134.21
BOND YIELD:	4.384434%	TAX INV YIELD:	0.997483%

Windward Community Development District
(Osceola County, Florida)
\$4,230,000 Special Assessment Revenue Bonds, Series 2020A-1
\$8,010,000 Special Assessment Revenue Bonds, Series 2020A-2
Retainage Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.384434%)
10/29/20	Beg Bal	-2,646,116.00	-3,217,169.25
08/09/21	to Acq	2,646,218.88	3,110,576.24

05/01/25	TOTALS:	102.88	-106,593.01

ISSUE DATE:	10/29/20	REBATABLE ARBITRAGE:	-106,593.01
COMP DATE:	05/01/25	NET INCOME:	102.88
BOND YIELD:	4.384434%	TAX INV YIELD:	0.004999%

Windward Community Development District
(Osceola County, Florida)
\$4,230,000 Special Assessment Revenue Bonds, Series 2020A-1
\$8,010,000 Special Assessment Revenue Bonds, Series 2020A-2
A-1 Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.384434%)
10/29/20	Beg Bal	-127,656.25	-155,205.50
11/02/20		0.05	0.06
12/01/20		0.52	0.63
01/04/21		0.54	0.65
02/01/21		0.54	0.65
03/01/21		0.49	0.59
04/01/21		0.54	0.64
05/03/21		0.52	0.62
06/01/21		0.54	0.64
07/01/21		0.52	0.61
08/02/21		0.54	0.64
09/01/21		0.54	0.63
10/04/21		0.52	0.61
11/02/21		0.54	0.63
12/02/21		0.52	0.60
01/04/22		0.54	0.62
02/02/22		0.54	0.62
03/02/22		0.49	0.56
04/04/22		0.54	0.62
05/03/22		0.52	0.59
06/02/22		0.54	0.61
07/05/22		0.52	0.59
08/02/22		0.54	0.61
09/02/22		84.20	94.51
10/04/22		157.38	175.98
11/02/22		193.06	215.14
12/02/22		204.60	227.18
01/04/23		238.52	263.83
02/02/23		253.74	279.72
03/02/23		230.13	252.77
04/04/23		310.57	339.82
05/02/23		387.52	422.58
06/02/23		401.16	435.88
07/05/23		398.71	431.50
08/02/23		464.63	501.21
09/05/23		580.05	623.23
09/30/23	Bal	127,656.25	136,746.90
09/30/23	Acc	561.34	601.31

05/01/25	TOTALS:	4,476.76	-13,580.91

ISSUE DATE:	10/29/20	REBATABLE ARBITRAGE:	-13,580.91
COMP DATE:	05/01/25	NET INCOME:	4,476.76
BOND YIELD:	4.384434%	TAX INV YIELD:	1.189536%

Windward Community Development District
(Osceola County, Florida)
\$4,230,000 Special Assessment Revenue Bonds, Series 2020A-1
\$8,010,000 Special Assessment Revenue Bonds, Series 2020A-2
A-2 Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.384434%)
10/29/20	Beg Bal	-177,199.00	-215,439.98
06/30/21		5.21	6.15
11/01/21		979.00	1,139.48
11/01/21		2.23	2.60
02/01/22		5,062.20	5,828.48
05/02/22		14,850.00	16,911.46
05/02/22		2.16	2.46
08/01/22		10,560.00	11,897.67
08/01/22		2.10	2.37
11/01/22		15,730.00	17,531.45
11/01/22		97.44	108.60
02/01/23		10,670.00	11,763.72
02/01/23		609.65	672.14
05/01/23		720.21	785.47
05/01/23		22,990.00	25,073.23
08/01/23		9,020.00	9,731.26
08/01/23		962.23	1,038.10
09/30/23	Bal	88,398.94	94,694.00
09/30/23	Acc	386.90	414.45

05/01/25	TOTALS:	3,849.27	-17,836.89

ISSUE DATE:	10/29/20	REBATABLE ARBITRAGE:	-17,836.89
COMP DATE:	05/01/25	NET INCOME:	3,849.27
BOND YIELD:	4.384434%	TAX INV YIELD:	0.863848%

Windward Community Development District
(Osceola County, Florida)
\$4,230,000 Special Assessment Revenue Bonds, Series 2020A-1
\$8,010,000 Special Assessment Revenue Bonds, Series 2020A-2
A-1 Interest Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.384434%)
10/29/20	Beg Bal	-179,494.18	-218,230.48
05/01/21		90,242.93	107,338.56
11/01/21		89,251.25	103,881.70
05/02/22		-89,244.45	-101,633.25
05/02/22		89,251.25	101,641.00

05/01/25	TOTALS:	6.80	-7,002.47

ISSUE DATE:	10/29/20	REBATABLE ARBITRAGE:	-7,002.47
COMP DATE:	05/01/25	NET INCOME:	6.80
BOND YIELD:	4.384434%	TAX INV YIELD:	0.005023%

Windward Community Development District
(Osceola County, Florida)
\$4,230,000 Special Assessment Revenue Bonds, Series 2020A-1
\$8,010,000 Special Assessment Revenue Bonds, Series 2020A-2
A-2 Interest Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.384434%)
10/29/20	Beg Bal	-354,398.00	-430,879.96
05/01/21		178,178.00	211,932.05
11/01/21		176,220.00	205,106.75
02/01/22		-7,411.58	-8,533.49
02/01/22		7,425.00	8,548.94
05/02/22		-156,310.00	-178,008.76
05/02/22		156,310.00	178,008.76
08/01/22		-7,865.00	-8,861.29
08/01/22		7,865.00	8,861.29

05/01/25	TOTALS:	13.42	-13,825.71

ISSUE DATE:	10/29/20	REBATABLE ARBITRAGE:	-13,825.71
COMP DATE:	05/01/25	NET INCOME:	13.42
BOND YIELD:	4.384434%	TAX INV YIELD:	0.005021%

Windward Community Development District
 (Osceola County, Florida)
 \$4,230,000 Special Assessment Revenue Bonds, Series 2020A-1
 \$8,010,000 Special Assessment Revenue Bonds, Series 2020A-2
 Cost of Issuance Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.384434%)
10/29/20	Beg Bal	-202,000.00	-245,593.23
10/29/20		42,500.00	51,671.84
10/29/20		6,000.00	7,294.85
10/29/20		40,000.00	48,632.32
10/30/20		46,750.00	56,832.18
11/16/20		5,675.00	6,885.59
12/01/20		1,500.00	1,816.69
02/22/22		29,000.00	33,305.43
09/30/23	Bal	31,527.80	33,772.96
09/30/23	Acc	137.99	147.82

05/01/25	TOTALS:	1,090.79	-5,233.54

ISSUE DATE:	10/29/20	REBATABLE ARBITRAGE:	-5,233.54
COMP DATE:	05/01/25	NET INCOME:	1,090.79
BOND YIELD:	4.384434%	TAX INV YIELD:	0.842485%

Windward Community Development District
(Osceola County, Florida)
\$4,230,000 Special Assessment Revenue Bonds, Series 2020A-1
\$8,010,000 Special Assessment Revenue Bonds, Series 2020A-2
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.384434%)
05/01/21		-1,780.00	-2,117.20
05/01/22		-1,830.00	-2,084.29
05/01/23		-1,960.00	-2,137.60

05/01/25	TOTALS:	-5,570.00	-6,339.10

ISSUE DATE: 10/29/20 REBATABLE ARBITRAGE: -6,339.10
COMP DATE: 05/01/25
BOND YIELD: 4.384434%

SECTION V



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, 2024** and shall run until **December 31, 2024**, 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

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Windward CDD

Signature: 

Print: Jason M. Shaw

Title: District Manager

Date: 11/14/23

Please return signed **original copy**, no later than January 31, 2024

SECTION VI

SECTION C

SECTION 1

Windward Community Development District

Summary of Check Register

November 30, 2023 through January 3, 2024

Fund	Date	Check No.'s		Amount
General Fund	12/6/23	787-789	\$	139,990.21
	12/13/23	790-791	\$	12,585.24
	12/19/23	792-799	\$	25,872.36
	1/3/23	800-802	\$	69,738.10
Total Amount			\$	248,185.91

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/06/23	00010	11/30/23 9100 861 202311 320-53800-43500 000 SHADOW TREE LN		DUKE ENERGY	*	4,286.78	
							4,286.78 000787
12/06/23	00009	11/23/23 00262245 202311 320-53800-43100 7700 FOUR SEASONS			*	73,719.35	
		11/28/23 00262245 202311 320-53800-43100 7900 FOUR SEASONS			*	39.41	
		11/28/23 00262245 202311 320-53800-43100 7900 FOUR SEASON BLVD ODD			*	57.09	
		11/28/23 00262245 202311 320-53800-43100 7980 FOUR SEASONS BLVD GH			*	29.50	
		11/28/23 00262245 202311 320-53800-43100 0 FOUR SEASONS BLVD			*	57,817.45	
				TOHO WATER AUTHORITY			131,662.80 000788
12/06/23	00022	11/25/23 7132576 202311 310-51300-32300 TRUSTEE FEES SER2020A-1&2			*	4,040.63	
				US BANK			4,040.63 000789
12/13/23	00010	12/06/23 9100 861 202311 320-53800-43000 79811 FOUR SEASONS BLVD			*	633.86	
		12/06/23 9100 861 202311 320-53800-43500 000 FOUR SEASONS BLVD			*	1,541.53	
		12/08/23 9100 861 202311 320-53800-43000 24081 SANDY CREEK TRAIL			*	30.79	
		12/08/23 9100 861 202311 320-53800-43000 7980 FOUR SEASONS BLVD			*	158.73	
		12/08/23 9100 861 202311 320-53800-43000 77001 FOUR SEASONS BLVD			*	73.21	
		12/08/23 9100 861 202311 320-53800-43000 78151 FOUR SEASONS BLVD			*	24.65	
		12/08/23 9100 861 202311 320-53800-43000 21051 PEBBLE PASSAGE LN			*	65.10	
		12/08/23 9100 861 202311 320-53800-43000 79011 HANSON BAY PL			*	30.79	
		12/12/23 9100 861 202311 320-53800-43500 4 SEASONS PH1B SL			*	1,728.15	
		12/12/23 9101 537 202311 320-53800-43500 000 FOUR SEASON BLVD LITE			*	1,846.25	
				DUKE ENERGY			6,133.06 000790
12/13/23	00001	12/01/23 208 202312 310-51300-34000 MANAGEMENT FEES - DEC 23			*	3,443.92	
		12/01/23 208 202312 310-51300-35200 WEBSITE ADMIN - DEC 23			*	88.33	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/19/23	00049	11/28/23 55698949	202311 320-53800-57400 PEST CONTROL - NOV23	MASSEY SERVICES INC	*	50.00	50.00 000798
12/19/23	00045	11/30/23 7710-B	202311 320-53800-46900 CLEAN BASIN FOUNTAIN11/23	SITEX AQUATICS LLC	*	1,000.00	1,000.00 000799
1/03/24	00010	12/29/23 9100 861	202312 320-53800-43500 000 SHADOW TREE LN	DUKE ENERGY	*	3,572.33	3,572.33 000800
1/03/24	00011	12/15/23 18-021(7	202311 310-51300-31100 ENGINEERING FEE NOV23	POULOS & BENNETT	*	525.00	525.00 000801
1/03/24	00009	12/23/23 00262245	202312 320-53800-43100 7700 FOUR SEASONS	TOHO WATER AUTHORITY	*	65,640.77	65,640.77 000802
TOTAL FOR BANK A						248,185.91	
TOTAL FOR REGISTER						248,185.91	

SECTION 2

Windward
Community Development District

Unaudited Financial Reporting
November 30, 2023



TABLE OF CONTENTS

1	<u>Balance Sheet</u>
2-3	<u>General Fund Income Statement</u>
4	<u>Series 2018 - A1 Debt Service Income Statement</u>
5	<u>Series 2020 - A1 Debt Service Income Statement</u>
6	<u>Series 2020 - A2 Debt Service Income Statement</u>
7	<u>Series 2018 Capital Projects Income Statement</u>
8	<u>Series 2020 Capital Projects Income Statement</u>
9-10	<u>Month To Month</u>
11-12	<u>Long Term Debt Summary</u>
13	<u>Assessment Receipt Schedule</u>

Windward
Community Development District
Combined Balance Sheet
November 30, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash	\$ 596,545	\$ -	\$ -	\$ 596,545
Due from Other	\$ 20,862	\$ -	\$ -	\$ 20,862
Due from General Fund	\$ -	\$ 155,482	\$ -	\$ 155,482
Investments				
Series 2018 A-1/A-2				
Reserve A-1	\$ -	\$ 121,730	\$ -	\$ 121,730
Reserve A-2	\$ -	\$ 145	\$ -	\$ 145
Revenue	\$ -	\$ 30,470	\$ -	\$ 30,470
Construction	\$ -	\$ -	\$ 5,483	\$ 5,483
Series 2020 A-1/A-2				
Reserve A-1	\$ -	\$ 127,656	\$ -	\$ 127,656
Reserve A-2	\$ -	\$ 76,304	\$ -	\$ 76,304
Revenue	\$ -	\$ 153,557	\$ -	\$ 153,557
Prepayment A-2	\$ -	\$ 400,304	\$ -	\$ 400,304
Construction	\$ -	\$ -	\$ 2,574,905	\$ 2,574,905
Cost of Issuance	\$ -	\$ -	\$ 31,810	\$ 31,810
Total Assets	\$ 617,406	\$ 1,065,648	\$ 2,612,198	\$ 4,295,253
Liabilities:				
Accounts Payable	\$ 158,205	\$ -	\$ -	\$ 158,205
Due to Debt Service Fund	\$ 155,482	\$ -	\$ -	\$ 155,482
Total Liabilities	\$ 313,687	\$ -	\$ -	\$ 313,687
Fund Balances:				
Restricted for:				
Debt Service	\$ -	\$ 1,065,648	\$ -	\$ 1,065,648
Capital Projects	\$ -	\$ -	\$ 2,612,198	\$ 2,612,198
Unassigned	\$ 303,719	\$ -	\$ -	\$ 303,719
Total Fund Balances	\$ 303,719	\$ 1,065,648	\$ 2,612,198	\$ 3,981,565
Total Liabilities & Fund Balance	\$ 617,406	\$ 1,065,648	\$ 2,612,198	\$ 4,295,253

Windward
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Revenues</u>				
Assessments - Tax Roll	\$ 1,111,941	\$ 339,020	\$ 339,020	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ 5,265	\$ 5,265
Deficit Funding	\$ 105,000	\$ 24,730	\$ 24,730	\$ -
Total Revenues	\$ 1,216,941	\$ 363,750	\$ 369,015	\$ 5,265
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 4,800	\$ 800	\$ -	\$ 800
FICA Expense	\$ 367	\$ 61	\$ -	\$ 61
Engineering	\$ 16,000	\$ 2,667	\$ 525	\$ 2,142
Attorney	\$ 25,000	\$ 4,167	\$ 1,800	\$ 2,367
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 9,620	\$ 1,603	\$ 2,103	\$ (500)
Annual Audit	\$ 6,500	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,008	\$ 4,041	\$ 4,041	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 41,327	\$ 6,888	\$ 6,888	\$ 0
Information Technology	\$ 1,855	\$ 309	\$ 309	\$ 0
Website Maintenance	\$ 1,060	\$ 177	\$ 177	\$ 0
Telephone	\$ 125	\$ 21	\$ -	\$ 21
Postage	\$ 800	\$ 133	\$ 48	\$ 86
Travel Per Diem	\$ 660	\$ 110	\$ -	\$ 110
Printing & Binding	\$ 500	\$ 83	\$ 23	\$ 61
Insurance	\$ 6,586	\$ 6,586	\$ 6,197	\$ 389
Legal Advertising	\$ 1,500	\$ 250	\$ -	\$ 250
Other Current Charges	\$ 2,000	\$ 333	\$ 79	\$ 255
Office Supplies	\$ 150	\$ 25	\$ 1	\$ 24
Property Appraiser	\$ 500	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 133,733	\$ 34,179	\$ 28,115	\$ 6,064

Windward
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Operation & Maintenance</u>				
Field Expenditures				
Field Services	\$ 17,712	\$ 2,952	\$ 2,952	\$ (0)
Facility Maintenance	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Electric	\$ 158,992	\$ 26,499	\$ 24,365	\$ 2,133
Water & Sewer	\$ 531,795	\$ 88,633	\$ 227,505	\$ (138,872)
Security Building Maintenance	\$ 10,000	\$ 1,667	\$ 3,502	\$ (1,835)
Landscape Maintenance	\$ 237,545	\$ 39,591	\$ 24,961	\$ 14,629
Landscape Contingency	\$ 40,000	\$ 6,667	\$ 2,310	\$ 4,357
Property Insurance	\$ 5,664	\$ 5,664	\$ 6,012	\$ (348)
Fountain Maintenance	\$ 14,600	\$ 2,433	\$ 2,229	\$ 205
Lake Maintenance	\$ 9,000	\$ 1,500	\$ 2,950	\$ (1,450)
Irrigation Repairs	\$ 25,000	\$ 4,167	\$ 3,120	\$ 1,047
Lighting Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Monument Maintenance	\$ 1,400	\$ 233	\$ 10,025	\$ (9,792)
Roadway Maintenance	\$ 9,000	\$ 1,500	\$ -	\$ 1,500
Contingency	\$ 10,000	\$ 1,667	\$ 10,140	\$ (8,473)
Total Operations & Maintenance Expenditures	\$ 1,083,208	\$ 185,255	\$ 320,071	\$ (134,816)
Total Expenditures	\$ 1,216,941	\$ 219,434	\$ 348,186	\$ (128,752)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 20,830	
Fund Balance - Beginning	\$ -		\$ 282,889	
Fund Balance - Ending	\$ -		\$ 303,719	

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, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues				
Assessments - 2018 A1 Tax Roll	\$ 243,648	\$ 74,286	\$ 74,286	\$ -
Interest Income	\$ 250	\$ 42	\$ 2,172	\$ 2,131
Total Revenues	\$ 243,898	\$ 74,328	\$ 76,458	\$ 2,131
Expenditures:				
Series 2018A-1				
Interest - 11/1	\$ 92,495	\$ 92,495	\$ 92,495	\$ -
Principal - 5/1	\$ 60,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 92,495	\$ -	\$ -	\$ -
Total Expenditures	\$ 244,990	\$ 92,495	\$ 92,495	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,092)		\$ (16,037)	
Fund Balance - Beginning	\$ 119,287		\$ 244,509	
Fund Balance - Ending	\$ 118,195		\$ 228,473	

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, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues				
Assessments - 2020 A1 Tax Roll	\$ 255,379	\$ 77,863	\$ 77,863	\$ -
Interest Income	\$ -	\$ -	\$ 3,731	\$ 3,731
Total Revenues	\$ 255,379	\$ 77,863	\$ 81,593	\$ 3,731
Expenditures:				
Series 2020A-1				
Interest - 11/1	\$ 86,926	\$ 86,926	\$ 86,926	\$ -
Principal - 5/1	\$ 80,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 86,926	\$ -	\$ -	\$ -
Total Expenditures	\$ 253,853	\$ 86,926	\$ 86,926	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,527		\$ (5,333)	
Fund Balance - Beginning	\$ 95,755		\$ 225,311	
Fund Balance - Ending	\$ 97,281		\$ 219,978	

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, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues				
Assessments - 2020 A2 Direct	\$ 156,640	\$ -	\$ -	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 400,304	\$ 400,304
Interest Income	\$ -	\$ -	\$ 6,080	\$ 6,080
Total Revenues	\$ 156,640	\$ -	\$ 406,384	\$ 406,384
Expenditures:				
Series 2020A-2				
Interest - 11/1	\$ 78,320	\$ 78,320	\$ 78,320	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 580,000	\$ (580,000)
Interest - 5/1	\$ 78,320	\$ -	\$ -	\$ -
Total Expenditures	\$ 156,640	\$ 78,320	\$ 658,320	\$ (580,000)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (251,936)	
Fund Balance - Beginning	\$ 205,085		\$ 868,988	
Fund Balance - Ending	\$ 205,085		\$ 617,052	

Windward
Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 49	\$ 49
Total Revenues	\$ -	\$ -	\$ 49	\$ 49
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 49	
Fund Balance - Beginning	\$ -		\$ 5,434	
Fund Balance - Ending	\$ -		\$ 5,483	

Windward
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 23,143	\$ 23,143
Total Revenues	\$ -	\$ -	\$ 23,143	\$ 23,143
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 23,143	
Fund Balance - Beginning	\$ -		\$ 2,583,572	
Fund Balance - Ending	\$ -		\$ 2,606,715	

Windward
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Revenues</u>													
Assessments - Tax Roll	\$ -	\$ 339,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339,020
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ -	\$ 5,265	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,265
Deficit Funding	\$ 24,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,730
Total Revenues	\$ 24,730	\$ 344,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 369,015
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Attorney	\$ 1,548	\$ 252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 1,302	\$ 802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,103
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Management Fees	\$ 3,444	\$ 3,444	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,888
Information Technology	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 309
Website Maintenance	\$ 88	\$ 88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 10	\$ 37	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ -	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23
Insurance	\$ 6,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,197
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 39	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79
Office Supplies	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 18,258	\$ 9,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,115

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	\$ 1,476	\$ 1,476	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,952
Facility Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ 12,190	\$ 12,175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,365
Water & Sewer	\$ 116,703	\$ 110,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	227,505
Security Building Maintenance	\$ 2,922	\$ 580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,502
Landscape Maintenance	\$ 12,236	\$ 12,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,961
Landscape Contingency	\$ 2,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,310
Property Insurance	\$ 6,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,012
Fountain Maintenance	\$ 1,229	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,229
Lake Maintenance	\$ 2,575	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,950
Irrigation Repairs	\$ 2,080	\$ 1,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,120
Lighting Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Monument Maintenance	\$ 10,025	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,025
Roadway Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 7,050	\$ 3,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,140
Total Operations & Maintenance Expenses	\$ 176,808	\$ 143,263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	320,071
Total Expenditures	\$ 195,066	\$ 153,119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	348,186
Excess (Deficiency) of Revenues over Expenditures	\$ (170,336)	\$ 191,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,830

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)
PRINCIPAL PAYMENT - 05/01/23		(\$55,000)
CURRENT BONDS OUTSTANDING		\$3,255,000

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)
PRINCIPAL PAYMENT - 05/01/23		(\$80,000)
CURRENT BONDS OUTSTANDING		\$4,075,000

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	\$78,320	
RESERVE FUND BALANCE	\$76,304	
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)
SPECIAL CALL - 02/01/23		(\$1,045,000)
PRINCIPAL PAYMENT - 05/01/23		(\$96,360)
SPECIAL CALL - 05/01/23		(\$410,000)
SPECIAL CALL - 08/01/23		(\$410,000)
SPECIAL CALL - 11/01/23		(\$580,000)
CURRENT BONDS OUTSTANDING		\$2,883,640

Windward
Community Development District
Special Assessment Receipts
Fiscal Year 2024

							Gross	\$ 1,182,916.77	\$ 259,200.00	\$ 271,680.00	\$1,713,796.77
								\$ 1,111,941.76	\$ 243,648.00	\$ 255,379.20	\$1,610,968.96
ON ROLL ASSESSMENTS								ASSESSED THROUGH COUNTY			
								69.02%	15.12%	15.85%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>		<i>General Fund</i>	<i>S2018 A1 DSF Portion</i>	<i>S2020 A1 DSF Portion</i>	<i>Total</i>
11/10/23	ACH	\$13,271.45	\$0.00	(\$265.43)	\$0.00	\$13,006.02		\$8,977.17	\$1,967.07	\$2,061.78	\$13,006.02
11/24/23	ACH	\$487,921.16	\$0.00	(\$9,758.42)	\$0.00	\$478,162.74		\$330,043.06	\$72,318.83	\$75,800.85	\$478,162.74
TOTAL		\$ 501,192.61	\$ -	\$ (10,023.85)	\$ -	\$ 491,168.76		\$ 339,020.23	\$ 74,285.90	\$ 77,862.63	\$ 491,168.76

30%	Gross Percent Collected
\$ 1,119,800.20	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

K. Hovnanian at Mystic Dunes, LLC					
			Net Assessments	\$131,120.00	\$131,120.00
<i>Date Received</i>	<i>Due Date</i>	<i>Check No.</i>	<i>Net Assessed</i>	<i>Amount Received</i>	<i>Debt Service Fund 2020 A2</i>
	4/1/24		\$65,560.00		\$0.00
	10/1/24		\$65,560.00		\$0.00
			\$ 131,120.00	\$ -	\$ -

SECTION D

SECTION 1

Section a.

11/15/2023



Mr. Andy Hatton
Winward CDD
2200 Formosa Gardens Blvd.
Kissimmee, FL 34741
Phone: 352-551-3229
ahatton@gmscfl.com

RE: Winward CDD Camera System REVISION ONE (111623SR)

Dear Mr. Hatton,

Thank you for giving us the opportunity to quote on your camera system requirements for Winward CDD, Mystic Dunes Golf Community Gate, a residential community located in Osceola County. The following is a description of the job to be performed and our cost quotation.

The cost information given should be considered budgetary at this time. When you have made your final decision as to the configuration of the job, we will be pleased to submit a final price.

WORK EFFORT

Our work effort is to provide the camera system for Winward CDD. This effort will consist of installing two (2) cameras to monitor the community entrance/exit. Two (2) cameras will be installed on a new aluminum pole in the center island. One (1) camera will provide an overview of the entrance barrier; one (1) camera will provide an overview of the exit barrier. Each camera will be connected to a Network Video Recorder (NVR). The NVR will be located inside a lockable housing on the camera pole. To view recordings, a monitor may be connected to the NVR. Winward CDD may also provide high-speed internet service with a static IP address to the NVR in order to view recordings from a remote location.

NOTE: This proposal is based on all existing electrical wiring, communications wiring, conduit, etc. being present and in proper working order for re-use. Any additional labor and materials necessary will be separate and billable.

BASE SYSTEM EQUIPMENT AND PRICE

Base System Equipment

2 ea Color bullet IP camera with:

- 2.8mm Lens
- ColorVu
- 4 Megapixel resolution
- Active strobe light and audio alarm to warn off intruders

https://us.hikvision.com/sites/default/files/data_sheet/ds-2cd2t47g2-lsu_sl_c_datasheet_v5.5.114_20210812.pdf

1 ea Four (4) Channel Network Video Recorder (NVR) (4 TB) with:

- Uninterruptible power supply

1 ea Aluminum camera pole

1 ea Lockable enclosure

Base System Price

Total base system price including
equipment, installation, and freight, as quoted:

\$5,295.00

OPTIONS

Option #1: To provide the labor and materials necessary to install one (1) camera that will attempt to capture license plate images of vehicles entering/exiting the property. Additional license plate cameras can be added if the community wants to attempt to capture vehicles entering or exiting the property. Max 2.

ADD TO BASE SYSTEM:

1 ea License plate recognition camera with:

- Vari-focal lens (8mm-32mm)
- 4 Megapixel resolution

Add to base system price:

+\$1,480.00

NOTE: License plate cameras work optimally in areas where vehicles slow down and come to a complete stop and that are also well lit. No lighting has been included in this proposal.

INSTALLATION

Includes:

- Installing all equipment.
- Making all power and electrical connections to equipment.
- Providing control wiring between equipment items.
- Testing out system for proper operation.
- Training owner in operation of system.
- Concrete work required for mounting.

Does Not Include:

- Grounding of fence, if required or applicable.
- Decorative brick paver removal, if required or applicable.
- Adequate signage, if required or applicable.
- Providing electrical power to system equipment.
- Adequate lighting, if required or applicable.
- Costs for permits, bonds, surveys, drawings (which includes electrical, mechanical, engineering, elevation, etc.) or site plan modifications.
- Concrete work required for construction of walls, islands or curb separations in or adjacent to roadways.
- Removal of trees or other landscaping that may be required in order to install equipment.
- Repair and/or replacement of grass, irrigation lines, sprinklers, control wiring or any other landscape materials that might be damaged during installation.
- Cost of repairing undetected items that may be damaged during installation.
- Cost of installing, and monthly rental on, high-speed internet connection with Static IP address for camera system.

ADDITIONAL INFORMATION

Warranty

Our warranty covers **all parts, labor & travel**, with the only exclusions being vandalism, such as being hit by a vehicle, and natural disaster, such as lightning or flooding, the warranty for the system is **one year** from date of completed installation.

Annual Service Agreement

Equipment manufacturers recommend regular preventive maintenance, similar to automobiles and HVAC units. Consistent and professional service calls ensure your return on investment by enhancing equipment effectiveness, prolonging equipment

longevity, and minimizing downtime. Service technicians from Guardian Access Systems will perform factory-trained work on all of our installed equipment.

Benefits included in the maintenance plan:

- 5% discount on parts not related to vandalism.
- 10% discount on parts for service related to vandalism.
- 10% discount on 24/7 emergency services after business hours and weekends.

Service Support

At Guardian Access Solutions, we are very proud of our service department. We have provided sales and service in Central Florida since **1942** and have been installing and maintaining gated entry systems for over **25** years. Guardian Access provides factory-trained technicians, radio dispatched service vehicles and a large inventory of spares for most products sold. Because of this attention to service, calls are responded to the same or next working day with 95% of all problems encountered being repaired on the first call. If the highest quality installation and service after the sale are of importance in your purchasing decision, Guardian Access is the right choice.

Quotation Expiration

This quotation remains valid for 15 days from the submission date. Guardian Access reserves the right to requote after this time period elapses.

Terms of Sale

Normal terms of sale require that fifty percent (50%) of the quoted system cost is due at time of order. Forty percent (40%) is due when all equipment is installed on site and must be received before the system is made operational. The remaining ten percent (10%) Net 30 after substantial completion.

If you have any questions, please be sure and give me a call. We look forward to serving you soon.

Sincerely yours,



Stan Rubin
Guardian Access Solutions
dba Access Control Systems, LLC
Mobile: 321-695-0985 / Office: 407-422-8850 x256
stan.rubin@guardianaccess.com

Section b.



future home

I N T E G R A T I O N

Future Home Integration
Presents a
Design Proposal Created Specifically For
K. Hovnanian
1/8/2024

Gate Local/Cloud Hybrid 2nd Gate
Proposal # FHI-2822 Revision: 1
Prepared by: Craig Brayman

www.futurehomeintegration.com

407.738.4130

Table of Contents

Cover Page	1
TOC	2
Locations	
Gate	3
Final Summary	4

Gate

Surveillance



1 Each	FHI Electrical Materials Composite Post, NEMA Enclosures, fans, hardware, power supplies, burial wire, etc.	\$1,500.00
--------	---	------------



1 Each	FHI Labor Surveillance Programming Install post, assemble NEMA enclosure with all hardware, configure bridge and cameras. Install and aim/focus cameras. Route conduit to gate column and mount camera on gate columns *Power to be provided by others. *ISP to provide a network connection. *Assumes not landscape obstructions at camera locations otherwise additional posts or relocation of cameras may be necessary.	\$3,300.00
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1 Each	Eagle Eye Eagle Eye CMVR325 NVR with 2TB local storage and 4 POE ports	\$749.00
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1 Each	Eagle Eye Eagle Eye EN-SW05m-001 5 Port Switch with 4 POE Ports	\$129.00
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4 Each	Uniview 3618 SR3 Turret Camera UNV Network fixed lens water-resistant IR turret dome camera, 1/3" 8MP PS CMOS, Ultra 265/H.264/MJPEG, Human Detection/Intrusion features. 2.8MM.	\$1,180.00
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4 Each	Uniview TR-JB03-G-IN Backbox UNV Network fixed lens water-resistant IR turret dome camera, 1/3" 8MP PS CMOS, Ultra 265/H.264/MJPEG, Human Detection/Intrusion features. 2.8MM.	\$140.00
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1	Maintenance Contract Maintenance and Cloud Recording not included and will be billed separately after installation has been completed. Requested: -4 cameras, 2mp, 30 days cloud storage \$104 per month +tax	
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*Includes Extended warranty on NVR

Gate:

Final Summary

Subtotal: \$6,998.00

Sales Tax: \$524.85

Total: \$7,522.85

K. Hovnanian

Date: _____

FHI Representative

Date: _____



future home

I N T E G R A T I O N

Future Home Integration
Presents a
Design Proposal Created Specifically For
K. Hovnanian
1/8/2024
Gate Local/Cloud Hybrid Sandy Creek
Proposal # FHI-3063 Revision: 0
Prepared by: Craig Brayman







www.futurehomeintegration.com

407.738.4130

Table of Contents

Cover Page	1
TOC	2
Locations	
Gate	3
Final Summary	4

Gate**Surveillance**

	1 Each	FHI Electrical Materials 2 Composite Posts, NEMA Enclosures, fans, hardware, power supplies, burial wire, etc.	\$2,400.00
	1 Each	FHI Labor Surveillance Programming Assemble and configure nema enclosures. Route 120V power to enclosures, Dig and mount posts for cameras, mount cameras on posts, run burial cat6 to each camera location and feed for system hardware. Configure all devices. *ISP to provide a network connection.	\$3,960.00
	1 Each	Eagle Eye Eagle Eye CMVR325 NVR with 2TB local storage and 4 POE ports	\$749.00
	1 Each	Eagle Eye Eagle Eye EN-SW05m-001 5 Port Switch with 4 POE Ports	\$129.00
	6 Each	Uniview 3618 SR3 Turret Camera UNV Network fixed lens water-resistant IR turret dome camera, 1/3" 8MP PS CMOS, Ultra 265/H.264/MJPEG, Human Detection/Intrusion features. 2.8MM.	\$1,770.00
	6 Each	Uniview TR-JB03-G-IN Backbox UNV Network fixed lens water-resistant IR turret dome camera, 1/3" 8MP PS CMOS, Ultra 265/H.264/MJPEG, Human Detection/Intrusion features. 2.8MM.	\$210.00
	1	Maintenance Contract Maintenance and Cloud Recording not included and will be billed separately after installation has been completed. Requested: -6 cameras, 2mp, 30 days cloud storage \$156 per month +tax *Includes Extended warranty on NVR	

Gate:

Final Summary

Subtotal: \$9,218.00

Sales Tax: \$691.35

Total: \$9,909.35

K. Hovnanian

Date: _____

FHI Representative

Date: _____

SECTION 2

From: Rachel Klein <rachel.klein@comcast.net>
Subject: solar powered water aerator request for pond
Date: December 27, 2023 at 11:39:41 AM EST
To: Jason Showe <jshowe@gmscfl.com>
Cc: Andy Hatton <ahatton@gmscfl.com>

Hi Jason,

It's a Public Health/Public Safety concern regarding standing water and mosquitos. Mosquitos breed in standing water and per agency guidelines/best practices standing water should be minimized. Solar powered water aerators are commonly used throughout the state to mitigate breeding and subsequent mosquito borne illness.

"Residents Urged to Take Precautions after Malaria Cases Reported in Southwest Florida **Published on: Jul 26, 2023...PR23-68** *Officials on Watch but Stress No Signs of Disease in Osceola County* Osceola County, Florida – Osceola County Mosquito Control (OSMC) wants to remind Osceola County residents that they work year-round to protect the public from nuisance and disease transmitting mosquitoes. Last month, the Florida Department of Health (FLDOH) issued a [statewide mosquito-borne illness advisory](https://www.osceola.org/news/residents-urged-to-take-precautions-after-malaria-cases-reported-in-southwest-florida.stml) for local transmission of Malaria in Sarasota County." <https://www.osceola.org/news/residents-urged-to-take-precautions-after-malaria-cases-reported-in-southwest-florida.stml>

"Some mosquitoes are harmful and can spread viruses like West Nile, dengue, Zika, and parasites like malaria".
<https://www.cdc.gov/mosquitoes/mosquito-control/why-is-mosquito-control-important.html>

"Water gardens and ornamental ponds are popular, but aerate them or stock with fish to reduce mosquito populations."
https://www.floridahealth.gov/%5C/diseases-and-conditions/mosquito-borne-diseases/_documents/fl-resident-guide-to-mosquito-control-ifas.pdf

"...we also recommend the installation of [lake fountains and aeration systems](https://www.solitudelakemanagement.com/mosquito-control-systems-products-techniques-and-services/) as a means to not only circulate the otherwise stagnant areas of your pond but also provide additional aesthetic enhancements to the overall site. The splashing, wave action, ripples, and overall circulation created with these lake and pond aeration systems will ensure that your aquatic resource never becomes a breeding ground for mosquitoes" .
<https://www.solitudelakemanagement.com/mosquito-control-systems-products-techniques-and-services/>

"The Department advises the public to remain diligent in their personal mosquito protection efforts by remembering to "Drain and Cover." *DRAIN* standing water to stop mosquitoes from multiplying."
<https://www.floridahealth.gov/newsroom/2023/06/20230626-mosquito-borne-illnesses.pr.html>

"Mosquitoes around the home can be reduced significantly by minimizing the amount of standing water available for mosquito breeding." <https://www.osceola.org/agencies-departments/public-works/natural-resources/mosquito-control/controlling-mosquitoes.stml>

Please let me know if you need additional information, I'm happy to provide additional citations and resources.

Thanks

Rachel Klein

SECTION 3

PROPOSAL
WIGGINS BROS. WELL DRILLING, INC.
P.O. Box 1314
Sorrento, FL 32776
(352) 383-5935 (352) 383-0517 – Fax

PROPOSAL SUBMITTED TO:
WINDWARD CDD
AHATTON@GMSOFL.OOM

PHONE
(352) 551-3229

DATE
JAN. 6, 2024

STREET
219 E. LIVINGSTON STREET

JOB LOCATION
KEY BAY TRAIL, KISSIMMEE

CITY, STATE & ZIP CODE
ORLANDO, FL 32801

ABANDONMENT OF EXISTING 4" WELL

INCLUDES:

REMOVING PUMP OUT OF WELL TO MEASURE DEPTH TO DETERMINE GROUT REQUIRED TO PROPERLY ABANDON WELL.
LABOR TO PULL PUMP & MEASURE \$1,200.00

WE THINK WE FOUND A WELL COMPLETION REPORT FOR THIS WELL AFTER WE MEASURE THE WELL THAT WILL TELL US IF THIS IS TRUE. THE WELL REPORT WE FOUND INDICATES THAT THE WELL IS 275' DEEP. IF THAT IS THE CASE THE PROJECTED AMOUNT OF GROUT TO FILL WELL WILL TAKE APPROXIMATELY THE FOLLOWING AMOUNTS.

35 – BAGS OF COURSE BENTONITE CHIPS, 4 BAGS OF PORTLAND CEMENT GROUT. \$4,425.00

ABANDONMENT COST UP TO 35 BAGS BENTONITE AND 4 BAGS PORTLAND **TOTAL \$5,625.00**

***IF GREATER THAN 35 BAGS OF BENTONITE USED ADDITIONAL COST PER BAG \$42.00 PER BAG

***IF GREATER THAN 4 BAGS OF PORTLAND CEMENT IS USED ADDITIONAL COST PER BAG IS \$45.00 PER BAG

***WELL CASING WILL BE CUT OFF BELOW GRADE

***ANY REMAINING MATERIAL SUCH A FENCING, CONCRETE, WATER SOFTNER, TANKS, TREES SHALL BE DISPOSED OF BY OWNER

We propose hereby to furnish material & labor complete in accordance with above specification, for the sum of:

FIVE THOUSAND SIX HUNDRED TWENTY FIVE AND NO/100 ----- dollars (\$5,625.00)

PAYMENT TO BE PAID IN FULL WHEN JOB IS COMPLETED

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra cost will be executed. Only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance

Authorized Signature

NOTE: This proposal may be withdrawn
By us if not accepted within 30 days

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____