Windward
Community Development District

Agenda

August 27, 2025

AGENDA

Windward
Community Development District

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

August 20, 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, August 27, 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. Review of Letters of Interest/ Resumes
      i. Tom Maskell
      ii. David Horn
      iii. Spencer Hoyt
      iv. Erik Rose
      v. Steve Pierson
   B. Appointment of Individuals to Fill Vacant Seats
   C. Administration of Oaths of Office to Newly Appointed Supervisors
   D. Consideration of Resolution 2025-06 Appointing Assistant Secretaries
6. Approval of Minutes of the July 23, 2025 Board of Supervisors Meeting
7. Consideration of Holiday Lighting Proposals
8. Consideration of Temporary License Agreement for Pool Construction
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

D. Field Manager

10. Other Business
11. Supervisors' Requests
12. Adjournment

SECTION V

SECTION A

From: Tom Maskell <tpmaske@gmail.com>
Subject: Consideration for CDD Board - Tom Maskell
Date: June 1, 2025 at 6:24:25 PM EDT
To: Jason Showe <jshowe@gmscfl.com>

Jason,

I would like to be considered for an appointment to the CDD board to fill one of the vacancies resulting from the recent resignations by KHov employees.

Tom Maskell
7917 Hanson Bay Place

Consideration for CDD Board

Thomas Maskell
7917 Hanson Bay Place

Community/District Experience

CDD/HOA briefing - developed and presented an introductory overview of CDDs, HOAs, their differences, and the specific roles of each in the Four Seasons at Orlando community. I have a strong working knowledge of Florida statutes as well as the FSO governing documents.

Pre-transition Team (PTT) - as a member of the PTT (on multiple committees including Finance) helped to build a framework of needs to aid in the transition from builder to homeowner control. Primarily focused on the HOA transition, we did identify areas related to the CDD transition and made them available as needed.

Community Engagement - active in all aspect of the community. Worked with community members and KHOV Board to address issues pre-transition. I have a strong working knowledge of the community and the issues facing it.

In general, I focused on familiarizing myself with Florida statutes and our community's governing documents and using that knowledge to help the community understand the roles of both the CDD and HOA and have that understanding lead to better communication and accountability between homeowners and the CDD and HOA. In turn that should result in smoother operations of the CDD.

Professional Experience

IBM Corporation:
- Senior Systems Engineer - responsible for technical support to public and private sector clients across IBM product range.
- Senior Consultant - provided consulting services to public and private sector clients including process reengineering and strategic planning.

Department of Defense:
- Staff Officer, Office of the CIO - provided support to CIO and Deputy CIO in planning, budgeting, and technology implementation.
- Chief, Strategic Planning, responsible for development for Agency-wide strategic plan including program/ budget development and performance measures.
- Chief, Strategic Communications - led a group of strategic communications professionals in developing and executing communications strategies for internal communications at the Agency level.

Education: BA in English/American Studies; MBA with a concentration in Marketing

On Jun 10, 2025, at 12:39 PM, David Horn <dhorn4seasons@gmail.com> wrote:

Hello Jason,

My name is David Horn and I am a resident of the Four Seasons Orlando (FSO) Community in Kissimmee, Florida. I would very much like to become a Windward Community Development District Board of Supervisor by filling one of the two available District Board vacancies. Per the e-mail you sent to Ms. MaryEllen McCormick regarding these vacancies, attached for your consideration is my resume.

You'll see from my resume that I have considerable experience in managing contracts and individual contractors and, in performing oversight of Capital Improvement projects. Also, you should know that I am currently a member of two Ad Hoc committees (the Maintenance & Operations and Communications committees) in the FSO community that report directly to the FSO Board of Directors. I understand that my membership in either or both FSO Committees may have to be adjusted if I am fortunate enough to be chosen to fill one of the vacant Windward CDD District Board of Supervisors positions.

Should any additional information about me be required by you or any other CDD board member, please contact me directly by telephone, text, or e-mail using the information noted below.

Thank you in advance for your consideration.

Resume DKH (Final) - 6-10-25.pdf

Respectfully,

David Horn
7754 Four Seasons Blvd
Kissimmee, FL 34747
Tel: (631) 560-2309
e-mail: dhorn4seasons@gmail.com

David Keith Horn
7754 Four Seasons Blvd
Kissimmee, FL 34747
631.560.2309 (Cellular)
dhorn4seasons@gmail.com

June 10, 2025

Experience Summary

A highly motivated, goal oriented, successful manager with exceptional team management, organizational and administrative skills. More than 54 years of experience in planning, contractual development, oversight, execution, and control of transit-related design, construction, and new technology projects. Twenty-three years of that experience was in providing project management oversight services for the U.S. DOT Federal Transit Administration and the New York Metropolitan Transportation Authority. Over 29 years of experience was in key leadership roles in program management and the management of operations personnel at the Long Island Rail Road.

Professional Summary

DKH Consulting, LLC
Owner / President **(2/13 to Present)**

Independent consulting firm specializing in project management oversight of transit-related construction and design projects. Services include providing assessments to improve the effectiveness and efficiency of managerial activities in transit-related projects and effectively evaluating and monitoring transit-related projects in areas of design, scope, budget, and schedule performance throughout the planning, design, construction, and close out phases of the project. Areas of expertise include railroad signaling and communications, new railcar procurements, systems integration, and technical writing.

Engaged by a consulting firm in 2013 to represent the U.S.DOT/Federal Transit Administration in Region II as the Systems Integration Manager in charge of the oversight of $936 million worth of contracts on the MTA's $11.13 billion East Side Access (ESA) Project. Specific responsibilities as the oversight Systems Integration Manager dealt with the oversight of design; fabrication; installation; and integrated testing of electrical, mechanical, communications, and control systems on the new ESA route from Long Island to Grand Central Terminal in Manhattan. Systems-related component activities being evaluated and monitored included communications networks, railroad signaling systems, public address and CCTV systems, Traction Power Substations, security systems, fire detection and suppression systems, tunnel ventilation systems, and microprocessor-based centralized train operation control facilities required for the operation of Long Island Rail Road train service. ESA operational service commenced in February 2023.

Previous work included serving as a Technical Editor to a major transportation agency. Work scope included reviewing and editing reports that were prepared by the agency's Independent Engineering Consultant (IEC) on high-risk projects to ensure the reports were of professional quality and provided comprehensive and accurate information to the agency's executive management. Another work effort for a major transportation agency was

serving as the leader of a Task Force to develop a guideline that would be used by all the agency's operating units to improve specific internal processes.

McKissack & McKissack
Senior Project Manager **(3/09 to 1/13)**
New York MTA Independent Engineering Consultant

Served as the lead Independent Engineering Consultant (IEC) providing overall responsibility for program management oversight of the New York Metropolitan Transportation Authority's (MTA) $1.2 billion Capital Security Program; a program that enhanced the security of the facilities and operations of the transportation network operated by the MTA and its subsidiaries and affiliates. Managerial duties included the direct oversight of 34 highly sensitive security initiatives and the supervision of several other McKissack and sub-consultant personnel involved in the oversight of the MTA's Capital Security Program. Analyzed and prepared Security Program status documentation and recommendations, participated in Security Program strategy meetings, and made presentations to MTA's Executive management and Board of Directors on a periodic basis. At the behest of MTA's Director of Security and other MTA Executive management, served as the owner's project management representative on security-related projects by providing high-quality, confidential, and professional observations, evaluations, recommendations, and reports related to key program/project management elements.

One additional duty included serving as the IEC's representative on an Executive level three-person team to interview industry contractors, provide reports on findings, and assess how the MTA could improve how it does business with the contracting community. To complete that assignment, served as the leader of a two-person team to develop a MTA-wide Best Practices Guideline that addressed one of the major concerns from the contractors.

Jacobs Carter Burgess
Senior Project Manager **(8/04 to 3/09)**
New York MTA Independent Engineering Consultant

Served as the lead Independent Engineering Consultant (IEC) providing overall responsibility for program management oversight of the New York Metropolitan Transportation Authority's (MTA) Capital Security Program, Managerial duties included the direct oversight of numerous highly-sensitive security initiatives and the supervision of several other Jacobs Carter Burgess and sub-consultant personnel involved in the oversight of the MTA's Capital Security Program. Analyzed and prepared Security Program status documentation and recommendations, participated in Security Program strategy meetings, and made presentations to MTA's Executive management on a periodic basis.

An additional responsibility while engaged as the MTA's IEC was to provide program management oversight for $3.2 billion of Signal and Communications

projects at three of the MTA's Operating agencies. Managerial duties included the supervision of three IEC personnel who performed the direct oversight of these projects and prepared periodic reports on the monitored projects for members of the MTA's Board of Directors that sit on the Capital Program Oversight Committee.

Other duties included the overall responsibility for management of a sub-consultant joint venture that performed a fast-tracked analysis of certain elements of the MTA's Capital Security Program. The sub-consultant's tasks included reviewing security-sensitive design documents, identifying gaps or missing design elements, and providing recommendations on opportunities for improvement in overall security for MTA assets.

Fluor Infrastructure/Transportation
Project Director **(8/99 to 8/04)**
Program Management Oversight Program

Provided program management oversight, as a representative of the U.S.DOT/Federal Transit Administration in Region II, on federally funded transit-related projects in the New York City Metropolitan area. Assignments included the oversight of three railcar procurement contracts, valued at approximately $3.45 billion, for New York City Transit and a $1.2 billion program associated with the design, manufacture, installation and/or rehabilitation of signaling and high technology, microprocessor-based train control systems on the New York City Transit system. Other assignments included the oversight of the construction of a $44.6 million Rail Control Center, which now serves as the control center for the entire New York City Transit subway system, and program oversight of the New York Metropolitan Transportation Authority's multi-billion dollar East Side Access (ESA) project, a new rail link to provide strategic improvement of regional mobility to Long Island and Queens residents via direct access to Manhattan's east side and Grand Central Terminal. Evaluation of schedule and cost controls, analysis of program management issues and capabilities, and development of recommendations to mitigate problems and increase the likelihood of achieving project goals in a timely manner were elements of the ESA project oversight responsibilities.

Long Island Rail Road
Senior Project Manager **(3/96 to 6/99)**
Capital Program Management

Managed several multi-departmental teams involved in two contracts to design and procure $473 million of new Electric Cars for the Long Island Rail Road and Metro North Railroad, and four contracts to design and manufacture $412 million of new Diesel Fleet equipment, while simultaneously performing direct management or oversight of eight projects, worth $124 million, associated with the rehabilitation or modification of existing Long Island Rail Road rolling stock. Served as the primary liaison between the Long Island Rail Road's

corporate quality department and its Maintenance of Equipment department on capital projects that involved the procurement or modification of railcar and locomotive fleets.

Project Manager – Capital Program Management (2/89 to 2/96)

Developed, planned, reviewed, coordinated, and managed major capital improvement programs in all disciplines of railroad operations. Maintained liaison with and provided coordination and direction of consulting engineers, contractors, and vendors engaged in technical studies, designs, and construction of major improvement projects and equipment procurements for the Long Island Rail Road. Provided leadership within the Capital Program Management department in redefining the role of quality program managers in the implementation of capital improvement projects by working with the railroad's Quality Assurance director to establish protocols for integrating quality control and quality assurance specialists into the project management teams.

Engineer - Communications Maintenance (1/88 to 2/89)

Planned, organized, and directed the activities of 67 management and labor personnel involved in the procurement, installation, and maintenance of all voice and data telecommunications systems for the Long Island Rail Road. Provided essential management oversight and guidance for all railroad departments and operations requiring voice or data communications services.

Engineer – Communications Construction (1/85 to 1/88)

Planned, organized, and directed the activities of 60 Communications department personnel to effect the installation and implementation of Communications and Signaling equipment and systems.

Supervisor – Communications (6/78 to 1/85)

Overall responsibility for 120 personnel involved in the design, installation, and maintenance of telephone, radio, closed circuit television, security, voice, data, and signal carrier systems. Additional duties included application of administrative and technical skills to implement the satisfactory construction and maintenance of Communications appurtenances and plant facilities.

Assistant Supervisor – Signals (6/75 to 6/78)

Responsible for the installation and maintenance of railroad signaling systems that included highway crossing protection, electronic supervisory circuits, track switching equipment, and automatic speed and train operation controls.

Junior Engineer – Signals and Communications **(7/73 to 6/75)**

A Management Training Program requiring work in repair shops, administrative and operations sections, and engineering departments throughout the company.

Junior Engineer – Signals, Power and Communications **(6/70 to 3/71)**

Responsible for the field inspection and control of $69 million of railroad electric propulsion substation construction. Provided direct liaison between non-railroad contractors and railroad management staff. Employment at the Long Island Rail Road interrupted for Military Service.

Education

Master of Business Administration (Total Quality Management)
Dowling College, 1996.

Bachelor of Science Electrical Engineering (BSEE)
Stevens Institute of Technology, 1970.

Cornell University, Management Studies Program, 1984.

Total Quality Management - American Society for Quality Control, 1992.

Military

New York Air National Guard - Captain **(7/73 to 8/78)**
U.S. Air Force - 1st Lieutenant **(3/71 to 6/73)**
Security Clearance: Secret (Department of Defense) **(3/71 to 8/78)**

Design and installation of communications systems.

Professional Memberships

Institute of Electrical and Electronics Engineers (IEEE)
- New York Section (Chair) – 2010-2012 & 2017-2019
- Senior Life Member
- Vehicular Technology Society (Past Chair)
- Communications Society
- Women in Engineering Society

American Railway Engineering & Maintenance-of-Way Association (AREMA)

From: Spencer Hoyt <Spencer.Hoyt@att.net>
Subject: Windward Community Development District Board of Supervisors (CDD BOS) Open Seats
Date: June 17, 2025 at 8:12:19 PM EDT
To: JShowe@gmscfl.com

Hello Jason,

I hope this finds you well. I am interested in submitting my name for one of the two vacancies currently open in the Windward CDD BOS.

As both a leader and individual contributor over my 35+ year career, I have an extensive business and partnership development background in government related business endeavors. This includes entrepreneurship, national account management and senior leadership experience across the federal and commercial healthcare markets.

I am confident in my ability to make an immediate and long-term impact as the next member of the Windward CDD BOS.

Throughout my career, I have been successful in formulating business and development strategies. This included navigation of the highly nuanced federal healthcare space as a policy maker. As a result, I have produced over $1B in revenue since 1995.

My communications skills are top-notch and I am adept at presenting technically complex information to both small and large groups. In addition to my corporate and entrepreneurial leadership roles, I have several years of community development as both a consultant and political candidate. This was anchored by my interest to make a difference in my community and formal graduate studies in Urban Planning at the School of Architecture and Urban Planning at the University of Wisconsin-Milwaukee.

I've held Top Secret clearance during my 14 years of military service, including my appointment as a Commissioned Officer in the Medical Service Corps by the POTUS.

My diversified perspective from serving in 3 different branches of the military (USN, USAFR, USAR) offers unique insights that are solution based and will serve the Windward CDD BOS in robust ways.

Further, I have been called upon by company executives to reinvigorate business units, turnaround underperforming regions, and serve on leadership committees critical to the success of the business. My success has been defined by my individual and team accomplishments through a cross functional team approach, strong analysis skills, solid business instincts, and considerable practical experience throughout scientifically demanding specialty health care markets.

I am accustomed to wearing many hats and have established complex business practices in both large and small companies that embrace a highly ethical, scientifically based, customer centric approach.

I would welcome an opportunity to meet with the Windward CDD BOS to discuss my qualifications and candidacy in further detail.

Best Regards,

SPENCER HOYT | Government **M**arkets-**M**anaged **M**arkets & **M**arket **A**ccess
Combat Veteran, USN, USAFR, USAR, Prior Medical Service Corps Officer

"The Reward of One Duty is The Power To Fulfill Another..." ~ George Eliot

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SPENCER A. HOYT

Orlando / Milwaukee / Remote (414) 530-3225 ▪ Spencer.Hoyt@att.net

Federal Healthcare Markets

▪ Pharmaceutical / Biologics / Diagnostics / DME / Capital Equipment / Injectables

Our best strategies for positive change are dependent on brilliant, collaborative, ever-learning teams who bring powerful ideas to reality. Creating environments that unleash amazing people, achieving extraordinary results is what I do. As a widely recognized leader of purpose-driven organizations, I bring exceptional communication skills and a deep record of success in small and large companies embracing team centric entrepreneurial environments. I have been leading industry wide initiatives, national programs, and professional organizations for decades. **Every decision I make is anchored by patient care and driven by innovation with a federal healthcare markets focus and corporate growth mindset as my barometer.**

Core Competencies:

- VA / DOD / Federal Health Care Markets
- Strategic & Tactical Business Planning
- Specialty Supply / Distribution Channels
- Oncology-Biologic-Injectable-Diagnostics
- KOL / Advocacy Relationship Development
- Internal / External Brand & Policy Development
- Cross Functional Teamwork and Leadership
- Extensive Development of Strategic Partnerships
- Consultative / Value-Add Communication Techniques
- Integration of Commercial / VHA / DOD Markets

PROFESSIONAL EXPERIENCE

Federal Insights Consulting – Orlando, FL 2024 to Present

We Translate prescriber, patient, payer and healthcare service providers knowledge into patient centric, sales strategies for client companies seeking to enter or expand their business in the Federal Health Care Markets

President, Federal Business

This field-based role is responsible for developing top down / bottom-up strategies to enhance and accelerate client product utilization across all federal health agencies nationally. Product portfolio & therapeutic categories served include Federal Contract Ready Analysis, DME, Biotech, Pharmaceuticals, Oncology, Diagnostics, AI, Cognitive Behavioral Therapies, and other therapies in an ongoing evolution of client services. Servant roles include: Sherpa, Advisor, Interpreter, Ambassador, Innovator and Advocate.

Guidance Redefined, (contracted through Federal Insights Consulting**)** – Orlando, FL 2025 to Present

Vice President, Federal Markets

This field-based role is responsible for developing top down / bottom-up strategies to enhance and accelerate client product utilization across all federal health agencies nationally.

Velocity BioGroup, LLC – Sedona, AZ 2022 to 2024

VBG Translates prescriber, patient, payer, and healthcare service providers knowledge into sales strategies for client companies seeking to enter or expand their business in the Federal Health Care Markets

Vice President, Federal Business

This field-based leadership role is responsible for developing and executing top down / bottom-up strategies to enhance and accelerate client product utilization across all federal health agencies nationally. Product portfolio includes Federal Contract Ready Analysis, Pharmaceuticals, Oncology, Diagnostics, AI, Cognitive Behavioral Therapies, and other therapies in an ongoing evolution of client recruitment.

Select Achievements and Notable Scope of Work

- Federal Business Division Head with 9 staff ▪ Expanded federal business client base 400% by securing / renewing 8 new & existing clients ▪ exceeded client-based sales objectives YTD revenue by 130%, Expanded VBG federal sales team by 200% (3-6) ▪ Recruited by **AMSUS-SM Leadership** for appointment as **Chair of AMSUS-SM New Membership Committee** ▪ Long standing member of AMSUS SM VA Committee

SUN PHARMA – Princeton, NJ 2022 to 2022

Sun Pharma is the world's fourth largest specialty generic pharmaceutical company and No. 1 in India. SUN Pharma provides high-quality, affordable medicines trusted by customers and patients in over 100 countries. SUN Pharma's global presence is supported by more than 40 manufacturing facilities spread across 5 continents, R&D centers across the globe and a multi-cultural workforce comprising over 50 nationalities.

National Director, Department of Veterans Affairs Business

This field-based leadership role is responsible for developing and executing strategies to enhance and maintain optimal access for SUN Pharma medications nationally.

- Established **Cross-Functional** Federal processes for operational & sales pull through for Oncology, Biologics, Specialty Dermatology, HEOR, Market Access and Brand business units.
- Represent SUN with industry trade organizations including both the Dept of Veteran's Affairs and Medical Technology Committees with **AMSUS** and the Medical / Surgical Subcommittee with the **Coalition for Government Procurement**.

SPENCER A. HOYT

SDVOSB-Medical, LLC – Milwaukee, WI 2011 to 2021

National Health Care Consulting, Value Added Re-seller, and Managed Care Access Company Exclusively ***Serving the Federal Health Care Markets***

President and Founder

Established this firm to advise and guide diagnostic, pharmaceutical, biologics, and medical device companies in the integration of clinical use and policy benefits and drive national pull-through / contracting strategies within the DOD and VA at the local, VISN, and various national acquisition centers, including NAC, SAC, TAC, DALC, DLA & DHA within the Federal Health Care Markets. Educate and garner buy-in from senior leadership on policy benefits designed to develop broad based adoption. Advise stakeholders on the nuances of policy governance, government acquisition and procurement, coordination of clinical and policy decisions, cost- driven constraints, P&L, business analytics, health care provider training, marketing, specialty distribution channel development, pre-market product, sales approach / team education, market access, buy & bill, private label manufacturing, public relations and advocacy consulting. Analyze products and research potential federal market acceptance to determine go / no-go decisions by company stakeholders. Specializations include Government Markets, VA, DOD, Public Health Services, and Indian Health systems.

Adaptive Biotechnologies, (contracted through SDVSOB Medical, LLC**)** – Seattle, WA 2020 to 2022

Immune medicine platform applies ***proprietary diagnostic technologies****, computational biology and software machine learning integrating AI to read the diverse genetic code of a patient's immune system and understand precisely how it detects and treats disease in that patient.*

National Director, Market Access-Government Markets

Established federal government business unit curating development of internal resources across multiple departments including stakeholders in the following departments: Market Access, Cybersecurity for IT, DCAA Compliance requirements for Accounting / Legal, Process enhancement with Customer Operations, Customer Support infrastructure needs, Medical Affairs KOL, Government specific resources for Sales and Marketing development, Clinical Research pathways integration & other cross functional overlap to extend services to federal agencies and state Medicaid programs caring for patients across government medical programs nationally.

- Developed internal Sales, Operational and Regulatory processes and collateral directly increasing federal business worth over $10M in first 6 months.
- Led all Market Access, Strategic Account Team, Medical Affairs and Regulatory national strategic policy development and tactical initiatives.
- Represent Adaptive with industry trade organizations including both the Dept of Veteran's Affairs and Medical Technology Committees with **AMSUS-SM** and the Medical / Surgical Subcommittee with the **Coalition for Government Procurement**.

Livongo Health, (contracted through SDVSOB Medical, LLC**)** – Chicago, IL 2019 to 2019

Livongo uses proprietary remote health signals and personalized interactions to drive better health outcomes across the full continuum of care, at every stage in a person's health journey.

Vice President of Federal Markets

Provided a comprehensive gap analysis for Operations, IT infrastructure, Sales, Marketing & Compliance needs for the Federal Markets.

- Set in motion innovative strategies that enhance healthcare delivery for our Veterans and Military personnel across the world using remote monitored portable devices, cloud interface with those devices and 24/7 health coaching services supporting people with chronic health conditions.

SCHERING-PLOUGH Corporation – Kenilworth, NJ 1999-2010

$22 Billion International Company manufacturing Pharmaceutical, Biotech, Surgical Implant Device (class 3), and Consumer Health Products.

National Federal Account Manager-U.S. Managed Care

Selected as 1 of 6 individuals to revitalize / reconstruct Federal Markets Managed Care BU, charged with sales and account management of oncology, surgical implant device (class 3), dermatology, gastroenterology, cardiology, anti-infective, women's health, neuroscience, internal medicine, and allergy products to federal accounts. Oversaw 200+ indirect reports via field sales force, DM's and RD's. Managed 17-state Central US geography, developing relationships with key decision makers in Federal accounts and 53 medical centers (MTFs) and IDN network systems. Geography included all Tricare / Federal Accounts in TX through ND and OH through CO.

Partnered with brand, marketing, legal, regulatory, and compliance departments to develop and implement pull through and reimbursement programs. Established relations with IDN system executives via providers, department heads, KOLs, and market movers. Developed field-based resources for sales representatives including marketing strategies and pricing negotiations. Mentored, motivated and coached over 200 field sales reps and managers.

Oncology Sales Account Specialist / Regional Oncology Trainer

Chosen as 1 out of 12 internal applicants for promotion to fill vacant territory, charged with increasing sales of oncology chemotherapy and biologic infusion medications. Selected as the Northern Plains Oncology District Trainer covering 9-state geography. Oversaw 10 indirect reports.

Professional Sales Specialist / District Trainer

- Outperformed sales goals 105% for all products in 2002 and 2003; improved territory ranking from bottom 20% to Top 5% on a national basis.

Hepatology / Immunology (Hepatitis-C) Sales Specialist (Innovex Contract) Eastern WI (1999-2001)

Marketed Rebetron (biologic / chemo treatment for Hep-C) to gastroenterologists and infectious disease specialists in commercial health systems, Wisconsin Department of Corrections and Milwaukee VA Medical Center physicians.

SPENCER A. HOYT

LA INC., A DEVELOPMENT COMPANY – Milwaukee, WI 1998-1999

$3M land development and health care systems design firm.

Sales / Business Development Representative / Investment Recruiter (1099 Independent Rep)

Recruited to lead new healthcare business development efforts for a small land development and health care systems design company. Developed market analysis defining underserved population with healthcare needs in Sheboygan and Racine. Identified healthcare delivery networks and philanthropists to invest in company.

Selected Achievements:

- Landed the health care services design project for the City of Racine downtown redevelopment efforts.
- Recruited Aurora Healthcare (IDN) to invest in the Sheboygan Falls Health Care Site Development project (30-office medical clinic

ICS ACCUTECH – Waukesha, WI 1996-1998

Healthcare Capital Equipment Manufacturer / Software Development Company with $7M in annual sales.

Regional Account Manager – Capital Equipment / IT Software Sales / Distributor Network Development

Recruited, developed, trained, and serviced horizontal sales and distributor network organizations. Responsible for selling custom patient IT software and capital equipment systemsto Medical Centers, Long Term Care facilities, and Indian Healthcare System accounts across 12 Southwestern states.

COMBINED YEARS OF MILITARY SERVICE 1990-2003

UNITED STATES ARMY RESERVES – Milwaukee, WI 2000-2003

Commissioned Officer in the Medical Service Corps with more than 60 direct reports.

UNITED STATES AIR FORCE RESERVES – Milwaukee, WI 1997-2000

Team centered medical squadron support of domestic and overseas supply missions for 440th Air Mobility Command. Supervised 11 Direct Reports.

UNITED STATES NAVY – Jacksonville, FL 1990-1994

Surgical Tech & Cancer Clinic Practice Manager, Dermatology Clinic – Naval Air Station, U.S. Naval Medical Center

Performed diagnostic and therapeutic outpatient surgical care for patients with skin cancer as a member of the Surgical Team. Provided operational oversight and supervised 5 direct reports and numerous professional staff members as Non-Commissioned Officer in Charge of 3 clinics. Managed the internal medicine residency program rotation and 2 satellite microbiology labs; responsible for purchase of surgical devices and supplies for 3 sites.

Selected Achievements:

- Orchestrated integration of electronic medical records (EMR) with national CHAMPUS / ALTUS medical records network.
- Awarded Combat Action Ribbon while deployed to Middle East in support of Operation Desert Storm / Operation Desert Shield.
- Over 4000 hours of operating room experience on surgical team providing diagnostic and therapeutic care for cancer patients.

EDUCATION, TRAINING & CERTIFICATIONS

Bachelor of Science in Health Care Management • Southern Illinois University - Carbondale (1995)
Certified Hospital Corpsman (600+ hours of academic training) • U.S. Naval School of Health Sciences-IL (1990)
Certified Dermatology Surgical Tech (600+ hours of academic and clinical rotation training) • U.S. Naval School of Health Sciences- CA (1992)
Advanced Trauma Medic • U.S. Airforce Reserves (1997)

PROFESSIONAL & COMMUNITY AFFILIATIONS

Founding Member of National Veterans Small Business Coalition (NVSBC) Medical Products Lobbyist Team (2016-2017)
Program Advisor and Mentor for Vets Biz Central, A regional Business Incubator (2013-2018)
Business Advisor and Program Presenter for Wisconsin Procurement Institute (2012-Present)
Election Steering Committee Member-Peter Donegan for Wauwatosa Mayor Campaign (Election: 2012)
Endorsed by City of Wauwatosa Police Union for 1st Aldermanic District Common Council Post (Election: 2006)
Board Member (Mayoral Appointment) – Civic Celebration Committee, City of Wauwatosa, WI (2000-2002)
Jr. Vice Commander Gross Yaksh VFW Post (3rd in Command of 900 members) (Elected 2000-2001)

Dear Mr Showe,

I would like to submit my name to the Board for consideration as a Board appointment.

I understand there will be interviews by the Board, so I will be brief.

Windward CDD is a Government entity, subject to state and local rules, laws and ordinances.

I was a police officer for thirty years, ten of which I was the Chief. I am familiar with how government entities operate and complying with governmental rules and laws.

The Board needs individuals who recognize and respect the fact that every dollar collected and spent, comes from a residents pocket.

In every one of my 10 years as Chief, I never exceeded but always came in under budget.

Board members must have a willingness to work and the ability do so collaboratively with others.

I have been a resident of FSO since February 2020. During that time I have been on the Pre-Transition Teams Steering Committee, as well as the Pre-Transition O&M Team.

After FSO transitioned to a resident Board, I became a member of the landscape committee. Starting with the selection of a new Landscape company.

Since February 2025, I have been the Chair of the FSO landscape committee.

If there is any additional information the Board needs or questions they wish to ask. Please do not hesitate to contact me.

I can be reached at:
Cell/Text: 201-280-2252
Email:
erose4seasons@gmail.com

Thank you
Erik Rose
1895 Estuary Lane
Kissimmee, FL, 34747

Begin forwarded message:

From: steve pierson <stevewpierson@yahoo.com>
Subject: CDD position
Date: July 23, 2025 at 7:24:33 AM EDT
To: "jshowe@gmscfl.com" <jshowe@gmscfl.com>

Jason,

I would like to run for one of the open positions on the Windward CDD. My name is Steve Pierson and live at 7739 Four Seasons BLVD. I feel that I could help support the CDD board in many ways. Iamanengineerwhohasbeenworkinginthenuclear industry for over 40 years. My 40 years experience include the U.S. Navy (Retired), shipyard, and Department of Energy. In all my time, I have been in leadership and supervisory roles. I currently sit on the Landscape committee and the Water Management Group for the community in the role of overseeing the irrigation system and infrastructure. I have been working with two landscaping contractors in the neighborhood to help improve our water usage and system performance. I am also working with the boards members from both the HOA and the CDD to help them understand the irrigation system as a whole for the community. If you need anything else or have any questions, please let me know. Thank you for your support in this matter.

V/R,
Steve Pierson
7739 Four Seasons BLVD.
Kissimmee, Fl. 34747
(757) 288-8459

SECTION D

RESOLUTION 2025-06

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, **July 23, 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
Robbie Szozda	GMS
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**

Ms. Kerr stated the water management committee did a study on some property and installed flow meters to determine how much water we were actually consuming on property. The

CDD's numbers for the percentage split are based on a report created by Toho in order to support our reduced usage charges. Do you feel that measuring actual volume on a property is a more appropriate way to calculate the overall split opposed to just square footage given that the types of irrigation equipment on CDD property tends to put out more water?

Mr. Saha stated if they are measuring by volume then volume is the best measurement.

Ms. Kerr asked would the CDD entertain installing flow meters in appropriate spots and get real volume readings with how your system is consuming water? Then we can talk about a more justified split between the CDD and HOA.

Mr. Mullins stated drip irrigation exposed throughout the community on HOA and CDd property. Being exposed at least 50% of the water coming out of the drip lines is evaporating in the summer heat. What is the CDD's plan to correct this situation and is there mulch installation in the near future?

Mr. Bobonik stated in regard to the drip lines and on the irrigation, we are in the process of doing enhancements that you are starting to see so we are trying to cover them up or they are being tapped off or removed. We are starting in the front areas and working back through the community. In the main median areas we are working on the golf cart crossings as well as crosswalks so there is more line of sight. That is why there is vegetation being removed, irrigation lines being capped and rock being installed in those areas. We are looking at more of these enhancements, at this time we are constrained by budget and as we get into the new budget in October, we should be able to do more of this. We are trying to maintain the enhancements to do one or two per month as we move forward. Mulch will be in November/December and we will continue with more rock applications.

Mr. Horn stated with regard to what you just said who makes that final decision as to what is going to be put in? The Board, your Board or the community?

Mr. Showe stated this Board has authority to make those decisions on all CDD property. It would be this Board and they don't have to necessarily reach out to another Board or seek resident input.

Ms. Mena stated water is coming onto my property from new development across the street.

This area is outside the district, the engineer or someone to get with the city on this issue.

FIFTH ORDER OF BUSINESS Organizational Matters

A. Review of Letters of Interest/Resumes

i. Tom Maskell

ii. David Horn

iii. Spencer Hoyt

iv. Erik Rose

B. Appointment of Individuals to Fill Vacant Seats

C. Administration of Oaths of Office to Newly Appointed Supervisors

D. Consideration of Resolution 2025-06 Appointing Assistant Secretaries

Mr. Showe stated we had a workshop earlier and we have received four letters of interest to serve on the Board and people who are interested can still submit letter of interest and the Board will talk to each individual with the intent to appoint someone in October.

SIXTH ORDER OF BUSINESS Approval of the Minutes of the June 25, 2025 Meeting

> On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the minutes of the June 25, 2025 meeting were approved as amended.

SEVENTH ORDER OF BUSINESS Public Hearing

> On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the public hearing was opened.

A. Consideration of Resolution 2025-07 Adopting the Fiscal Year 2026 Approved Budget

Mr. Showe stated Resolution 2025-07 adopts the budget for Fiscal Year 2026 and attached to the resolution is the approved budget. There were a few changes in line-item amounts but there is no assessment increase. There is also a detailed description of each line item.

There being no public comments, the Board took the following action.

> On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor Resolution 2025-07 Adopting the Fiscal Year 2026 Approved Budget was approved.

B. Consideration of Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Showe stated Resolution 2025-08 imposes the assessments on individual properties. Attached to this resolution will be the budget you just adopted as well as the assessment roll. We transmit the assessment roll to the tax collector to be placed on the individual tax bills.

> On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor Resolution 2025-08 Imposing Special Assessments and Certifying an Assessment Roll was approved.

Resident asked does the Board have discretion to use the construction account however they want for construction projects?

Mr. Showe responded not the construction account, just the capital projects, which is an accumulation of funds left over in the general fund. The $2.7 million is dedicated to the improvements that were made by the developer as part of the project and that is a separate approval process the Board will go through at a later time.

> On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor the public hearing was closed.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Trucco stated as far as the new cost share split for the reclaimed water, under the agreement with the HOA this Board discussed at the workshop the idea of moving that start date to October 1st instead of August 1st. My understanding is the Board is interested in approving that change.

> On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor district counsel was authorized to move the start date of the cost share agreement with the HOA to October 1st.

Ms. Trucco stated there has been some comment about replacing certain improvements or infrastructure, landscaping, etc. and the Board is not ignoring those requests, they are trying to figure out the root cause of the issue. They directed staff to look into those things and we are in

the process of trying to determine is it potentially a design defect, a construction defect or is it something else.

> On MOTION by Mr. Bobonik seconded by Mr. Peltier district counsel was authorized to start evaluating 558.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

> On MOTION by Mr. Hofer seconded by Mr. Bobonik with all in favor the check register was approved with the exception of Guardian 252100 for $265, delete GMS 261 for $525 and Prince and Sons 18172 for $375.

ii. Paid/Unpaid Invoices for Approval

iii. Balance Sheet and Income Statement

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

iv. Approval of Fiscal Year 2026 Meeting Schedule

> On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the Fiscal Year 2026 meeting schedule was approved.

v. District Goals and Objectives

a. Adoption of Fiscal Year 2026 Goals & Objectives

b. Presentation of Fiscal Year 2025 Goals & Objectives Authorizing the Chair to Execute

> On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the Fiscal Year 2026 goals and objectives were adopted and the Chairman was authorized to execute the Fiscal Year 2025 goals and objectives.

D. Field Manager

Mr. Wright gave an overview of the action item tracker, which was provided in the agenda package.

Staff to communicate to the residents incidents of vandalism such as putting tape on camera lens, report raised sidewalks, do not alter verge area.

NINTH ORDER OF BUSINESS Other Business

There being non comments, the next item followed.

TENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Bobonik stated a quick overview of what was accomplished over the last month, street light shields on Four Seasons Boulevard installed, checking to see if a rebate is available, Juniper responded to demand letter, discussions are ongoing, waiting on the county to respond to a couple issues about the bike lane, median light project is complete, irrigation was shut off on the Bahia sod areas, enhancements will continue for the crosswalks and golf cart crossings.

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the meeting adjourned at 1:47 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION VII

Christmas Lighting Proposal

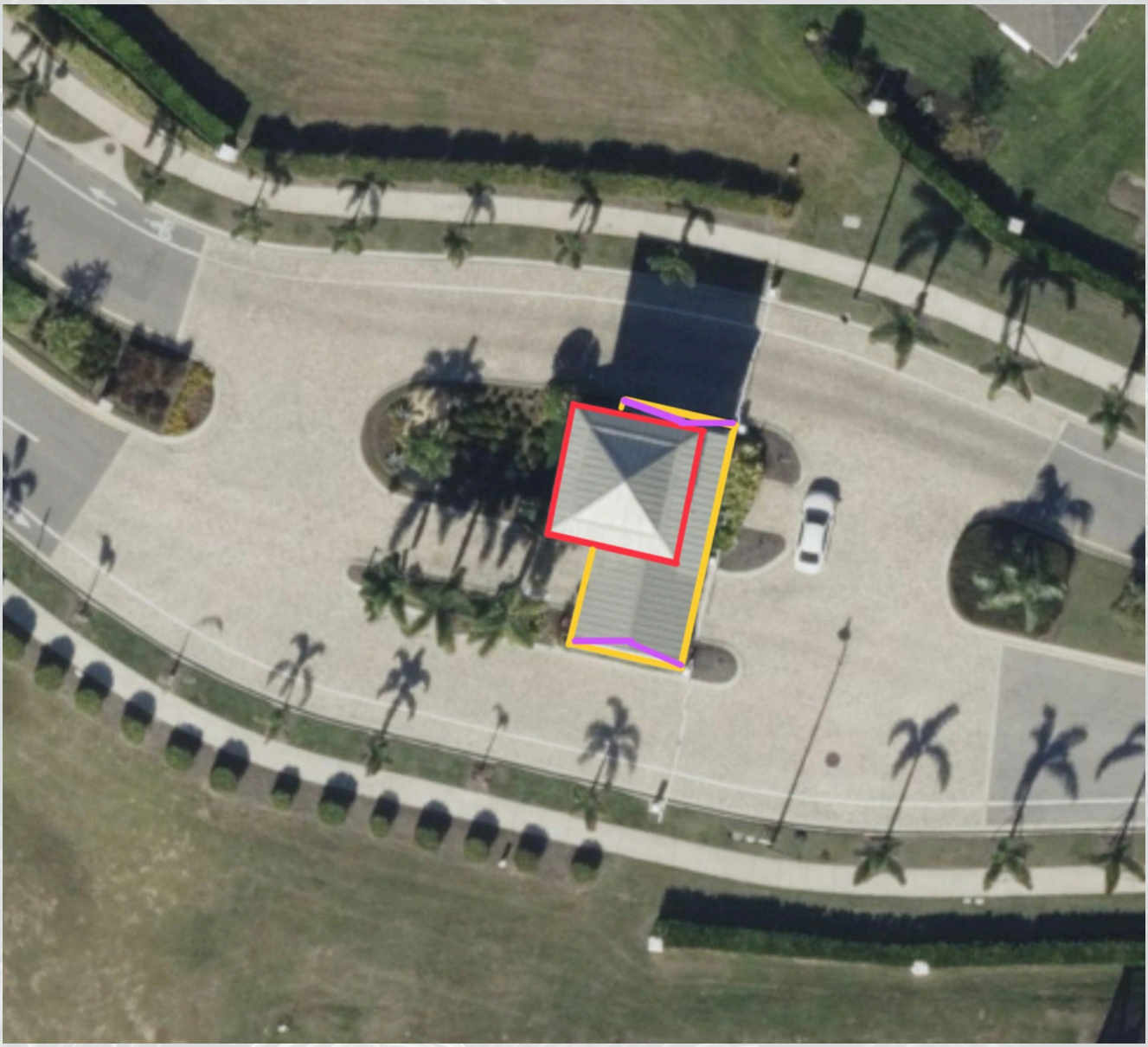
Customer Name:
Four Seasons CDD

GPS Address:
2112 Antilles Club Dr
Kissimmee, FL 34747

TPG Lighting

P.O. Box 471126, Lake Monroe, FL 32747
407-413-0442
TPGLighting@gmail.com
www.TPGLighting.com
Licensed and Insured

Roofline Installation Map



Guard Gate Rendering:

Entrances Renderings:

TPG Lighting

TPG Lighting, LLC

ESTIMATE	#1766
ESTIMATE DATE	Aug 18, 2025
TOTAL	$4,254.66

This proposal is with 20% off in exchange for a 3 year agreement!

K. Hovnanian's Four Seasons at Orlando
2112 Antilles Club Dr
Kissimmee, FL 34747

(630) 806-0069
tpeltier13@gmail.com

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

(407) 413-0442
tpglighting@gmail.com

ESTIMATE

Materials	qty	unit price	amount
Mini/C9 Lights - C9 Temporary Roofline Lighting Guard Gate: Lining all rooflines of the guard shack in warm white c9 bulbs.	231.0	$7.98	$1,843.38
Mini/C9 Lights - C9 Temporary Roofline Lighting Main entry, 2nd entrance, & 3rd entrance: Lining the rooflines of the 2 towers at each entrance in warm white C9 bulbs.	180.0	$7.98	$1,436.40
Greenery/Bows - 9' Section of Warm White Lit Garland Main Entry: Lining the top of each entrance signs' verbiage with warm white lit garland.	3.0	$147.90	$443.70
Greenery/Bows - Red Outdura Commercial-Grade 3D Bow (12"W x 18"L) Main Entry: Placing 2 red commercial-grade 3D bows on the garland of the entrance signs.	4.0	$62.44	$249.76
Greenery/Bows - 44" Warm White Lit Fir Teardrop/Spray with Commercial-Grade 3D Bow Main Entry: Centering a warm white lit teardop style wreath on both columns, crowned with red commercial-grade 3d bow.	2.0	$224.18	$448.36
Greenery/Bows - 44" Warm White Lit Fir Teardrop/Spray with Commercial-Grade 3D Bow 2nd Entrance: Centering a warm white lit teardop style wreath on each side of column, crowned with red commercial-grade 3d bow.	2.0	$224.18	$448.36
Greenery/Bows - 44" Warm White Lit Fir Teardrop/Spray with Commercial-Grade 3D Bow 3rd Entrance: Centering a warm white lit teardop style wreath on each side of column, crowned with red commercial-grade 3d bow.	2.0	$224.18	$448.36

Materials subtotal: $5,318.32

Subtotal	$5,318.32
20% Discount	- $1,063.66
Total	**$4,254.66**

By approving this project, you acknowledge that you have read, understand, and agree to the Terms and Conditions. For a digital view of our disclaimers, copy and paste this URL into your web browser:
https://pro.housecallpro.com/TPGLightingLLC/435919/terms

TPG Lighting

PROFESSIONAL CHRISTMAS LIGHTING SERVICE

At TPG Lighting, We offer a full complement of Christmas lighting services that brings the holiday spirit straight to you!

Interested in a recurring service? Take advantage of our service agreement discounts!

Our Services:

- Tree Lighting
- Bush/Landscapes Lighting
- Roof-Line Lighting
- 3D/Specialty Displays
- Wreaths/Garland/Teardrops/Sprays
- Structured Bows
- Light Pole Banners
- Indoor/Outdoor Christmas Trees

Commercial & Residential

With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well-deserved.

We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime!

Contact Us:

(407) 413-0442

TPGLighting@gmail.com

www.TPGLighting.com

Serving the Greater Orlando Area

Licensed & Insured

How Are We Different?

We understand that the holiday season can be stressful and overwhelming. That's why we strive to make your Christmas lighting experience as seamless and enjoyable as possible.

From the initial consultation to the final installation, our team of experts will work with you every step of the way to ensure that your vision for your home or business is brought to life. We use only high-quality materials to create a stunning and energy-efficient lighting display that will impress your family, friends, and customers.

Whether you're looking for a classic or modern design, we have the expertise to make it happen. Trust TPG Lighting to make your holiday season unforgettable!

What Our Customers are Saying:

"TPG Lighting has been excellent. Working with them has been outstanding! This is my first time placing lights on my home and I could not be more pleased!

TPG Lighting installed their permanent roof-line lights on my home, and now we are the talk of the community! Their customer service and quality of work are unmatched. I would definitely recommend them to anyone who's looking to brighten up their home!

Very professional company, did our lights last year and came out exactly how I imagined! Definitely going with TPG Lighting for our future Christmas lighting needs!

I've been doing my own Christmas lights for years and I could NOT believe how much better it looked with a professional installation. With my increasing age, I'm glad I found a company I can trust.

I have been in property management for 11 years and I'm so glad I was able to find TPG Lighting! From the first contact until the lights were taken down, the whole process was seamless."

The Leasing Model

The Leasing Model Explained:

The idea behind the leasing model is to make the customer and vendor experience as consistent and streamlined as possible.

Instead of spending a fortune on commercial-grade lights that only have a life expectancy of 3-4 seasons, we spread out the cost for you over that term. When you sign up with us under the leasing model, you are agreeing to lease our product for one season or multiple seasons with a service agreement.

Our leasing service includes:

- Design,
- Installation,
- Maintenance,
- Take-down, and
- Storage.

By leasing our product, you can enjoy the benefits of holiday decorating without the hassle of storing decorations in your home or business during the off-season. Additionally, our team of professionals will handle the installation and maintenance of the decorations, ensuring that they are in top condition throughout the season. Our leasing approach is designed to provide you with a worry-free holiday experience, and we are committed to making sure that each of our customers receives the highest level of service and support.

Lastly, because it is OUR product, there are never any charges for replacing any malfunctioning or faded lighting/decorations. The display will always look amazing with no additional costs for maintenance. With a simple text/email detailing the malfunction, we will dispatch a trained technician within 24-48 hours to provide the necessary repair/replacement.

Why Sign Up for a Service Agreement?

Convenience:

For our commercial customers, the biggest challenge they face regarding Christmas lighting is selecting a vendor. Each year, they are typically required to submit 3 bids for all projects. When you sign up with a service agreement with us, you know that you can count on the most reputable Christmas lighting company in town to provide excellent quality and customer service EVERY time.

These service agreements establish a base design. They can always be modified to add more lighting, but the base design would remain the same for the life of the contract.

Savings:

When you enter into one of our service agreements, Cost savings can come in two forms: the initial discount and price stability.

With a service agreement, **you can save 10-20%** on your first year installation price (% Depending on the size of the job)! When we install a Christmas display, several items are custom-cut to your property which is difficult to re-install on another property. Also, we know that the following year will be faster for installation. As a result, we pass those savings on to you in exchange for engaging in a multi-year agreement.

In light of recent years, price swings can happen in the blink of an eye. Recently, cost of goods and services have skyrocketed! When you enter into our service agreement, the price is locked for the length of the contract. This is tremendously helpful for your annual budgeting!

Scheduling Availability:

Seeing that this is a seasonal service, there is a finite amount of customers that we can take on each year. Each season, we turn away dozens of customers because we have reached capacity or we cannot receive the products in time. We expand our capacity and inventory annually, but the best way to guarantee your spot is with a Service Agreement.

TPG Lighting vs. the Competition

Real Photo Comparisons!

TPG Lighting vs. Do-it-Yourself

Real Photo Comparisons!

Serving Our Community

Twice a year, we pay our employees a full day to volunteer in our community. One of our more frequent volunteering locations is Second Harvest Food Bank where we sort food to help feed those in need.

Serving our Employees

Between paid semi-annual fun days, paid semi-annual volunteer days, competitive wages, a Christmas party, retirement plans with company matching, paid vacation, paid corporate holidays, and production bonuses, we make it our priority to value our employees in return for the hard work and dedication they give us on a daily basis.

References

Julie Sanchez with MetroWest Master Association:
Company: FS Residential
Phone #: 407-601-5995
Email: mwma.mgr@cfl.rr.com

Richard Drake with Highgate HOA and Lake Butler Sound:
Company: Sentry Management
Phone #: 352-243-4595 ext. 59008
Email: rdrake@sentrymgt.com

Jamie Biggs with Solterra CDD:
Company: Vesta Property Management
Phone #: 407-436-4993
Email: jbiggs@vestapropertyservices.com

Timothy Hayes with Vizcaya HOA:
Company: Artemis Lifestyles
Phone #: 407-705-2190 ext. 212
Email: thayes@artemislifestyles.com

Insurances Carried

General Liability: $1,000,000.00
Excess/Umbrella Liability: $1,000,000.00
Auto Insurance: $1,000,000.00
Workers Compensation Insurance: $1,000,000.00

Upon approval, we would be more than happy to have our insurance certificates updated to reflect the customer name.

TPG Lighting

Sample Photos of Previous Work

Sample Photos of Previous Work

Sample Photos of Previous Work

Sample Photos of Previous Work

Sample Photos of Previous Work

TPG Lighting

SUPPLEMENTAL INFORMATION GUIDE:

SCHEDULING, CONTACT, DISCLAIMERS, AND OTHER IMPORTANT INFORMATION

Scheduling:

In order to accommodate hundreds of clients, we have set in place our default *"Window"* scheduling in an effort to make as much room as possible for all of our current and potential customers.

This scheduling aims to install discreet, low-impact decorations earlier in the season and more obvious decorations after Halloween.

This scheduling should accommodate the vast majority of our customers, but if there is a specific reason that you need to deviate from this scheduling, please let us know ASAP via phone, email, or text. Some valid reasons for needing a customized installation timeline would be as follows:

- HOA Restrictions
- City/Township Restrictions
- Scheduling conflicts with other contractor projects

See the following pages for our default scheduling windows:

Contact Us:

(407) 413-0442

TPGLighting@gmail.com

www.TPGLighting.com

Serving the Greater Orlando Area

Licensed & Insured

Scheduling Window #1:

October 1st - Thanksgiving Eve

Roof-line Installation

Tree Lights Installation

Scheduling Window #2:

November 1st - Thanksgiving Eve

Wreaths, Garlands, Teardrops, & Bows

Bush and Ground Lights Installation

Turn-On Window:

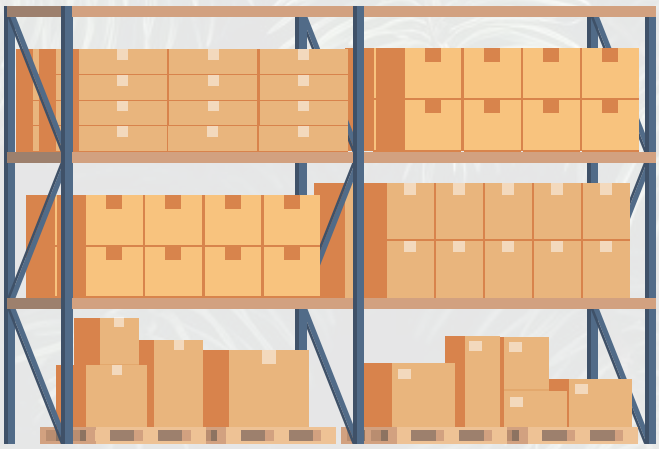
1-2 calendar days after Thanksgiving

Maintenance Window:

From when lights are turned on until they are taken down

Take-Down Window:

January 2nd - 31st



Disclaimers:

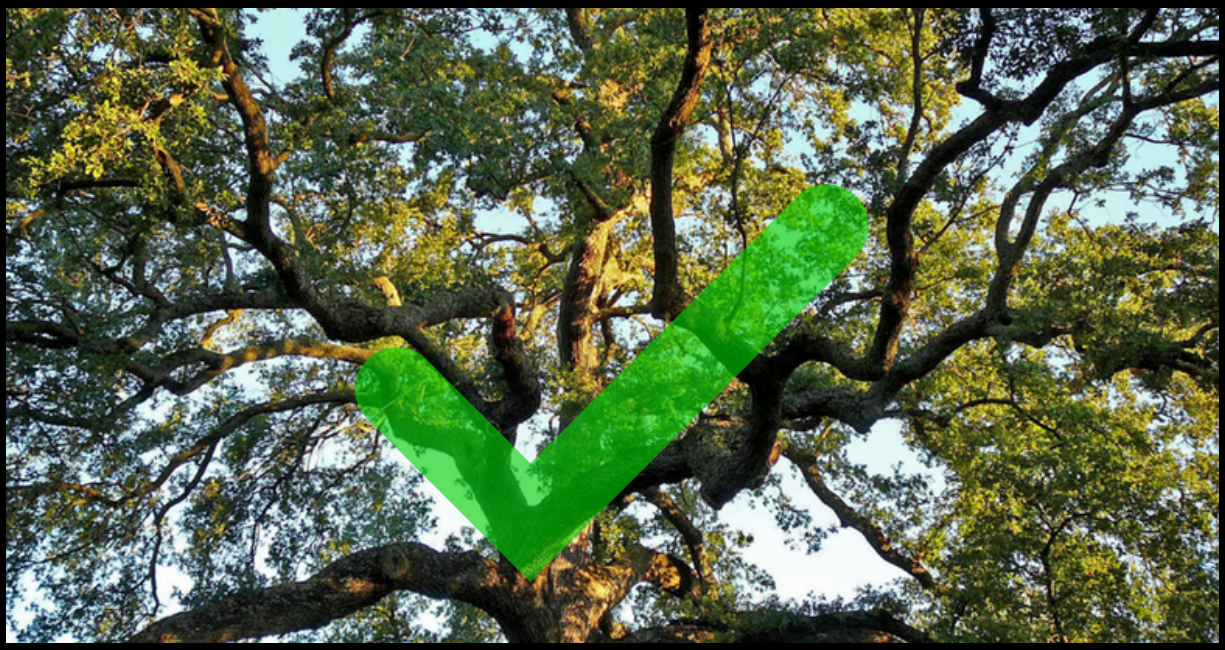
- A non-refundable 50% deposit is required before the project can be placed on the schedule.
- There are discounts available for customers who sign up for a 3-year service agreement. This discount varies on the type of job, so simply ask and we will be happy to provide you with the available discount!
- This is a leasing agreement in which the contractor owns all decorations which are leased to the client during the holiday season (Unless otherwise explicitly agreed).
- TPG Lighting is responsible for providing the decorations, labor, installation, maintenance, removal, and storage of the decorations at the end of the season (Unless otherwise specified).
- For all customer-owned product that is stored on the Client's behalf, if 12 months have passed since the last time it was used and has not been picked up by the Client or an authorized representative, the ownership of the product reverts to TPG Lighting.
- All landscaping such as trees and bushes that we are decorating must be trimmed to the standards below provided in this proposal by the beginning of the corresponding installation window.
- For any electrical work performed by a licensed electrician that TPG Lighting orchestrates on behalf of the client, we will pay the invoice and the client will reimburse TPG Lighting for the cost plus 20% of the electrical invoice. If the property wants to use their electrician, we will identify where outlets are needed, and it is the responsibility of the client to install the outlets before we arrive to install decorations and to keep them operational during the season.
- We will affix permanent studs for hanging decorations when necessary.
- It is the responsibility of the client to inform TPG Lighting of any lighting outages along with a description of the issue and a photo texted/emailed to us. Texting is preferred. Diagnosis and repair will take place within 24-48 hours. Our textable phone number is 407-413-0442. Our email is TPGLighting@gmail.com.
- The Maintenance phone and email will be monitored from 7 AM to 8 PM daily from October 1st to January 31st. If any requests are received after 8 PM, we will respond the next business day.
- Any damage or theft of our decorations that is not part of normal wear and tear or from acts of God will be billed to the client with a $250 trip charge plus material cost. Feel free to seek reimbursement from the party responsible for the damage or theft.
- Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year’s Eve (After 12:00 Noon), and New Year’s Day.
- Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival.
- Irrigation schedules around our decorations should be changed and set to run between the hours of 8 AM and 3 PM. Our lights are water-resistant but when they are on, active watering can cause GFIs or breakers to trip.
- No person outside of TPG Lighting may tamper with the lights, timers, or electrical cords related to the project.
- Lighting installations, maintenance, and take-down will be scheduled according to the this proposal
- If decorations are installed according to the dates dictated in this proposal and the customer requires us to remove the decorations and re-install the decorations at a later date, TPG Lighting reserves the right to invoice up to 50% of the job's annual value for the removal and re-installation.

Palm Tree Standards:

Make sure all dead fronds, husks, or previously trimmed frond bases are trimmed prior to installation. All husks must be removed to increase the visibility of the lights and to avoid slippage of the lights down the trunk (See Below). Please coordinate with your landscapers based on the earliest installation date of October 1st above.

Oak Tree Standards:

Before we wrap oak trees, it is essential to eliminate any tree moss hanging in the areas we will be wrapping (See Below). Please coordinate with your landscapers based on the earliest installation date of October 1st above.



Bush/Hedge Standards:

Before we wrap bushes and hedges, it is essential to trim them just before we come out to decorate them (See Below). Please coordinate with your landscapers based on the earliest installation date of November 1st above.

Most Common Maintenance Request:
Reset Outlet GFI

About 80-90% of the maintenance requests that we receive revolve around setting the GFI switch on the outlet. This may present itself as the following:

- One side of a community entrance lights up and the other side does not
- The lights were on for part of the night but turned off the remainder of the night
- Nothing is turning on at all

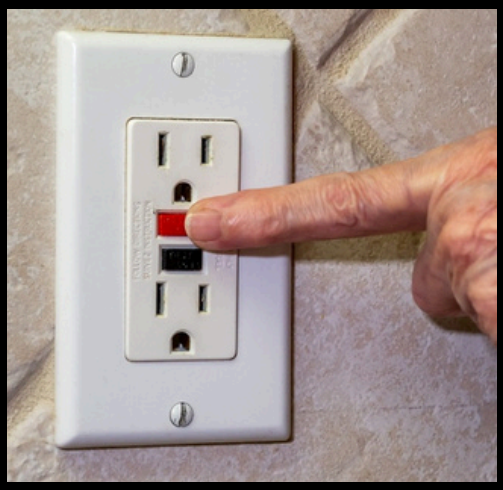
Sometimes the outlet just trips for no discernable reason, but the 2 most common reasons that the GFI trips is from the following:

1. **Moisture:** Although our commercially-rated lighting is water resistant, anytime that they are actively being soaked while operating can result in an outlet trip. We can't control inclement weather, but adjusting your irrigation schedule to run during the day will prevent many of these issues.
2. **Damaged Wire:** Usually from careless landscaping or small animals, sometimes the wires can be damaged. If there are any exposed wires where the metal wire is showing, it can cause the outlet to trip.

Although, service calls are always free, sometimes a repair can take 24-48 hours to take place. For faster service, you can always reset the outlet yourself. If it happens more than once, then there is likely a moisture issue or some wires have been damaged. In this case, TPG Lighting would need to thoroughly inspect the lighting system to further diagnose the issue.

To reset the outlet yourself, please see the images below:

What a tripped outlet looks like:



Multi-Seasonal Roofline

Lighting Proposal

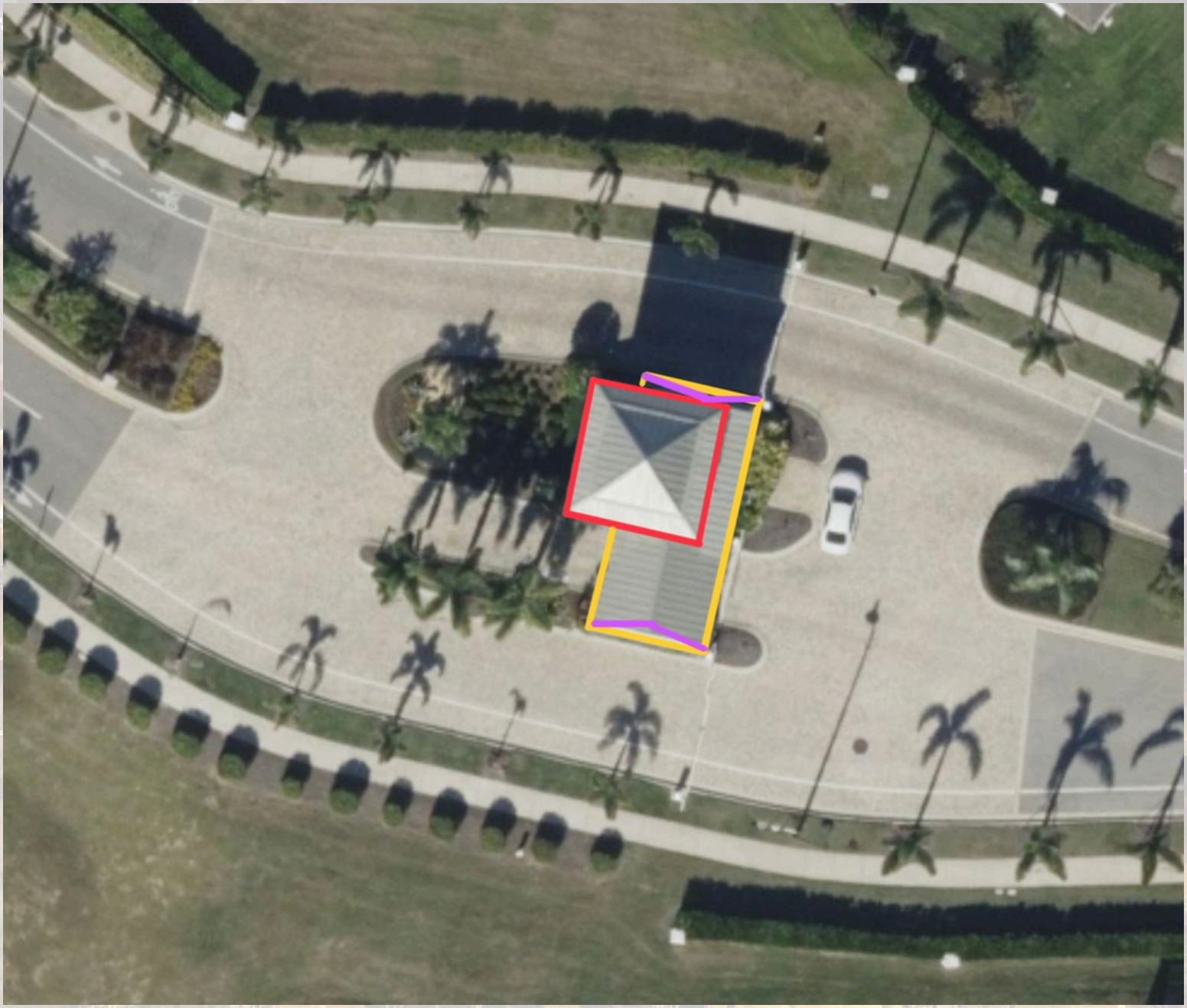
TPG Lighting

Licensed and Insured

(407) 413-0442
TPGLighting@gmail.com
www.TPGLighting.com

Four Seasons CDD
2112 Antilles Club Dr
Kissimmee, FL 34747

Roofline Installation Map



Project Renderings

Project Renderings

About Bosso

Illuminate your home with confidence using Bosso Smart Lighting, the premier choice for permanent exterior LED lighting. Engineered for longevity, Bosso's LED fixtures boast an impressive lifespan of up to 50,000 hours, equating to approximately 25–30 years with typical usage . Each system is supported by a 5-year parts warranty and a 1-year labor warranty, ensuring your investment is protected.

Bosso's smart lighting solutions offer unparalleled customization, allowing you to select from over 16 million colors, adjust brightness levels, and choose from hundreds of preset patterns. Whether you're celebrating a holiday, enhancing home security, or showcasing your property, Bosso provides the flexibility to tailor your lighting to any occasion. Control is seamless via a user-friendly mobile app compatible with both iOS and Android devices.

Experience the fusion of durability, innovation, and aesthetic appeal with Bosso Smart Lighting—where your home's brilliance is just a tap away.

Bosso App

BOSSO APP MAIN FEATURES

Cloud Control/Control From Anywhere

Individual LED Control

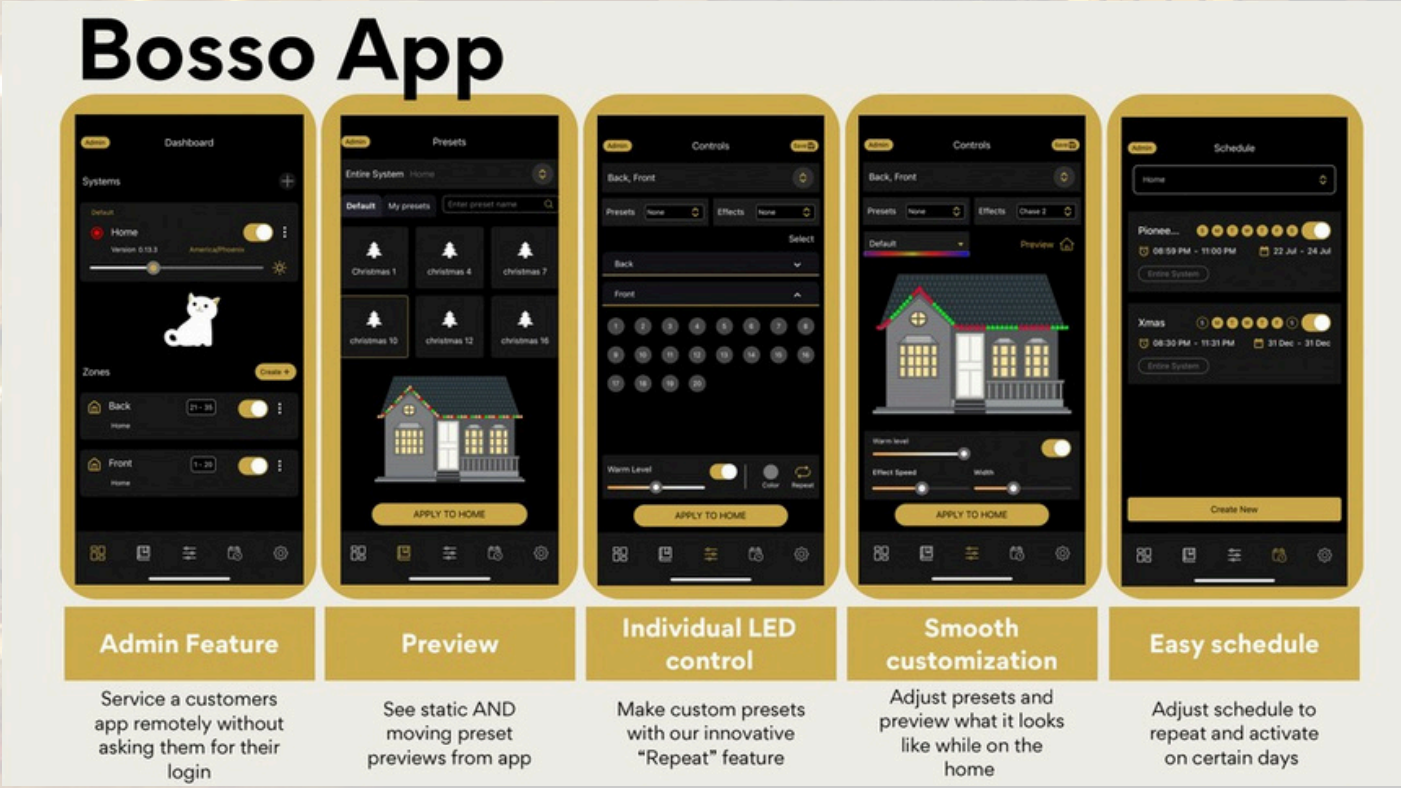
Effect Previews

Scheduling for Lights

15+ Animations

200+ Presets

APP Demo Mode to Show Customers



3 LED Light Module Specs

TECHNICAL FEATURES				
LED TYPE	SMD 5050		Conformity	CE, ROHS, UL
LED/MODULE	3		Module Dimension	30 MM
LED DRIVING METHOD	Constand Voltage Driver integrated		Warrenty	Lifetime
MODULE QTY/METER	5 PC/string/1PC/string		Life Span: White	50,000 Hours
Lumens/Light	72		# Consecutive Modules connected	Unlimited
TECHNICAL OPERATING DATA				
Operating Temperature	-25C - +60C		Storage Tempurature	-30C - +70 C
Operating Voltage	DC 12 V		IP Degree	IP68
Power Consumtion / Module	0.96W		Rated Current/Module	80MA
Chain Can Be Subdivided	Every 5 Module, or 1 Module		Radinace Angle	120 Degrees

Bosso Control Unit

350 W 29 A 12V Power Supply

ESP 32 Controller

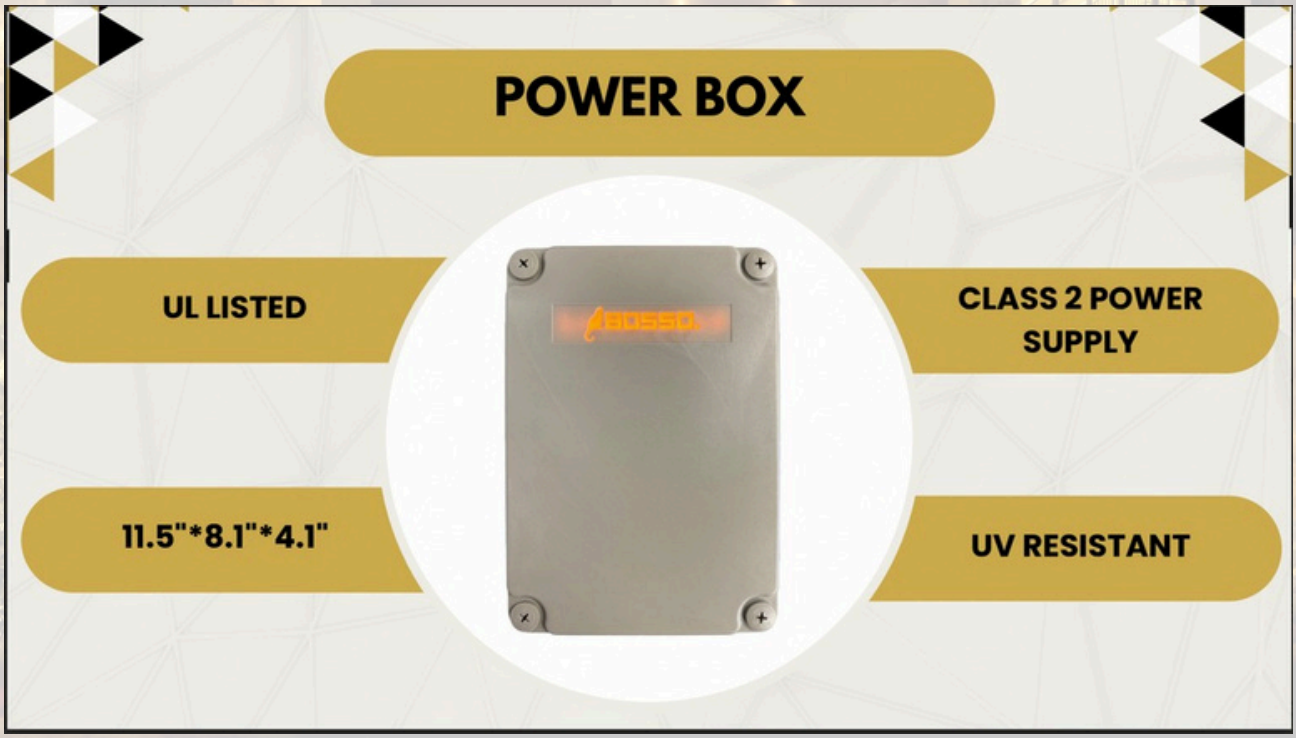
Can power 200 ft of lights

1 controller every 1,000 lights

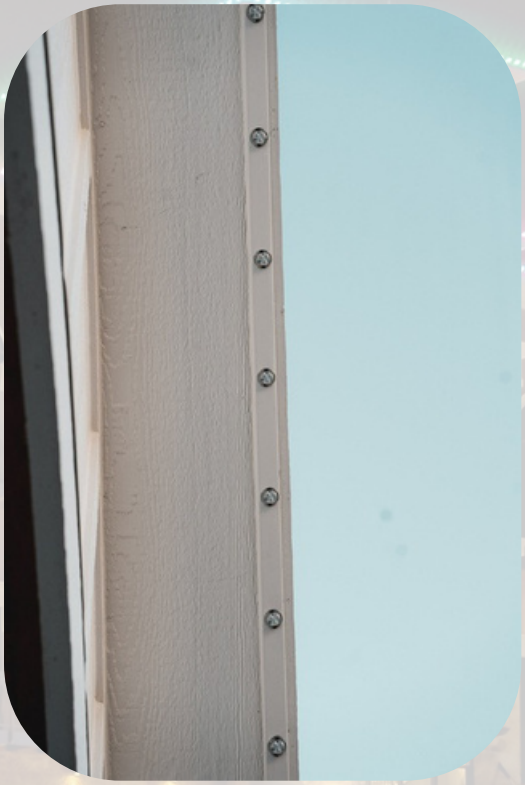
2 Fuses

UL, ROHS, CE Rated

Class 2 Rated



Installation Photos



Installation Photos

TPG Lighting

TPG Lighting, LLC

ESTIMATE	#1767
ESTIMATE DATE	Aug 18, 2025
TOTAL	$11,466.12

K. Hovnanian's Four Seasons at Orlando
2112 Antilles Club Dr
Kissimmee, FL 34747

(630) 806-0069
tpeltier13@gmail.com

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

(407) 413-0442
tpglighting@gmail.com

ESTIMATE

Services	qty	amount
Bosso Roofline Installation of Bosso Smart Lighting System to the Guard Gate, and extended to entry columns. System will be connected to Wi-Fi networks, and controlled via a smartphone application. Color matching tracks will be used to match the existing color as close as possible. System Comes with a 5 year Manufacturer Warranty.	1.0	$0.00

Services subtotal: $0.00

Materials	qty	unit price	amount
Bosso - Permanent Roofline Lighting Guard Top roofline Beige color matched track [Red on Installation Map]	100.0	$22.50	$2,250.00
Bosso - Permanent Roofline Lighting Guard Bottom roofline Beige color matched track [Yellow on Installation Map]	106.0	$22.50	$2,385.00
Bosso - Permanent Roofline Lighting Guard Gable roofline Beige color matched track [Purple on Installation Map]	48.0	$22.50	$1,080.00
Bosso - Permanent Roofline Lighting Main Entrance (2) column roofline Beige color matched track	66.0	$22.50	$1,485.00
Bosso - Permanent Roofline Lighting 2nd Entrance (2) column roofline Beige color matched track	66.0	$23.00	$1,518.00
Bosso - Permanent Roofline Lighting 3rd Entrance (2) column roofline Beige color matched track	66.0	$23.00	$1,518.00
Miscellaneous - Miscellaneous/Specialty Outdoor Wifi extenders to amplify signal to the gate monument control modules	120.0	$4.00	$480.00

Materials subtotal: $10,716.00

Subtotal	$10,716.00
Tax (FL Sales Tax 7%)	$750.12
Total	**$11,466.12**

By approving this project, you acknowledge that you have read, understand, and agree to the Terms and Conditions. For a digital view of our disclaimers, copy and paste this URL into your web browser:
https://pro.housecallpro.com/TPGLightingLLC/435919/terms

SECTION VIII

TEMPORARY LICENSE AGREEMENT FOR ACCESS BY AND BETWEEN THE WINDWARD COMMUNITY DEVELOPMENT DISTRICT AND CHERYL MCCOY AND BENJAMIN EKPENYONG

This **Temporary License Agreement for Access** ("License Agreement") is made and entered into this _____ day of _____, 2025 ("Effective Date"), by and between:

Windward Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida, and whose mailing address is c/o Governmental Management Services – Central Florida, 219 East Livingston Street, Orlando, Florida 32801 (the "District"); and

CHERYL MCCOY AND BENJAMIN EKPENYONG, whose mailing address is 1554 Whitewood Court, Kissimmee, Florida 34747 (collectively referred to herein as the "Homeowner").

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended and is validly existing under the laws of the State of Florida;

WHEREAS, the District is the owner of certain lands in Osceola County, Florida (the "County") more particularly described as Tract OS-K and Tract A, of the FOUR SEASONS AT ORLANDO PHASE 3B & 4A, according to the Plat thereof, as recorded in Plat Book 29, Page 175, of the Public Records of the County (County Parcel ID No.: 15-25-27-3416-0001-OSK0 and 15-25-27-3416-0001-00A0) (collectively, the "District's Property");

WHEREAS, the Homeowner is the owners of property having the mailing address of 1554 Whitewood Court, Kissimmee, Florida 34747, with a legal description of Lot 326, of FOUR SEASONS AT ORLANDO PHASE 3B & 4A, according to the Plat thereof, as recorded in Plat Book 29, Page 175, of the Public Records of the County, Florida (County Parcel ID No.: 15-25-27-3416-0001-3260) (the "Homeowner's Property"); and

WHEREAS, the Homeowner has requested that the District grant to the Homeowner a temporary, nonexclusive license over a portion of the District's Property for the purpose of gaining access to Homeowner's Property for the construction of a swimming pool in the rear yard of Homeowner's Property, and the District is agreeable to granting such a license on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this License Agreement.

2. GRANT OF LICENSE. The District hereby grants to Homeowner a temporary, non-exclusive license over, upon and across the District's Property for the sole purpose of Homeowner gaining access to the rear of the Homeowner's Property for the purpose of construction of a swimming pool (the "License"). Homeowner agrees that the License will only be used for access to construct a swimming pool on the Homeowner's Property. No dump trucks, pickups or other vehicles will be parked or left overnight on the District's Property. No materials shall be placed or stored on the District's Property. The District makes no representations or warranties of any kind that the District's Property is suitable for vehicular, or any other, use; the Homeowner's use of the District's Property is solely at its own risk. Homeowner shall be responsible for securing all required approvals and permissions, including HOA approvals, utility approvals, if any, and permits from Osceola County or any other governmental entity or agency having jurisdiction thereof in connection with the excavation and construction of the swimming pool on Homeowner's Property and use of property besides the District's Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the District's Property, as set forth herein.

3. TERM. Homeowner shall be permitted to use the License until the earlier of the completion of the excavation and construction of the swimming pool on Homeowner's Property or six (6) months from the Effective Date, at which time the License shall automatically terminate. The District has the option of terminating this License Agreement, without cause, by providing twenty-four notice to the Homeowner.

4. INDEMNIFICATION.

a. Homeowner agree to indemnify and hold the District (which shall, for the purpose of this section include the District's agents, employees, contractors, managers, etc.) harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence, in the use of the License and/or the District's Property (or any adjacent or neighboring property owned by the District), by Homeowner, its employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors).

b. Homeowner agrees that nothing contained in this License Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law, as applicable.

5. DAMAGE. In the event that the Homeowner, its respective employees, agents, assignees and/or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to the District's Property or any of the improvements located within the District's Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the rights granted herein, Homeowner, at Homeowner's sole cost and expense, agree to commence and diligently pursue the restoration of the same and the

improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Homeowner shall allow no lien to attach to the District's Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowner. In the event the Homeowner does not fully repair damages under this License Agreement within the thirty (30) day period specified herein, the Homeowner hereby consents to the District repairing such damage at the sole cost of the Homeowner, including fees for administration, interest charges, as applicable; such costs may be made a lien on the Homeowner's Property enforceable by the District if not paid by the Homeowner within six month after demand for same is made by the District. The Homeowner agrees to participate in pre-construction (prior to Effective Date) and post-construction inspections with the District to ensure complete restoration of the District's Property to its original condition.

6. INSURANCE. The Homeowner agrees that they have current property and liability insurance and the Homeowner shall ensure all contractors retained for construction of the swimming pool are adequately insured and licensed, as applicable.

7. DEFAULT. A default by any party under this License Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

8. ENFORCEMENT OF AGREEMENT. In the event that either the District or Homeowner seek to enforce this License Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

9. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this License Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner: Cheryl McCoy and Benjamin Ekpenyong
1554 Whitewood Court
Kissimmee, Florida 34747
Telephone: _____
Email: cmccoy14@ITS.JNJ.com

To the District:	Windward Community Development District c/o Governmental Management Services – Central Florida, LLC 219 E. Livingston Street Orlando, Florida 32801 Attention: District Manager, Jason Shower Telephone: 407-841-5524, Ext. 105 Email: jshowe@gmscfl.com
With a copy to:	Latham, Luna, Eden & Beaudine, LLP 201 S. Orange Avenue, Suite 1400 Orlando, Florida 32801 Attention: Jan Albanese Carpenter, Esq./Kristen Trucco, Esq. Email: jcarpenter@lathamluna.com, ktrucco@lathamluna.com

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

10. THIRD PARTIES. This License Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this License Agreement. Nothing in this License Agreement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this License Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this License Agreement against any interfering third party. Nothing contained in this License Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

11. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this License Agreement without the prior written consent of the other parties.

12. CONTROLLING LAW. This License Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida with jurisdiction lying in Osceola County, Florida for any disputes arising from this License Agreement.

13. PUBLIC RECORDS. The Homeowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this License Agreement are public records and are to be treated as such in accordance with Florida law.

14. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

15. BINDING EFFECT. This License Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

16. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this License Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

17. AMENDMENTS. Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by all parties hereto.

18. ENTIRE AGREEMENT & COUNTERPARTS. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement, and may be signed in counterparts.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

WINDWARD COMMUNITY DEVELOPMENT DISTRICT:

_____
Name:_____
Title:_____
Date:_____

HOMEOWNER:

_____
Name: Cheryl McCoy
Date:_____

_____
Name: Benjamin Ekpenyong
Date:_____

SECTION IX

SECTION C

SECTION 1

Windward
Community Development District

Summary of Check Register

July 8, 2025 to August 13, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	7/9/25	1101-1102	$	2,250.40
	7/15/25	1103-1104	$	6,523.08
	7/22/25	1105-1106	$	28,753.19
	7/25/25	1107-1110	$	35,424.29
	7/31/25	1111	$	4,031.30
	8/5/25	1112	$	31,221.73
	8/12/25	1113-1114	$	22,040.63
		Total Amount	**$**	**130,244.62**

*** CHECK DATES 07/08/2025 - 08/13/2025 *** WINDWARD CDD - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/09/25	00010	7/07/25	9100 861 202506 320-53800-43000					*	30.80		
			17031 KEY BAY TRL								
		7/08/25	9100 861 202506 320-53800-43000					*	33.87		
			7701 FOUR SEASONS BLVD								
		7/08/25	9100 861 202506 320-53800-43500					*	1,315.76		
			000 FOUR SEASONS BLVD								
		7/08/25	9100 861 202506 320-53800-43000					*	791.66		
			79811 FOUR SEASONS ENT								
							DUKE ENERGY			2,172.09	001101
7/09/25	00009	6/28/25	00262245 202506 320-53800-43100					*	18.17		
			7900 FOUR SEASONS								
		6/28/25	00262245 202506 320-53800-43100					*	32.09		
			7900 FOURSEASONS BLVD ODD								
		6/28/25	00262245 202506 320-53800-43100					*	28.05		
			7980 FOUR SEASONS BLVD GH								
							TOHO WATER AUTHORITY			78.31	001102
7/15/25	00010	7/10/25	9100 861 202506 320-53800-43000					*	30.80		
			24081 SANDY CREEK TRAIL								
		7/10/25	9100 861 202506 320-53800-43000					*	237.60		
			7980 FOUR SEASONS BLVD								
		7/10/25	9100 861 202506 320-53800-43000					*	48.69		
			7701 FOUR SEASONS BLVD								
		7/10/25	9100 861 202506 320-53800-43000					*	46.86		
			78151 FOUR SEASONS BLVD								
		7/10/25	9100 861 202506 320-53800-43000					*	44.03		
			21051 PEBBLE PASSAGE LN								
		7/10/25	9100 861 202506 320-53800-43000					*	30.80		
			79011 HANSON BAY PL								
		7/11/25	9101 690 202506 320-53800-43000					*	19.10		
			21421 LIMESTONE TRL								
		7/11/25	9101 690 202506 320-53800-43000					*	19.03		
			23131 SEAGRASS PT RET-PND								
		7/14/25	9100 861 202506 320-53800-43500					*	1,462.29		
			4 SEASONS PH1B SL								
		7/14/25	9101 537 202506 320-53800-43500					*	1,680.67		
			000 FOURSEASONS BLVD LITE								
							DUKE ENERGY			3,619.87	001103
7/15/25	00025	7/14/25	71425 202507 300-20700-10000					*	1,420.05		
			ASSESSMENT TRANSFER S2018								
		7/14/25	71425 202507 300-20700-10000					*	1,483.16		
			ASSESSMENT TRANSFER S2020								
							WINDWARD CDD/US BANK			2,903.21	001104

*** CHECK DATES 07/08/2025 - 08/13/2025 *** WINDWARD CDD - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/22/25	00010	7/18/25	9100 861	202507	320-53800-43500		*	1,591.74		
			000 SAND HILL RD							
						DUKE ENERGY			1,591.74	001105
7/22/25	00009	6/28/25	00262245	202506	320-53800-43100		*	27,161.45		
			0 FOUR SEASONS BLVD							
						TOHO WATER AUTHORITY			27,161.45	001106
7/25/25	00014	6/22/25	253114	202506	320-53800-57400		*	885.00		
			GATE SERVICE							
		6/22/25	253361	202506	320-53800-57400		*	195.00		
			GATE SERVICE							
		6/23/25	253364	202506	320-53800-57400		*	1,331.33		
			GATE SERVICE							
		7/09/25	253367	202507	320-53800-57400		*	678.44		
			GATE SERVICE							
		7/10/25	253814	202507	320-53800-47000		*	120.00		
			WI-PAK MONTHLY SVC JUL25							
						ACCESS CONTROL SYSTEMS LLC			3,209.77	001107
7/25/25	00041	6/30/25	19946	202506	320-53800-47100		*	375.00		
			LAKE MAINTNENANE JUN25							
						AQUATIC WEED MANAGEMENT, INC			375.00	001108
7/25/25	00001	3/31/25	263	202503	320-53800-46700		*	3,121.84		
			LANDSCAPE LIGHTING PROJCT							
		5/31/25	268	202505	320-53800-34100		*	8,130.50		
			STORMWATER REPAIRS							
		6/30/25	273	202506	320-53800-47000		*	331.86		
			FENCE REPAIR							
		6/30/25	274	202506	320-53800-34100		*	300.00		
			MONTHLY MAINTENANCE JUN25							
		7/01/25	271	202507	320-53800-12000		*	1,549.83		
			FIELD MANAGEMENT - JUL 25							
		7/01/25	271	202507	320-53800-34100		*	227.42		
			DOG STATION BAGS							
		7/01/25	272	202507	310-51300-34000		*	3,750.00		
			MANAGEMENT FEES - JUL 25							
		7/01/25	272	202507	310-51300-35200		*	92.75		
			WEBSITE ADMIN - JUL 25							
		7/01/25	272	202507	310-51300-35100		*	162.33		
			INFORMATION TECH - JUL 25							
		7/01/25	272	202507	310-51300-31300		*	841.75		
			DISSEMINATION - JUL 25							
		7/01/25	272	202507	310-51300-51000		*	.12		
			OFFICE SUPPLIES							

*** CHECK DATES 07/08/2025 - 08/13/2025 *** WINDWARD CDD - GENERAL FUND
BANK A GENERAL FUND

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  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE          DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                        AMOUNT     #

                 7/01/25 272      202507 310-51300-42000                                     *              178.14
                          POSTAGE
                 7/01/25 272      202507 310-51300-42500                                     *               15.15
                          COPIES
                                                     GOVERNMENTAL MANAGEMENT SERVICES-CF                                18,701.69 001109
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 7/25/25 00059   4/30/25 17819    202504 320-53800-46400                                     *               84.75
                          IRRIGATION REPAIRS
                 5/21/25 18052    202505 320-53800-46700                                     *            2,710.00
                          AGAVE & STONE INSTALLED
                 5/23/25 18076    202505 320-53800-46700                                     *              200.00
                          TREES REMOVED
                 5/23/25 18077    202505 320-53800-46700                                     *            3,210.00
                          AGAVE & STONES INSTALLED
                 5/27/25 18097    202505 320-53800-46400                                     *              283.47
                          IRRIGATION REPAIRS
                 5/29/25 18173    202505 320-53800-46700                                     *            5,010.00
                          PLANTS & STONE INSTALL
                 6/14/25 18479    202506 320-53800-46400                                     *              566.94
                          IRRIGATION REPAIRS
                 6/30/25 18857    202506 320-53800-46400                                     *              517.55
                          IRRIGATION REPAIRS
                 6/30/25 18858    202506 320-53800-46400                                     *              114.94
                          IRRIGATION REPAIRS
                 6/30/25 18860    202506 320-53800-46400                                     *               97.67
                          IRRIGATION REPAIRS
                 6/30/25 18861    202506 320-53800-46400                                     *               84.75
                          IRRIGATION REPAIRS
                 6/30/25 18862    202506 320-53800-46400                                     *              257.76
                          IRRIGATION REPAIRS
                                                     PRINCE & SONS, INC.                                                13,137.83 001110
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 7/31/25 00010   7/30/25 9100 861 202507 320-53800-43500                                     *            4,031.30
                          000 SHADOW TREE LN
                                                     DUKE ENERGY                                                         4,031.30 001111
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 8/05/25 00009   7/24/25 00262245 202507 320-53800-43100                                     *           31,221.73
                          7700 FOUR SEASONS
                                                     TOHO WATER AUTHORITY                                               31,221.73 001112
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 8/12/25 00010   8/07/25 9100 861 202507 320-53800-43000                                     *              903.12
                          79811 FOUR SEASONS ENT
                 8/07/25 9100 861 202507 320-53800-43000                                     *               36.16
                          7701 FOUR SEASONS BLVD
                 8/07/25 9100 861 202507 320-53800-43500                                     *            1,425.76
                          000 FOURSEASONS BLVD LITE
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*** CHECK DATES 07/08/2025 - 08/13/2025 *** WINDWARD CDD - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		8/11/25	9100 861 202507 320-53800-43000 7980 FOUR SEASONS BLVD					*	237.77		
		8/11/25	9100 861 202507 320-53800-43000 77001 FOUR SEASONS BLVD					*	47.54		
		8/11/25	9100 861 202507 320-53800-43000 78151 FOUR SEASONS BLVD					*	45.38		
		8/11/25	9100 861 202507 320-53800-43000 21051 PEBBLE PASSAGE LN					*	42.69		
		8/11/25	9100 861 202507 320-53800-43000 79011 HANSON BAY PL					*	30.80		
		8/12/25	9101 690 202507 320-53800-43000 23131 SEAGRASS PT RET-PND					*	19.15		
							DUKE ENERGY			2,788.37	001113
8/12/25	00009	7/29/25	00262245 202507 320-53800-43100 7900 FOUR SEASONS					*	15.85		
		7/29/25	00262245 202507 320-53800-43100 7900 FOURSEASONS BLVD ODD					*	34.41		
		7/29/25	00262245 202507 320-53800-43100 7980 FOUR SEASONS BLVD GH					*	28.05		
		7/29/25	00262245 202507 320-53800-43100 0 FOUR SEASONS BLVD					*	19,173.95		
							TOHO WATER AUTHORITY			19,252.26	001114

TOTAL FOR BANK A 130,244.62

TOTAL FOR REGISTER 130,244.62

SECTION 3

Windward

Community Development District

Unaudited Financial Reporting

July 31, 2025

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Windward

Community Development District

Combined Balance Sheet

July 31, 2025

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:					
Cash:					
Operating Account	$ 107,970	$ -	$ -	$ -	$ 107,970
State Board of Administration	$ 772,183	$ -	$ -	$ -	$ 772,183
Capital Reserve Account	$ -	$ -	$ -	$ 50,624	$ 50,624
Prepaid Expense	$ 956	$ -	$ -	$ -	$ 956
Due from Other	$ 20,862	$ -	$ -	$ -	$ 20,862
Due from General Fund	$ -	$ 23	$ -	$ -	$ 23
Investments					
Series 2018 A-1/A-2					
Reserve A-1	$ -	$ 121,438	$ -	$ -	$ 121,438
Reserve A-2	$ -	$ 145	$ -	$ -	$ 145
Revenue	$ -	$ 151,874	$ -	$ -	$ 151,874
Prepayment A-1	$ -	$ 58,349	$ -	$ -	$ 58,349
Construction	$ -	$ -	$ 5,942	$ -	$ 5,942
Series 2020 A-1/A-2					
Reserve A-1	$ -	$ 127,319	$ -	$ -	$ 127,319
Reserve A-2	$ -	$ 14,810	$ -	$ -	$ 14,810
Revenue	$ -	$ 335,922	$ -	$ -	$ 335,922
Prepayment A-1	$ -	$ 338	$ -	$ -	$ 338
Prepayment A-2	$ -	$ 267,152	$ -	$ -	$ 267,152
Construction	$ -	$ -	$ 2,804,674	$ -	$ 2,804,674
Total Assets	**$ 901,971**	**$ 1,077,369**	**$ 2,810,615**	**$ 50,624**	**$ 4,840,579**
Liabilities:					
Accounts Payable	$ 55,720	$ -	$ -	$ -	$ 55,720
Due to Debt Service Fund	$ 23	$ -	$ -	$ -	$ 23
Total Liabilities	**$ 55,743**	**$ -**	**$ -**	**$ -**	**$ 55,743**
Fund Balances:					
Nonspendable:					
Prepaid Items	$ 956	$ -	$ -	$ -	$ 956
Restricted for:					
Debt Service	$ -	$ 1,077,369	$ -	$ -	$ 1,077,369
Capital Projects	$ -	$ -	$ 2,810,615	$ -	$ 2,810,615
Assigned for:					
Capital Reserves	$ -	$ -	$ -	$ 50,624	$ 50,624
Unassigned	$ 845,271	$ -	$ -	$ -	$ 845,271
Total Fund Balances	**$ 846,228**	**$ 1,077,369**	**$ 2,810,615**	**$ 50,624**	**$ 4,784,836**
Total Liabilities & Fund Balance	$ 901,971	$ 1,077,369	$ 2,810,615	$ 50,624	$ 4,840,579

Windward

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues				
Assessments - Tax Roll	$ 1,378,623	$ 1,378,623	$ 1,386,006	$ 7,384
Interest Income	$ -	$ -	$ 12,183	$ 12,183
Miscellaneous Revenue	$ 7,521	$ -	$ -	$ -
Total Revenues	**$ 1,386,144**	**$ 1,378,623**	**$ 1,398,189**	**$ 19,566**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 4,800	$ 4,000	$ -	$ 4,000
FICA Expense	$ 367	$ 306	$ -	$ 306
Engineering	$ 16,000	$ 13,333	$ 7,732	$ 5,602
Attorney	$ 25,000	$ 20,833	$ 31,623	$ (10,790)
Arbitrage	$ 900	$ 900	$ 1,350	$ (450)
Dissemination	$ 10,101	$ 8,418	$ 10,018	$ (1,600)
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	$ 37,500	$ 37,500	$ -
Information Technology	$ 1,948	$ 1,623	$ 1,623	$ -
Website Maintenance	$ 1,113	$ 928	$ 928	$ -
Telephone	$ 125	$ 104	$ -	$ 104
Postage	$ 800	$ 800	$ 1,606	$ (806)
Travel Per Diem	$ 660	$ 550	$ -	$ 550
Printing & Binding	$ 500	$ 417	$ 350	$ 66
Insurance	$ 6,817	$ 6,817	$ 6,817	$ -
Legal Advertising	$ 1,500	$ 1,500	$ 1,686	$ (186)
Other Current Charges	$ 2,000	$ 1,667	$ 421	$ 1,246
Office Supplies	$ 150	$ 125	$ 2	$ 123
Property Appraiser	$ 500	$ 201	$ 201	$ -
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 138,529**	**$ 119,063**	**$ 120,997**	**$ (1,935)**

Windward

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Operation & Maintenance				
Field Expenditures				
Field Services	$ 18,598	$ 15,498	$ 15,498	$ -
Facility Maintenance	$ 18,500	$ 15,417	$ 13,012	$ 2,404
Electric	$ 160,009	$ 133,341	$ 116,395	$ 16,946
Water & Sewer	$ 602,808	$ 502,340	$ 506,564	$ (4,224)
Security Building Maintenance	$ 15,000	$ 12,500	$ 7,698	$ 4,802
Landscape Maintenance	$ 237,000	$ 197,500	$ 169,466	$ 28,034
Landscape Contingency	$ 50,000	$ 41,667	$ 17,489	$ 24,177
Property Insurance	$ 10,000	$ 10,000	$ 6,379	$ 3,621
Fountain Maintenance	$ 14,600	$ 12,167	$ 7,636	$ 4,530
Lake Maintenance	$ 22,100	$ 18,417	$ 12,175	$ 6,242
Irrigation Repairs	$ 30,000	$ 25,000	$ 12,378	$ 12,622
Roadway Maintenance	$ 9,000	$ 7,500	$ -	$ 7,500
Contingency	$ 10,000	$ 8,333	$ 5,444	$ 2,889
Total Operations & Maintenance Expenditures	**$ 1,197,615**	**$ 999,679**	**$ 890,136**	**$ 109,544**
Total Expenditures	**$ 1,336,144**	**$ 1,118,742**	**$ 1,011,133**	**$ 107,609**
Excess (Deficiency) of Revenues over Expenditures	$ 50,000		$ 387,056	
Other Financing Sources/(Uses)				
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	**$ -**		**$ 337,056**	
Fund Balance - Beginning	$ -		$ 509,172	
Fund Balance - Ending	$ -		$ 846,228	

Windward

Community Development District

Debt Service Fund - Series 2018-A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues				
Assessments - 2018 A1 Tax Roll	$ 243,648	$ 243,648	$ 244,953	$ 1,305
Assessments - 2018 A1 Prepayment	$ -	$ -	$ 58,056	
Interest Income	$ 6,863	$ 6,863	$ 10,667	$ 3,804
Total Revenues	**$ 250,511**	**$ 250,511**	**$ 313,677**	**$ 5,109**
Expenditures:				
Series 2018A-1				
Interest - 11/1	$ 90,965	$ 90,965	$ 90,965	$ -
Principal - 5/1	$ 60,000	$ 60,000	$ 60,000	$ -
Interest - 5/1	$ 90,965	$ 90,965	$ 90,965	$ -
Total Expenditures	**$ 241,930**	**$ 241,930**	**$ 241,930**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 8,581		$ 71,747	
Fund Balance - Beginning	$ 135,308		$ 260,070	
Fund Balance - Ending	$ 143,889		$ 331,816	

Windward

Community Development District

Debt Service Fund - Series 2020-A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues				
Assessments - 2020 A1 Tax Roll	$ 255,379	$ 255,379	$ 255,840	$ 461
Interest Income	$ 10,876	$ 10,876	$ 17,450	$ 6,574
Total Revenues	**$ 266,255**	**$ 266,255**	**$ 273,291**	**$ 7,035**
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	$ 85,000	$ 85,000	$ -
Interest - 5/1	$ 85,726	$ 85,726	$ 85,389	$ 338
Total Expenditures	**$ 256,453**	**$ 256,453**	**$ 271,115**	**$ (14,663)**
Excess (Deficiency) of Revenues over Expenditures	$ 9,803		$ 2,176	
Fund Balance - Beginning	$ 120,934		$ 257,074	
Fund Balance - Ending	$ 130,736		$ 259,249	

Windward

Community Development District

Debt Service Fund - Series 2020-A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues				
Assessments - 2020 A2 Direct	$ 81,840	$ 25,740	$ 25,740	$ -
Assessments - Prepayments	$ -	$ -	$ 1,202,184	$ 1,202,184
Interest Income	$ 14,777	$ 12,945	$ 12,945	$ -
Total Revenues	**$ 96,617**	**$ 38,685**	**$ 1,240,869**	**$ 1,202,184**
Expenditures:				
Series 2020A-2				
Interest - 11/1	$ 40,920	$ 40,920	$ 31,130	$ 9,790
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	$ 40,920	$ 14,520	$ 26,400
Special Call - 5/1	$ -	$ -	$ 450,000	$ (450,000)
Total Expenditures	**$ 81,840**	**$ 81,840**	**$ 1,256,260**	**$ (1,174,420)**
Excess (Deficiency) of Revenues over Expenditures	$ 14,777		$ (15,391)	
Fund Balance - Beginning	$ 561,508		$ 501,694	
Fund Balance - Ending	$ 576,285		$ 486,303	

Windward

Community Development District

Capital Projects Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues				
Interest	$ -	$ -	$ 213	$ 213
Total Revenues	**$ -**	**$ -**	**$ 213**	**$ 213**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 213	
Fund Balance - Beginning	$ -		$ 5,728	
Fund Balance - Ending	$ -		$ 5,942	

Windward

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues				
Interest	$ -	$ -	$ 82,211	$ 82,211
Total Revenues	**$ -**	**$ -**	**$ 82,211**	**$ 82,211**
Expenditures:				
Capital Outlay	$ -	$ -	$ 816	$ (816)
Total Expenditures	**$ -**	**$ -**	**$ 816**	**$ (816)**
Excess Revenues (Expenditures)	$ -		$ 81,395	
Fund Balance - Beginning	$ -		$ 2,723,279	
Fund Balance - Ending	$ -		$ 2,804,674	

Windward

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2025

	Adopted Budget	Prorated Budget Thru 07/31/25	Actual Thru 07/31/25	Variance
Revenues				
Interest	$ -	$ -	$ 624	$ 624
Total Revenues	**$ -**	**$ -**	**$ 624**	**$ 624**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 624	
Other Financing Sources/(Uses)				
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**		**$ 50,624**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ 50,000		$ 50,624	

Windward

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Roll	$ -	$ 269,652	$ 971,245	$ 30,546	$ 31,235	$ 13,494	$ 40,859	$ 15,552	$ 13,359	$ 64	$ -	$ -	$ 1,386,006
Interest Income	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,853	$ 3,284	$ 3,132	$ 2,914	$ -	$ -	$ 12,183
Total Revenues	**$ -**	**$ 269,652**	**$ 971,245**	**$ 30,546**	**$ 31,235**	**$ 13,494**	**$ 43,712**	**$ 18,837**	**$ 16,491**	**$ 2,978**	**$ -**	**$ -**	**$ 1,398,189**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ 788	$ 175	$ 842	$ 1,728	$ 928	$ 501	$ 2,521	$ 250	$ -	$ -	$ -	$ -	$ 7,732
Attorney	$ 1,915	$ 2,048	$ -	$ 11,147	$ -	$ 5,228	$ 5,537	$ 5,749	$ -	$ -	$ -	$ -	$ 31,623
Arbitrage	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ 900	$ -	$ -	$ -	$ -	$ 1,350
Dissemination	$ 1,442	$ 842	$ 842	$ 1,342	$ 842	$ 842	$ 1,342	$ 842	$ 842	$ 842	$ -	$ -	$ 10,018
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	$ 3,750	$ 3,750	$ 3,750	$ -	$ -	$ 37,500
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ 1,623
Website Maintenance	$ 93	$ 93	$ 93	$ 93	$ 93	$ 93	$ 93	$ 93	$ 93	$ 93	$ -	$ -	$ 928
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 82	$ 6	$ 145	$ 96	$ 214	$ 362	$ 292	$ 162	$ 69	$ 178	$ -	$ -	$ 1,606
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Printing & Binding	$ 7	$ -	$ 154	$ 15	$ 22	$ 22	$ 23	$ 84	$ 9	$ 15	$ -	$ -	$ 350
Insurance	$ 6,817	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,817
Legal Advertising	$ -	$ 759	$ 212	$ 461	$ -	$ 253	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,686
Other Current Charges	$ 41	$ 41	$ 41	$ 41	$ 78	$ 45	$ 44	$ 44	$ 44	$ -	$ -	$ -	$ 421
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ 0	$ 0	$ 0	$ 0	$ -	$ -	$ 2
Property Appraiser	$ -	$ -	$ -	$ 201	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 201
Property Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 20,838**	**$ 12,030**	**$ 9,339**	**$ 19,035**	**$ 6,089**	**$ 17,858**	**$ 13,763**	**$ 12,036**	**$ 4,969**	**$ 5,040**	**$ -**	**$ -**	**$ 120,997**

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	$ 1,550	$ 1,550	$ 1,550	$ -	$ -	$ 15,498
Facility Maintenance	$ -	$ 1,699	$ -	$ 1,165	$ -	$ 465	$ 206	$ 8,951	$ 300	$ 227	$ -	$ -	$ 13,012
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ 12,231	$ 12,186	$ 11,878	$ 11,107	$ 11,401	$ 11,526	$ 11,588	$ 15,520	$ 7,261	$ 11,696	$ -	$ -	$ 116,395
Water & Sewer	$ 39,730	$ 114,498	$ 39,751	$ 38,672	$ 70,795	$ 54,012	$ 62,512	$ 53,202	$ 21,725	$ 11,667	$ -	$ -	$ 506,564
Security Building Maintenance	$ 387	$ 289	$ 24	$ 24	$ 359	$ 694	$ 24	$ 538	$ 4,681	$ 678	$ -	$ -	$ 7,698
Landscape Maintenance	$ 19,737	$ 19,737	$ 19,737	$ 19,737	$ 19,737	$ 9,450	$ 18,090	$ 12,804	$ 30,437	$ -	$ -	$ -	$ 169,466
Landscape Contingency	$ -	$ -	$ -	$ 3,238	$ -	$ 3,122	$ -	$ 11,130	$ -	$ -	$ -	$ -	$ 17,489
Property Insurance	$ 6,040	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 339	$ -	$ -	$ -	$ 6,379
Fountain Maintenance	$ 775	$ 775	$ 775	$ 798	$ 973	$ 798	$ 798	$ 1,943	$ -	$ -	$ -	$ -	$ 7,636
Lake Maintenance	$ 375	$ 2,575	$ 375	$ 2,575	$ 375	$ 2,575	$ 375	$ 375	$ 2,575	$ -	$ -	$ -	$ 12,175
Irrigation Repairs	$ 1,839	$ 686	$ 938	$ 1,050	$ 1,918	$ 649	$ 3,056	$ 374	$ 1,867	$ -	$ -	$ -	$ 12,378
Lighting Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Monument Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Roadway Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ 2,533	$ 1,270	$ 470	$ 120	$ 120	$ 120	$ 120	$ 120	$ 452	$ 120	$ -	$ -	$ 5,444
Total Operations & Maintenance Expenses	**$ 85,196**	**$ 155,265**	**$ 75,498**	**$ 80,035**	**$ 107,228**	**$ 84,961**	**$ 98,319**	**$ 106,506**	**$ 71,188**	**$ 25,939**	**$ -**	**$ -**	**$ 890,136**
Total Expenditures	**$ 106,034**	**$ 167,295**	**$ 84,837**	**$ 99,070**	**$ 113,318**	**$ 102,819**	**$ 112,082**	**$ 118,542**	**$ 76,157**	**$ 30,980**	**$ -**	**$ -**	**$ 1,011,133**
Excess (Deficiency) of Revenues over Expenditures	$ (106,034)	$ 102,357	$ 886,408	$ (68,524)	$ (82,083)	$ (89,325)	$ (68,370)	$ (99,705)	$ (59,666)	$ (28,002)	$ -	$ -	$ 387,056
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)**	**$ (139,325)**	**$ (68,370)**	**$ (99,705)**	**$ (59,666)**	**$ (28,002)**	**$ -**	**$ -**	**$ 337,056**

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)
PRINCIPAL PAYMENT - 05/01/25		($60,000)
CURRENT BONDS OUTSTANDING		**$3,135,000**

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)
PRINCIPAL PAYMENT - 05/01/25		($85,000)
CURRENT BONDS OUTSTANDING		**$3,895,000**

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	$14,810	
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)
SPECIAL CALL - 05/01/25		($450,000)
CURRENT BONDS OUTSTANDING		**$210,000**

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%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*S2018 A1 DSF Portion*	*S2020 A1 DSF Portion*	*Total*
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
05/12/25	ACH	$3,001.49	$0.00	($60.03)	$0.00	$2,941.46	$2,160.74	$381.87	$398.85	$2,941.46
05/12/25	ACH	$18,602.35	$0.00	($372.05)	$0.00	$18,230.30	$13,391.62	$2,366.75	$2,471.93	$18,230.30
06/09/25	ACH	$7,395.64	$0.00	($147.92)	$0.00	$7,247.72	$5,324.04	$940.93	$982.75	$7,247.72
06/16/25	ACH	$11,161.41	$0.00	($223.23)	$0.00	$10,938.18	$8,034.97	$1,420.05	$1,483.16	$10,938.18
07/30/25	ACH	$0.00	$0.00	$0.00	$87.57	$87.57	$64.33	$11.37	$11.87	$87.57
TOTAL		**$ 1,923,468.96**	**$ -**	**$ (38,469.39)**	**$ 1,800.49**	**$ 1,886,800.06**	**$ 1,386,006.36**	**$ 244,953.45**	**$ 255,840.25**	**$ 1,886,800.06**

	101%	**Gross Percent Collected**
$	**-**	**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	$29.77	$18.17	$15.85			$1,054.06
622453-033088639	7900 Four Seasons Odd Boulevard Fountain	$46.04	$50.65	$50.65	$46.01	$48.33	$43.69	$41.37	$39.05	$32.09	$34.41			$432.29
622453-033089609	7980 Four Seasons Boulevard GH	$26.72	$28.05	$28.05	$28.05	$28.05	$28.05	$28.05	$28.05	$28.05	$28.05			$279.17
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	$65,384.23	$50,451.73	$31,221.73			$536,926.58
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	$46,548.95	$27,161.45	$19,173.95			$422,274.37
	TOTALS	**$79,294.47**	**$114,498.30**	**$96,899.36**	**$87,011.47**	**$114,188.10**	**$110,988.46**	**$117,890.78**	**$112,030.05**	**$77,691.49**	**$50,473.99**	**$0.00**	**$0.00**	**$960,966.47**
	Duke Energy													
9100 8619 5059	24081 Sandy Creek Trl - Irrigation	$30.80	$30.80	$30.80	$30.80	$30.80	$30.80	$0.00	$30.80	$30.80	$0.00			$246.40
9100 8619 5281	7980 Four Seasons Blvd - Guard House	$145.34	$146.38	$156.72	$166.38	$145.55	$167.73	$164.07	$204.26	$237.60	$237.77			$1,771.80
9100 8619 5497	79811 Four Seasons Blvd, Entrance Lighting	$750.00	$702.63	$762.65	$618.08	$771.13	$796.33	$801.47	$783.15	$791.66	$903.12			$7,680.22
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	$1,584.50	$1,462.29	$1,584.77			$15,879.08
9100 8619 6042	7701 Four Seasons Blvd - Gate Entrance Light	$30.80	$30.80	$32.57	$31.20	$32.18	$33.20	$36.02	$34.21	$33.87	$36.16			$331.01
9100 8619 6274	77001 Four Seasons Blvd Gate - Lite Irrigation	$60.14	$59.27	$64.54	$59.72	$61.53	$53.37	$49.03	$47.53	$48.69	$47.54			$551.36
9100 8619 6513	17031 Key Bay Trail, Irrigation Timer	$30.80	$30.80	$30.80	$30.80	$30.80	$30.80	$61.60	$0.00	$30.80	$0.00			$277.20
9100 8619 6761	78151 Four Seasons Blvd, Landscape Lighting	$49.73	$50.61	$55.19	$50.89	$52.85	$50.71	$47.37	$45.69	$46.86	$45.38			$495.28
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	$1,591.74	$1,469.53	$1,591.74			$16,090.34
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	$4,031.30	$3,917.61	$4,031.30			$40,475.83
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	$1,425.56	$1,315.76	$1,425.76			$14,282.30
9100 8619 7829	21051 Pebble Passage, Lite Irrigation	$61.77	$62.19	$66.06	$60.95	$62.88	$51.36	$45.69	$42.86	$44.03	$42.69			$540.48
9100 8619 8052	79011 Hanson Bay Pl - Irrg	$30.80	$30.80	$30.80	$30.80	$30.80	$30.80	$30.80	$61.60	$30.80	$30.80			$338.80
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	$1,680.67	$1,680.67	$1,680.82			$17,062.53
9101 6904 8932	21421 Limestone Trl	$16.94	$16.94	$18.33	$18.85	$18.96	$19.05	$19.07	$19.05	$19.10	$19.35			$185.64
9101 6905 1747	23131 Seagrass Pt RET-POND	$16.94	$17.34	$18.87	$18.81	$18.97	$19.02	$19.05	$19.15	$19.03	$19.15			$186.33
	TOTALS	**$12,231.31**	**$12,185.81**	**$11,878.36**	**$11,106.98**	**$11,400.80**	**$11,525.88**	**$11,587.94**	**$11,602.07**	**$11,179.10**	**$11,696.35**	**$0.00**	**$0.00**	**$116,394.60**
	GRAND TOTAL	**$91,525.78**	**$126,684.11**	**$108,777.72**	**$98,118.45**	**$125,588.90**	**$122,514.34**	**$129,478.72**	**$123,632.12**	**$88,870.59**	**$62,170.34**	**$0.00**	**$0.00**	**$1,077,361.07**

Paid

SECTION D

Windward CDD Field Action Item Tracker

Start date	Action Item	Category	Responsibility	Status	End date	Notes
8/25/2025	Gator Reported to FWC	Other	CDD	Completed	8/26/2025	A gator was sited at the Tract SW-3B stormwater pond and was immediately reported to FWC to request local trapping services. A vendor is expected to remove the gator within 24 hours.
2/10/2025	Fencing Repairs behind Flora Pass	Hardscaping	CDD	Completed	6/5/2025	40 vertical slats and 2 top rails were replaced on fencing behind 2033 Flora Pass Pl. Due to damage from a BB gun.
7/9/2025	Guardhouse / Median Landscape Bed Enhacements	Landscaping	CDD	Completed	8/25/2025	Prince and Sons completed the installation of the guardhouse landscaping enhancements as well as various median enhancements to improve aesthetics and promote safety for residents by improving sightlines.
8/15/2025	Gate Controllers Functioning Improperly	Hardscaping	CDD	Completed	8/22/2025	Guardian Access repaired issues with the front gate remote controll readers that were not functioning properly. All gates were inspected to ensure proper operation.
8/8/2025	Fountain Motor Replacement	Hardscaping	CDD	Completed	8/19/2025	Met with Supervisor Bobonik and Resort Pools owner to review ongoing issues with the fountain pumps and discuss a redesign of the fountain feature. Replaced the bad motor and fixed various leaking seals. Awaiting proposal for fountain modifications.
8/22/2025	Sandy Creek Trail Gates Malfunctioning	Hardscaping	CDD	In Progress	m/d/yyyy	After repairs were performed on the 8/22, the storm later that night caused an electrical short that disabled the exit gate and keypad readers. Issue has been reported to Guardian Access and repairs have been scheduled. The gates were put into the hold open status in order to mitigate potential vehicle accidents.
3/12/2025	Irrigation Assessment and Mapping Proposals	Irrigation	CDD	Recieved Proposal	m/d/yyyy	Generated scope to have the entire irrigation system inspected and mapped out. Recieved proposal from IMC, and meeting with another vendor on September 2nd.
7/1/2025	Irrigation Controller Mapping and Labeling	Irrigation	CDD	In Progress	m/d/yyyy	Met with Prince and Sons to begin identifying all irrigation controller locations and labelling them. Subsequent meetings will follow and a full map will be generated for quick reference in the future. Initial mapping is ongoing and a full product should be available and distributed shortly.
7/14/2025	Dog Park Gate Issues and Adjacent Pond Signage	Hardscaping	CDD	In Progress	m/d/yyyy	Issues with the dog park gate were reported and are being investigated. No access signage around the ponds will be changed to the appropriate wildlife signage provided by the insurance carrier.
7/14/2025	Dog Park Fence Maintenance	Hardscaping	CDD	In Progress	m/d/yyyy	Portions of the top rails of the fence were repaired. Leaning fence post will be adjusted, and the tension on the gate latches will be adjust for proper operation. This should reduce safety concerns.
8/25/2025	Community Median / Front Entrance Palm Beds / Median Enhancements	Landscaping	CDD	Recieved Proposal	m/d/yyyy	Continuing to progress with ongoing landscaping enhancements. Recieved proposal for redesigns of the Four Season BLVD roundabout and front entrance palm beds.
7/16/2025	Community Sidewalk Grinding	Hardscaping	CDD	Awaiting Proposal	m/d/yyyy	All community streets are being reviewed and identified issues are being marked. Reports are being generated in order to send out RFP's to vendors for repairs.
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***
7/9/2025	Sand Pierre Ct Landscaping Enhancements	Landscaping	CDD	Awaiting Proposal	m/d/yyyy	Resdents complained about leaning trees and blocked sightlines. Planning to remove leaning trees and replace with Crepe Myrtles.

Site Report

18411139358

Reference Number: **20250808-18411139358**	Form Name: **Site Report**
Submitter Name: **Robbie Szozda | rszozdajr@gmscfl.com**	Date Sent on Device: **Aug 8, 2025 12:44:19 PM EDT**
Location: **6233 Westgate Dr, Orlando, FL 32835, USA Aug 8, 2025 12:39:39 PM EDT [View Map]**	

NEW PAGE

District Status Review

District	Windward CDD
Site Inspected By	Robbie

Issue Details

ISSUE DETAILS 1 OF 6

Issue Details

Date / Time	Aug 8, 2025 11:19:00 AM EDT
Assignment	CF Maintenance

Action Item Picture

Action Item Description

Multiple locations where the sidewalk needs to grinder flush have been identified with orange paint for sidewalks along the following roads.

- Hanson Bay PL
- Antilles club dr.
- Four seasons BLVD
- Estuary LN.
- Flora pass PL

Please also note additional comments from report for specific locations.

Request Vendor Proposal No

ISSUE DETAILS 2 OF 6

Issue Details

Date / Time Aug 8, 2025 11:20:00 AM EDT

Assignment CF Maintenance

GeoLocation 7960 Sabal Point Loop, Kissimmee, FL 34747, USA
latitude: 28.3073784364651 altitude: 39.629845
longitude: -81.60565263599307 [viewMap]

Action Item Picture

Action Item Description Break up side walk section, form and place new concrete.

Request Vendor Proposal No

ISSUE DETAILS 3 OF 6

Issue Details

Date / Time Aug 8, 2025 11:21:00 AM EDT

Assignment CF Maintenance

GeoLocation 1920 Estuary Ln, Kissimmee, FL 34747, USA
latitude: 28.306865624911072 altitude: 39.246273
longitude: -81.60554351996842 [viewMap]

Action Item Picture

Action Item Description	- Grind side walk sections flush if possible. - Alternatively, break side walk sections, form and place new concrete.
Request Vendor Proposal	No

ISSUE DETAILS 4 OF 6

Issue Details

Date / Time	Aug 8, 2025 11:36:00 AM EDT
Assignment	CF Maintenance
GeoLocation	1699 Key Bay Trail, Kissimmee, FL 34747, USA latitude: 28.30584869722678 altitude: 37.75406 longitude: -81.5903482866302 [viewMap]
Action Item Picture	
Action Item Description	Grind concrete flush with adjacent section.
Request Vendor Proposal	No

ISSUE DETAILS 5 OF 6

Issue Details

Date / Time	Aug 8, 2025 11:54:00 AM EDT
Assignment	CF Maintenance
GeoLocation	7905 Hanson Bay Pl, Kissimmee, FL 34747, USA latitude: 28.311580200705965 altitude: 35.78002 longitude: -81.60358482048065 [viewMap]

Action Item Picture

Action Item Description Break existing sidewalk section, form and place new concrete.

Request Vendor Proposal No

ISSUE DETAILS 6 OF 6

Issue Details

Date / Time Aug 8, 2025 11:56:00 AM EDT

Assignment CF Maintenance

GeoLocation 7916 Hanson Bay Pl, Kissimmee, FL 34747, USA
latitude: 28.31160292201941 altitude: 35.54762
longitude: -81.60437561733231 [viewMap]

Action Item Picture

Action Item Description - Grind concrete flush with adjacent section if possible.

	- Atlernatively, break out existing section, form and place new concrete.
Request Vendor Proposal	No

Site Report

18411508096

Reference Number: **20250813-18411508096**	Form Name: **Site Report**
Submitter Name: **Robbie Szozda | rszozdajr@gmscfl.com**	Date Sent on Device: **Aug 13, 2025 10:00:03 AM EDT**
Location: **7941 Hanson Bay Pl, Kissimmee, FL 34747, USA Aug 13, 2025 9:59:37 AM EDT [View Map]**	

NEW PAGE

District Status Review

District	Windward CDD
Site Inspected By	Robbie Szozda

Issue Details

ISSUE DETAILS 1 OF 7

Issue Details

Date / Time	Aug 13, 2025 9:19:00 AM EDT
Assignment	CF Maintenance
GeoLocation	7905 Hanson Bay Pl, Kissimmee, FL 34747, USA latitude: 28.311360152018242 altitude: 36.18966 longitude: -81.60375213457249 [viewMap]

Action Item Picture

Action Item Description Hanson bay - Two sections of side walk in this area need to be grinded flush with adjacent sidewalk section.

Request Vendor Proposal No

ISSUE DETAILS 2 OF 7

Issue Details

Date / Time Aug 13, 2025 9:22:00 AM EDT

Assignment CF Maintenance

GeoLocation 7900 Hanson Bay Pl, Kissimmee, FL 34747, USA
latitude: 28.31129718536193 altitude: 37.055786
longitude: -81.60393554830335 [viewMap]

Action Item Picture

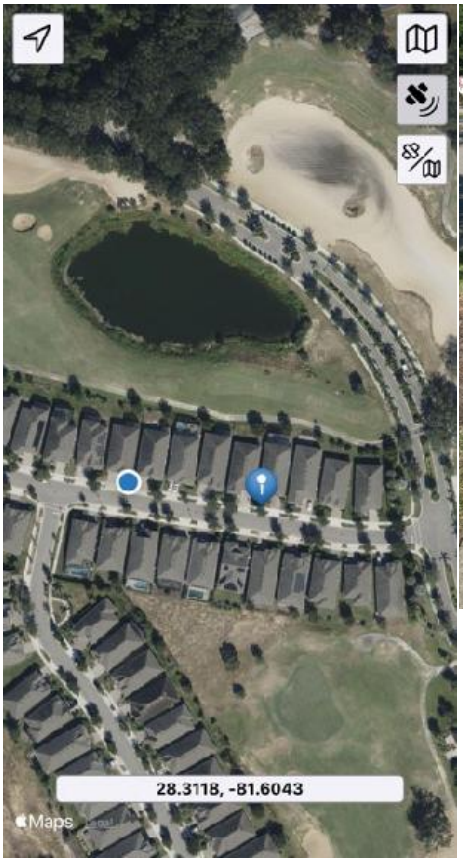
Action Item Description	Hanson bay: Three sections of sections on concrete require grinding to be flush with adjacent section.
Request Vendor Proposal	No

ISSUE DETAILS 3 OF 7

Issue Details

Date / Time	Aug 13, 2025 9:27:00 AM EDT
GeoLocation	7917 Hanson Bay Pl, Kissimmee, FL 34747, USA latitude: 28.311761790882535 altitude: 35.518375 longitude: -81.60433663699467 [viewMap]

Action Item Picture



Action Item Description	Hanson bay: Six locations in this area need to be grinded flush with adjacent section.
Request Vendor Proposal	Yes

ISSUE DETAILS 4 OF 7

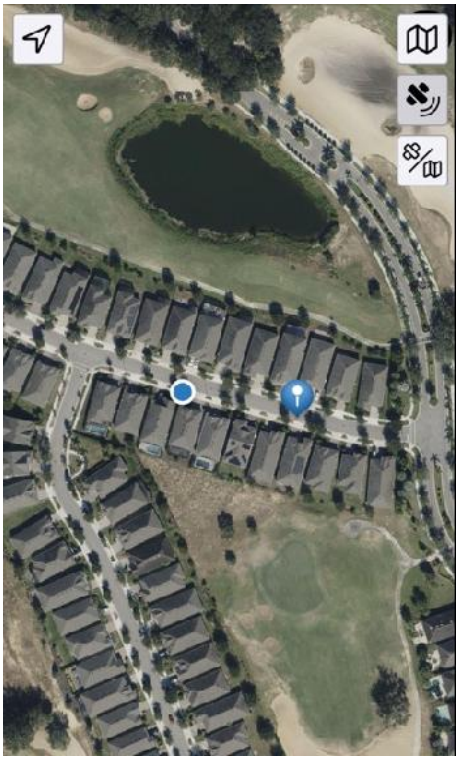
Issue Details

Date / Time	Aug 13, 2025 9:34:00 AM EDT
Assignment	CF Maintenance

GeoLocation

7916 Hanson Bay Pl, Kissimmee, FL 34747, USA
latitude: 28.311592808206886 altitude: 35.909058
longitude: -81.60428160243578 [viewMap]

Action Item Picture




Action Item Description

Hanson bay
- 3 areas that require grinding.
- 1 area that needs sidewalk section broken up, disposed of, formed and concrete placed.
- 1 Area where grinding might suffice; alternatively, sidewalk section will need to be broken and replaced.

Request Vendor Proposal

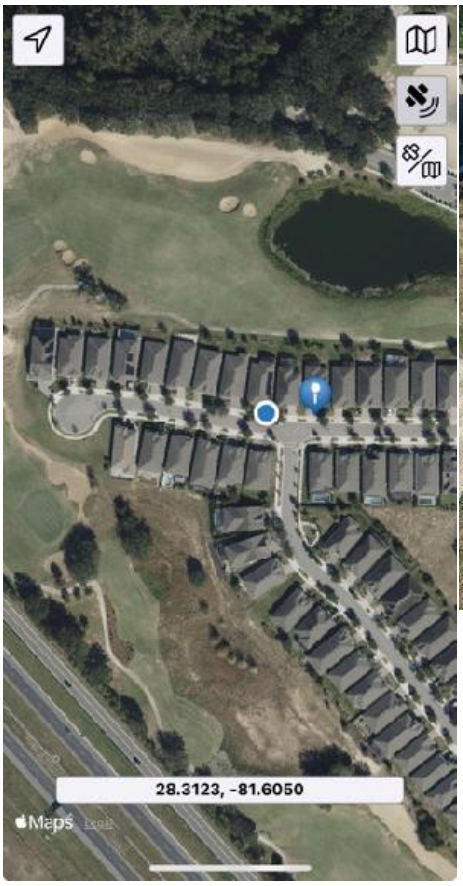
Yes

ISSUE DETAILS 5 OF 7

Issue Details

Date / Time	Aug 13, 2025 9:42:00 AM EDT
Assignment	CF Maintenance
GeoLocation	7941 Hanson Bay Pl, Kissimmee, FL 34747, USA latitude: 28.312305291059513 altitude: 35.593315 longitude: -81.60499974435788 [viewMap]

Action Item Picture



Action Item Description	Hanson bay: Four sections on concrete that need grinding.
Request Vendor Proposal	Yes

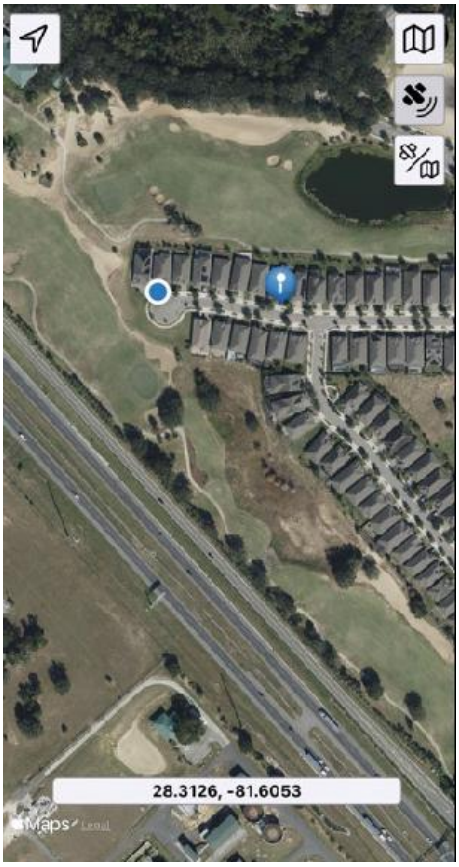
ISSUE DETAILS 6 OF 7

Issue Details

Date / Time	Aug 13, 2025 9:50:00 AM EDT
Assignment	CF Maintenance
GeoLocation	7953 Hanson Bay Pl, Kissimmee, FL 34747, USA latitude: 28.312596301486114 altitude: 36.398136

longitude: -81.60530934727011 [viewMap]

Action Item Picture



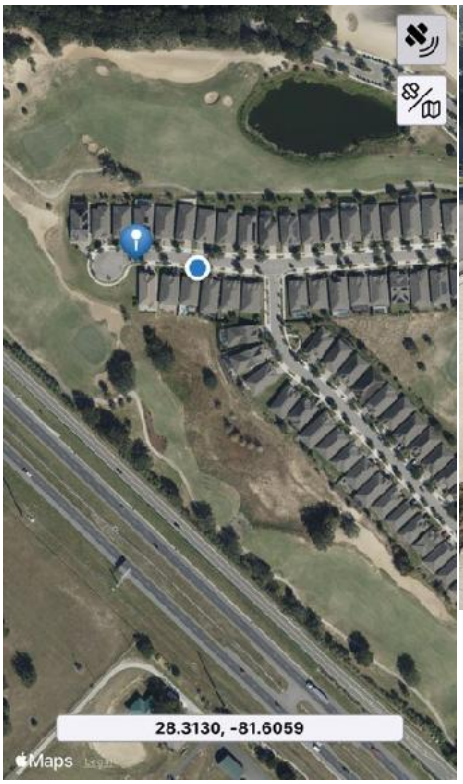
Action Item Description	Hanson bay: Four sections of sidewalk that need grinding.
Request Vendor Proposal	Yes

ISSUE DETAILS 7 OF 7

Issue Details

Date / Time	Aug 13, 2025 9:55:00 AM EDT
GeoLocation	7968 Hanson Bay Pl, Kissimmee, FL 34747, USA latitude: 28.31301943476964 altitude: 36.952305 longitude: -81.6058646324128 [viewMap]

Action Item Picture



Action Item Description	Hanson bay: 5 sections of sidewalk that need grinding.
Request Vendor Proposal	No

Site Report

18411514314

Reference Number: **20250813-18411514314**	Form Name: **Site Report**
Submitter Name: **Robbie Szozda | rszozdajr@gmscfl.com**	Date Sent on Device: **Aug 13, 2025 10:51:56 AM EDT**
Location: **7940 Hanson Bay Pl, Kissimmee, FL 34747, USA Aug 13, 2025 10:50:54 AM EDT [View Map]**	

NEW PAGE

District Status Review

District	Windward CDD
Site Inspected By	Robbie Szozda

Issue Details

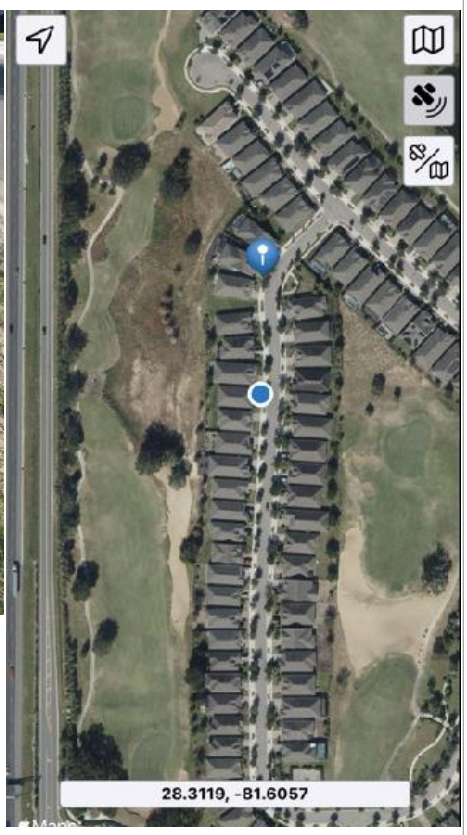
ISSUE DETAILS 1 OF 13

Issue Details

Date / Time	Aug 13, 2025 10:03:00 AM EDT
Assignment	CF Maintenance
GeoLocation	2272 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.311917404670556 altitude: 34.40191 longitude: -81.60566587940008 [viewMap]
Action Item Picture	





Action Item Description	Antilles club - 6 locations that need grinding in this area.
Request Vendor Proposal	Yes

ISSUE DETAILS 2 OF 13

Issue Details

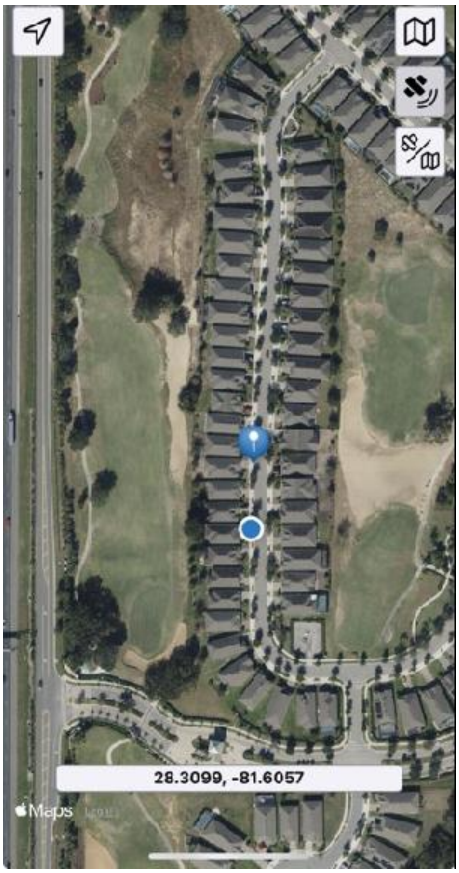
Date / Time	Aug 13, 2025 10:13:00 AM EDT

Assignment	CF Maintenance
GeoLocation	2236 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.31082846989001 altitude: 33.553066 longitude: -81.6056780704319 [viewMap]
Action Item Picture	
Action Item Description	1 location in the area needs grinding.
Request Vendor Proposal	Yes

ISSUE DETAILS 3 OF 13

Issue Details

Date / Time	Aug 13, 2025 10:16:00 AM EDT
Assignment	CF Maintenance
GeoLocation	2212 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.309927792314728 altitude: 36.19198 longitude: -81.60572589382679 [viewMap]
Action Item Picture	

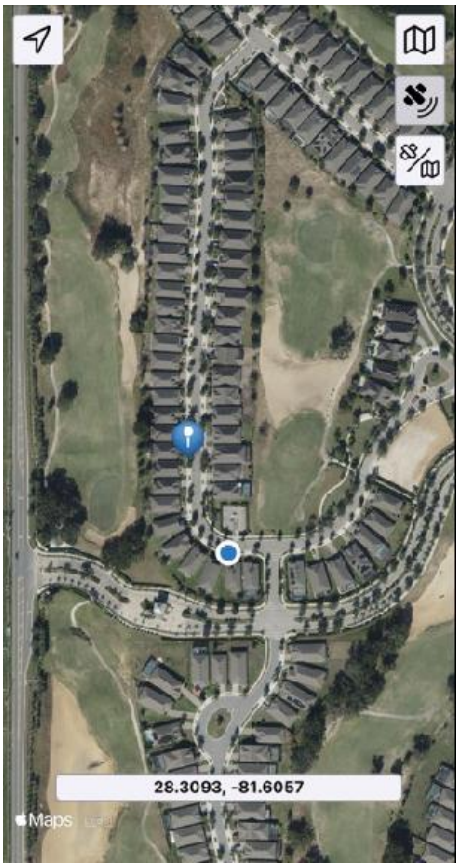


Action Item Description	5 locations in this area that need grinding.
Request Vendor Proposal	Yes

ISSUE DETAILS 4 OF 13

Issue Details

Date / Time	Aug 13, 2025 10:18:00 AM EDT
Assignment	CF Maintenance
GeoLocation	2188 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.30933818083644 altitude: 38.327427 longitude: -81.60574171769527 [viewMap]
Action Item Picture	



Action Item Description	5 locations in this area that need grinding.
Request Vendor Proposal	Yes

ISSUE DETAILS 5 OF 13

Issue Details

Date / Time	Aug 13, 2025 10:22:00 AM EDT

Assignment	CF Maintenance
GeoLocation	2152 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.308667440987914 altitude: 41.366184 longitude: -81.60498783539713 [viewMap]
Action Item Picture	
Action Item Description	1 section that needs grinding here.
Request Vendor Proposal	Yes

ISSUE DETAILS 6 OF 13

Issue Details

Date / Time	Aug 13, 2025 10:25:00 AM EDT
GeoLocation	2124 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.30934520813479 altitude: 35.96734 longitude: -81.60417373299748 [viewMap]
Action Item Picture	

Action Item Description	1 location that needs grinding here.
Request Vendor Proposal	No

ISSUE DETAILS 7 OF 13

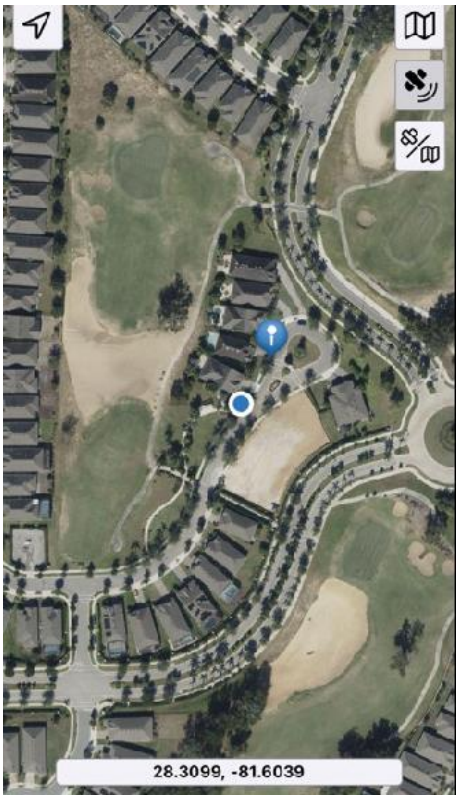
Issue Details

Date / Time	Aug 13, 2025 10:27:00 AM EDT
Assignment	CF Maintenance
GeoLocation	2104 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.309891917769153 altitude: 35.63964 longitude: -81.60354777246863 [viewMap]
Action Item Picture	
Action Item Description	1 location that requires grinding here.
Request Vendor Proposal	No

ISSUE DETAILS 8 OF 13

Issue Details

Date / Time	Aug 13, 2025 10:29:00 AM EDT
Assignment	CF Maintenance
GeoLocation	2113 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.3099068375568 altitude: 41.665672 longitude: -81.60393040634841 [viewMap]
Action Item Picture	

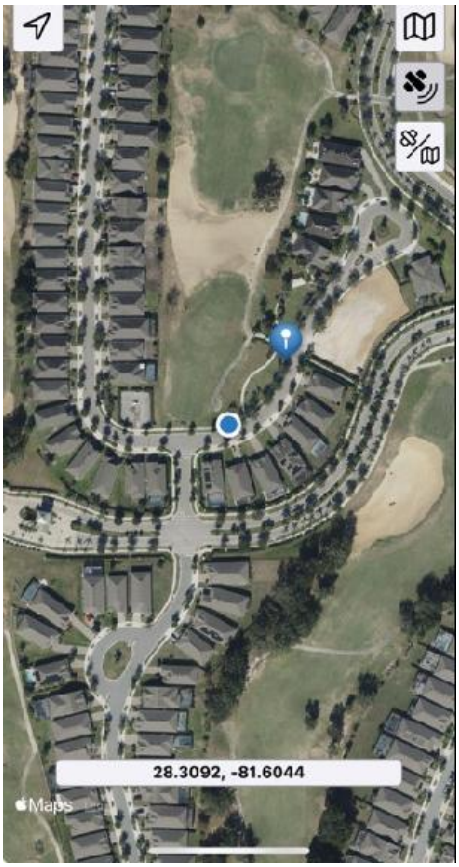


Action Item Description	3 locations in this area that require grinding.
Request Vendor Proposal	Yes

ISSUE DETAILS 9 OF 13

Issue Details

Date / Time	Aug 13, 2025 10:33:00 AM EDT
Assignment	CF Maintenance
GeoLocation	2128 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.309183479313095 altitude: 37.81231 longitude: -81.60439157866091 [viewMap]
Action Item Picture	



Action Item Description	3 locations that need grinding in this area.
Request Vendor Proposal	Yes

ISSUE DETAILS 10 OF 13

Issue Details

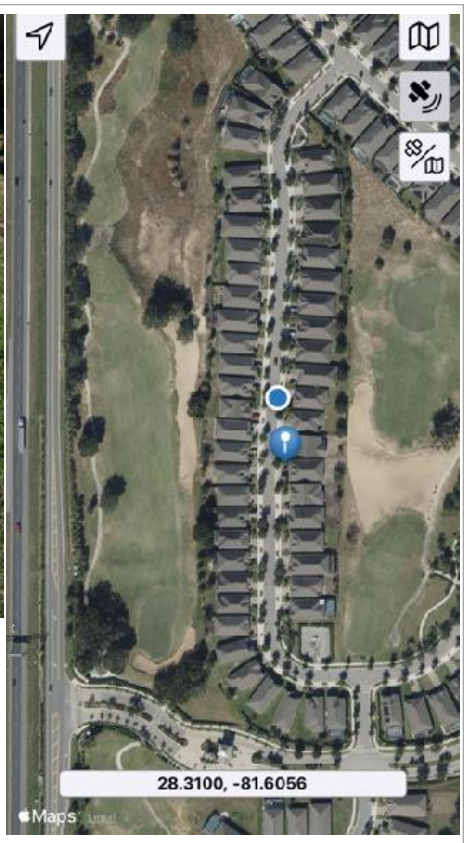
Date / Time	Aug 13, 2025 10:36:00 AM EDT

Assignment	CF Maintenance
GeoLocation	2193 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.30932316372945 altitude: 35.36901 longitude: -81.60555901013464 [viewMap]
Action Item Picture	
Action Item Description	3 locations that need grinding at this location.
Request Vendor Proposal	Yes

ISSUE DETAILS 11 OF 13

Issue Details

Date / Time	Aug 13, 2025 10:40:00 AM EDT
Assignment	CF Maintenance
GeoLocation	2209 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.309960733194192 altitude: 31.277765 longitude: -81.60557309173197 [viewMap]
Action Item Picture	

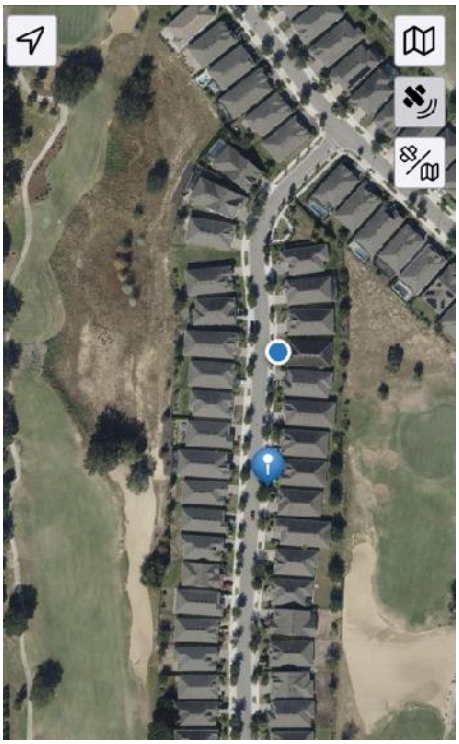


Action Item Description	5 locations that need grinding in this area.
Request Vendor Proposal	Yes

ISSUE DETAILS 12 OF 13

Issue Details

Date / Time	Aug 13, 2025 10:43:00 AM EDT
Assignment	CF Maintenance
GeoLocation	2236 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.310693576996858 altitude: 38.168224 longitude: -81.6055554835289 [viewMap]
Action Item Picture	




Action Item Description	- 1 section that's needs broken and replaced with new concrete. - 8 locations that need grinding in this area.
Request Vendor Proposal	Yes

ISSUE DETAILS 13 OF 13

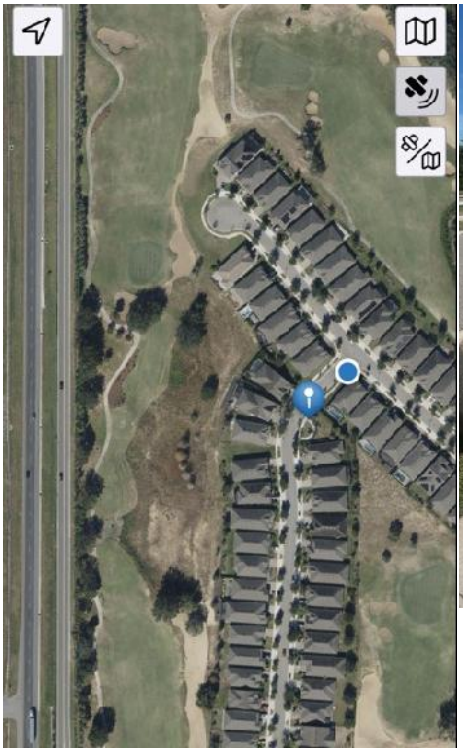
Issue Details

Date / Time	Aug 13, 2025 10:48:00 AM EDT
Assignment	CF Maintenance

GeoLocation

2272 Antilles Club Dr, Kissimmee, FL 34747, USA
latitude: 28.31193115099176 altitude: 34.640556
longitude: -81.6054695752278 [viewMap]

Action Item Picture




Action Item Description 2 locations in the area the need grinding.

Request Vendor Proposal Yes

Site Report

18411514982

Reference Number: **20250813-18411514982**	Form Name: **Site Report**
Submitter Name: **Robbie Szozda | rszozdajr@gmscfl.com**	Date Sent on Device: **Aug 13, 2025 11:22:56 AM EDT**
Location: **1955 Estuary Ln, Kissimmee, FL 34747, USA Aug 13, 2025 11:21:48 AM EDT [View Map]**	

NEW PAGE

District Status Review

District	Windward CDD
Site Inspected By	Robbie Szozda

Issue Details

ISSUE DETAILS 1 OF 9

Issue Details

Date / Time	Aug 13, 2025 10:57:00 AM EDT
Assignment	CF Maintenance
GeoLocation	2156 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.308612084973927 altitude: 38.103848 longitude: -81.60512885086388 [viewMap]

Action Item Picture

Action Item Description Coral shore ln: One location that needs grinding.

Request Vendor Proposal Yes

ISSUE DETAILS 2 OF 9

Issue Details

Date / Time Aug 13, 2025 10:58:00 AM EDT

Assignment CF Maintenance

GeoLocation 7955 Sabal Point Loop, Kissimmee, FL 34747, USA
latitude: 28.30772980584605 altitude: 47.182274
longitude: -81.60532549031228 [viewMap]

Action Item Picture

Action Item Description Estuary ln: 2 locations that need grinding here.

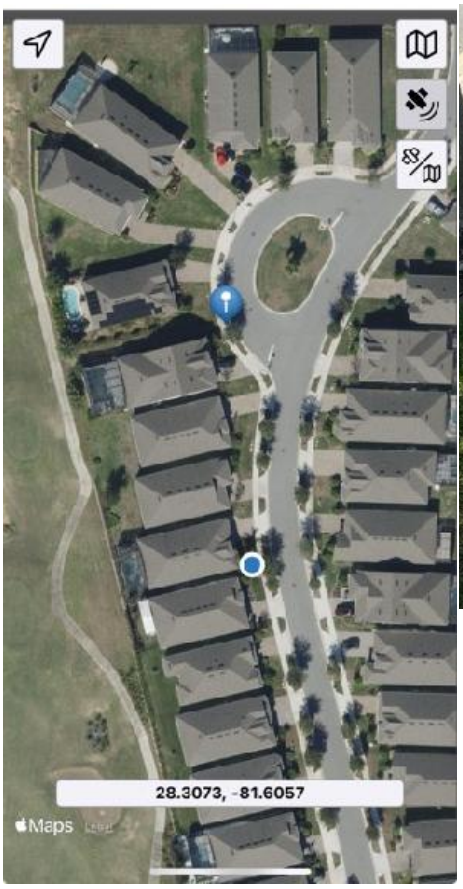
Request Vendor Proposal Yes

ISSUE DETAILS 3 OF 9

Issue Details

Date / Time	Aug 13, 2025 11:02:00 AM EDT
Assignment	CF Maintenance
GeoLocation	7950 Sabal Point Loop, Kissimmee, FL 34747, USA latitude: 28.3073258400227 altitude: 37.734062 longitude: -81.60566772341878 [viewMap]

Action Item Picture





Action Item Description	- 1 location that needs grinding in this location. - 3 locations where panels probably need broken out and replaced with new concrete.
Request Vendor Proposal	Yes

ISSUE DETAILS 4 OF 9

Issue Details

Date / Time	Aug 13, 2025 11:07:00 AM EDT
Assignment	CF Maintenance
GeoLocation	1870 Estuary Ln, Kissimmee, FL 34747, USA latitude: 28.3063112525533 altitude: 37.325096 longitude: -81.60546471372396 [viewMap]
Action Item Picture	

Action Item Description	1 location that needs grinding.
Request Vendor Proposal	Yes

ISSUE DETAILS 5 OF 9

Issue Details

Date / Time	Aug 13, 2025 11:09:00 AM EDT
Assignment	CF Maintenance
GeoLocation	1850 Estuary Ln, Kissimmee, FL 34747, USA latitude: 28.306070240377615 altitude: 42.017216 longitude: -81.6053790767185 [viewMap]
Action Item Picture	
Action Item Description	1 section at this location that needs grinding.
Request Vendor Proposal	No

ISSUE DETAILS 6 OF 9

Issue Details

Date / Time	Aug 13, 2025 11:11:00 AM EDT
Assignment	CF Maintenance
GeoLocation	1770 Estuary Ln, Kissimmee, FL 34747, USA latitude: 28.30515312499209 altitude: 43.395226 longitude: -81.60526388332397 [viewMap]

Action Item Picture

Action Item Description 1 location that needs grinding.

Request Vendor Proposal Yes

ISSUE DETAILS 7 OF 9

Issue Details

Date / Time Aug 13, 2025 11:13:00 AM EDT

Assignment CF Maintenance

GeoLocation 1845 Estuary Ln, Kissimmee, FL 34747, USA
latitude: 28.305842871804074 altitude: 47.91964
longitude: -81.60528701737672 [viewMap]

Action Item Picture

Action Item Description 1 location that needs grinding.

Request Vendor Proposal Yes

ISSUE DETAILS 8 OF 9

Issue Details

Date / Time	Aug 13, 2025 11:17:00 AM EDT
Assignment	CF Maintenance
GeoLocation	1945 Estuary Ln, Kissimmee, FL 34747, USA latitude: 28.307255345788157 altitude: 40.01388 longitude: -81.60539142219338 [viewMap]
Action Item Picture	
Action Item Description	1 location that needs grinding.
Request Vendor Proposal	Yes

ISSUE DETAILS 9 OF 9

Issue Details

Date / Time	Aug 13, 2025 11:18:00 AM EDT
Assignment	CF Maintenance
GeoLocation	1975 Estuary Ln, Kissimmee, FL 34747, USA latitude: 28.30782016276224 altitude: 39.770195 longitude: -81.60501309678108 [viewMap]

Action Item Picture	
Action Item Description	2 locations that need grinding.
Request Vendor Proposal	Yes

Site Report

18411525643

Reference Number: **20250813-18411525643**	Form Name: **Site Report**
Submitter Name: **Robbie Szozda | rszozdajr@gmscfl.com**	Date Sent on Device: **Aug 13, 2025 12:54:07 PM EDT**
Location: **7905 Hanson Bay Pl, Kissimmee, FL 34747, USA Aug 13, 2025 12:53:25 PM EDT [View Map]**	

NEW PAGE

District Status Review

District	Windward CDD
Site Inspected By	Robbie Szozda

Issue Details

ISSUE DETAILS 1 OF 15

Issue Details

Date / Time	Aug 13, 2025 11:25:00 AM EDT
Assignment	CF Maintenance
GeoLocation	1807 Flora Pass Pl, Kissimmee, FL 34747, USA latitude: 28.30456538719707 altitude: 44.222683 longitude: -81.60455454717125 [viewMap]

Action Item Picture

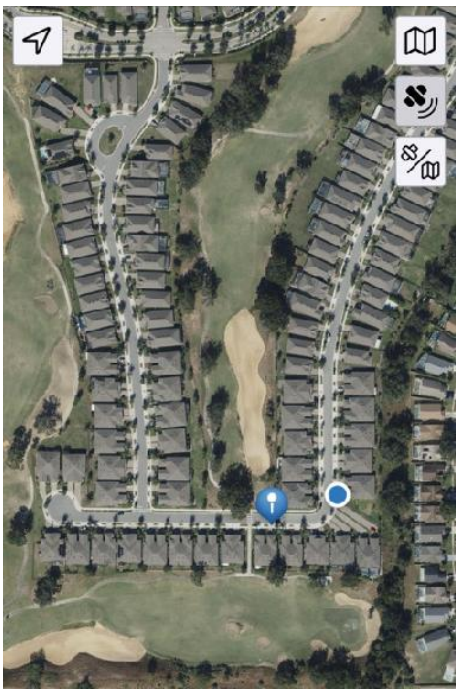
Action Item Description	Flora Pass PL: 1 location that's needs grinding.
Request Vendor Proposal	Yes

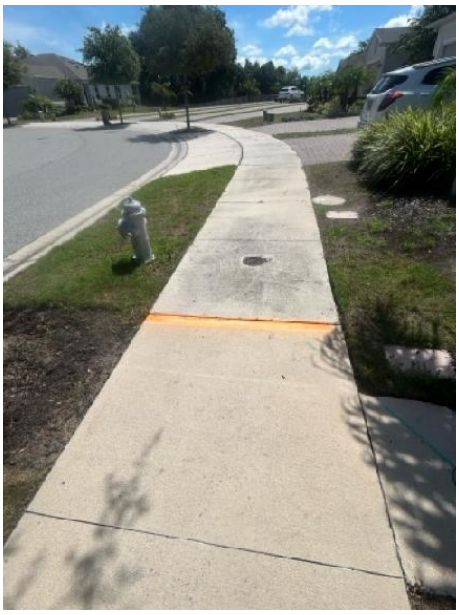
ISSUE DETAILS 2 OF 15

Issue Details

Date / Time	Aug 13, 2025 11:27:00 AM EDT
Assignment	CF Maintenance
GeoLocation	1837 Flora Pass Pl, Kissimmee, FL 34747, USA latitude: 28.304605598787624 altitude: 41.89274 longitude: -81.60412785936614 [viewMap]

Action Item Picture





Action Item Description	Flora Pass PL: 4 locations in this area that need grinding.
Request Vendor Proposal	Yes

ISSUE DETAILS 3 OF 15

Issue Details

Date / Time	Aug 13, 2025 11:34:00 AM EDT
Assignment	CF Maintenance
GeoLocation	1998 Flora Pass Pl, Kissimmee, FL 34747, USA latitude: 28.30703857737681 altitude: 42.499798 longitude: -81.60331232731536 [viewMap]
Action Item Picture	
Action Item Description	Flora Pass PL: 1 location that needs grinding.

Request Vendor Proposal	Yes

ISSUE DETAILS 4 OF 15

Issue Details

Date / Time	Aug 13, 2025 11:36:00 AM EDT
Assignment	CF Maintenance
GeoLocation	2039 Flora Pass Pl, Kissimmee, FL 34747, USA latitude: 28.30771463460131 altitude: 39.383232 longitude: -81.60261109478921 [viewMap]
Action Item Picture	
Action Item Description	1 location that needs grinding.
Request Vendor Proposal	Yes

ISSUE DETAILS 5 OF 15

Issue Details

Date / Time	Aug 13, 2025 11:45:00 AM EDT
Assignment	CF Maintenance
GeoLocation	1606 Key Bay Trail, Kissimmee, FL 34747, USA latitude: 28.30490393101083 altitude: 35.63016 longitude: -81.5919128526762 [viewMap]
Action Item Picture	


Action Item Description	Key bay trail: - Damaged/Missing concrete. - Raised construction joint causing non-smooth transition, missing concrete at corner of construction joint.
Request Vendor Proposal	No

ISSUE DETAILS 6 OF 15

Issue Details

Date / Time	Aug 13, 2025 11:55:00 AM EDT
Assignment	TBD
GeoLocation	1671 Key Bay Trail, Kissimmee, FL 34747, USA latitude: 28.304798946482105 altitude: 38.242783 longitude: -81.59037651692293 [viewMap]

Action Item Picture

Action Item Description

Key bay trail:
- Raised construction joint creating an unsmooth transition.
- Concreted spatter that was not clean up.

Request Vendor Proposal

No

ISSUE DETAILS 7 OF 15

Issue Details

Date / Time

Aug 13, 2025 12:00:00 PM EDT

Assignment

CF Maintenance

GeoLocation

1699 Key Bay Trail, Kissimmee, FL 34747, USA
latitude: 28.30581252931463 altitude: 37.23261
longitude: -81.59035054974407 [viewMap]

Action Item Picture


Action Item Description	Key bay trail: - 1 section of concrete that needs broker and replaced. - Raised construction joint cause non-flush transition.
Request Vendor Proposal	Yes

ISSUE DETAILS 8 OF 15

Issue Details

Date / Time	Aug 13, 2025 12:05:00 PM EDT
Assignment	CF Maintenance
GeoLocation	1738 N Old Lake Wilson Rd, Kissimmee, FL 34747, USA latitude: 28.30697807855625 altitude: 39.733604 longitude: -81.59008433888546 [viewMap]

Action Item Picture

Action Item Description 1 Key bay trail: 1 location where concrete needs grinding.

Request Vendor Proposal Yes

ISSUE DETAILS 9 OF 15

Issue Details

Date / Time Aug 13, 2025 12:07:00 PM EDT

Assignment TBD

GeoLocation 7767 Four Seasons Blvd, Kissimmee, FL 34747, USA
latitude: 28.308028159689474 altitude: 36.205814
longitude: -81.59625325359552 [viewMap]

Action Item Picture

Action Item Description	Pebble Passage Ln. - Side walk significantly lower than concrete at storm drain structure. - Recommend injections beneath side walk to raise the side walk to be level with adjacent concrete. - Recommend placing backer rod in gap between side walk and adjacent concrete and caulking gap.
Request Vendor Proposal	Yes

ISSUE DETAILS 10 OF 15

Issue Details

Date / Time	Aug 13, 2025 12:18:00 PM EDT
Assignment	TBD
GeoLocation	7747 Four Seasons Blvd, Kissimmee, FL 34747, USA latitude: 28.307198143316597 altitude: 32.998116 longitude: -81.59534813495746 [viewMap]
Action Item Picture	
Action Item Description	Limestone trail: Damaged concrete at sidewalk edge.
Request Vendor Proposal	No

ISSUE DETAILS 11 OF 15

Issue Details

Date / Time	Aug 13, 2025 12:24:00 PM EDT
Assignment	CF Maintenance

GeoLocation	7783 Four Seasons Blvd, Kissimmee, FL 34747, USA latitude: 28.308581639944357 altitude: 35.455204 longitude: -81.59750765185125 [viewMap]
Action Item Picture	
Action Item Description	Four season BLVD: 1 location that's needs grinding.
Request Vendor Proposal	Yes

ISSUE DETAILS 12 OF 15

Issue Details

Date / Time	Aug 13, 2025 12:34:00 PM EDT
Assignment	CF Maintenance
GeoLocation	2093 Flora Pass Pl, Kissimmee, FL 34747, USA latitude: 28.309014793511768 altitude: 37.534485 longitude: -81.60118985928744 [viewMap]

Action Item Picture

Action Item Description Four season BLVD: 1 location that’s needs grinding.

Request Vendor Proposal Yes

ISSUE DETAILS 13 OF 15

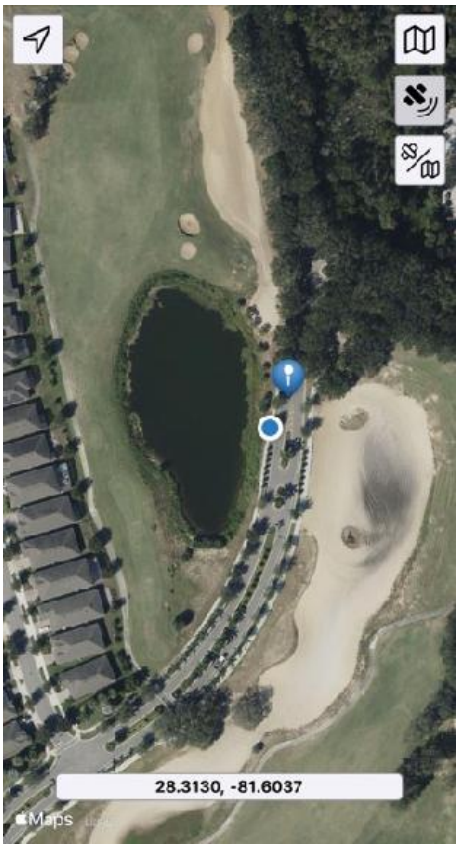
Issue Details

Date / Time Aug 13, 2025 12:38:00 PM EDT

Assignment CF Maintenance

GeoLocation Four Seasons Blvd, Kissimmee, FL 34747, USA
latitude: 28.313008393187367 altitude: 24.780207
longitude: -81.6037133988753 [viewMap]

Action Item Picture



Action Item Description	Sandy creek trail: - 2 location in this area need grinding. - Recommend replacing three sections (separate from above) due to excessive gaps in sidewalk joints.
Request Vendor Proposal	Yes

ISSUE DETAILS 14 OF 15

Issue Details

Date / Time Aug 13, 2025 12:44:00 PM EDT

Assignment TBD

GeoLocation 7917 Hanson Bay Pl, Kissimmee, FL 34747, USA
latitude: 28.312515055898416 altitude: 35.9024
longitude: -81.60353574130845 [viewMap]

Action Item Picture



Action Item Description Sandy creek trail:
- 2 locations that need grinding.
- 1 location (at storm drain inlet) where it is recommended to either inject beneath the side walk to raise the level to be flush with adjacent concrete; or replace two sections of concrete.

Request Vendor Proposal Yes

ISSUE DETAILS 15 OF 15

Issue Details

Date / Time Aug 13, 2025 12:51:00 PM EDT

Assignment CF Maintenance

GeoLocation 7905 Hanson Bay Pl, Kissimmee, FL 34747, USA
latitude: 28.31152430831158 altitude: 35.367992
longitude: -81.6035662497822 [viewMap]

Action Item Picture	
Action Item Description	Sand creek trail: 1 location that needs sidewalk section broken and replaced.
Request Vendor Proposal	Yes

Site Report

18411529381

Reference Number: **20250813-18411529381**	Form Name: **Site Report**
Submitter Name: **Robbie Szozda | rszozdajr@gmscfl.com**	Date Sent on Device: **Aug 13, 2025 1:23:05 PM EDT**
Location: **2160 Antilles Club Dr, Kissimmee, FL 34747, USA Aug 13, 2025 1:21:56 PM EDT [View Map]**	

NEW PAGE

District Status Review

District	Windward CDD
Site Inspected By	Robbie Szozda

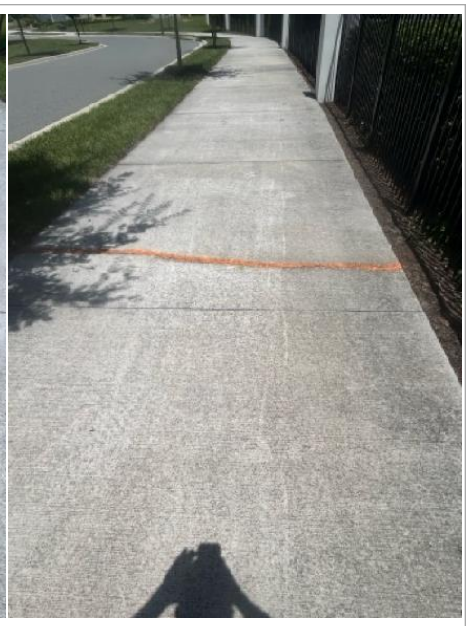
Issue Details

ISSUE DETAILS 1 OF 5

Issue Details

Date / Time	Aug 13, 2025 1:00:00 PM EDT
Assignment	TBD
GeoLocation	1987 Key Bay Trail, Kissimmee, FL 34747, USA latitude: 28.307648291837708 altitude: 36.86267 longitude: -81.59013479955642 [viewMap]
Action Item Picture	





Action Item Description	Key bay trail: - 5 locations where concrete is cracked. - Sections ~ 10’ x 10’ x 3”
Request Vendor Proposal	Yes

ISSUE DETAILS 2 OF 5

Issue Details

Date / Time	Aug 13, 2025 1:04:00 PM EDT
Assignment	TBD
GeoLocation	2015 Limestone Trl, Kissimmee, FL 34747, USA latitude: 28.308057957355217 altitude: 36.97177 longitude: -81.59594270408301 [viewMap]

Action Item Picture

Action Item Description Limestone trail: Location of Cracked concrete due to settling.

Request Vendor Proposal Yes

ISSUE DETAILS 3 OF 5

Issue Details

Date / Time Aug 13, 2025 1:10:00 PM EDT

Assignment TBD

GeoLocation 1999 Limestone Trl, Kissimmee, FL 34747, USA latitude: 28.307750425327853 altitude: 35.51349 longitude: -81.59559192143529 [viewMap]

Action Item Picture

Action Item Description Limestone trail: Location of cracked concrete.

Request Vendor Proposal	Yes

ISSUE DETAILS 4 OF 5

Issue Details

Date / Time	Aug 13, 2025 1:14:00 PM EDT
Assignment	TBD
GeoLocation	2092 Limestone Trl, Kissimmee, FL 34747, USA latitude: 28.309481209538593 altitude: 35.873875 longitude: -81.59645222096772 [viewMap]
Action Item Picture	
Action Item Description	Limestone trail: Location of cracked concrete due to settling.
Request Vendor Proposal	Yes

ISSUE DETAILS 5 OF 5

Issue Details

Date / Time	Aug 13, 2025 1:18:00 PM EDT
Assignment	CF Maintenance
GeoLocation	2160 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.308317963991637 altitude: 38.541286 longitude: -81.60552514724583 [viewMap]

Action Item Picture	
Action Item Description	Four season blvd: 3 locations that need grinding. Possibly need replace.
Request Vendor Proposal	Yes