

# *Windward*

## *Community Development District*

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### **Workshop Meeting**

**Wednesday  
April 16, 2025  
10:00 AM**

**Four Seasons Clubhouse  
7813 Four Seasons Blvd.  
Kissimmee, FL**

1. Call to Order
2. Roll Call
3. HOA Updates/ Requests
4. Developer Discussion
5. Engineering Items
  - A. Completion of CDD Infrastructure
6. Counsel Items
7. Maintenance Items
  - A. Prince & Sons Updates
  - B. Discussion of Proposals
    - i. Proposal to Replace Gate Motors at Sandhill Road
    - ii. Proposal for Monument Fountain Maintenance
8. Management Items
  - A. Review of Task List
  - B. Discussion of Fiscal Year 2026 Proposed Budget
  - C. District Checks- Review for Agenda
8. Adjournment

## SECTION VII

## SECTION B

# SECTION 1



# GUARDIAN

ACCESS SOLUTIONS™

1028 West Washington Street Orlando, FL 32805  
Phone: 407-422-8850  
Email: servicefl@guardianaccess.com

## Itemized Quote

Date: 04/01/2025  
Invoice #: 251739  
Client #: 813

**Billed To:** Windward CDD  
C/O Governmental Management Services  
6200 Lee Vista Blvd, Suite 300  
Orlando FL 32822

**Property:** 2200 Formosa Gardens Blvd  
Kissimmee FL 34747

**Contact: SEND INVOICES TO**

**Phone:**

Quantity	Description	Ext. Price
2.0000	MOTOR 24VDC 1/2HP	\$2,076.36
2.0000	Labor	\$390.00
1.0000	Trip Charge	\$70.00
1.0000	Shipping & Handling	\$124.58

### QUOTE DETAILS:

4/1/25 SA (JN)

SANDHILL RD./FOUR SEASONS BLVD. GATE - During a recent service call, the technician determined that the motors at both entrance operators need to be replaced.

This estimate is based on all other components of the system being in working condition. If during the course of the installation any other items need repair or malfunction we can repair them as necessary at an additional charge.

The customer may terminate this contract for any reason by giving a notice in writing to Access Control Systems, LLC dba Guardian Access Solutions within three (3) business days of the date the contract is signed. Such termination shall not be deemed a breach of contract. Customer agrees to pay ACS for all unpaid invoices, for the cost reasonably incurred in anticipation for performance of the services and uncompensated staff time and expenses up to the date of termination.

I accept this quote as written and understand there may be additional parts needed due to unseen field conditions or parts which could not be field tested.

By: \_\_\_\_\_

Date: \_\_\_\_\_ PO#: \_\_\_\_\_

Non-Taxable Amount:	2,660.94
Taxable Amount:	0.00
Sales Tax:	0.00
<b>Quote Total:</b>	<b>\$ 2,660.94</b>

## SECTION 2



## **FOUNTAIN SERVICE PROPOSAL FOR WINDWARD CDD**

2x fountains 6 x days a week fountain service including chemicals \$750 per month.

\*Will also include pintail drain and clean of fountain and back wall\*

### **FOUNTAIN CLEANING DUTIES**

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required.
- ✓ Vacuum or net fountain on each visit. Brush walls and floor as required.
- ✓ Backwash filters to maintain flow.
- ✓ Report any faults in pool equipment to management and once approved carry out repairs.
- ✓ Clean tile as required.

Thank you,

Simon McDonnell

Operations Manager

## SECTION VII



# SECTION A

Category	Description	Latest Update	Projected Start/End Date	Responsible Party	Last Update
Landscape	Watering Schedule	Watering schedule for both the CDD and HOA is Monday and Friday, 12:01 AM - 09:59 AM ; 10 AM - 4 PM NO WATERING ; 4:01 PM - 11:59 PM. CDD to install locks to prevent schedules from being adjusted without permission.	COMPLETE	GMS Field/Prince and Sons	4/2/25
Landscape	Tree and Shrub Trimming Schedules	Palm pruning for areas P and S are responsible for should be completed at this time. General tree / shrub pruning is currently underway. We have transitioned to weekly servicing so everything should be trimmed or pruned by the end of April.		GMS Field/Prince and Sons	4/2/25
Landscape	Shrubs Near Cart Paths	Proposal Received from P and S - Awaiting Revised Proposal		GMS Field/Prince and Sons	3/6/25
Landscape	Reporting	All Reports		GMS Field/Prince and Sons	3/6/25
Landscape	Demand Letter To Juniper	Items compiled, finalizing letter		G. Bobnik/Counsel/GMS	3/6/25
Landscape	7940 Tree Removal	Will Evaluate - John Lopez		GMS Field	3/10/25
Landscape	Prince - Punch List	Prince to provide site issues as of start date		P and S/GMS Field	3/10/25
Landscape	Prince- Paid for Tree Straightening - Not Completed	GMS to review		P and S/GMS Field	3/10/25
Landscape	Palm Tree Analysis	Prince to Perform Evaluation on Palms		P and S/GMS Field	3/10/25
Landscape	Sod Replacement/Tree Leaning - Developer Funding	Awaiting Revised ULS Proposal Breaking those Amounts Out		GMS Field	3/6/25
Landscape	Cleanup Behind Flora Pass Fence	Prince to Review		P and S/GMS Field	3/10/25
Landscape	Contract Breakdown by Service, and not Level Payments	Prince to Review		P and S/GMS Field	3/10/25
Landscape	Soil Samples	Sent to Board 3/11/25		P and S/GMS Field	3/11/25
Landscape - Irrigation	Completion of System to Two-wire	Awaiting Final Confirmation from Khov		Developer	3/6/25
Landscape - Irrigation	Proposal to Evaluate System with Recommendations	Received HOA Proposal from IDS, staff seeking second bid, staff developed scope		GMS Field	3/10/25
Landscape - Irrigation	Capping Common Area Trees	Awaiting Updated Proposal from Prince and Sons - GMS Verifying		P and S/GMS Field	4/2/25
Landscape - Irrigation	Capping Verge Trees	Contract Executed - 3/27/25	Expected by 4/11/25	ULS/GMS Field	4/2/25
Landscape - Irrigation	Discuss Improvements for Water Reduction Throughout	Awaiting Further Input from Board/Proposals from Vendors		CDD Board	3/19/25
Roads/Sidewalks	Depression Flora Pass and Four Seasons	Awaiting Engineering Scope		Saha	3/6/25
Roads/Sidewalks	Signage Review - Behind Trees, Missing Signs	Awaiting Staff Full Review		GMS Field	3/6/25
Roads/Sidewalks	Pot Holes/Broken Pavers	Need to evaluate throughout community		GMS Field	3/10/25
Roads/Sidewalks	Broken Curbs/Not Draining	Need to evaluate throughout community		GMS Field	3/10/25
Roads/Sidewalks	Future Costs - Sealing/Resurfacing	Need Estimate for Capital Reserves		GMS Field	3/10/25
Stormwater	Trees on Storm Structure/Drains	Need to evaluate throughout community		GMS Field	3/10/25
Stormwater	Ponds Not completed - No Rip Rap/Undermining	Engineer to Review		Engineer	3/10/25
Stormwater	Developer appears to have not completed property	Engineer to Review		Engineer	3/10/25
Street Lights/Lights	Duke Slip Covers Missing - From Email 3/19/25 - Expected Repair June 2025	Via Email L. McWilliams expected June 2025 - last update 3/19		GMS	3/19/25
Street Lights/Lights	Landscape Lighting Adjustments	Approved at February 2025 Meeting - In Progress	Expected by 4/18/25	GMS Field	3/6/25
Street Lights/Lights	Review Duke Contracts	Board to Review Contracts		CDD Board	3/10/25
Street Lights/Lights	Trees growing into Street Lights	Discussion of responsibility and Next steps		CDD Board	3/10/25
Reclaimed Water	Meter 21007930 Rates Update	Awaiting Map from Engineer to provide to TOHO to covert to commercial	Expected by 4/4/25	GMS/Saha	4/2/25
Reclaimed Water	Discuss Responses to TOHO Questions	To Be Added to March 2025 Workshop		GMS/Counsel	3/10/25
Reclaimed Water	Reclaimed Water Agreement from 12/6/18 Discussion	To Be Added to March 2025 Workshop		GMS/Counsel	3/10/25
Mystic Dunes	Review of Front Entrance Easement - Review for Possible CDD Acceptance	Meeting Held 3/7/25 Onsite - Awaiting Khov input - Emailed Khov on 3/19/25		GMS/Khov	3/19/25
Mystic Dunes	Ownership of Well	Awaiting Input from MD on Well Usage/Possible Easement - Counsel Requesting Info		GMS/Counsel	3/18/25
Mystic Dunes	Hole #1 Drain Clean Up	Approved by Engineer - Expected in March/April 2025		GMS/Saha	3/19/25
Mystic Dunes	Hole #4 Drain Clean Up	Approved by Engineer - Expected in March/April 2026		GMS/Saha	3/19/25
Overall - Oak Hill Trail Infractions	Resident Home Structures on CDD Property	Reported to Code Enforcement - Awaiting Response - Sent Again 3/19/25		GMS	3/19/25
Overall - Property Acceptance	Review all Plats to be Turned Over for Engineer Approval	Awaiting Confirmation from Engineer on Projection Completion		Saha	3/6/25
Overall - GMS Field Contract	Review GMS Field Contract	GMS Provided Revised Proposal to CDD Board - Implement 10/1/25		GMS Field	3/12/25
Overall - Bond Disbursement Request	Pull All Bond Disbursements	GMS to Review/Provide		GMS	3/10/25
Overall - Development Punch List Items	Review with CDD Staff After Khov Review	Khov to review and provide list of items		Counsel/GMS	3/10/25

## SECTION B

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

***Proposed Budget***  
***FY 2026***



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# Windward

## Community Development District

### Proposed Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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#### **Revenues**

Assessments - Tax Roll/Direct	\$ 1,378,623	\$ 1,316,171	\$ 62,451	\$ 1,378,623	\$ 1,449,839
Miscellaneous Revenue	\$ 7,521	\$ -	\$ -	\$ -	\$ -

<b>Total Revenues</b>	<b>\$ 1,386,144</b>	<b>\$ 1,316,171</b>	<b>\$ 62,451</b>	<b>\$ 1,378,623</b>	<b>\$ 1,449,839</b>
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#### **Expenditures**

##### **Administrative**

Supervisors Fees	\$ 4,800	\$ -	\$ 2,400	\$ 2,400	\$ 4,800
FICA Expense	\$ 367	\$ -	\$ 184	\$ 184	\$ 367
Engineering	\$ 16,000	\$ 3,532	\$ 8,000	\$ 11,532	\$ 16,000
Attorney	\$ 25,000	\$ 15,110	\$ 12,500	\$ 27,610	\$ 25,000
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 10,101	\$ 5,051	\$ 5,051	\$ 10,101	\$ 10,404
Reamortization Schedules	\$ -	\$ 1,100	\$ 1,000	\$ 2,100	\$ 2,100
Annual Audit	\$ 6,500	\$ 6,600	\$ -	\$ 6,600	\$ 6,700
Trustee Fees	\$ 8,008	\$ 6,802	\$ -	\$ 6,802	\$ 8,008
Assessment Administration	\$ 5,565	\$ 5,565	\$ -	\$ 5,565	\$ 5,732
Management Fees	\$ 45,000	\$ 22,500	\$ 22,500	\$ 45,000	\$ 46,350
Information Technology	\$ 1,948	\$ 974	\$ 974	\$ 1,948	\$ 2,006
Website Maintenace	\$ 1,113	\$ 557	\$ 557	\$ 1,113	\$ 1,146
Telephone	\$ 125	\$ -	\$ 63	\$ 63	\$ 125
Postage	\$ 800	\$ 905	\$ 400	\$ 1,305	\$ 800
Printing & Binding	\$ 500	\$ 220	\$ 250	\$ 470	\$ 500
Insurance	\$ 6,817	\$ 6,817	\$ -	\$ 6,817	\$ 7,840
Legal Advertising	\$ 1,500	\$ 1,433	\$ 750	\$ 2,183	\$ 1,500
Other Current Charges	\$ 2,000	\$ 289	\$ 1,000	\$ 1,289	\$ 2,000
Office Supplies	\$ 150	\$ 1	\$ 75	\$ 76	\$ 150
Property Appraiser	\$ 500	\$ 201	\$ -	\$ 201	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total Administrative</b>	<b>\$ 138,529</b>	<b>\$ 78,279</b>	<b>\$ 56,152</b>	<b>\$ 134,431</b>	<b>\$ 143,103</b>
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# Windward

## Community Development District

### Proposed Budget

### General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<i><u>Operation &amp; Maintenance</u></i>					
Field Services	\$ 18,598	\$ 9,299	\$ 9,299	\$ 18,598	\$ 27,300
General Repairs and Maintenance	\$ 18,500	\$ 2,864	\$ 9,250	\$ 12,114	\$ 15,000
Electric	\$ 160,009	\$ 64,426	\$ 70,276	\$ 134,703	\$ 148,173
Water & Sewer	\$ 602,808	\$ 336,148	\$ 318,000	\$ 654,148	\$ 719,562
Security Building Maintenance	\$ 15,000	\$ 748	\$ 7,500	\$ 8,248	\$ 15,000
Landscape Maintenance	\$ 237,000	\$ 98,685	\$ 118,422	\$ 217,107	\$ 237,000
Landscape Contingency	\$ 50,000	\$ 3,238	\$ 25,000	\$ 28,238	\$ 50,000
Property Insurance	\$ 10,000	\$ 6,040	\$ -	\$ 6,040	\$ 10,000
Fountain Maintenance	\$ 14,600	\$ 4,895	\$ 7,300	\$ 12,195	\$ 14,600
Lake Maintenance	\$ 22,100	\$ 6,275	\$ 12,050	\$ 18,325	\$ 22,100
Irrigation Repairs	\$ 30,000	\$ 4,981	\$ 15,000	\$ 19,981	\$ 30,000
Roadway Maintenance	\$ 9,000	\$ -	\$ 4,500	\$ 4,500	\$ 9,000
Contingency	\$ 10,000	\$ 4,513	\$ 5,000	\$ 9,513	\$ 9,000
<b><u>Total Operation &amp; Maintenance</u></b>	<b>\$ 1,197,615</b>	<b>\$ 542,110</b>	<b>\$ 601,597</b>	<b>\$ 1,143,707</b>	<b>\$ 1,306,735</b>
<i><u>Other Expenditures</u></i>					
Capital Reserves - Transfer	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -
<b><u>Total Other Expenditures</u></b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 1,386,144</b>	<b>\$ 670,390</b>	<b>\$ 657,749</b>	<b>\$ 1,328,139</b>	<b>\$ 1,449,839</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 645,782</b>	<b>\$ (595,298)</b>	<b>\$ 50,484</b>	<b>\$ -</b>

Net Assessment	\$ 1,449,839
Collection Cost (6%)	\$ 92,543
<b>Gross Assessment</b>	<b>\$ 1,542,381</b>

Number of Units 553

Gross Per Unit	\$ 2,789
Net Per Unit	\$ 2,622

Gross Per Unit Comparison		
FY2025 Gross	FY2026 Gross	Increase/(Decrease)
\$ 2,652	\$ 2,789	\$ 137

**Windward**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Assessments*

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Chapter 190, Florida Statutes, allows for each Board member to received \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. The District anticipates 12 meetings per year, with 2 Board members receiving payment for their attendance at each meeting.

*FICA Expense*

Represents the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisor checks.

*Engineering*

The District's engineer, Poulos & Bennett, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review of invoices and requisitions, preparation and review of contract specifications and bid documents, and various projects assigned as directed by the Board of Supervisors and the District Manager.

*Attorney*

The District's legal counsel, Latham, Shuker, Eden & Beaudine, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

*Arbitrage*

The District has contracted with AMTEC an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2018A-1, 2020-A1, and 2020-A2 Special Assessment Revenue Bonds.



**Windward**  
**Community Development District**  
GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. Governmental Management Services – Central Florida, LLC provides these services.

Reamortization Schedules

Represents the cost of having revised amortization schedules issued on the District's bonds when extraordinary redemptions are made.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. Grau & Associates provides these services.

Trustee Fees

The District will pay annual trustee fees for the Series 2018A-1, 2020A-1 & 2020A-2 Special Assessment Revenue Bonds that are deposited with a Trustee at USBank.

Assessment Administration

The District has contracted with Governmental Management Services-CF, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

**Windward**  
**Community Development District**  
GENERAL FUND BUDGET

Postage

The District incurs charges for mailing of agenda packages, overnight deliveries, checks for vendors and other required correspondence.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Represents any miscellaneous expenses incurred during the fiscal year such as bank fees, deposit slips, stop payments, etc.

Office Supplies

The District incurs charges for office supplies that need to be purchased during the fiscal year.

Property Appraiser

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175. This is the only expense under this category for the District.

**Operation and Maintenance:**

Field Services

Governmental Management Services – Central Florida, LLC provides onsite field management of contracts for the District such as landscape and lake maintenance. Services to include bimonthly onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

**Windward**  
**Community Development District**  
GENERAL FUND BUDGET

General Repairs and Maintenance

Represents estimated costs for facility maintenance.

Electric

Represents estimated costs for electrical accounts with Duke Energy for entrance lighting, irrigation meters and other District areas.

Water & Sewer

Represents estimated costs for water & sewer services with Toho Water Authority for fountain, guardhouse, irrigation meters and other District areas.

Security Building Maintenance

Represents estimated costs for any repairs and maintenance to the guardhouse.

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. Juniper Landscaping of Florida, LLC provides these services.

Description	Monthly	Annual
Landscape Maintenance	\$18,730	\$224,760
Contingency		\$12,240
<b>Total</b>		<b>\$237,000</b>

Landscape Contingency

Represents estimated costs for any additional landscape expenses not covered under the monthly landscape maintenance contract.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Fountain Maintenance

The District will schedule the regularly cleaning and treatment of the fountain maintained by the District. The District will be contracting with Sitex Aquatics, LLC.

Description	Monthly	Annual
Fountain Maintenance	\$800	\$9,600
Contingency		\$5,000
<b>Total</b>		<b>\$14,600</b>

**Windward**  
**Community Development District**  
GENERAL FUND BUDGET

*Lake Maintenance*

Represents estimated costs for the maintenance of any ponds and lakes located within the District. Aquatic Weed Management, Inc provides these services.

*Irrigation Repairs*

Represents estimated costs for any repairs to the irrigation system.

*Roadway Maintenance*

Represents estimated costs for any sidewalk or roadway maintenance for areas maintained by the District.

*Contingency*

Represents any additional field expense that may not have been provided for in the budget.

***Other Expenditures:***

*Capital Reserves - Transfer*

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

**Windward**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund**  
**Series 2018 A-1**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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**Revenues**

Special Assessments - 2018 A1	\$ 243,648	\$ 232,611	\$ 11,037	\$ 243,648	\$ 243,648
Interest Income	\$ 6,863	\$ 5,876	\$ 8,227	\$ 14,103	\$ 7,051
Carry Forward Surplus	\$ 135,308	\$ 138,632	\$ -	\$ 138,632	\$ 154,452
<b>Total Revenues</b>	<b>\$ 385,819</b>	<b>\$ 377,119</b>	<b>\$ 19,263</b>	<b>\$ 396,382</b>	<b>\$ 405,152</b>

**Expenditures**

**Series 2018A-1**

Interest - 11/1	\$ 90,965	\$ 90,965	\$ -	\$ 90,965	\$ 89,435
Principal - 5/1	\$ 60,000	\$ -	\$ 60,000	\$ 60,000	\$ 65,000
Interest - 5/1	\$ 90,965	\$ -	\$ 90,965	\$ 90,965	\$ 89,435
<b>Total Expenditures</b>	<b>\$ 241,930</b>	<b>\$ 90,965</b>	<b>\$ 150,965</b>	<b>\$ 241,930</b>	<b>\$ 243,870</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 143,889</b>	<b>\$ 286,154</b>	<b>\$ (131,702)</b>	<b>\$ 154,452</b>	<b>\$ 161,282</b>

\*Carry forward less amount in Reserve funds.

<b><u>Series 2018A-1</u></b>	
Interest - 11/1/2026	\$87,778
<b>Total</b>	<b>\$87,778</b>

Number of Units	Net per Unit	Net Assessment
270	\$902	\$243,648

**Windward**  
**Community Development District**  
**Series 2018 A-1 Special Assessment Bonds**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
11/01/25	\$	3,135,000.00	\$	-	\$	89,435.00	\$ 240,400.00
05/01/26	\$	3,135,000.00	\$	65,000.00	\$	89,435.00	
11/01/26	\$	3,070,000.00	\$	-	\$	87,777.50	\$ 242,212.50
05/01/27	\$	3,070,000.00	\$	65,000.00	\$	87,777.50	
11/01/27	\$	3,005,000.00	\$	-	\$	86,120.00	\$ 238,897.50
05/01/28	\$	3,005,000.00	\$	70,000.00	\$	86,120.00	
11/01/28	\$	2,935,000.00	\$	-	\$	84,335.00	\$ 240,455.00
05/01/29	\$	2,935,000.00	\$	75,000.00	\$	84,335.00	
11/01/29	\$	2,860,000.00	\$	-	\$	82,422.50	\$ 241,757.50
05/01/30	\$	2,860,000.00	\$	80,000.00	\$	82,422.50	
11/01/30	\$	2,780,000.00	\$	-	\$	80,142.50	\$ 242,565.00
05/01/31	\$	2,780,000.00	\$	85,000.00	\$	80,142.50	
11/01/31	\$	2,695,000.00	\$	-	\$	77,720.00	\$ 242,862.50
05/01/32	\$	2,695,000.00	\$	90,000.00	\$	77,720.00	
11/01/32	\$	2,605,000.00	\$	-	\$	75,155.00	\$ 242,875.00
05/01/33	\$	2,605,000.00	\$	95,000.00	\$	75,155.00	
11/01/33	\$	2,510,000.00	\$	-	\$	72,447.50	\$ 242,602.50
05/01/34	\$	2,510,000.00	\$	100,000.00	\$	72,447.50	
11/01/34	\$	2,410,000.00	\$	-	\$	69,597.50	\$ 242,045.00
05/01/35	\$	2,410,000.00	\$	105,000.00	\$	69,597.50	
11/01/35	\$	2,305,000.00	\$	-	\$	66,605.00	\$ 241,202.50
05/01/36	\$	2,305,000.00	\$	110,000.00	\$	66,605.00	
11/01/36	\$	2,195,000.00	\$	-	\$	63,470.00	\$ 240,075.00
05/01/37	\$	2,195,000.00	\$	115,000.00	\$	63,470.00	
11/01/37	\$	2,080,000.00	\$	-	\$	60,192.50	\$ 238,662.50
05/01/38	\$	2,080,000.00	\$	125,000.00	\$	60,192.50	
11/01/38	\$	1,955,000.00	\$	-	\$	56,630.00	\$ 241,822.50
05/01/39	\$	1,955,000.00	\$	130,000.00	\$	56,630.00	
11/01/39	\$	1,825,000.00	\$	-	\$	52,925.00	\$ 239,555.00
05/01/40	\$	1,825,000.00	\$	140,000.00	\$	52,925.00	
11/01/40	\$	1,685,000.00	\$	-	\$	48,865.00	\$ 241,790.00
05/01/41	\$	1,685,000.00	\$	145,000.00	\$	48,865.00	
11/01/41	\$	1,540,000.00	\$	-	\$	44,660.00	\$ 238,525.00
05/01/42	\$	1,540,000.00	\$	155,000.00	\$	44,660.00	
11/01/42	\$	1,385,000.00	\$	-	\$	40,165.00	\$ 239,825.00
05/01/43	\$	1,385,000.00	\$	165,000.00	\$	40,165.00	
11/01/43	\$	1,220,000.00	\$	-	\$	35,380.00	\$ 240,545.00

**Windward**  
**Community Development District**  
**Series 2018 A-1 Special Assessment Bonds**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
05/01/44	\$	1,220,000.00	\$	175,000.00	\$	35,380.00	
11/01/44	\$	1,045,000.00	\$	-	\$	30,305.00	\$ 240,685.00
05/01/45	\$	1,045,000.00	\$	185,000.00	\$	30,305.00	
11/01/45	\$	860,000.00	\$	-	\$	24,940.00	\$ 240,245.00
05/01/46	\$	860,000.00	\$	195,000.00	\$	24,940.00	
11/01/46	\$	665,000.00	\$	-	\$	19,285.00	\$ 239,225.00
05/01/47	\$	665,000.00	\$	210,000.00	\$	19,285.00	
11/01/47	\$	455,000.00	\$	-	\$	13,195.00	\$ 242,480.00
05/01/48	\$	455,000.00	\$	220,000.00	\$	13,195.00	
11/01/48	\$	235,000.00	\$	-	\$	6,815.00	\$ 240,010.00
05/01/49	\$	235,000.00	\$	235,000.00	\$	6,815.00	\$ 241,815.00
			\$	<b>3,135,000.00</b>	\$	<b>2,737,170.00</b>	\$ <b>6,023,135.00</b>

**Windward**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund**  
**Series 2020 A-1**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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**Revenues**

Special Assessments - 2020 A1	\$ 255,379	\$ 242,950	\$ 12,430	\$ 255,379	\$ 255,379
Interest Income	\$ 10,876	\$ 9,853	\$ 13,794	\$ 23,647	\$ 11,823
Carry Forward Surplus	\$ 120,934	\$ 97,992	\$ -	\$ 97,992	\$ 105,903
<b>Total Revenues</b>	<b>\$ 387,189</b>	<b>\$ 350,794</b>	<b>\$ 26,224</b>	<b>\$ 377,018</b>	<b>\$ 373,106</b>

**Expenditures**

**Series 2020A-1**

Interest - 11/1	\$ 85,726	\$ 85,726	\$ -	\$ 85,726	\$ 84,114
Special Call - 11/1	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
Principal - 5/1	\$ 85,000	\$ -	\$ 85,000	\$ 85,000	\$ 85,000
Interest - 5/1	\$ 85,726	\$ -	\$ 85,389	\$ 85,389	\$ 84,114
<b>Total Expenditures</b>	<b>\$ 256,453</b>	<b>\$ 100,726</b>	<b>\$ 170,389</b>	<b>\$ 271,115</b>	<b>\$ 253,228</b>

<b>Excess Revenues/(Expenditures)</b>	<b>\$ 130,736</b>	<b>\$ 250,068</b>	<b>\$ (144,165)</b>	<b>\$ 105,903</b>	<b>\$ 119,878</b>
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\*Carry forward less amount in Reserve funds.

<b>Series 2020 A-1</b>	
Interest - 11/1/2026	<u>\$82,563</u>
<b>Total</b>	<u><b>\$82,563</b></u>

Number of Units	Net per Unit	Net Assessment
283	\$902	\$255,379



**Windward**  
**Community Development District**  
**Series 2020 A-1 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/25	\$ 3,895,000.00	\$ -	\$ 84,113.75	\$ 84,113.75
05/01/26	\$ 3,895,000.00	\$ 85,000.00	\$ 84,113.75	\$ -
11/01/26	\$ 3,810,000.00	\$ -	\$ 82,562.50	\$ 251,676.25
05/01/27	\$ 3,810,000.00	\$ 90,000.00	\$ 82,562.50	\$ -
11/01/27	\$ 3,720,000.00	\$ -	\$ 80,920.00	\$ 253,482.50
05/01/28	\$ 3,720,000.00	\$ 90,000.00	\$ 80,920.00	\$ -
11/01/28	\$ 3,630,000.00	\$ -	\$ 79,277.50	\$ 250,197.50
05/01/29	\$ 3,630,000.00	\$ 95,000.00	\$ 79,277.50	\$ -
11/01/29	\$ 3,535,000.00	\$ -	\$ 77,543.75	\$ 251,821.25
05/01/30	\$ 3,535,000.00	\$ 100,000.00	\$ 77,543.75	\$ -
11/01/30	\$ 3,435,000.00	\$ -	\$ 75,718.75	\$ 253,262.50
05/01/31	\$ 3,435,000.00	\$ 105,000.00	\$ 75,718.75	\$ -
11/01/31	\$ 3,330,000.00	\$ -	\$ 73,487.50	\$ 254,206.25
05/01/32	\$ 3,330,000.00	\$ 110,000.00	\$ 73,487.50	\$ -
11/01/32	\$ 3,220,000.00	\$ -	\$ 71,150.00	\$ 254,637.50
05/01/33	\$ 3,220,000.00	\$ 110,000.00	\$ 71,150.00	\$ -
11/01/33	\$ 3,110,000.00	\$ -	\$ 68,812.50	\$ 249,962.50
05/01/34	\$ 3,110,000.00	\$ 115,000.00	\$ 68,812.50	\$ -
11/01/34	\$ 2,995,000.00	\$ -	\$ 66,368.75	\$ 250,181.25
05/01/35	\$ 2,995,000.00	\$ 120,000.00	\$ 66,368.75	\$ -
11/01/35	\$ 2,875,000.00	\$ -	\$ 63,818.75	\$ 250,187.50
05/01/36	\$ 2,875,000.00	\$ 125,000.00	\$ 63,818.75	\$ -
11/01/36	\$ 2,750,000.00	\$ -	\$ 61,162.50	\$ 249,981.25
05/01/37	\$ 2,750,000.00	\$ 135,000.00	\$ 61,162.50	\$ -
11/01/37	\$ 2,615,000.00	\$ -	\$ 58,293.75	\$ 254,456.25
05/01/38	\$ 2,615,000.00	\$ 140,000.00	\$ 58,293.75	\$ -
11/01/38	\$ 2,475,000.00	\$ -	\$ 55,318.75	\$ 253,612.50
05/01/39	\$ 2,475,000.00	\$ 145,000.00	\$ 55,318.75	\$ -
11/01/39	\$ 2,330,000.00	\$ -	\$ 52,237.50	\$ 252,556.25
05/01/40	\$ 2,330,000.00	\$ 150,000.00	\$ 52,237.50	\$ -
11/01/40	\$ 2,180,000.00	\$ -	\$ 49,050.00	\$ 251,287.50
05/01/41	\$ 2,180,000.00	\$ 155,000.00	\$ 49,050.00	\$ -
11/01/41	\$ 2,025,000.00	\$ -	\$ 45,562.50	\$ 249,612.50
05/01/42	\$ 2,025,000.00	\$ 165,000.00	\$ 45,562.50	\$ -
11/01/42	\$ 1,860,000.00	\$ -	\$ 41,850.00	\$ 252,412.50
05/01/43	\$ 1,860,000.00	\$ 170,000.00	\$ 41,850.00	\$ -
11/01/43	\$ 1,690,000.00	\$ -	\$ 38,025.00	\$ 249,875.00
05/01/44	\$ 1,690,000.00	\$ 180,000.00	\$ 38,025.00	\$ -
11/01/44	\$ 1,510,000.00	\$ -	\$ 33,975.00	\$ 252,000.00
05/01/45	\$ 1,510,000.00	\$ 190,000.00	\$ 33,975.00	\$ -
11/01/45	\$ 1,320,000.00	\$ -	\$ 29,700.00	\$ 253,675.00
05/01/46	\$ 1,320,000.00	\$ 195,000.00	\$ 29,700.00	\$ -
11/01/46	\$ 1,125,000.00	\$ -	\$ 25,312.50	\$ 250,012.50
05/01/47	\$ 1,125,000.00	\$ 205,000.00	\$ 25,312.50	\$ -
11/01/47	\$ 920,000.00	\$ -	\$ 20,700.00	\$ 251,012.50
05/01/48	\$ 920,000.00	\$ 215,000.00	\$ 20,700.00	\$ -
11/01/48	\$ 705,000.00	\$ -	\$ 15,862.50	\$ 251,562.50
05/01/49	\$ 705,000.00	\$ 225,000.00	\$ 15,862.50	\$ -
11/01/49	\$ 480,000.00	\$ -	\$ 10,800.00	\$ 251,662.50
05/01/50	\$ 480,000.00	\$ 235,000.00	\$ 10,800.00	\$ -
11/1/50	\$ 245,000.00	\$ -	\$ 5,512.50	\$ 251,312.50
5/1/51	\$ 245,000.00	\$ 245,000.00	\$ 5,512.50	\$ 250,512.50
	\$ 3,895,000.00	\$ 2,734,272.50	\$ 6,629,272.50	

**Windward**  
**Community Development District**  
**Proposed Budget**  
**Debt Service Fund**  
**Series 2020 A-2**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b><u>Revenues</u></b>					
Special Assessments - 2020 A2	\$ 81,840	\$ -	\$ -	\$ -	\$ -
Assessments - Prepayment	\$ -	\$ 935,032	\$ 9,935	\$ 944,967	\$ -
Interest Income	\$ 14,777	\$ 8,102	\$ 8,102	\$ 16,204	\$ -
Carry Forward Surplus	\$ 561,508	\$ 507,399	\$ -	\$ 507,399	\$ -
<b>Total Revenues</b>	<b>\$ 658,125</b>	<b>\$ 1,450,533</b>	<b>\$ 18,037</b>	<b>\$ 1,468,570</b>	<b>\$ -</b>
<b><u>Expenditures</u></b>					
<b><u>Series 2020A-2</u></b>					
Interest - 11/1	\$ 40,920	\$ 31,130	\$ -	\$ 31,130	\$ -
Special Call - 11/1	\$ -	\$ 245,000	\$ -	\$ 245,000	\$ -
Interest - 2/1	\$ -	\$ 5,610	\$ -	\$ 5,610	\$ -
Special Call - 2/1	\$ -	\$ 510,000	\$ -	\$ 510,000	\$ -
Interest - 5/1	\$ 40,920	\$ -	\$ 14,520	\$ 14,520	\$ -
Special Call - 5/1	\$ -	\$ -	\$ 450,000	\$ 450,000	\$ -
Interest - 8/1	\$ -	\$ -	\$ 2,310	\$ 2,310	\$ -
Principal - 8/1	\$ -	\$ -	\$ 210,000	\$ 210,000	\$ -
<b>Total Expenditures</b>	<b>\$ 81,840</b>	<b>\$ 791,740</b>	<b>\$ 676,830</b>	<b>\$ 1,468,570</b>	<b>\$ -</b>
<b>Excess Revenues/ (Expenditures)</b>	<b>\$ 576,285</b>	<b>\$ 658,793</b>	<b>\$ (658,793)</b>	<b>\$ -</b>	<b>\$ -</b>

\*Carry forward less amount in Reserve funds.

**Windward**  
**Community Development District**  
**Series 2020 A-2 Special Assessment Bonds**  
**Amortization Schedule**

DATE		BALANCE	PRINCIPAL		INTEREST		TOTAL
11/01/25	\$	210,000.00	\$	-	\$	4,620.00	\$ 4,620.00
05/01/26	\$	210,000.00	\$	-	\$	4,620.00	
11/01/26	\$	210,000.00	\$	-	\$	4,620.00	\$ 9,240.00
05/01/27	\$	210,000.00	\$	-	\$	4,620.00	
11/01/27	\$	210,000.00	\$	-	\$	4,620.00	\$ 9,240.00
05/01/28	\$	210,000.00	\$	-	\$	4,620.00	
11/01/28	\$	210,000.00	\$	-	\$	4,620.00	\$ 9,240.00
05/01/29	\$	210,000.00	\$	-	\$	4,620.00	
11/01/29	\$	210,000.00	\$	-	\$	4,620.00	\$ 9,240.00
05/01/30	\$	210,000.00	\$	-	\$	4,620.00	
11/01/30	\$	210,000.00	\$	-	\$	4,620.00	\$ 9,240.00
05/01/31	\$	210,000.00	\$	-	\$	4,620.00	
11/01/31	\$	210,000.00	\$	-	\$	4,620.00	\$ 9,240.00
05/01/32	\$	210,000.00	\$	-	\$	4,620.00	
11/01/32	\$	210,000.00	\$	-	\$	4,620.00	\$ 9,240.00
05/01/33	\$	210,000.00	\$	-	\$	4,620.00	
11/01/33	\$	210,000.00	\$	-	\$	4,620.00	\$ 9,240.00
05/01/34	\$	210,000.00	\$	-	\$	4,620.00	
11/01/34	\$	210,000.00	\$	-	\$	4,620.00	\$ 9,240.00
05/01/35	\$	210,000.00	\$	210,000.00	\$	4,620.00	
11/01/35					\$	-	\$ 214,620.00
			\$	210,000.00	\$	92,400.00	\$ 302,400.00

**Windward**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Total Projected 9/30/25	Proposed Budget FY2026
<b><u>Revenues</u></b>					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b><u>Expenditures</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Financing Sources/(Uses)</u></b>					
Transfer In (Out)	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>

# SECTION C

*to be provided under  
separate cover*