

***Windward  
Community Development District***

***Agenda***

***January 15, 2025***

# AGENDA

# *Windward*

## *Community Development District*

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219 East Livingston Street, Orlando, FL 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

January 8, 2025

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 15, 2025 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. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment Period
5. Approval of Minutes of the December 18, 2024 Board of Supervisors Meeting
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager
    - i. Approval of Check Register
    - ii. Unpaid Invoices for Approval
    - iii. Balance Sheet and Income Statement
  - D. Field Manager
    - i. Well Update
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, **December 18, 2024** at 1:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Tom Peltier	Chairman
Ernest Hofer	Vice Chairman
Greg Bobonik	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Steven Saha	District Engineer
Clayton Smith	Field Manager
Thomas Santos	Field Manager
Several Residents	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Showe called the meeting to order.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Showe called the roll.

**THIRD ORDER OF BUSINESS**

**Pledge of Allegiance**

Mr. Showe led the pledge of allegiance.

**FOURTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath of Office to Newly Elected and Appointed Supervisors**

Mr. Showe administered the oath of office to Mr. Hofer and Mr. Bobonik.

Mr. Showe gave an overview of the sunshine law. Ms. Trucco stated outlined the code of ethics for public officials and conflict of interest.

**FIFTH ORDER OF BUSINESS**

**Public Comment**

A resident asked is the uplighting from the pond CDD?

Mr. Showe responded yes.

A resident asked how costly are they? Can we cut back the time to save money?

Mr. Showe stated we can look at that and talk to the board but the electric on those is probably not a lot.

Mr. Santos stated they are LED bulbs so it does not cost a lot.

Ms. Williams stated sometimes when you are driving down Four Seasons the lights hit your windshield and they need to be adjusted to focus on the vegetation. The streetlight behind my house is too bright, too tall, not the right light for that area. Duke has done everything they can to help and I'm asking for your help to remedy the situation.

Ms. Trucco asked do you think this particular light does not comply with the original plan?

Ms. Williams stated I don't think it does because it has a black hood on the top, it doesn't focus the light on the street and sidewalk. The ones within the community are shorter and have LED bulbs and the light source is above the hood and they illuminate the street and sidewalk.

Ms. Trucco stated staff could talk to the engineer and express that concern and see what their response is.

Mr. Bobonik stated that is something I want to direct GMS to do and I would also like to have a meeting with Duke because we have three separate types of poles at three different lease rates. I would like the leases brought to the board so we can review the leasing of the poles as well as the metering of the poles.

A resident stated the irrigation runs 6-dasys a week at 10:30 p.m. and 4:30 a.m. I believe that is Bahia sod and should not be watered that much. I live on Key Bay Trail and would like to see it remedied.

**SIXTH ORDER OF BUSINESS**

**Approval of the Minutes of the November 20, 2024 Landowners’ and Board of Supervisor Meetings**

On MOTION by Mr. Bobonik seconded by Mr. Peltier with all in favor the minutes of the November 20, 2024 landowners’ meeting were accepted and the regular board meeting minutes were approved as amended.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Request to Reimburse HOA**

This item was tabled.

**EIGHTH ORDER OF BUSINESS**

**Request to Authorize Board Members to Meet with Entities**

**A. TOHO**

**B. Mystic Dunes**

Mr. Showe stated the board would like to have some meetings with Toho and Mystic Dunes and we would like the board to authorize a supervisor to work with staff to have those meetings and they can report back to the board.

Ms. Trucco stated there would be no negotiation, just fact finding in an effort to improve the property and bring back the information we gain, and the board can decide if they want to take action or not.

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor Mr. Bobonik was authorized to work with staff to meet with Duke, Mr. Peltier to meet with Mystic Dunes and Mr. Hofer wo meet with Toho.

**NINTH ORDER OF BUSINESS**

**Presentation of Series 2020A-2 Arbitrage Rebate Reports**

Mr. Showe stated we are presenting the Series 2020A-2 arbitrage rebate reports. We are required to test every year if we are making more in interest than we are paying on the bonds. This report says that there is no rebate liability; we are in compliance.

**TENTH ORDER OF BUSINESS**

**Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser**

On MOTION by Mr. Bobonik seconded by Mr. Peltier with all in favor the data sharing and usage agreement with Osceola County property appraiser was ratified.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Trucco stated we did get a request to be reimbursed for \$550 that one resident spent to replace sod in the verge area in front of his home. He is threatening legal action and mentioned there was a reduction in the value of his property. I know the board is looking into this and have concerns about the irrigation system and want to make sure that the prior sod that was installed did not die as a result of some defective irrigation system. Related to that I have had a conversation with the HOA attorney since the last meeting and they made a decision that it is the CDD’s property, it is part of the CDD roadway and they are not willing to sign a license agreement to maintain that area. We did express to them that the verge maintenance was not included in the CDD’s budget and it was previously in the HOA’s contract and they let us know that the new landscape contractor has confirmed the price of \$1,000 per month to provide mowing and trimming of the sod there. This board will need to decide moving forward how they want to handle the tree in that verge area. The first part of the request is asking for reimbursement for \$550 for sod replacement.

Mr. Peltier stated we are in the process of doing our due diligence. We have someone doing soil samples, samples of sod being taken, irrigation samples and we are trying to find the root cause of why our sod continues to die. We have to table this until we get come analysis back.

Ms. Trucco stated this resident would also like the tree to be removed. You can direct staff to contact the county to determine if they have any objection to the tree being taken out.

Mr. Peltier stated find out if we replace, take it down, sell. Is this a future liability?

Ms. Trucco stated the direction to me is to respond to that individual and let him know the board is considering but decided to table it because they are trying to find the root cause of the sod die off in the first place.



Mr. Peltier stated people can't just make decisions on their own, we have to do our due diligence to do what's right for the community and because one person decides they want to put sod on the verge area because they are not happy with what is going on, we need time to evaluate and do our due diligence. We can't have people doing stuff on their own and then charging us for it.

**B. Engineer**

There being no comments, the next item followed.

**C. Manager**

**i. Approval of Check Register**

Mr. Bobonik stated in the future we want to see the bills before the checks are cut.

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the check register was approved.

On MOTION by Mr. Bobonik seconded by Mr. Peltier with all in favor staff will not cut any checks until approved by the board.

Mr. Showe stated we will send those out with your agenda package, we will have a summary of all the invoices. We will send them electronically to all the board members prior to the meeting.

**ii. Balance Sheet and Income Statement**

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

**D. Field Manager**

**i. Consideration of Proposal for Tree Straightening**

Mr. Santos stated the proposals for tree straightening is for the CDD area only, 2 hibiscus, 1 oak tree, 3 palms and 20 dog bush and that is \$3,237.

It was the consensus of the board to move forward with the trees on CDD property and to table the trees on residential property.

Staff was directed to lower the shrubs on crosswalks and golf cart crossings to improve the line-of-sight issues.

**TWELFTH ORDER OF BUSINESS      Other Business**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS      Supervisor’s Requests**

Mr. Hofer asked what is the status of the well at Key Bay Trail? Can it be used for irrigation? Why wasn’t it capped? Direct staff to look at all options including contacting a well consultant to see if the well is viable.

Mr. Showe stated the next meeting is scheduled for January 15, 2025. Did you want to set a workshop prior to that?

Mr. Peltier stated yes.

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor a workshop was scheduled for January 15, 2025 at 11:00 a.m.

Mr. Peltier asked can we include the HOA in the workshop?

Mr. Showe stated yes.

**FOURTEENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the meeting adjourned at 1:51 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION VI

# SECTION C

# SECTION 1

# Windward Community Development District

## Summary of Check Register

December 5, 2024 through January 1, 2025

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	12/10/24	995-996	\$ 48,328.06
<b>Total Amount</b>			<b>\$ 48,328.06</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
12/10/24	00010	12/05/24 9100 861 202411 320-53800-43000			17031 KEY BAY TRL	*	30.80		
12/06/24		9100 861 202411 320-53800-43000			79811 FOUR SEASONS ENT	*	702.63		
12/06/24		9100 861 202411 320-53800-43000			7701 FOUR SEASONS BLVD	*	30.80		
12/09/24		9100 861 202411 320-53800-43500			000 FOURSEASONS BLVD LITE	*	1,524.28		
12/09/24		9100 861 202411 320-53800-43000			24081 SANDY CREEK TRAIL	*	30.80		
12/09/24		9100 861 202411 320-53800-43000			7980 FOUR SEASONS BLVD	*	146.38		
12/09/24		9100 861 202411 320-53800-43000			7701 FOUR SEASONS BLVD	*	59.27		
12/09/24		9100 861 202411 320-53800-43000			78151 FOUR SEASONS BLVD	*	50.61		
12/09/24		9100 861 202411 320-53800-43000			21051 PEBBLE PASSAGE LN	*	62.19		
12/09/24		9100 861 202411 320-53800-43000			79011 HANSON BAY PL	*	30.80		
12/10/24		9101 690 202411 320-53800-43000			21421 LIMESTONE TRL	*	16.94		
12/10/24		9101 690 202411 320-53800-43000			23131 SEAGRASS PT RET-PND	*	17.34		
DUKE ENERGY								2,702.84	000995
12/10/24	00009	11/28/24 00262245 202411 320-53800-43100			7900 FOUR SEASONS	*	122.57		
11/28/24		00262245 202411 320-53800-43100			7900 FOURSEASONS BLVD ODD	*	50.65		
11/28/24		00262245 202411 320-53800-43100			7980 FOUR SEASONS BLVD GH	*	28.05		
11/28/24		00262245 202411 320-53800-43100			0 FOUR SEASONS BLVD	*	45,423.95		
TOHO WATER AUTHORITY								45,625.22	000996
TOTAL FOR BANK A								48,328.06	
TOTAL FOR REGISTER								48,328.06	

# SECTION 3



***Windward***  
***Community Development District***

***Unaudited Financial Reporting***  
***December 31, 2024***



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**Windward**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash	\$ 1,851,058	\$ -	\$ -	\$ 1,851,058
Prepaid Expense	\$ 337	\$ -	\$ -	\$ 337
Due from Other	\$ 150,511	\$ -	\$ -	\$ 150,511
Due from General Fund	\$ -	\$ 452,548	\$ -	\$ 452,548
<b>Investments</b>				
Series 2018 A-1/A-2				
Reserve A-1	\$ -	\$ 121,730	\$ -	\$ 121,730
Reserve A-2	\$ -	\$ 145	\$ -	\$ 145
Revenue	\$ -	\$ 47,926	\$ -	\$ 47,926
Construction	\$ -	\$ -	\$ 5,796	\$ 5,796
Series 2020 A-1/A-2				
Reserve A-1	\$ -	\$ 127,656	\$ -	\$ 127,656
Reserve A-2	\$ -	\$ 31,589	\$ -	\$ 31,589
Revenue	\$ -	\$ 228,579	\$ -	\$ 228,579
Prepayment A-2	\$ -	\$ 500,910	\$ -	\$ 500,910
Construction	\$ -	\$ -	\$ 2,703,620	\$ 2,703,620
Cost of Issuance	\$ -	\$ -	\$ 33,629	\$ 33,629
<b>Total Assets</b>	<b>\$ 2,001,906</b>	<b>\$ 1,511,083</b>	<b>\$ 2,743,046</b>	<b>\$ 6,256,035</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 140,557	\$ -	\$ -	\$ 140,557
Due to Debt Service Fund	\$ 452,548	\$ -	\$ -	\$ 452,548
<b>Total Liabilities</b>	<b>\$ 593,105</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 593,105</b>
<b>Fund Balances:</b>				
Nonspendable:				
Prepaid Items	\$ 337	\$ -	\$ -	\$ 337
Restricted for:				
Debt Service	\$ -	\$ 1,511,083	\$ -	\$ 1,511,083
Capital Projects	\$ -	\$ -	\$ 2,743,046	\$ 2,743,046
Unassigned	\$ 1,408,464	\$ -	\$ -	\$ 1,408,464
<b>Total Fund Balances</b>	<b>\$ 1,408,801</b>	<b>\$ 1,511,083</b>	<b>\$ 2,743,046</b>	<b>\$ 5,662,930</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 2,001,906</b>	<b>\$ 1,511,083</b>	<b>\$ 2,743,046</b>	<b>\$ 6,256,035</b>

**Windward**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 1,378,623	\$ 1,240,897	\$ 1,240,897	\$ -
Miscellaneous Revenue	\$ 7,521	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 1,386,144</b>	<b>\$ 1,240,897</b>	<b>\$ 1,240,897</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisors Fees	\$ 4,800	\$ 1,200	\$ -	\$ 1,200
FICA Expense	\$ 367	\$ 92	\$ -	\$ 92
Engineering	\$ 16,000	\$ 4,000	\$ -	\$ 4,000
Attorney	\$ 25,000	\$ 6,250	\$ 3,963	\$ 2,287
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 10,101	\$ 2,525	\$ 3,125	\$ (600)
Annual Audit	\$ 6,500	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,008	\$ 3,704	\$ 3,704	\$ -
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Management Fees	\$ 45,000	\$ 11,250	\$ 11,250	\$ -
Information Technology	\$ 1,948	\$ 487	\$ 487	\$ -
Website Maintenance	\$ 1,113	\$ 278	\$ 278	\$ -
Telephone	\$ 125	\$ 31	\$ -	\$ 31
Postage	\$ 800	\$ 200	\$ 233	\$ (33)
Travel Per Diem	\$ 660	\$ 165	\$ -	\$ 165
Printing & Binding	\$ 500	\$ 125	\$ 161	\$ (36)
Insurance	\$ 6,817	\$ 6,817	\$ 6,817	\$ -
Legal Advertising	\$ 1,500	\$ 375	\$ 759	\$ (384)
Other Current Charges	\$ 2,000	\$ 500	\$ 124	\$ 376
Office Supplies	\$ 150	\$ 38	\$ 1	\$ 37
Property Appraiser	\$ 500	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 138,529</b>	<b>\$ 44,227</b>	<b>\$ 37,092</b>	<b>\$ 7,135</b>

**Windward**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Operation &amp; Maintenance</b>				
<b>Field Expenditures</b>				
Field Services	\$ 18,598	\$ 4,650	\$ 4,649	\$ -
Facility Maintenance	\$ 18,500	\$ 4,625	\$ -	\$ 4,625
Electric	\$ 160,009	\$ 40,002	\$ 30,363	\$ 9,639
Water & Sewer	\$ 602,808	\$ 150,702	\$ 193,979	\$ (43,277)
Security Building Maintenance	\$ 15,000	\$ 3,750	\$ 700	\$ 3,051
Landscape Maintenance	\$ 237,000	\$ 59,250	\$ 59,211	\$ 39
Landscape Contingency	\$ 50,000	\$ 12,500	\$ -	\$ 12,500
Property Insurance	\$ 10,000	\$ 10,000	\$ 6,040	\$ 3,960
Fountain Maintenance	\$ 14,600	\$ 3,650	\$ 2,325	\$ 1,325
Lake Maintenance	\$ 22,100	\$ 5,525	\$ 3,325	\$ 2,200
Irrigation Repairs	\$ 30,000	\$ 7,500	\$ 2,525	\$ 4,975
Roadway Maintenance	\$ 9,000	\$ 2,250	\$ -	\$ 2,250
Contingency	\$ 10,000	\$ 2,500	\$ 3,923	\$ (1,423)
<b>Total Operations &amp; Maintenance Expenditures</b>	<b>\$ 1,197,615</b>	<b>\$ 306,904</b>	<b>\$ 307,040</b>	<b>\$ (136)</b>
<b>Total Expenditures</b>	<b>\$ 1,336,144</b>	<b>\$ 351,131</b>	<b>\$ 344,132</b>	<b>\$ 6,998</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>		<b>\$ 896,765</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/Out	\$ (50,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 896,765</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 512,036</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,408,801</b>	

**Windward**  
**Community Development District**  
**Debt Service Fund - Series 2018-A1**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues</b>				
Assessments - 2018 A1 Tax Roll	\$ 243,648	\$ 219,308	\$ 219,308	\$ -
Interest Income	\$ 6,863	\$ 2,740	\$ 2,740	\$ -
<b>Total Revenues</b>	<b>\$ 250,511</b>	<b>\$ 222,048</b>	<b>\$ 222,048</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>Series 2018A-1</b>				
Interest - 11/1	\$ 90,965	\$ 90,965	\$ 90,965	\$ -
Principal - 5/1	\$ 60,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 90,965	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 241,930</b>	<b>\$ 90,965</b>	<b>\$ 90,965</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 8,581</b>		<b>\$ 131,083</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 135,308</b>		<b>\$ 260,070</b>	
<b>Fund Balance - Ending</b>	<b>\$ 143,889</b>		<b>\$ 391,152</b>	

**Windward**  
**Community Development District**  
**Debt Service Fund - Series 2020-A1**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues</b>				
Assessments - 2020 A1 Tax Roll	\$ 255,379	\$ 229,055	\$ 229,055	\$ -
Interest Income	\$ 10,876	\$ 4,688	\$ 4,688	\$ -
<b>Total Revenues</b>	<b>\$ 266,255</b>	<b>\$ 233,743</b>	<b>\$ 233,743</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>Series 2020A-1</b>				
Interest - 11/1	\$ 85,726	\$ 85,726	\$ 85,726	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Principal - 5/1	\$ 85,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 85,726	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 256,453</b>	<b>\$ 85,726</b>	<b>\$ 100,726</b>	<b>\$ (15,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 9,803</b>		<b>\$ 133,017</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 120,934</b>		<b>\$ 225,311</b>	
<b>Fund Balance - Ending</b>	<b>\$ 130,736</b>		<b>\$ 358,328</b>	

# Windward

## Community Development District

### Debt Service Fund - Series 2020-A2

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues</b>				
Assessments - 2020 A2 Direct	\$ 81,840	\$ -	\$ -	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 500,910	\$ 500,910
Interest Income	\$ 14,777	\$ 3,366	\$ 3,366	\$ -
<b>Total Revenues</b>	<b>\$ 96,617</b>	<b>\$ 3,366</b>	<b>\$ 504,276</b>	<b>\$ 500,910</b>
<b>Expenditures:</b>				
<b>Series 2020A-2</b>				
Interest - 11/1	\$ 40,920	\$ 31,130	\$ 31,130	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 245,000	\$ (245,000)
Interest - 5/1	\$ 40,920	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 81,840</b>	<b>\$ 31,130</b>	<b>\$ 276,130</b>	<b>\$ (245,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 14,777</b>		<b>\$ 228,146</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 561,508</b>		<b>\$ 533,457</b>	
<b>Fund Balance - Ending</b>	<b>\$ 576,285</b>		<b>\$ 761,603</b>	



**Windward**  
**Community Development District**  
**Capital Projects Fund - Series 2018**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 68	\$ 68
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 68</b>	<b>\$ 68</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 68</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 5,728</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 5,796</b>	

**Windward**  
**Community Development District**  
**Capital Projects Fund - Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 13,971	\$ 13,971
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,971</b>	<b>\$ 13,971</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,971</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 2,723,279</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 2,737,250</b>	

**Windward**  
**Community Development District**  
**Capital Reserve**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In (Out)	\$ 50,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 50,000</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 50,000</b>		<b>\$ -</b>	

**Windward**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments - Tax Roll	\$ -	\$ 269,652	\$ 971,245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,240,897
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 269,652</b>	<b>\$ 971,245</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,240,897</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,915	\$ 2,048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,963
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 1,442	\$ 842	\$ 842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,125
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ 3,704	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,704
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,250
Information Technology	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 487
Website Maintenance	\$ 93	\$ 93	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 278
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 82	\$ 6	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ 7	\$ -	\$ 154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161
Insurance	\$ 6,817	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,817
Legal Advertising	\$ -	\$ 759	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 759
Other Current Charges	\$ 41	\$ 41	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 20,050</b>	<b>\$ 11,855</b>	<b>\$ 5,187</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,092</b>

**Windward**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Operation &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Field Services	\$ 1,550	\$ 1,550	\$ 1,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,649
Facility Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 12,231	\$ 12,186	\$ 5,946	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,363
Water & Sewer	\$ 39,730	\$ 114,498	\$ 39,751	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 193,979
Security Building Maintenance	\$ 387	\$ 289	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 700
Landscape Maintenance	\$ 19,737	\$ 19,737	\$ 19,737	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,211
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 6,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,040
Fountain Maintenance	\$ 775	\$ 775	\$ 775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,325
Lake Maintenance	\$ 375	\$ 2,575	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,325
Irrigation Repairs	\$ 1,839	\$ 686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,525
Lighting Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Monument Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 2,533	\$ 1,270	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,923
<b>Total Operations &amp; Maintenance Expenses</b>	<b>\$ 85,196</b>	<b>\$ 153,566</b>	<b>\$ 68,278</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 307,040</b>
<b>Total Expenditures</b>	<b>\$ 105,246</b>	<b>\$ 165,421</b>	<b>\$ 73,465</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 344,132</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (105,246)</b>	<b>\$ 104,230</b>	<b>\$ 897,781</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 896,765</b>

# Windward

## Community Development District

### LONG TERM DEBT REPORT

<b>SERIES 2018A-1, SPECIAL ASSESSMENT REVENUE BONDS</b>		
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)
PRINCIPAL PAYMENT - 05/01/24		(\$60,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$3,195,000</b>

<b>SERIES 2018A-2, SPECIAL ASSESSMENT REVENUE BONDS</b>		
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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$0</b>

# Windward

## Community Development District

### LONG TERM DEBT REPORT

<b>SERIES 2020A-1, SPECIAL ASSESSMENT REVENUE BONDS</b>	
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	\$127,319
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)
PRINCIPAL PAYMENT - 05/01/24	(\$80,000)
SPECIAL CALL - 11/1/24	(\$15,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$3,980,000</b>

<b>SERIES 2020A-2, SPECIAL ASSESSMENT REVENUE BONDS</b>	
INTEREST RATES:	4.400%
MATURITY DATE:	11/1/2035
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL INTEREST
RESERVE FUND REQUIREMENT	\$12,870
RESERVE FUND BALANCE	\$31,589
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)
SPECIAL CALL - 05/01/23	(\$410,000)
SPECIAL CALL - 08/01/23	(\$410,000)
SPECIAL CALL - 11/01/23	(\$580,000)
SPECIAL CALL - 02/01/24	(\$700,000)
SPECIAL CALL - 05/01/24	(\$420,000)
SPECIAL CALL - 11/01/24	(\$245,000)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$1,615,000</b>

**Windward**  
**Community Development District**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

Gross \$ 1,466,616.83 \$ 259,200.00 \$ 270,720.00 \$ 1,996,536.83  
 Net \$ 1,378,619.82 \$ 243,648.00 \$ 254,476.80 \$ 1,876,744.62

**ON ROLL ASSESSMENTS**

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	ASSESSED THROUGH COUNTY			
							General Fund	S2018 A1 DSF Portion	S2020 A1 DSF Portion	Total
							73.46%	12.98%	13.56%	100.00%
11/18/24	ACH	\$25,265.53	\$0.00	(\$505.31)	\$0.00	\$24,760.22	\$18,188.37	\$3,214.49	\$3,357.36	\$24,760.22
11/22/24	ACH	\$349,308.77	\$0.00	(\$6,986.17)	\$0.00	\$342,322.60	\$251,463.48	\$44,441.96	\$46,417.16	\$342,322.60
12/11/24	ACH	\$1,286,489.87	\$0.00	(\$25,729.80)	\$0.00	\$1,260,760.07	\$926,129.64	\$163,677.93	\$170,952.50	\$1,260,760.07
12/20/24	ACH	\$62,670.12	\$0.00	(\$1,253.40)	\$0.00	\$61,416.72	\$45,115.52	\$7,973.41	\$8,327.79	\$61,416.72
<b>TOTAL</b>		<b>\$ 1,723,734.29</b>	<b>\$ -</b>	<b>\$ (34,474.68)</b>	<b>\$ -</b>	<b>\$ 1,689,259.61</b>	<b>\$ 1,240,897.01</b>	<b>\$ 219,307.79</b>	<b>\$ 229,054.81</b>	<b>\$ 1,689,259.61</b>

<b>90%</b>	<b>Gross Percent Collected</b>
<b>\$ 187,485.01</b>	<b>Balance Remaining to Collect</b>

**DIRECT BILL ASSESSMENTS**

K. Hovnanian at Mystic Dunes, LLC					
Date Received	Due Date	Check No.	Net Assessed	Amount Received	Debt Service Fund 2020 A2
			Net Assessments	\$51,480.00	\$51,480.00
	4/1/25		\$25,740.00		\$0.00
	10/1/25		\$25,740.00		\$0.00
			<b>\$ 51,480.00</b>	<b>\$ -</b>	<b>\$ -</b>