

***Windward
Community Development District***

Agenda

May 28, 2025

AGENDA

Windward

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

May 21, 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, May 28, 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. Organizational Matters
 - A. Acceptance of Resignations of Supervisor Akellino (Seat 1)
 - B. Acceptance of Resignation of Supervisor Moss (Seat 4)
 - C. Appointment of Individuals to Fill Vacant Seats
 - D. Administration of Oaths of Office to Newly Appointed Supervisors
 - E. Consideration of Resolution 2025-04 Appointing Assistant Secretaries
6. Approval of Minutes of the April 16, 2025 Board of Supervisors Meeting
7. Discussion of Bike Lanes on Four Seasons Blvd. - **ADDED**
8. Presentation of Fiscal Year 2024 Financial Audit Report
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager
 - i. Approval of Check Register
 - ii. Paid/ Unpaid Invoices for Approval
 - iii. Balance Sheet and Income Statement
 - iv. Presentation of Registered Voters- 769
 - v. Reminder of Form1 Filing Deadline
 - D. Field Manager
 - i. Consideration of Proposal for Tree Trimming Behind Flora Pass
10. Other Business
11. Supervisors' Requests
12. Adjournment

SECTION V

SECTION A



Gretta Akellino
2301 Lucien Way
Maitland, FL 32751
gakellino@khov.com
813-830-2553

April 17, 2025

Tim Peltier
Chairman
Windward Community Development District
7813 Four Seasons Blvd
Kissimmee, FL 34747

Subject: Resignation from CDD Board

Dear Tim,

Please accept this letter as formal notification that I am resigning from my position as a board member on the Windward CDD board, effective April 17, 2025.

I am grateful for the opportunity to have served on the board and appreciate the experience and relationships I have gained. I am confident in the board's continued success and wish you all the best in the future.

I am willing to assist in any way possible during the transition period to ensure a smooth handover. Please let me know how I can be of assistance.

Sincerely,

Gretta Akellino

SECTION B



Susan Moss
2301 Lucien Way
Maitland, FL 32751
smoss@khov.com
407-920-9529

April 17, 2025

Tim Peltier, Chairman
Windward Community Development District
7813 Four Seasons Blvd
Kissimmee, FL 34747

Subject: Resignation from CDD Board

Dear Tim,

I am writing to formally resign from my position as a member of the Windward CDD board, effective April 22, 2025. I value the chance to serve and wish the board ongoing success.

I am willing to assist in any way possible during the transition period to ensure a smooth handover. Please let me know how I can be of assistance.

Sincerely,

Susan Moss

SECTION E

RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WINDWARD COMMUNITY DEVELOPMENT DISTRICT APPOINTING
AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING
FOR AN EFFECTIVE DATE**

WHEREAS, the Windward Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to elect an Assistant Secretary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE WINDWARD COMMUNITY DEVELOPMENT
DISTRICT:**

SECTION 1. _____ is elected Assistant Secretary.

SECTION 2. _____ is elected Assistant Secretary.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this _____ day of _____, 2025.

ATTEST:

**WINDWARD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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, **April 16, 2025** at 1:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Tim Peltier	Chairman
Greg Bobonik	Vice Chairman
Ernest Hofer	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Steven Saha	District Engineer
Jarett Wright	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

Public Comment

Mr. DiPaola stated there is a monument close to where I live and at one time it was well maintained with flowers and when they repaired the monument they tore out the greenery as well as my greenery and it is full of tall weeds.

Mr. Hoyt asked what are the results of Toho's testing and the recommendation?

Mr. Olevé stated I want to review an email I sent to the board regarding the state of affairs at the end of Seagrass cul-de-sac. What has been done does not meet the aesthetics of the rest of the community in terms of water overflows and condition of the stones. There is also a rut made by the mowers pulling up a buried silt fence left by the developer.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the March 19, 2025 Meeting

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the minutes of the March 19, 2025 meeting were approved as presented.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-05 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt

Mr. Showe stated Resolution 2025-05 approves the proposed fiscal year 2026 budget and sets the public hearing. We are considering moving the meeting dates back a week and the hearing will now be on July 23, 2025. This proposed budget will be posted on the district's website and provided to Osceola County. We had a workshop prior to the meeting and the board directed that there not be an increase and the version in the agenda package has a slight increase and we will make some changes so that there is no increase to the residents.

On MOTION by Mr. Bobonik seconded by Mr. Peltier with all in favor Resolution 2025-05 was approved as revised with no increase in assessments and a hearing date of July 23, 2025.

SEVENTH ORDER OF BUSINESS

Discussion of Revised Meeting Schedule for Remainder of Fiscal Year

Mr. Showe stated currently you meet on the third Wednesday of the month and based on board schedules, the fourth Wednesday will be better for the workshop at 10:00 a.m. and the meeting at 1:00 p.m. for the remainder of the fiscal year.

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the meetings were moved to the fourth Wednesday of the month in the same location with a workshop at 10:00 a.m. and the regular business meeting at 1:00 p.m.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated since the last board meeting, I did speak with a representative from KHov about the tree staking and Zoysia replacement in the verge area in front of the residential lots and we talked before about the post-closing agreement and a request for contribution from KHov for some of those costs and they are open to that. The GMS team has worked with United as well as the chair in walking the property to identify all of the areas so we can get the proposals updated for those. I believe the revised proposals came in last night.

I will reach back out to the Khov representative to talk about their contribution for the cost of these and I will keep the board updated. We reached out to Mystic Dunes counsel about the well that has not been accepted by the CDD to find out what their involvement is, if they are currently using that well and he had responded that they are not currently using that well. That is something to keep on our radar as we move forward. In the future if the CDD board decides they are going to accept that tract by deed, we will need to take a closer look and defer to the board.

I will also reach out the HOA counsel to talk about potentially the idea of having the board come to one of the workshops or one of the board meetings. I know the board feels it is beneficial to the residents that there is open communication.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

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

ii. Paid/Unpaid Invoices for Approval

Mr. Showe stated at the workshop the board was in favor of all the invoices except the ones from Prince.

Mr. Hofer stated we had a few from last month but we were looking for additional information. For February for various fixes to the irrigation we were looking for more specific location information. It came to our attention in the workshop that it is difficult to do based on the tech who had done it a month or so ago. We approved five invoices for February but as we go forward the current month, March, also requires more location information. We did not see wet checks that match up against those fixes to irrigation so we are holding those up until we get the information we require.

Mr. Showe stated you are also approving the service invoices for March and April pending some adjustments to those invoices to reflect nonrecurring expenses.

Mr. Bobonik stated as well as the issuance of credits due from the offset between the annuals and tree trimming, etc.

On MOTION by Mr. Hofer seconded by Mr. Peltier with all in favor the paid/unpaid invoices were approved and staff was directed to revise the Prince invoices prior to payment.

iii. Balance Sheet and Income Statement

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

D. Field Manager

Mr. Wright updated the board on items he has been working on in the field since the last meeting.

i. Consideration of Proposal to Replace Gate Motors at Sandhill Road

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the proposal to replace the gate motors at Sandhill Road was approved subject to verifying the warranties.

ii. Monument Fountain Maintenance

Mr. Wright outlined the proposal from Lexington for monument fountain maintenance.

On MOTION by Mr. Hofer seconded by Mr. Bobonik with all in favor staff was authorized to send a letter of termination of the contract with Lexington and to prepare a contract with Resort for the monument fountain maintenance in the amount of \$750 per month.

iii. Crosswalk Clearing

Mr. Wright reviewed the proposal for the crosswalk clearing as requested by staff.

On MOTION by Mr. Bobonik seconded by Mr. Peltier with all in favor Mr. Peltier was authorized to sign off on the crosswalk repair in the amount of \$9,030 and coordinate with Mystic Dunes.

NINTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Bobonik gave an overview of the tracking system on the website to track the progress of work items.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor the meeting adjourned at 1:30 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VII

----- Forwarded message -----

From: Regena Treleaven <regenatreleaven@gmail.com>

Date: Wed, May 21, 2025 at 6:59 PM

Subject: Request for Upcoming CDD Meeting - May 28, 2025 - Request to remove bike lanes on Four Seasons Blvd

To: ehoferwwcdd@gmail.com <ehoferwwcdd@gmail.com>, gregb.wwcdd@gmail.com <gregb.wwcdd@gmail.com>, tpeltier.wwcdd@gmail.com <tpeltier.wwcdd@gmail.com>

Good Evening Tim, Greg, and Ernie,

On behalf of myself and a few of our Four Seasons Blvd neighbors, I wanted to bring to your attention that we are requesting to add to the meeting agenda a discussion about removing the bicycle lanes throughout the residential areas on Four Seasons Blvd. This issue is creating disruptions throughout the day for our contractors, the Sheriff's Dept knocking on doors, and the big inconvenience of having to play Uber for our guests who have come to visit and we have to pick them up from the clubhouse where they now have to park.

Not sure if you heard, on 25 April 2025, a FSO neighbor, who has been here about a year and says she rides her bike 3-4 times a week throughout the neighborhood, ran into the back of a parked car while riding her bike on Four Seasons Blvd. And now this neighbor is making it her business to make sure that no one is parked on FSB by calling the Sheriff Dept, who are issuing warning tickets to our residents, and this same resident is walking up to contractors that our residents have contracted to complete work on our homes and telling them that they can't park in front of our homes. We have had no other issues of residents or guests from Mystic Dunes who ride their bikes throughout the community with cars parked in front of homes on FSB or FSO. I am one of those riders.

A few years back, at a CDD meeting, when the bike lanes were installed after we moved into our home, we were told that it wouldn't be a problem with parking on FSB by one of the lawyers from KHov, because who would buy their home knowing that you can't park in front of your house.

Is there anything we need to do to have this included on the meeting agenda or would you mind speaking on our behalf?

I have spoken with neighbors on FSB and we are willing to help with removal if we are approved to do so, paint the road black or whatever we can do to assist.

Please let me know and I will relay to our group what we need to do.

Thank you kindly,

Regena Townsend- Treleaven

7755 Four Seasons Blvd

240-291-4553

--

Regena Treleaven

SECTION VIII

**WINDWARD
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Windward Community Development District
Osceola County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Windward Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the Section 218.39(3)(c), Florida Statutes in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated April 28, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

April 28, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Windward Community Development District, Osceola County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$7,447,985.
- The change in the District's total net position in comparison with the prior fiscal year was \$1,911,466, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$4,257,019, an increase of \$46,171 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 4,426,800	\$ 4,615,711
Capital assets, net of depreciation	11,969,150	12,430,455
Total assets	16,395,950	17,046,166
Current liabilities	342,965	619,647
Long-term liabilities	8,605,000	10,890,000
Total liabilities	8,947,965	11,509,647
Net position		
Net investment in capital assets	6,093,157	4,129,461
Restricted	845,655	1,124,169
Unrestricted	509,173	282,889
Total net position	\$ 7,447,985	\$ 5,536,519

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 3,529,911	\$ 3,804,790
Operating grants and contributions	799,004	1,020,679
Capital grants and contributions	140,001	196,067
General revenues		
Miscellaneous	7,521	-
Total revenues	4,476,437	5,021,536
Expenses:		
General government	140,883	130,922
Maintenance and operations	1,965,770	1,764,568
Interest	458,318	561,133
Total expenses	2,564,971	2,456,623
Change in net position	1,911,466	2,564,913
Net position - beginning	5,536,519	2,971,606
Net position - ending	\$ 7,447,985	\$ 5,536,519

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$2,564,971. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased during the fiscal year as a result of an increase in prepayment revenue and assessment revenue; however, the District also received funds from the Developer to fund operations. The District also received funds from investment earnings which are included in program revenues. In total, expenses increased from the prior fiscal year, the majority of the increase was the result of an increase in water and sewage expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase revenues and appropriations by \$615,863. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$13,839,146 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$1,869,996 has been taken, which resulted in a net book value of \$11,969,150. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$8,605,000 in outstanding Bonds. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Windward Community Development District's Finance Department at 219 E. Livingston St., Orlando, Florida, 32801.

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 380,299
Assessments Receivable	79,073
Due from Developer	84,540
Accounts receivable	191,931
Prepaid items	12,857
Restricted assets:	
Investments	3,678,100
Capital assets:	
Depreciable, net	11,969,150
Total assets	<u>16,395,950</u>
LIABILITIES	
Accounts payable	169,781
Accrued interest payable	173,184
Non-current liabilities:	
Due within one year	145,000
Due in more than one year	8,460,000
Total liabilities	<u>8,947,965</u>
NET POSITION	
Net investment in capital assets	6,093,157
Restricted for debt service	845,655
Unrestricted	509,173
Total net position	<u>\$ 7,447,985</u>

See notes to the financial statements

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

<u>Functions/Programs</u>	<u>Program Revenues</u>				Net (Expense)
	<u>Expenses</u>	<u>Charges for</u>	<u>Operating</u>	<u>Capital Grants</u>	Revenue and
		<u>Services</u>	<u>Grants and</u>	<u>and</u>	Changes in Net
			<u>Contributions</u>	<u>Contributions</u>	Position
					<u>Governmental</u>
					<u>Activities</u>
Primary government:					
Governmental activities:					
General government	\$ 140,883	\$ 140,883	\$ -	\$ -	\$ -
Maintenance and operations	1,965,770	985,551	737,677	140,001	(102,541)
Interest on long-term debt	458,318	2,403,477	61,327	-	2,006,486
Total governmental activities	<u>2,564,971</u>	<u>3,529,911</u>	<u>799,004</u>	<u>140,001</u>	<u>1,903,945</u>
		General revenues:			
		Miscellaneous			7,521
		Total general revenues			<u>7,521</u>
		Change in net position			1,911,466
		Net position - beginning			5,536,519
		Net position - ending			<u>\$ 7,447,985</u>

See notes to the financial statements

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 380,299	\$ -	\$ -	\$ 380,299
Investments	-	949,093	2,729,007	3,678,100
Assessments receivable	9,327	69,746	-	79,073
Due from Developer	84,540	-	-	84,540
Accounts receivable	191,931	-	-	191,931
Prepaid items	12,857	-	-	12,857
Total assets	\$ 678,954	\$ 1,018,839	\$ 2,729,007	\$ 4,426,800
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 169,781	\$ -	\$ -	\$ 169,781
Total liabilities	169,781	-	-	169,781
Fund balances:				
Nonspendable:				
Prepaid items	12,857	-	-	12,857
Restricted for:				
Debt service	-	1,018,839	-	1,018,839
Capital projects	-	-	2,729,007	2,729,007
Unassigned	496,316	-	-	496,316
Total fund balances	509,173	1,018,839	2,729,007	4,257,019
Total liabilities and fund balances	\$ 678,954	\$ 1,018,839	\$ 2,729,007	\$ 4,426,800

See notes to the financial statements

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 4,257,019

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	13,839,146	
Accumulated depreciation	(1,869,996)	11,969,150

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(173,184)	
Bonds payable	(8,605,000)	(8,778,184)

Net position of governmental activities		\$ 7,447,985

See notes to the financial statements

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 1,126,434	\$ 2,403,477	\$ -	\$ 3,529,911
Developer contributions	737,677	-	-	737,677
Miscellaneous	7,521	-	-	7,521
Interest earnings	-	61,327	140,001	201,328
Total revenues	1,871,632	2,464,804	140,001	4,476,437
EXPENDITURES				
Current:				
General government	140,883	-	-	140,883
Maintenance and operations	1,504,465	-	-	1,504,465
Debt service:				
Principal	-	2,285,000	-	2,285,000
Interest	-	499,918	-	499,918
Total expenditures	1,645,348	2,784,918	-	4,430,266
Excess (deficiency) of revenues over (under) expenditures	226,284	(320,114)	140,001	46,171
Fund balances - beginning	282,889	1,338,953	2,589,006	4,210,848
Fund balances - ending	\$ 509,173	\$ 1,018,839	\$ 2,729,007	\$ 4,257,019

See notes to the financial statements

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 46,171
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	2,285,000
Depreciation on capital assets is not recognized in the governmental fund financial statements, however, these amounts are recognized as expenses in the government-wide statement of activities.	(461,305)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	41,600
Change in net position of governmental activities	<u>\$ 1,911,466</u>

See notes to the financial statements

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Windward Community Development District (the "District") was established by Osceola County Ordinance 2017-21 effective on April 10, 2017 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. Initially, the Board is elected by the landowners within the District based on one vote per acre or portion of an acre. Upon 6 years and 250 registered voters, the Supervisors are elected on an at large basis by registered voters residing within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, four of the five Board members are affiliated with K. Hovnanian at Mystic Dunes, LLC ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to residents and non-residents of the District who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as general revenues.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and certified for collection on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure and for renewal and replacement within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Roadways	30
Stormwater/reclaim	30
Infrastructure - other	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover difference in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
US Bank Gcts 0490	\$ 3,678,100	Not available	N/A
	<u>\$ 3,678,100</u>		

Custodial credit risk – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure - roadways	\$ 2,669,764	\$ -	\$ -	\$ 2,669,764
Infrastructure - stormwater	8,064,393	-	-	8,064,393
Infrastructure - other	3,104,989	-	-	3,104,989
Total capital assets, being depreciated	13,839,146	-	-	13,839,146
Less accumulated depreciation for:				
Infrastructure - roadways	195,436	88,992	-	284,428
Infrastructure - stormwater	798,013	268,813	-	1,066,826
Infrastructure - other	415,242	103,500	-	518,742
Total accumulated depreciation	1,408,691	461,305	-	1,869,996
Total capital assets being depreciated	12,430,455	(461,305)	-	11,969,150
Governmental activities capital assets, net	\$ 12,430,455	\$ (461,305)	\$ -	\$ 11,969,150

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$22,712,000. The infrastructure will include construction of the master stormwater management system, the sanitary sewer, portable water, and reclaimed water mains, roadway network, offsite roadway and utility improvements, perimeter landscape and irrigation improvements within the District boundary. A portion of the project costs was expected to be financed with the proceeds from the issuance of Series 2018 and 2020 Bonds with the remainder to be funded by future bond issuances or contributions from the Developer and conveyed to the District.

Depreciation was charged to maintenance and operations.

NOTE 6 – LONG-TERM LIABILITIES

Series 2018

On November 29, 2018, the District issued \$3,460,000 of Series 2018 A-1 Bonds and \$4,120,000 of Series 2018 A-2 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2020 - May 1, 2049 and fixed interest rates ranging from 4.5% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1 commencing on May 1, 2019. Principal on the Series 2018 A-1 Bonds will be paid serially commencing on May 1, 2020 through May 1, 2049. Principal on the Series 2018 A-2 Bonds was fully paid on November 1, 2022.

The Series 2018 A-1 Bonds are subject to optional redemption at the option of the District prior to their maturity. Both, Series 2018A-1 and Series A-2 are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain event occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Series 2020

On October 29, 2020, the District issued \$4,230,000 of Series 2020 A-1 Bonds and \$8,010,000 of Series 2020 A-2 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2025 - May 1, 2051 and fixed interest rates ranging from 3% to 4.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1 commencing on May 1, 2021. Principal on the Series 2020 A-1 Bonds will be paid serially commencing on May 1, 2022 through May 1, 2051. Principal on the Series 2020 A-2 Bonds will be paid on November 1, 2035.

The Series 2020 A-1 Bonds are subject to optional redemption at the option of the District prior to their maturity. Both, Series 2020A-1 and Series A-2 are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain event occurred as outlined in the Bond Indenture. For Series 2020A-2, this occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$2,145,000 of Series 2020A-2 Bonds. In addition, see Note – 12 Subsequent Events for extraordinary redemption amounts subsequent to fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2018A-1	\$ 3,255,000	\$ -	\$ 60,000	\$ 3,195,000	\$ 60,000
Series 2020A-1	4,075,000	-	80,000	3,995,000	85,000
Series 2020A-2	3,560,000	-	2,145,000	1,415,000	-
Total	<u>\$ 10,890,000</u>	<u>\$ -</u>	<u>\$ 2,285,000</u>	<u>\$ 8,605,000</u>	<u>\$ 145,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 145,000	\$ 413,105	\$ 558,105
2026	150,000	404,958	554,958
2027	155,000	398,540	553,540
2028	160,000	391,940	551,940
2029	170,000	385,085	555,085
2030-2034	990,000	1,798,500	2,788,500
2035-2039	2,665,000	1,300,775	3,965,775
2040-2044	1,610,000	897,440	2,507,440
2045-2049	2,080,000	440,180	2,520,180
2050-2051	480,000	32,625	512,625
Total	<u>\$ 8,605,000</u>	<u>\$ 6,463,148</u>	<u>\$ 15,068,148</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$737,677. As of September 30, 2024, the Developer owes the District \$84,540.

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer Landowner, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims over the past three years.

NOTE 11 – HOA SHARED COST AGREEMENT

The District has entered an agreement with the HOA whereby the HOA will reimburse the District for a portion of the irrigation costs which are shared by the two entities. The agreement expires April 18, 2068 unless cancelled sooner by one of the parties in accordance with the terms of the agreement.

NOTE 12 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$15,000 for the Series 2020A-1 Bonds and \$245,000 of the Series 2020A-2 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
REVENUES				
Assessments	\$ 1,111,941	\$ 1,117,108	\$ 1,126,434	\$ 9,326
Developer contributions	105,000	708,175	737,677	29,502
Miscellaneous	-	7,521	7,521	-
Total revenues	1,216,941	1,832,804	1,871,632	38,828
EXPENDITURES				
Current:				
General government	133,733	139,583	140,883	(1,300)
Maintenance and operations	1,083,208	1,693,221	1,504,465	188,756
Total expenditures	1,216,941	1,832,804	1,645,348	187,456
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	<u>\$ -</u>	226,284	<u>\$ 226,284</u>
Fund balance - beginning			<u>282,889</u>	
Fund balance - ending			<u>\$ 509,173</u>	

See notes to required supplementary information

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2024 was amended to increase revenues and appropriations by \$615,863. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**WINDWARD COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	10
Employee compensation	\$0
Independent contractor compensation	\$1,644,756
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$2,139 Debt service - \$960
Special assessments collected	\$3,529,911
Outstanding Bonds:	
Series 2018A, due May 1, 2049.	\$7,190,000
Series 2020A, due May 1, 2051.	\$1,415,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Windward Community Development District
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Windward Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 28, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

April 28, 2025



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Windward Community Development District
Osceola County, Florida

We have examined Windward Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Windward Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

April 28, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Windward Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Windward Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated April 28, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 28, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Windward Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties

We wish to thank Windward Community Development District, Osceola County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

April 28, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

SECTION IX

SECTION C

SECTION 1

Windward Community Development District

Summary of Check Register

April 4, 2025 to May 19, 2025

Fund	Date	Check No.'s		Amount
General Fund	4/8/25	1055-1056	\$	52,253.77
	4/24/25	1057-1064	\$	24,417.09
	4/29/25	1065-1067	\$	6,409.18
	5/6/25	1068-1069	\$	145,430.78
	5/13/25	1070-1071	\$	12,564.90
Total Amount			\$	241,075.72

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/08/25	00010	4/04/25 9100 861 202503 320-53800-43000	17031 KEY BAY TRL		*	30.80	
		4/07/25 9100 861 202503 320-53800-43000	79811 FOUR SEASONS ENT		*	796.33	
		4/07/25 9100 861 202503 320-53800-43000	7701 FOUR SEASONS BLVD		*	33.20	
		4/07/25 9100 861 202503 320-53800-43500	000 FOURSEASONS BLVD LITE		*	1,425.56	
DUKE ENERGY							2,285.89 001055
4/08/25	00009	3/30/25 00262245 202503 320-53800-43100	7900 FOUR SEASONS		*	159.69	
		3/30/25 00262245 202503 320-53800-43100	7900 FOURSEASONS BLVD ODD		*	43.69	
		3/30/25 00262245 202503 320-53800-43100	7980 FOUR SEASONS BLVD GH		*	28.05	
		3/30/25 00262245 202503 320-53800-43100	0 FOUR SEASONS BLVD		*	49,736.45	
TOHO WATER AUTHORITY							49,967.88 001056
4/24/25	00014	3/21/25 251525 202503 320-53800-47000	WI-PAK MONTHLY SVC-MAR25		*	120.00	
		3/24/25 251599 202503 320-53800-57400	PSK CLOUD SUBSCRIPTION		*	24.00	
		3/27/25 251348 202503 320-53800-34100	GATE SERVICE		*	265.00	
		4/09/25 251983 202504 320-53800-47000	WI-PAK MONTHLY SVC-APR25		*	120.00	
ACCESS CONTROL SYSTEMS LLC							529.00 001057
4/24/25	00041	3/28/25 19324 202503 320-53800-47100	LAKE MAINTENANCE MAR25		*	375.00	
AQUATIC WEED MANAGEMENT, INC							375.00 001058
4/24/25	00010	4/09/25 9100 861 202503 320-53800-43000	24081 SANDY CREEK TRAIL		*	30.80	
		4/09/25 9100 861 202503 320-53800-43000	7980 FOUR SEASONS BLVD		*	167.73	
		4/09/25 9100 861 202503 320-53800-43000	7701 FOUR SEASONS BLVD		*	53.37	
		4/09/25 9100 861 202503 320-53800-43000	78151 FOUR SEASONS BLVD		*	50.71	
		4/09/25 9100 861 202503 320-53800-43000	21051 PEBBLE PASSAGE LN		*	51.36	
		4/09/25 9100 861 202503 320-53800-43000	79011 HANSON BAY PL		*	30.80	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		4/10/25 9101 690 202503 320-53800-43000		21421 LIMESTONE TRL	*	19.05	
		4/10/25 9101 690 202503 320-53800-43000		23131 SEAGRASS PT RET-PND	*	19.02	
		4/11/25 9100 861 202503 320-53800-43500		4 SEASONS PH1B SL	*	1,584.50	
		4/11/25 9101 537 202503 320-53800-43500		000 FOURSEASONS BLVD LITE	*	1,609.61	
		4/17/25 9100 861 202504 320-53800-43500		000 SAND HILL RD	*	1,591.74	
				DUKE ENERGY			5,208.69 001059
4/24/25 00001		2/28/25 258 202502 320-53800-57400		GUARDHOUSE CLEANING	*	335.47	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			335.47 001060
4/24/25 00056		4/01/25 12937 202504 320-53800-46900		FOUNTAIN MAINT - APR 25	*	798.25	
				LEXINGTON POOL & MAINTENANCE LLC			798.25 001061
4/24/25 00004		3/31/25 11416569 202503 310-51300-48000		NOT OF MEETINGS	*	253.18	
				ORLANDO SENTINEL			253.18 001062
4/24/25 00052		4/03/25 4165 202503 320-53800-47100		DISC POND MAINT - MAR25	*	1,200.00	
		4/03/25 4165 202503 320-53800-47100		TILL POND MAINT - MAR25	*	1,000.00	
				TOOLE'S TRACTOR SERVICES & H2O			2,200.00 001063
4/24/25 00025		4/16/25 41625 202504 300-20700-10000		ASSESSMENT TRANSFER S2018	*	7,198.78	
		4/16/25 41625 202504 300-20700-10000		ASSESSMENT TRANSFER S2020	*	7,518.72	
				WINDWARD CDD/US BANK			14,717.50 001064
4/29/25 00010		4/28/25 9100 861 202504 320-53800-43500		000 SHADOW TREE LN	*	4,031.30	
				DUKE ENERGY			4,031.30 001065
4/29/25 00059		2/28/25 16736 202502 320-53800-46400		IRRIGATION REPAIRS	*	660.03	
		2/28/25 16737 202502 320-53800-46400		IRRIGATION REPAIRS	*	160.31	
		2/28/25 16738 202502 320-53800-46400		IRRIGATION REPAIRS	*	190.62	

WWRD --WINDWARD-- BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/28/25 16739	202502 320-53800-46400		*	230.61	
		IRRIGATION REPAIRS					
		2/28/25 16740	202502 320-53800-46400		*	208.81	
		IRRIGATION REPAIRS					
PRINCE & SONS, INC.							1,450.38 001066
4/29/25 00011		3/07/25 18-021(9	202502 310-51300-31100		*	927.50	
		ENGINEERING FEE FEB25					
POULOS & BENNETT							927.50 001067
5/06/25 00059		3/01/25 16630	202503 320-53800-46800		*	9,450.00	
		LANDSCAPE MAINT - MAR25					
		4/01/25 17048	202504 320-53800-46800		*	18,090.00	
		LANDSCAPE MAINT - APR25					
PRINCE & SONS, INC.							27,540.00 001068
5/06/25 00009		4/24/25 00262245	202504 320-53800-43100		*	60,833.08	
		7700 FOUR SEASONS					
		4/29/25 00262245	202504 320-53800-43100		*	164.33	
		7900 FOUR SEASONS					
		4/29/25 00262245	202504 320-53800-43100		*	41.37	
		7900 FOURSEASONS BLVD ODD					
		4/29/25 00262245	202504 320-53800-43100		*	28.05	
		7980 FOUR SEASONS BLVD GH					
		4/29/25 00262245	202504 320-53800-43100		*	56,823.95	
		0 FOUR SEASONS BLVD					
TOHO WATER AUTHORITY							117,890.78 001069
5/13/25 00010		5/06/25 9100 861	202504 320-53800-43000		*	61.60	
		17031 KEY BAY TRL					
		5/07/25 9100 861	202504 320-53800-43000		*	801.47	
		79811 FOUR SEASONS ENT					
		5/07/25 9100 861	202504 320-53800-43000		*	36.02	
		7701 FOUR SEASONS BLVD					
		5/07/25 9100 861	202504 320-53800-43500		*	1,425.56	
		000 FOURSEASONS BLVD LITE					
		5/09/25 9100 861	202504 320-53800-43000		*	164.07	
		7980 FOUR SEASONS BLVD					
		5/09/25 9100 861	202504 320-53800-43000		*	49.03	
		7701 FOUR SEASONS BLVD					
		5/09/25 9100 861	202504 320-53800-43000		*	45.69	
		21051 PEBBLE PASSAGE LN					
		5/09/25 9100 861	202504 320-53800-43000		*	30.80	
		79011 HANSON BAY PL					
		5/09/25 9100 861	202504 320-53800-43000		*	47.37	
		78151 FOUR SEASONS BLVD					

WWRD --WINDWARD-- BOH

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/12/25	9101	690	202504 320-53800-43000	21421 LIMESTONE TRL	*	19.07	
5/12/25	9101	690	202504 320-53800-43000	23131 SEAGRASS PT RET-PND	*	19.05	
5/13/25	9100	861	202504 320-53800-43500	4 SEASONS PH1B SL	*	1,584.50	
5/13/25	9101	537	202504 320-53800-43500	000 FOURSEASONS BLVD LITE	*	1,680.67	
DUKE ENERGY							5,964.90 001070
5/13/25	00020	3/03/25	27110 202503 310-51300-32200	AUDIT FYE 09/30/24	*	6,600.00	
GRAU & ASSOCIATES							6,600.00 001071
TOTAL FOR BANK A						241,075.72	
TOTAL FOR REGISTER						241,075.72	

SECTION 2-
*to be provided under
separate cover*

SECTION 3

Windward
Community Development District

Unaudited Financial Reporting
April 30, 2025



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6	<u>Series 2020 - A2 Debt Service Income Statement</u>
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15	<u>Utility Schedule</u>

Windward
Community Development District
Combined Balance Sheet
April 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Operating Account	\$ 280,064	\$ -	\$ -	\$ -	\$ 280,064
State Board of Administration	\$ 862,853	\$ -	\$ -	\$ -	\$ 862,853
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 50,157	\$ 50,157
Prepaid Expense	\$ 956	\$ -	\$ -	\$ -	\$ 956
Due from Other	\$ 76,240	\$ -	\$ -	\$ -	\$ 76,240
Due from General Fund	\$ -	\$ 46	\$ -	\$ -	\$ 46
Investments					
Series 2018 A-1/A-2					
Reserve A-1	\$ -	\$ 121,438	\$ -	\$ -	\$ 121,438
Reserve A-2	\$ -	\$ 145	\$ -	\$ -	\$ 145
Revenue	\$ -	\$ 294,378	\$ -	\$ -	\$ 294,378
Prepayment A-1	\$ -	\$ 11,904	\$ -	\$ -	\$ 11,904
Construction	\$ -	\$ -	\$ 5,879	\$ -	\$ 5,879
Series 2020 A-1/A-2					
Reserve A-1	\$ -	\$ 127,319	\$ -	\$ -	\$ 127,319
Reserve A-2	\$ -	\$ 26,152	\$ -	\$ -	\$ 26,152
Revenue	\$ -	\$ 511,249	\$ -	\$ -	\$ 511,249
Prepayment A-1	\$ -	\$ 338	\$ -	\$ -	\$ 338
Prepayment A-2	\$ -	\$ 534,304	\$ -	\$ -	\$ 534,304
Construction	\$ -	\$ -	\$ 2,741,026	\$ -	\$ 2,741,026
Cost of Issuance	\$ -	\$ -	\$ 34,109	\$ -	\$ 34,109
Total Assets	\$ 1,220,114	\$ 1,627,271	\$ 2,781,014	\$ 50,157	\$ 5,678,555
Liabilities:					
Accounts Payable	\$ 164,085	\$ -	\$ -	\$ -	\$ 164,085
Due to Debt Service Fund	\$ 46	\$ -	\$ -	\$ -	\$ 46
Total Liabilities	\$ 164,131	\$ -	\$ -	\$ -	\$ 164,131
Fund Balances:					
Nonspendable:					
Prepaid Items	\$ 956	\$ -	\$ -	\$ -	\$ 956
Restricted for:					
Debt Service	\$ -	\$ 1,627,271	\$ -	\$ -	\$ 1,627,271
Capital Projects	\$ -	\$ -	\$ 2,781,014	\$ -	\$ 2,781,014
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 50,157	\$ 50,157
Unassigned	\$ 1,055,027	\$ -	\$ -	\$ -	\$ 1,055,027
Total Fund Balances	\$ 1,055,983	\$ 1,627,271	\$ 2,781,014	\$ 50,157	\$ 5,514,424
Total Liabilities & Fund Balance	\$ 1,220,114	\$ 1,627,271	\$ 2,781,014	\$ 50,157	\$ 5,678,555

Windward
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues</u>				
Assessments - Tax Roll	\$ 1,378,623	\$ 1,378,623	\$ 1,357,031	\$ (21,592)
Interest Income	\$ -	\$ -	\$ 2,853	\$ 2,853
Miscellaneous Revenue	\$ 7,521	\$ -	\$ -	\$ -
Total Revenues	\$ 1,386,144	\$ 1,378,623	\$ 1,359,884	\$ (18,739)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 4,800	\$ 2,800	\$ -	\$ 2,800
FICA Expense	\$ 367	\$ 214	\$ -	\$ 214
Engineering	\$ 16,000	\$ 9,333	\$ 4,460	\$ 4,874
Attorney	\$ 25,000	\$ 14,583	\$ 15,110	\$ (526)
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 10,101	\$ 5,892	\$ 6,992	\$ (1,100)
Annual Audit	\$ 6,500	\$ 6,500	\$ 6,600	\$ (100)
Trustee Fees	\$ 8,008	\$ 6,802	\$ 6,802	\$ -
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -
Management Fees	\$ 45,000	\$ 26,250	\$ 26,250	\$ -
Information Technology	\$ 1,948	\$ 1,136	\$ 1,136	\$ -
Website Maintenance	\$ 1,113	\$ 649	\$ 649	\$ -
Telephone	\$ 125	\$ 73	\$ -	\$ 73
Postage	\$ 800	\$ 800	\$ 1,197	\$ (397)
Travel Per Diem	\$ 660	\$ 385	\$ -	\$ 385
Printing & Binding	\$ 500	\$ 292	\$ 242	\$ 50
Insurance	\$ 6,817	\$ 6,817	\$ 6,817	\$ -
Legal Advertising	\$ 1,500	\$ 1,500	\$ 1,686	\$ (186)
Other Current Charges	\$ 2,000	\$ 1,167	\$ 333	\$ 834
Office Supplies	\$ 150	\$ 88	\$ 1	\$ 86
Property Appraiser	\$ 500	\$ 201	\$ 201	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 138,529	\$ 91,672	\$ 84,665	\$ 7,006

Windward
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<u>Operation & Maintenance</u>				
Field Expenditures				
Field Services	\$ 18,598	\$ 10,849	\$ 10,849	\$ -
Facility Maintenance	\$ 18,500	\$ 10,792	\$ 3,334	\$ 7,457
Electric	\$ 160,009	\$ 93,339	\$ 81,917	\$ 11,422
Water & Sewer	\$ 602,808	\$ 351,638	\$ 419,970	\$ (68,332)
Security Building Maintenance	\$ 15,000	\$ 8,750	\$ 1,107	\$ 7,643
Landscape Maintenance	\$ 237,000	\$ 138,250	\$ 126,225	\$ 12,025
Landscape Contingency	\$ 50,000	\$ 29,167	\$ 3,238	\$ 25,929
Property Insurance	\$ 10,000	\$ 10,000	\$ 6,040	\$ 3,960
Fountain Maintenance	\$ 14,600	\$ 8,517	\$ 5,693	\$ 2,824
Lake Maintenance	\$ 22,100	\$ 12,892	\$ 8,850	\$ 4,042
Irrigation Repairs	\$ 30,000	\$ 17,500	\$ 6,432	\$ 11,068
Roadway Maintenance	\$ 9,000	\$ 5,250	\$ -	\$ 5,250
Contingency	\$ 10,000	\$ 5,833	\$ 4,753	\$ 1,081
Total Operations & Maintenance Expenditures	\$ 1,197,615	\$ 702,776	\$ 678,407	\$ 24,369
Total Expenditures	\$ 1,336,144	\$ 794,447	\$ 763,072	\$ 31,375
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 596,812	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/Out	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Net Change in Fund Balance	\$ -		\$ 546,812	
Fund Balance - Beginning	\$ -		\$ 509,172	
Fund Balance - Ending	\$ -		\$ 1,055,983	

Windward
Community Development District
Debt Service Fund - Series 2018-A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues				
Assessments - 2018 A1 Tax Roll	\$ 243,648	\$ 243,648	\$ 239,832	\$ (3,816)
Assessments - 2018 A1 Prepayment	\$ -	\$ -	\$ 11,611	
Interest Income	\$ 6,863	\$ 7,338	\$ 7,338	\$ -
Total Revenues	\$ 250,511	\$ 250,986	\$ 258,782	\$ (3,816)
Expenditures:				
Series 2018A-1				
Interest - 11/1	\$ 90,965	\$ 90,965	\$ 90,965	\$ -
Principal - 5/1	\$ 60,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 90,965	\$ -	\$ -	\$ -
Total Expenditures	\$ 241,930	\$ 90,965	\$ 90,965	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,581		\$ 167,817	
Fund Balance - Beginning	\$ 135,308		\$ 260,070	
Fund Balance - Ending	\$ 143,889		\$ 427,886	

Windward
Community Development District
Debt Service Fund - Series 2020-A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues				
Assessments - 2020 A1 Tax Roll	\$ 255,379	\$ 255,379	\$ 250,492	\$ (4,888)
Assessments - 2020 A1 Direct	\$ -	\$ 25,740	\$ 25,740	\$ -
Interest Income	\$ 10,876	\$ 10,876	\$ 12,015	\$ 1,139
Total Revenues	\$ 266,255	\$ 291,995	\$ 288,247	\$ (3,748)
Expenditures:				
Series 2020A-1				
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	\$ -	\$ -	\$ -
Total Expenditures	\$ 256,453	\$ 85,726	\$ 100,726	\$ (15,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 9,803		\$ 187,521	
Fund Balance - Beginning	\$ 120,934		\$ 257,074	
Fund Balance - Ending	\$ 130,736		\$ 444,594	

Windward
Community Development District
Debt Service Fund - Series 2020-A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues				
Assessments - 2020 A2 Direct	\$ 81,840	\$ -	\$ -	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 1,035,214	\$ 1,035,214
Interest Income	\$ 14,777	\$ 14,777	\$ 9,622	\$ (5,156)
Total Revenues	\$ 96,617	\$ 14,777	\$ 1,044,836	\$ 1,030,058
Expenditures:				
Series 2020A-2				
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	\$ -	\$ -	\$ -
Total Expenditures	\$ 81,840	\$ 31,130	\$ 791,740	\$ (760,610)
Excess (Deficiency) of Revenues over Expenditures	\$ 14,777		\$ 253,096	
Fund Balance - Beginning	\$ 561,508		\$ 501,694	
Fund Balance - Ending	\$ 576,285		\$ 754,790	

Windward
Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 151	\$ 151
Total Revenues	\$ -	\$ -	\$ 151	\$ 151
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 151	
Fund Balance - Beginning	\$ -		\$ 5,728	
Fund Balance - Ending	\$ -		\$ 5,879	

Windward
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 52,672	\$ 52,672
Total Revenues	\$ -	\$ -	\$ 52,672	\$ 52,672
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 816	\$ (816)
Total Expenditures	\$ -	\$ -	\$ 816	\$ (816)
Excess Revenues (Expenditures)	\$ -		\$ 51,856	
Fund Balance - Beginning	\$ -		\$ 2,723,279	
Fund Balance - Ending	\$ -		\$ 2,775,135	

Windward
Community Development District
Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 157	\$ 157
Total Revenues	\$ -	\$ -	\$ 157	\$ 157
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 157	
<u>Other Financing Sources/(Uses)</u>				
Transfer In (Out)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Net Change in Fund Balance	\$ 50,000		\$ 50,157	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 50,000		\$ 50,157	

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	\$ -	\$ 269,652	\$ 971,245	\$ 30,546	\$ 31,235	\$ 13,494	\$ 40,859	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,357,031
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,853	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,853
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deficit Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 269,652	\$ 971,245	\$ 30,546	\$ 31,235	\$ 13,494	\$ 43,712	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,359,884
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 788	\$ 175	\$ 842	\$ 1,728	\$ 928	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,460
Attorney	\$ 1,915	\$ 2,048	\$ -	\$ 11,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,110
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 1,442	\$ 842	\$ 842	\$ 1,342	\$ 842	\$ 842	\$ 842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,992
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600
Trustee Fees	\$ -	\$ 3,704	\$ 3,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,802
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,250
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,136
Website Maintenance	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 82	\$ 6	\$ 145	\$ 96	\$ 214	\$ 362	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,197
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ 7	\$ -	\$ 154	\$ 15	\$ 22	\$ 22	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242
Insurance	\$ 6,817	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,817
Legal Advertising	\$ -	\$ 759	\$ 212	\$ 461	\$ -	\$ 253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,686
Other Current Charges	\$ 41	\$ 41	\$ 41	\$ 41	\$ 78	\$ 45	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 333
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser	\$ -	\$ -	\$ -	\$ 201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 20,838	\$ 12,030	\$ 9,339	\$ 19,035	\$ 6,089	\$ 12,129	\$ 5,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,665

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	\$ 1,550	\$ 1,550	\$ 1,550	\$ 1,550	\$ 1,550	\$ 1,550	\$ 1,550	\$ -	\$ -	\$ -	\$ -	\$ -	10,849
Facility Maintenance	\$ -	\$ 1,699	\$ -	\$ 1,165	\$ -	\$ 265	\$ 206	\$ -	\$ -	\$ -	\$ -	\$ -	3,334
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ 12,231	\$ 12,186	\$ 11,878	\$ 11,107	\$ 11,401	\$ 11,526	\$ 11,588	\$ -	\$ -	\$ -	\$ -	\$ -	81,917
Water & Sewer	\$ 39,730	\$ 114,498	\$ 39,751	\$ 38,672	\$ 70,795	\$ 54,012	\$ 62,512	\$ -	\$ -	\$ -	\$ -	\$ -	419,970
Security Building Maintenance	\$ 387	\$ 289	\$ 24	\$ 24	\$ 359	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,107
Landscape Maintenance	\$ 19,737	\$ 19,737	\$ 19,737	\$ 19,737	\$ 19,737	\$ 9,450	\$ 18,090	\$ -	\$ -	\$ -	\$ -	\$ -	126,225
Landscape Contingency	\$ -	\$ -	\$ -	\$ 3,238	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,238
Property Insurance	\$ 6,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,040
Fountain Maintenance	\$ 775	\$ 775	\$ 775	\$ 798	\$ 973	\$ 798	\$ 798	\$ -	\$ -	\$ -	\$ -	\$ -	5,693
Lake Maintenance	\$ 375	\$ 2,575	\$ 375	\$ 2,575	\$ 375	\$ 2,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,850
Irrigation Repairs	\$ 1,839	\$ 686	\$ 938	\$ 1,050	\$ 1,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,432
Lighting Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Monument Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Roadway Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 2,533	\$ 1,270	\$ 470	\$ 120	\$ 120	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	4,753
Total Operations & Maintenance Expenses	\$ 85,196	\$ 155,265	\$ 75,498	\$ 80,035	\$ 107,228	\$ 80,320	\$ 94,864	\$ -	\$ -	\$ -	\$ -	\$ -	678,407
Total Expenditures	\$ 106,034	\$ 167,295	\$ 84,837	\$ 99,070	\$ 113,318	\$ 92,449	\$ 100,069	\$ -	\$ -	\$ -	\$ -	\$ -	763,072
Excess (Deficiency) of Revenues over Expenditures	\$ (106,034)	\$ 102,357	\$ 886,408	\$ (68,524)	\$ (82,083)	\$ (128,956)	\$ (56,357)	\$ -	\$ -	\$ -	\$ -	\$ -	546,812
Other Financing Sources/(Uses)													
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(50,000)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(50,000)
Net Change in Fund Balance	\$ (106,034)	\$ 102,357	\$ 886,408	\$ (68,524)	\$ (82,083)	\$ (178,956)	\$ (56,357)	\$ -	\$ -	\$ -	\$ -	\$ -	496,812

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	\$121,438	
RESERVE FUND BALANCE	\$121,438	
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)
CURRENT BONDS OUTSTANDING		\$3,195,000

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	\$127,319	
RESERVE FUND BALANCE	\$127,319	
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)
CURRENT BONDS OUTSTANDING		\$3,980,000

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	\$14,520	
RESERVE FUND BALANCE	\$26,152	
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 - 08/01/24		(\$445,000)
SPECIAL CALL - 11/01/24		(\$245,000)
SPECIAL CALL - 02/01/25		(\$510,000)
CURRENT BONDS OUTSTANDING		\$660,000

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

							ASSESSED THROUGH COUNTY			
							73.46%	12.98%	13.56%	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>
11/18/24	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
01/09/25	ACH	\$12,829.75	\$0.00	(\$256.60)	\$0.00	\$12,573.15	\$9,235.99	\$1,632.31	\$1,704.85	\$12,573.15
01/09/25	ACH	\$28,030.00	\$0.00	(\$560.60)	\$0.00	\$27,469.40	\$20,178.48	\$3,566.21	\$3,724.71	\$27,469.40
01/28/25	ACH	\$0.00	\$0.00	\$0.00	\$1,540.27	\$1,540.27	\$1,131.45	\$199.97	\$208.85	\$1,540.27
02/10/25	ACH	\$909.98	\$0.00	(\$18.20)	\$0.00	\$891.78	\$655.08	\$115.78	\$120.92	\$891.78
02/10/25	ACH	\$42,478.43	\$0.00	(\$849.57)	\$0.00	\$41,628.86	\$30,579.74	\$5,404.46	\$5,644.66	\$41,628.86
03/11/25	ACH	\$900.22	\$0.00	(\$18.00)	\$0.00	\$882.22	\$648.07	\$114.53	\$119.62	\$882.22
03/11/25	ACH	\$17,843.83	\$0.00	(\$356.88)	\$0.00	\$17,486.95	\$12,845.57	\$2,270.24	\$2,371.14	\$17,486.95
04/09/25	ACH	\$13,236.25	\$0.00	(\$264.73)	\$0.00	\$12,971.52	\$9,528.62	\$1,684.03	\$1,758.87	\$12,971.52
04/09/25	ACH	\$43,345.32	\$0.00	(\$866.90)	\$0.00	\$42,478.42	\$31,203.82	\$5,514.75	\$5,759.85	\$42,478.42
04/30/25	ACH	\$0.00	\$0.00	\$0.00	\$172.65	\$172.65	\$126.83	\$22.41	\$23.41	\$172.65
TOTAL		\$ 1,883,308.07	\$ -	\$ (37,666.16)	\$ 1,712.92	\$ 1,847,354.83	\$ 1,357,030.66	\$ 239,832.48	\$ 250,491.69	\$ 1,847,354.83

98%	Gross Percent Collected
\$ 29,389.79	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

K. Hovnanian at Mystic Dunes, LLC					
			Net Assessments	\$51,480.00	\$51,480.00
Date Received	Due Date	Check No.	Net Assessed	Amount Received	Debt Service Fund 2020 A2
3/24/25	4/1/25	10270	\$25,740.00	\$25,740.00	\$25,740.00
	10/1/25		\$25,740.00		\$0.00
			\$ 51,480.00	\$ 25,740.00	\$ 25,740.00

Windward
Community Development District
Utility Schedule
Fiscal Year 2025

ACCOUNT#	SERVICE ADDRESS	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	TOTAL
Toho Water Authority														
622453-033088619	7900 Four Seasons Even Boulevard Fountain	\$92.45	\$122.57	\$141.13	\$150.41	\$159.69	\$159.69	\$164.33						\$990.27
622453-033088639	7900 Four Seasons Odd Boulevard Fountain	\$46.04	\$50.65	\$50.65	\$46.01	\$48.33	\$43.69	\$41.37						\$326.74
622453-033089609	7980 Four Seasons Boulevard GH	\$26.72	\$28.05	\$28.05	\$28.05	\$28.05	\$28.05	\$28.05						\$195.02
622453-033278979	7700 Four Seasons Block Even	\$51,015.41	\$68,873.08	\$48,855.58	\$41,955.58	\$57,315.58	\$61,020.58	\$60,833.08						\$389,868.89
622453-033174559	0 Four Seasons Boulevard - Not on Autopay	\$28,113.85	\$45,423.95	\$47,823.95	\$44,831.42	\$56,636.45	\$49,736.45	\$56,823.95						\$329,390.02
TOTALS		\$79,294.47	\$114,498.30	\$96,899.36	\$87,011.47	\$114,188.10	\$110,988.46	\$117,890.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$720,770.94
Duke Energy														
9100 8619 5059	24081 Sandy Creek Trl - Irrigation	\$30.80	\$30.80	\$30.80	\$30.80	\$30.80	\$30.80	\$0.00						\$184.80
9100 8619 5281	7980 Four Seasons Blvd - Guard House	\$145.34	\$146.38	\$156.72	\$166.38	\$145.55	\$167.73	\$164.07						\$1,092.17
9100 8619 5497	79811 Four Seasons Blvd, Entrance Lighting	\$750.00	\$702.63	\$762.65	\$618.08	\$771.13	\$796.33	\$801.47						\$5,202.29
9100 8619 5801	4 SEASONS PH1B SL	\$1,704.42	\$1,704.42	\$1,542.59	\$1,542.59	\$1,584.50	\$1,584.50	\$1,584.50						\$11,247.52
9100 8619 6042	7701 Four Seasons Blvd - Gate Entrance Light	\$30.80	\$30.80	\$32.57	\$31.20	\$32.18	\$33.20	\$36.02						\$226.77
9100 8619 6274	77001 Four Seasons Blvd Gate - Lite Irrigation	\$60.14	\$59.27	\$64.54	\$59.72	\$61.53	\$53.37	\$49.03						\$407.60
9100 8619 6513	17031 Key Bay Trail, Irrigation Timer	\$30.80	\$30.80	\$30.80	\$30.80	\$30.80	\$30.80	\$61.60						\$246.40
9100 8619 6761	78151 Four Seasons Blvd, Landscape Lighting	\$49.73	\$50.61	\$55.19	\$50.89	\$52.85	\$50.71	\$47.37						\$357.35
9100 8619 6977	000 Sand Hill Rd,Lite	\$1,725.31	\$1,725.31	\$1,725.31	\$1,538.96	\$1,538.96	\$1,591.74	\$1,591.74						\$11,437.33
9100 8619 7366	000 Shadow Tree Ln Lite	\$4,220.57	\$4,220.57	\$4,220.57	\$3,856.65	\$3,914.66	\$4,031.30	\$4,031.30						\$28,495.62
9100 8619 7572	0000 Four Seasons Blvd, Lite	\$1,524.28	\$1,524.28	\$1,394.99	\$1,394.99	\$1,425.56	\$1,425.56	\$1,425.56						\$10,115.22
9100 8619 7829	21051 Pebble Passage, Lite Irrigation	\$61.77	\$62.19	\$66.06	\$60.95	\$62.88	\$51.36	\$45.69						\$410.90
9100 8619 8052	79011 Hanson Bay Pl - Irrg	\$30.80	\$30.80	\$30.80	\$30.80	\$30.80	\$30.80	\$30.80						\$215.60
9101 5373 0124	000 Four Seasons Lite	\$1,832.67	\$1,832.67	\$1,727.57	\$1,656.51	\$1,680.67	\$1,609.61	\$1,680.67						\$12,020.37
9101 6904 8932	21421 Limestone Trl	\$16.94	\$16.94	\$18.33	\$18.85	\$18.96	\$19.05	\$19.07						\$128.14
9101 6905 1747	23131 Seagrass Pt RET-POND	\$16.94	\$17.34	\$18.87	\$18.81	\$18.97	\$19.02	\$19.05						\$129.00
TOTALS		\$12,231.31	\$12,185.81	\$11,878.36	\$11,106.98	\$11,400.80	\$11,525.88	\$11,587.94	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$81,917.08
GRAND TOTAL		\$91,525.78	\$126,684.11	\$108,777.72	\$98,118.45	\$125,588.90	\$122,514.34	\$129,478.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$802,688.02

Paid

SECTION 4



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 21, 2025

Ms. Brittany Brookes
Recording Secretary
Windward Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Windward Community Development District – Registered Voters

Dear Ms. Brookes:

Thank you for your letter requesting confirmation of the number of registered voters within the Windward Community Development District as of April 15, 2025.

The number of registered voters within the Windward CDD is 769 as of April 15, 2025.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

A handwritten signature in blue ink that reads "Mary Jane Arrington".

Mary Jane Arrington
Supervisor of Elections

Vote
Osceola

SECTION D

Windward CDD Field Action Item Tracker						
Start date	Action Item	Category	Responsibility	Status	End date	Notes
2/19/2025	Landscaping lighting review and GMS maintenance staff repairs	Landscaping	CDD	Completed	5/23/2025	Anticipated GMS portion of Landscape Lighting project to be completed by 4/11. Prince and Sons have begun trimming bushes around lights. The proposal to remove plant material and replace with rock is being amended.
3/11/2025	Irrigation Filter Upgrades	Irrigation	CDD	Completed	5/5/2025	HOA is paying for and overseeing this task. ULS is conducting all filter maintenance.
3/6/2025	Tree Bubbler Capping in Common Areas	Irrigation	CDD	Completed	5/20/2025	All identified CDD trees per the proposals have been capped.
9/1/2024	Stormwater Outlet Off Sandy Creek Trail Still Needs Concrete Rim Around Structure Repaired	Stormwater	CDD	Completed	5/6/2025	Area was reviewed by GMS Staff and GMS will be providing repair proposals. Repairs to begin on 4/9.
9/1/2024	Stormwater Outlet Off Sandy Creek Trail Still Needs Structure Grates Put Back On For Safety Reasons	Stormwater	CDD	Completed	5/6/2025	Area was reviewed by GMS Staff and GMS will be providing repair proposals. Repairs to begin on 4/9.
9/1/2024	Storm Inlets On Ponds Some Are Undermined Need To Be Filled And Install Fabric & RipRap To Stop Eroision	Stormwater	CDD	Completed	5/6/2025	Area was reviewed by GMS Staff and GMS will be providing repair proposals. Repairs to begin on 4/9.
4/30/2025	Doggie Pot Bag Refil	Landscaping	CDD	Completed	5/9/2025	40 rolls of Doggie Pot station bags were delivered to the HOA desk for Prince and Sons to install. 8000 bags in total.
4/16/2025	Front Entrance Landscape Enhancements	Landscaping	CDD	In Progress	m/d/yyyy	Scope of work was generated by GMS staff and proposals were approved at the 4.16.25 BOS meeting. Annuals and excess plant material was removed and is being replaced by rock and drought tolerant plants. Currently in progress.
4/16/2025	Golf Cart Path Median Landscape Enhancements	Landscaping	CDD	Pending	m/d/yyyy	BOS approved proposals to remove excess plant material and rock in median beds to improve resident and gate safety at various golf cart paths on four seasons blvd. Scope of work is being generated and the proposals will be amended with the Chair having final approval.
3/26/2025	Sand Hill Road Gate Issues	Hardscaping	CDD	BOS Approved	m/d/yyyy	Guardian Access was requested for emergency service repair of the Sand Hill Road gates. They were able to get them into operation but the motors are bad and will need to be replaced.
3/12/2025	Irrigation Assessment and Mapping	Irrigation	CDD	Recieved Proposal	m/d/yyyy	Generated scope to have the entire irrigation system inspected and mapped out. Awaiting proposals for this work.
1/15/2025	Sod Issues throughout the community	Landscaping	CDD	Pending	m/d/yyyy	Sodding Proposals being obtained for various locations throughout the community. ULS is currently revising their proposal to ensure an accurate amount. *** On hold and to be reviewed for developer contributions due to increased cost***
1/15/2025	Tree Straightening Proposals	Landscaping	CDD	Pending	m/d/yyyy	Tree Straightening Proposals being obtained for various locations throughout the community. ULS is currently revising their proposal to ensure an accurate amount. *** On hold and to be reviewed for developer contributions due to increased cost***
4/16/2025	Gate Repairs	Hardscaping	CDD	In Progress	m/d/yyyy	Front exit gate issues are being investigated by Guardian Access and any necessary repairs will be performed. Also sourcing quotes for potentially replacing the SOS / Knox systems if required.
2/10/2024	Rain Sensors Throughout Community Not Installed Or Working Properly	Irrigation	CDD	Awaiting Proposal	m/d/yyyy	Prince and Sons recommend replacing all rain sensors to ensure proper functionality in the future. Awaiting replacement proposal.
10/19/2024	2-Wire Syastem Still Not Installed And Functioning in Two or More Sections of Community	Irrigation	Developer / CDD	In Progress	m/d/yyyy	Reviewing areas and will send the report to the developer to correct.
10/19/2024	Some Controllers Still On Solar Because 2-wire Not Completed	Irrigation	Developer / CDD	In Progress	m/d/yyyy	Developer to review - see if this is intended - get with prince for ANY battery op zones
2/10/2025	Palm Tree Health Report	Landscaping	CDD	In Progress	m/d/yyyy	- Solar at common area on limestone - Dog park check valves - Waiting to recieve this from Prince. Previously Requested.
2/10/2025	Fencing Repairs behind Flora Pass	Hardscaping	CDD	Awaiting Proposal	m/d/yyyy	40 vertical slats and 2 top rails need to be replaced on fencing behind 2033 Flora Pass PI.
10/19/2024	Valve Boxes Throughout Community Need Replacing Or Lift Due To Landscaping Damage.	Landscaping	CDD	Awaiting Proposal	m/d/yyyy	Prince instructed to obtain proposal for repair.
10/19/2024	Crack's And Chips In Sidwalks, Curbing And Storm Structures Throughout Development	Hardscaping	CDD	Awaiting Proposal	m/d/yyyy	Sidewalks signed off on by permitting agency - general repair item
10/19/2024	Need Fence Extended On CDD Property Off Flora Pass Place & FS Blvd. Along Hole # 2 On Golf Course.	Hardscaping	Developer / CDD	Awaiting Proposal	m/d/yyyy	One Panel needed. Obtaining a cost.
4/22/2024	Wall at Limestone Behind Homes on FSB Needs Raised Up	Hardscaping	Developer	Awaiting Proposal	m/d/yyyy	Developer to provide update later
4/22/2024	Review Master Sign Plan for Missing Street Signs, Stop Signs, and Mispaced Signs	Hardscaping	Developer	Awaiting Proposal	m/d/yyyy	Tom to provide info to developer 1.9.24 and missing items
4/22/2024	Safety Mat/Truncated Domes not Installed at Flora Pass and FSB	Hardscaping	Developer	In Progress	m/d/yyyy	Developer working on this. One is installed. One more needs to be installed.
4/22/2024	Key Bay Trail - Drain Clean Up - Missing Headwall and Rip Rap	Stormwater	Developer	In Progress	m/d/yyyy	Developer meeting with contractor. Work is underway as of Jan 2025.
2/10/2024	Landscaping Cleanup Behind Comfort Station Near Front Entrance	Landscaping	CDD	In Progress	m/d/yyyy	Prince and Sons were alerted the area was in need of a landscaping / debris cleanup Working with the account managers to have this done as soon as possible.



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: April 28, 2025

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
Phone:
Email: jwright@gmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747

Main Entrance

PROPOSAL TO PLANT SUCULENT PLANTS AND INSTALL RIVER ROCK

AREA# 1 (Entrance)	Qty	Unit	Unit Cost	TOTAL
Blue Agave	2	3gal	\$20.00	\$ 40.00
Americana Agave	5	3gal	\$20.00	\$ 100.00
Brown River Stone (1 1/2-2 inches)	5	CY	\$450.00	\$2,250.00
Field Boulders (150-250 lbs)	2	EA	\$250.00	\$500.00
Bed Prep	3	HR	\$65.00	\$195.00
Filter Fabric	1	EA	\$50.00	\$50.00
Irrigation Adjustment (cap existing irrigation)	1	EA	\$75.00	\$75.00
			TOTAL:	\$3,210.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Brian Bubendorf

Date Submitted: April 28, 2025

Accepted by: 
Jarrett Wright

Date Accepted: 5/16/2025



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: April 28, 2025

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
Phone:
Email: jwright@gmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747

Main Exit

PROPOSAL TO PLANT SUCULENT PLANTS AND INSTALL RIVER ROCK

AREA# 1 (Entrance)	AREA# 2 Exit Side Monument	Qty	Unit	Unit Cost	TOTAL
Blue Agave		2	3gal	\$20.00	\$ 40.00
Americana Agave		5	3gal	\$20.00	\$ 100.00
Brown River Stone (1 1/2-2 inches)		5	CY	\$450.00	\$2,250.00
Bed Prep		3	HR	\$65.00	\$195.00
Filter Fabric		1	EA	\$50.00	\$50.00
Irrigation Adjustment (cap off existing irrigation)		1	EA	\$75.00	\$75.00
				TOTAL:	\$2,710.00

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Submitted by: Brian Bubendorf

Date Submitted: April 28, 2025

Accepted by: Jarrett Wright

Date Accepted: 5/16/2025



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: April 28, 2025

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
Phone:
Email: jwright@gmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747

Median Enhancements

PROPOSAL TO REMOVE SOD, PLANTS AND INSTALL RIVER ROCK AND NEW PLANTS

AREA#3 (median)	Qty	Unit	Unit Cost	TOTAL
Blue Agave	1	7gal	\$60.00	\$ 60.00
Brown River Stone (1 1/2- inches)	10	CY	\$450.00	\$4,500.00
remove and install Dwarf ixora from bed to guard shack / Flora Pass	2	HR	\$65.00	\$130.00
Sod removal bed prep	3	HR	\$65.00	\$195.00
Filter Fabric	1	EA	\$50.00	\$50.00
Irrigation Adjustment (cap off existing irrigation)	1	EA	\$75.00	\$75.00
			TOTAL:	\$5,010.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Brian Bubendorf

Date Submitted: April 28, 2025

Accepted by: Jarrett Wright

Date Accepted: 5/16/2025

Windward CDD

Front Entrance Landscape Enhancements



April 25th, 2025

Jarett Wright

Field Manager

GMS

Area 1

Entrance Side Monument

- ✚ Grade monument bed to prep for rock installation, 3" below the curblineline. Cap irrigation.
- ✚ Install 6 – 7 succulent style plants in front of hedge line. Send pictures of plants beforehand for approval. Spread out evenly through rock bed.
- ✚ Install filter fabric in front and behind of current podocarpus hedge up to curblineline.
- ✚ Install river rock in front and behind of current podocarpus hedge.
- ✚ Grade median bed to prep for rock installation, 3" below the curblineline. Install filter fabric and river rock. Install 2 new boulders and cap irrigation.



Area 2

Exit Side Monument

- ✚ Grade monument bed to prep for rock installation, 3" below the curbline. Cap irrigation.
- ✚ Install 6 – 7 succulent style plants in front of hedge line. Send pictures of plants beforehand for approval. Spread out evenly through rock bed.
- ✚ Install filter fabric in front and behind of current podocarpus hedge.
- ✚ Install river rock in front and behind of current podocarpus hedge.



Area 3

Median Enhancements

- ✚ Remove ornamental grasses and sod in the highlighted areas.
- ✚ Grade beds to 3" below curblines
- ✚ Install filter fabric.
- ✚ Install river rock.
- ✚ Cap Irrigation in rock beds.
- ✚ **NO ANNUALS ON PROPERTY.**
- ✚ Install 1 agave in triangle patten and rock in remaining area.
- ✚ If possible, transplant dwarf ixoras being removed to replace dead ones or to Flora Pass.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-750-3599, or by email at JWright@gmscfl.com. Thank you.

Respectfully,
Jarett Wright

SECTION 1



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: May 2, 2025

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
Phone:
Email: jwright@gmscf.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747

Flora Bass Trl (ZONE 1 GREEN)

PROPOSAL TO TRIM ALL TREES AWAY FROM WALL BEHIND HOUSES

	Qty	Unit	Unit Cost	TOTAL
Tree Trimming	30	HR	\$65.00	\$1,950.00
Haul Away and Disposed of all Debris	1	EA	\$250.00	\$250.00
			Total:	\$2,200.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Brian Bubendorf

Date Submitted: May 1, 2025

Accepted by: _____

Date Accepted: _____