

***Windward
Community Development District***

Agenda

September 24, 2025

AGENDA

Windward

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

September 17, 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, September 24, 2025 at 1:00 p.m. at 7813 Four Seasons Blvd., Kissimmee, Florida 34747.** Following is the agenda for the meeting:

Board of Supervisors Meeting

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment Period
5. Approval of Minutes of the August 27, 2025 Board of Supervisors Meeting
6. Consideration of Proposals for Verge Maintenance
 - A. Prince and Sons
 - B. United Land Services
7. 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
8. 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

9. Other Business

10. Supervisors' Requests

11. Adjournment

MINUTES

**MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **August 27, 2025** at 1:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Tom 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
Rich Ellis	TPG Lighting
James Smith	Prince and Sons

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. Teitsworth stated every time I send an email I always get a response right back. I monitor the dog park because I take my dog there, and there are issues that need to be addressed.

Ms. Willis stated the sprinklers for the grass in the verge hit the sidewalk and it is black. You need to make sure all the sprinklers are adjusted to spray the grass area only.

Mr. Jessie stated the back gate that comes out on Sandhill Road there is drainage pond and they are adding sand to it.

Mr. Showe stated it is a dry pond and we till it and it looks like we are adding sand but they are just trying to keep it compacted so that it drains properly.

FIFTH ORDER OF BUSINESS

Organizational Matters

- A. Review of Letters of Interest**
- B. Appointment of Individual to Fill Vacant Seats**
- C. Administration of Oath of Office to Newly Appointed Supervisors**
- D. Consideration of Resolution 2025-06 Appointing Assistant Secretaries**

Items A through D were tabled to a future meeting agenda.

SIXTH ORDER OF BUSINESS

Approval of the Minutes of the July 23, 2025 Meeting

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the Minutes of the July 23, 2025 meeting were approved as presented.

SEVENTH ORDER OF BUSINESS

Consideration of Holiday Lighting Proposals

Ms. Trucco stated we talked in the workshop about a motion to approve the lighting proposal subject to staff signoff and delegation of authority to Supervisor Peltier who has been looking at this in greater detail.

Mr. Peltier stated we were looking at permanent lighting being in the neighborhood of \$10,716 and adding about \$2,000 for greenery, and the greenery would be on annual basis that they would put up and take down. The permanent lighting would be on the structures permanently to be used as accent lighting throughout the year and we could change the colors for different occasions. That would be a one-time charge as opposed to putting lights up every year. We also have to get the buildings painted prior to installing permanent lighting.

Mr. Bobonik stated we have to make sure we are not fixing anything that would take us out of the construction defect potential claim against KHov.

On MOTION by Mr. Hofer seconded by Mr. Peltier with all favor the painting project and the proposal from TPG Lighting were approved in an amount not to exceed \$25,000 subject to final signoff by staff and Supervisor Bobonik.

EIGHTH ORDER OF BUSINESS

Consideration of Temporary License Agreement for Pool Construction

Mr. Showe stated the request is for a temporary license agreement for access across CDD property for the construction of a pool at 1554 Whitewood Court. This agreement provides them access but also puts the requirement on them to repair any damage or issues that result from this installation.

Mr. Bobonik stated this requirement will also apply to anyone who wants to cross our easements or rights of way to construct a pool.

Mr. Showe stated we will reach out to the HOA and walk them through the process so when any construction comes up, we will ask them to send it over to us.

On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor the temporary license agreement with Cheryl McCoy and Benjamin Ekpenyong for 1554 Whitewood Court, Kissimmee was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated we spoke at the workshop about potential construction defect and the 558 notice that it sounds like you are comfortable with us proceeding with. We will need to discuss this further with our litigation department and Supervisor Bobonik is going to work on some backup materials as well. We discussed at the workshop a potential motion authorizing district counsel to investigate and file the 558 notice and delegate authority to Supervisor Bobonik to assist counsel's office on that issue. We also discussed authorization for me to reach out to the HOA to work in conjunction with them to see if they are considering moving forward with something like a 558 in case there is any overlap. We are trying to conserve resources as much as possible as we look into it further.

On MOTION by Mr. Bobonik seconded by Mr. Peltier with all in favor district counsel was authorized to file the 558 notice and Supervisor Bobonik was authorized to work with counsel on this matter.

Ms. Trucco stated we also talked about a motion authorizing district counsel to file suit against the prior landscape vendor for some or all of the claims referenced in the demand letter and delegate authority to Supervisor Bobonik to work with counsel in finalizing same.

On MOTON by Mr. Bobonik seconded by Mr. Hofer with all in favor district counsel was authorized to file suit against the prior landscape vendor for some or all of the claims referenced in the demand letter and supervisor Bobonik was authorized to work with staff on this matter.

Ms. Trucco stated I will speak with our litigation department, get back with Mr. Bobonik and if we need to refer this outside, we will keep the board updated on that and discuss it at the next board meeting.

B. Engineer

There being no comments, the next item followed.

C. Manager

- i. Approval of Check Register**
- ii. Paid/Unpaid Invoices for Approval**

On MOTION by Mr. Hofer seconded by Mr. Peltier with all in favor all the invoices were approved with the exception of \$195 on the Guardian invoice 252100 and you are holding the Prince & Sons invoice 18172.

iii. Balance Sheet and Income Statement

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

D. Field Manager

Mr. Wright reviewed the field manager's report, which was provided under separate cover.

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor staff was authorized a not to exceed amount of \$20,000 for landscape services.

TENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

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

Mr. Bobonik stated I have been getting some requests about alligator trapping. Can you explain the procedures and what happens with alligator trapping?

Mr. Showe stated there is a state nuisance alligator program, their hotline is 866-fwc-gator and that is the number you need to call if you notice a gator that falls within the specifics of that program. It has to be over 4-feet long and has to pose some danger to humans. If the residents observe those characteristics call the number, you will be given a case number. It is better if you call because you are observing it and you can give him more detail. If you call our office with a case number they will send out a tracker, the tracker will likely harvest the gator onsite.

A resident asked if we call a wrangler instead will he relocate it?

Mr. Showe stated the process we use in all our districts is this one.

Ms. Trucco stated if it is an alligator is on your property the CDD doesn't have anything to do with that but for alligators on CDD property this is the process we recommend and is uniform across the board.

Mr. Bobonik stated due to our water conservation efforts there was a \$60,000 per month reduction from April to July.

Mr. Hofer read into the record a detailed timeline on the irrigation agreements since inception of the CDD.

Mr. Bobonik stated there has been conversation that the CDD potentially owes \$11,378.62 to the HOA. This invoice was first brought to the CDD at our first meeting in December 2024. This is for a Duke Electric bill for builders from April to October 2023. Access Management had forgotten to transfer the account to the CDD, when they did transfer it that is when we paid the bill. Access Management is responsible for the bills not the CDD and that was conveyed to the HOA directly numerous times. There is no reason to pay this invalid invoice.

Mr. Peltier stated I want to thank the staff for leading us in the direction we need to be led. We are running a business and are doing our due diligence and conduct a workshop and bring items to the board for approval. We are as frustrated as you are with the condition of the sod and irrigation. We want to cooperate with everyone.

Mr. Hofer stated we are still working on the bike lane issue with the county to be able to have vendors, guests and caregivers park temporality in the bike lane.

Mr. Bobonik stated we have quotes coming in for the roundabout after we finish the enhancement for the front gate, we are looking at changing the sprinkler heads to reduce the amount of overspray, we are looking at trial project of the verge areas along Hanson Bay, Antilles and Estuary to replace the sod with St. Augustine.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the meeting adjourned at 1:46 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

SECTION A

Windward Community Development District Landscape Fee Summary

VERGE

Contractor: Prince and Sons, Inc.

Property: WINDWARD CDD- VERGE

Address: 14645 Boggy Creek Rd.
Orlando, FL 32824

Phone: (863) 422-5207

Fax:

Contact: Lucas Martin

Email: lmartin@princeandsonsinc.com

Address: 219 E. Livingston St.
Orlando, Florida, 32801

Phone: (407) 841-5524

Contact: Jarett Wright

Email: jwright@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing	4,655	4,655	4,655	4,655	4,655	4,655	4,655	4,655	4,655	4,655	4,655	4,655	\$55,860
TURF CARE (Component B) Bahia/St Augustine/Zoysia		276		276		276		276		276		276	\$1,656
TREE CARE (Component C) Tree Fert			552			552			552			552	\$2,208
IRRIGATION MAINT. (Component D)	NA												\$0
ANNUAL CHANGES - (Component E.1)													\$0
BED DRESSING - Estimate mulch yds (Component E.2) Per Yard Pricing: \$55											6,960 Mulch Yds 120		\$6,960
PALM TRIMMING 2x Per Year (Component E.3) Per Palm Price:\$45 Palm counts: 380	NA												\$0
TOTAL FEE PER MONTH:	\$4,655	\$4,931	\$5,207	\$4,931	\$4,655	\$5,483	\$4,655	\$4,931	\$5,207	\$4,931	\$11,615	\$5,483	\$66,684

Flat Fee Schedule	\$5,557	\$5,557	\$5,557	\$5,557	\$5,557	\$5,557	\$5,557	\$5,557	\$5,557	\$5,557	\$5,557	\$5,557	\$66,684
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$59,724
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Extra Services Annual Changes, Palm Pruning, Mulch	\$6,960
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TOTAL	\$66,684.00
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SECTION B

**Uniting partners through exceptional
landscape services**



UNITED
Land Services

Winward CDD Verge

Winward CDD Verge

Proposal For Landscape & Irrigation Maintenance

September 17th, 2025

Pricing Valid for 90 Days Upon Receipt

September 17, 2025

Winward CDD Verge
c/o GMS

RE: Landscape Maintenance & Irrigation Proposal

Dear Jarett,

Thank you for considering United Land Services as your landscape maintenance service provider. We sincerely appreciate every opportunity presented to build a lasting relationship with our clients. Our proposal has been uniquely crafted to address your community's specific needs and expectations. We call this your *Community Road Map*™ because it was designed to illustrate the steps to take your community from its current state to one your residents will be proud of for years to come.

Included in your *Community Road Map*™ you will find the following sections:

- **Company History:** Information about our company's experience, capabilities and core values.
- **Development Strategy:** Our transition plan includes the actions we will take in the first 30/60/90 days of service to improve both your specific areas of concern and items we have noted during our inspection that will provide an immediate impact to the appearance of the property.
- **Scope of Services Summary:** This section outlines our scope of services, derived from industry established Best Management Practices and our years of experience in the field.
- **Agreement & Investment:** Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please do not hesitate to contact me at any time. I am always available to provide solutions and discuss any aspect of property's needs directly.

Sincerely,

Chris Marquess

Client Relations and Business Development
United Land Services
cmarquess@unitedlandservices.com

Table of Contents

- **Company history, experience and services**
- **Exclusive Partners and References**
- **Key Management and Personnel**
- **Development Strategy**
- **Reporting**
- **Certification**
- **Scope of Services**
- **Your Investment**



Company History and Services

Company History

Field Support Office

12276 San Jose Blvd
Jacksonville, FL 32223
(904) 829-9255

Total Number of Employees

1400+

Our History

How It All Started

The Company was founded by Bob Blandford in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1400 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.

Services Offered & Approach

At United Land Services, we meet the highly specific needs of our clients by offering a comprehensive selection of services — from the design to the installation to the ongoing maintenance. Our landscape service divisions are equipped to handle a wide variety of properties, including masterplan communities, condominiums, golf clubs, office complexes, retail establishments and resorts. We perform these services with your distinct needs at the forefront of everything we do. We are local owners and operators committed to delivering excellent service at the highest levels of quality and craftsmanship.

United Land Services takes a proactive approach when it comes to the landscape. We become trusted partners for all your landscape needs while providing quality landscapes in line with University of Florida Best Management Practices.

Additional Areas Served

- Alabama
Montgomery
- Florida
Central Florida
Ocala
Ft. Peirce
Fernandina Beach
Tampa
Bradenton
Jacksonville,
Ft. Lauderdale
Panama City
West Palm
- North Carolina
Greensboro
Charlotte
Raleigh
- Georgia
Savannah
Atlanta



Products & Services

We Are Your All-Inclusive Service Provider



Landscape Maintenance

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Outdoor Lighting

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.



Commercial Installation

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.



Sod Installation

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.



Landscape Design

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.



Irrigation Systems

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.



Hardscapes

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Driveways & Entranceways

Welcome clients, customers, residents and guests to your property with a well-kept and attractive entrance.

Irrigation Experts

Your Team of Certified & Licensed Specialists



Installation, Maintenance & Repairs

- **Installation** - At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.
- **Maintenance** - Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.
- **Improvements** - Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired. Our team is ready to serve you.



Agronomics Program

Certified Pest Control Operators



Fertilization, Pest Control & Agronomy Management

- **Fertilization** - We understand the importance of curb appeal. We also understand that investing in the correct agronomics plan is an investment in your community. United Land Services takes pride in operating the fertilization and pest control throughout the Southeast
- **Pest Control** - United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.
- **Agronomy Management** - We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.

Hurricane Preparedness

Plan of Action



Phase 1

- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thorough-fares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases 1-3.
- Removal of any debris generated and stock-piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove “hangers”,



Prioritizing Safety

Minimizing Risks

With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- Dedicated Safety Officers
- Weekly Safety Meetings
- Annual Safety Rodeo with Industry Safety Experts
- Personal Protection Equipment Requirements
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing



Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training.. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.



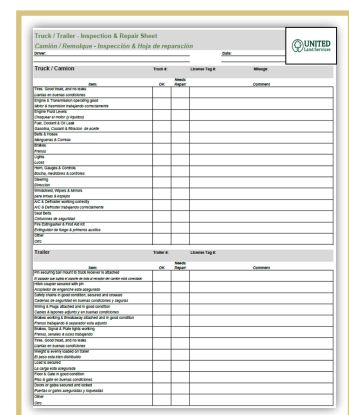
SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed and

DAILY VEHICLE INSPECTION:

A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public . This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.





Exclusive Partnerships

Exclusive Partnership



Exclusive Partnership



United Land Services References

Property: Country Club at Champions Gate

Name: Stephanie Taylor
Email: Stephanie.taylor@fsresidential.com
Address: 8977 Dove Valley Way Four Corners, FL 33896
Service: Maintenance free community consisting of 995 homes servicing the landscape maintenance, irrigation and Agronomics.



Property: Bridgewater at Viera HOA

Name: Chris Parkhurst
Email: cparkhurst@lelandmanagement.com
Address: Great Belt Circle Melbourne, FL 32940
Service: Landscape maintenance and irrigation for all common areas



Property: Town of Kindred

Name: Paul Almonte
Contact : palmonte@artemislifestyles.com
Address: 1508 Park Side Ave Kissimmee, FL 32738
Service: Landscape Maintenance, Irrigation and agronomics for all common areas



Name: Swan and Dolphin Resort at Walt Disney

Name: Eric Oprion—COO
Email: eopron@tishman.com
Service: Landscape maintenance and irrigation for all common areas



Property: Heathrow Master

Name: Deanna Simms—Asst. Division Manager
Email: dsimms@sentrymgt.com
Value: 550,000
Address: 995 Heathrow Blvd Heathrow, Florida 32746
Service: Landscape maintenance and irrigation for all common areas and roadways.



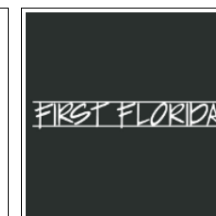
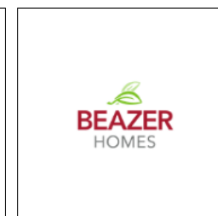
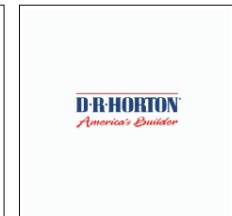
Property: Harmony West CDD and HOA

Name: Shelley Kaercher
Email: shelleykaercher@forestar.com
Address: 6756 Alder Rd, St Cloud, FL 34773
Service: Landscape maintenance, irrigation and agronomics irrigation for the CDD and HOA Clubhouse.



Property: Celebration CDD

Name: Angel Montagna
Email: Angel.Montagna@inframark.com
Address: 313 Campus Street Celebration, FL 34747
Service: Landscape maintenance and irrigation for common area



CONDEV

April 23, 2024

To whom it may concern:

We are pleased to write this letter on behalf of the team at United Land Services. Our company has been working closely with United on several development projects both on the new landscape installation and maintenance fronts with great results.

United's responsiveness and attention to detail set them apart in the industry and have been a welcome addition to our development process. We now include United very early in the process when contemplating landscape design for new projects. We have found this very beneficial.

We highly recommend United Land Services when considering a dedicated landscape installation and maintenance team.

If we can provide any further information regarding our experience with United Land Services, please do not hesitate to contact us.

Regards,

CONDEV COMPANIES



Christopher J. Gardner
President

To whom it may concern,

April 18, 2024

I am writing to provide information on our working relationship on behalf of Inframark for United Land Services. Inframark has been working closely with United on several of our accounts, and we have consistently experienced their professionalism and exceptional responsiveness.

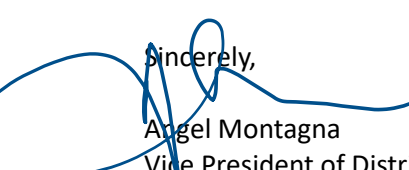
Whenever issues arise, United Land Services has shown great proficiency in handling them efficiently and effectively. Their prompt and thorough approach to problem-solving has been instrumental in maintaining the smooth operation of our projects.

Working with United Land Services has been a pleasure for the Inframark teams. Their commitment to delivering high-quality services and their dedication to customer satisfaction have greatly contributed to our successful partnership.

We highly recommend United Land Services for any future collaborations and can assure you that their expertise and professionalism will be a valuable asset to your organization.

Should you require any further information or have any specific inquiries, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Angel Montagna", is written over the typed name.

Angel Montagna
Vice President of District Services
Inframark

To Whom it May Concern:

I am writing to wholeheartedly recommend United Land Services for any landscaping projects you may be considering. As the Property Manager for Waterleigh Phase 4 Single Family & Townhome HOA's, I have had the pleasure of working closely with United Land Services on multiple occasions, and I can confidently attest to their exceptional professionalism, expertise, and commitment to excellence.

One example of their commitment to excellence is, when a homeowner called at 7AM on a non-maintenance day with a broken mail line, United's Team displayed remarkable efficiency and professionalism. Within just two hours of the call, they were onsite and swiftly completed the necessary repairs. Their prompt response not only prevented further damage but also minimized inconvenience for the homeowner. Such dedication and commitment to customer service are truly commendable and reflect positively on United's reputation.

Moreover, United Land Services consistently demonstrates a genuine passion for their craft, evident in every aspect of their work. Their dedication to customer satisfaction is unparalleled, and they go above and beyond to ensure that their clients' visions are not only realized but exceeded.

In addition to their technical skills the team at United Land Services is a pleasure to work with. They are approachable, responsive, and collaborative, making the entire process smooth from start to finish.

Based on my experiences, I have complete confidence in United Land Services' ability to deliver outstanding results on any landscaping project they undertake. Their professionalism, creativity, and commitment to excellence make them a truly exceptional partner.

If you have any further questions or require additional information, please do not hesitate to contact me. I am more than happy to provide any assistance I can.

I am certain that you will be as impressed with their work as I have been.

Sincerely,

Heather Burch, LCAM

Property Manager

Access Management

16150 Pebble Bluff Loop

Winter Garden, FL 34787

E: hburch@accessdifference.com P: 407-605-5588



352.331.9988
5950 NW 1st Place
Suite 160
Gainesville, FL 32607
VestaPropertyServices.com

To Whom It May Concern:

I am pleased to offer the following comments regarding United Land Services. United Land Services is contracted to provide lawn and landscape services for the Longleaf Homeowners Association located in Gainesville, Florida.

Company services were initiated on January 1, 2024, and services continue to the present time. The transition to United Land Services from our former provider was better than anticipated. Such transitions may be a challenge however United Land Services' direct communications made the process easier.

United Land Services' management team continues to meet with the HOA Board President and myself monthly to ensure the proper delivery of landscape services as well as special projects. The company implemented an on-line work order system known as *issuetrak*. I am optimistic this work order system will provide direct communications between the company and HOA owners.

Please do not hesitate to contact me should you require additional information regarding United Land Services' performance.

Kind Regards,

A handwritten signature in blue ink that reads 'Jessica Felver'.

Jessica Felver

C.A.M.

Vesta Property Services

5950 NW 1st Place

Gainesville, FL 32607

352-331-9988

longleaf@vestapropertyservices.com

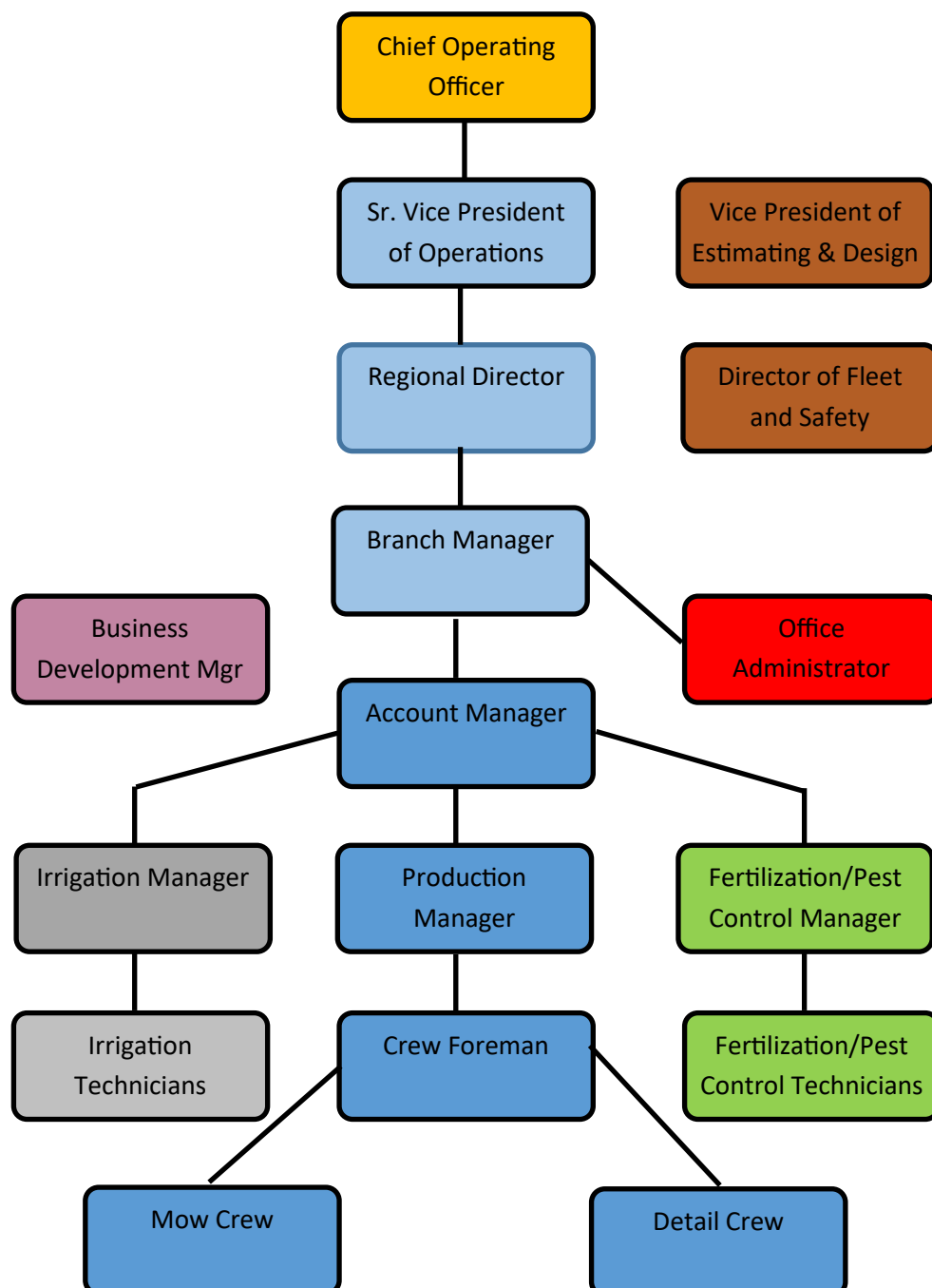


Key Management and Personnel

Personnel

Corporate Structure

United Land Services operates with a multi-layered accountability system, extending from our CEO to our crew members. This structure ensures robust support for our team and delivers top-notch service to our clients. By setting clear expectations, providing training, and fostering a culture of excellence, we empower each member to excel in their role, guaranteeing professionalism and quality in every interaction. Our commitment to accountability not only strengthens internal cohesion but also ensures that clients receive the utmost satisfaction in every project.



Personnel

Meet Your Leadership Team

United Land Services has diligently prioritized hiring top-quality staff members since 2002. This commitment ensures that we consistently deliver superior services and maintain open, effective communication channels with our clients. Our dedicated team remains the cornerstone of our success, driving excellence in every aspect of our operations.

Regional Vice President

-Jason Ackman

-Oversees all landscape maintenance and installation for the central Florida regions.

Regional Director

-Brett Perez

-Oversees all United Operations in the Region and Offers Assistance to Local Branches.

Branch Manager

-Stephen Rossbach

-Leads all maintenance operation teams out of the Orlando South / Reunion Branch.

Account Manager

-Tyler Bridges

-Onsite Management for all crews and primary point of contact for the property.

Business Development Manger

-Chris Marquess

-Works with the district to ensure a smooth onboarding process and secured partnerships.

Director of Fleet and Safety

-Tom Enright

-Develops a comprehensive safety plan company wide. Provides capitol resources for all branches.

Personnel

Meet Your Team

United Land Services has diligently prioritized hiring top-quality staff members since 2002. This commitment ensures that we consistently deliver superior services and maintain open, effective communication channels with our clients. Our dedicated team remains the cornerstone of our success, driving excellence in every aspect of our operations.

Regional Irrigation Manager

-Tony Roberts

-Oversees all irrigation aspects from scheduling to billing and monitors quality of work with the irrigation department..

Irrigation Tech

-Alex Martinez

-In charge of thoroughly inspecting the irrigation system each month and making the necessary repairs.

Production Manager

- Samuel Torres

-Works along side crew monitoring quality of work, organizing work schedules, prioritizing tasks and ensuring deadlines are met..

Crew Leader

-Crew Foreman(TBD)

-Overseeing daily tasks, assigning work and ensuring team members perform their duties correctly and safely.

Maintenance Crew

-Maintenance Crew(TBD)

-Completes all aspect of the landscape maintenance program in order to keep the outdoor spaces healthy, attractive and safe for the residents.

Bob Blandford

Chief Executive Officer



Bob Blandford leads our team as an accomplished executive with more than 25 years of experience in the landscape industry. Bob believes in our mission, our people, and our products as well as providing the best possible customer service. He is driven to do whatever it takes to be the best partner with the best company culture in the business.

Experience

2019 – Present

United Land Services – Chief Executive Officer

- Oversee executive leadership, public relations of the company and all company-related training
- Effectively manage a team of more than 450 employees in 8 different locations throughout the Southeast
- Develop and accomplish short-term goals and long-term objectives that further the company's growth

1998 - 2019

United Landscapes – Owner

At the age of 16, Bob Blandford started working for a commercial lawn maintenance company servicing customer such as Barnett Bank, TPC Sawgrass, and Jacksonville Golf and Country Club. In 1998, he went into business for himself, performing all facets of commercial construction and maintenance. Over the years, Bob built a company that now employs over 400 employees. They service customers such as HOA, CDD, commercial developers, and ten different national home builders. Bob Blandford also holds a Commercial Building Contractor's License and a Florida Irrigation License.

Licenses & Skills

- *Certified General Contractor*
- *Certified Pest Control Operator*
- *Certified Irrigation Contractor*
- *Certified Dealer In Agriculture*
- *Leadership & Growth Mindset*
- *Business Strategy & Planning*

Contact

12276 San Jose Blvd. Ste, 747
Jacksonville, FL 32223
904-829-9255
bblandford@unitedlandservices.com

Ray Leach

Chief Operating Officer



Ray Leach is the driving force behind the day-to-day operations. At United Land Services his role includes law and finances, strategic planning, analytical thinking, business development and operations management. His extensive knowledge in the landscape industry has made Ray a successful, demonstrated leader over his 30-year industry tenure.

Experience

2021 - Present

United Land Services – Chief Operating Officer

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Oversee expenses and budgeting to help the organization optimize costs and benefits

1994 - 2021

Southern Scapes – President

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

Licenses & Skills

- Certified Irrigation Contractor
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

12276 San Jose Blvd. Ste, 747

Jacksonville, FL 32223

904-829-9255

rleach@unitedlandservices.com

[linkedin.com/in/ray-leach-8bb505174/](https://www.linkedin.com/in/ray-leach-8bb505174/)

Donnie Cope

Vice President of Operations



Accomplished and goal-driven Vice President with more than 7 years' experience in strategic and tactical business leadership. Expertise includes managing business process change to achieve maximum results with effective planning, organization and communication skills as well as a solutions-oriented approach to problem-solving.

Experience

2015 - Current

United Land Services – VP of Operations

- Establishes, implements, and communicates the strategic direction of the organizations operations division.
- Collaborates with executive leadership to develop and meet company goals while supplying expertise and guidance on operations projects and systems.
- Collaborates with other divisions and departments to carry out the organization's goals and objectives.
- Identifies, recommends, and implements new processes, technologies, and systems to improve and streamline organizational processes and use of resources and materials.
- Designed and manages Northeast Florida operations with a diverse staff of qualified project managers

2016 - 2020

Florida Turf Grass – Owner

- Sod sales, installation and grading services for Northeast Florida.

2014 - 2016

Outdoor Concepts – Owner

- Landscape design and construction services for Northeast Florida.

Education

2001 - 2003

A.A. Business Administration and Management

St. John's Community College

Licenses & Skills

- Creativity
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

12276 San Jose Blvd. Ste, 747

Jacksonville, FL 32223

904-829-9255

dcope@unitedlandservices.com

[linkedin.com/in/donnie-cope-69677b20/](https://www.linkedin.com/in/donnie-cope-69677b20/)

Jason Ackman

Regional Vice President



Jason has joined the ULS team as the Regional Vice President of Operations, bringing about 30 years of commercial landscape experience and knowledge to the team. Jason has held a variety of roles in the green industry from operations to owner which plays an integral part in the companies goal to continuously improve for our future and current clients. His expertise will prove as an asset as we continue to grow in commercial landscape industry.

Experience

2023 - Present

United Land Services – Regional Vice President

- Formulate best practices in the green industry with all branches
- Implement efficient policies and procedures
- Coordinate labor operations and find ways to ensure customer retention
- Evaluate risk and lead quality assurance efforts
- Develop and oversee budgets and PNL
- Drive an ever improving safety culture

2022-2023

Benchmark Landscaping – President/ Owner

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

2021-2022

Greenleaf Landscaping – President

- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

2017-2021

Vesteco Management – President/Owner of Multifamily Management

2015-2017

Yellowstone – Area Field Director

1996-2017

Ackman Brothers Landscape– President/ Owner

Licenses & Skills

- Leadership
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

407-435-9554

jackman@unitedlandservices.com

Brett Perez

Regional Manager of Maintenance



Brett serves as our South Florida Regional Manager of maintenance. He has extensive knowledge in the green industry. Brett brings over 16 years of experience to the table. He takes pride in his attention to detail and customer service, a quality that he instills throughout his entire team. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023 - Current

United Land Services – Regional Manager

- Achieving business goals and revenue targets.
- Overseeing daily operations, managing budgets, and setting performance objectives.
- Recruiting, training, and supporting branch managers
- Developing and implementing best practices in the green industry
- Planning, evaluating, and optimizing operations to be efficient and cost-effective.
- Dealing with escalated customer issues and incident reports.

2023- 2023

Benchmark Landscaping –Chief Operating Officer

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws

2021-2023

Inframark Management Services - Area Field Director

- Lead staff by communicating job expectations; planning, monitoring, and appraising job results;
- Design, develop, implement strategic site standards to address the Company's standards and client requirements.
- Instructing field crews on season specific work such as fall pruning, fertilizations, weed treatments, mulching, etc.

2015- 2021

Yellowstone Landscape -Branch Manager

2013-2015

Austin Outdoor -Branch Manager

2010-2012

Buckhorn Springs Golf and Country Club -Golf Course Superintendent

Education

B.S. of Science

Turf Science

University of Florida

Licenses & Skills

- Organization
- Problem solving
- Teamwork
- Leadership

Contact

813-784-1162

bperez@unitedlandservices.com

John Borland

Branch Manager



John has been in the Green Industry for 33 years. He has an extensive background and experience in both landscape architecture and landscape management. John takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2021 - Present

United Land Services – Branch Manager

- Planning, scheduling, and implementation of all landscape and enhancement operations throughout the branch.
- Quality control, safety, and routine training.
- Client relations and service

2020-2021

The Greenery - Senior Branch Manager

- Develops and maintains long-term relationships with customers oversee and coordinate all operations
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Responsible for setting objectives, managing policies and revenue growth

2018-2020

Sun State Nursery - General Manager

- Sustain and grow existing business
- Staff training and development of account managers and labor
- Improving quality and operating efficiencies.

2007-2018

Brightview (formally ValleyCrest) - Branch Manager

- Mentor account managers for growth and development
- Oversee team for efficient processes, safety, and metrics
- Responsible for growth of contracts, retention of clients and services to commercial clients

2000-2007

Green Heron Landscapes, Inc - General Manager/ Vice President

1990-2007

Clarence & David Company - Branch Manager / Landscape Architect

Education

1990

B.S. Landscape Architecture
Michigan State University

Licenses & Skills

- Creativity
- Leadership
- Organization
- Teamwork
- Strategic Planning
- Client Resolution

Contact

6386 Beth Road
Orlando, FL 32824
904-855-5383
jborland@unitedlandservices.com



Development Strategy

Phased Development Strategy

Best Management Practices

This is a custom designed plan using Florida Best Management Practices to exceed your desired look for this property. We have outlined the initial tasks that our Landscape Maintenance teams will perform as we begin our partnership regarding this property.

We have broken the tasks down into distinct phases to cover the first 90 days of this transition. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.



Premier Landscape Platform



A Reputation of Excellence



Full-Suite of Services



Experienced Management Team



Relationship-Oriented Service

Phased Development Strategy

Plan of Action

Phase I (Days 1-30)

- Meet with Property Manager and Board Committee Members to review our Three Phase Plan and Scope of Work.
- Complete an Irrigation Evaluation of system and report deficiencies and needed corrective actions.
- Establish consistent schedule for mowing, detailing and agronomics and implement accordingly.
- Perform first turf fertilizer application if possible (Blackout Period).
- Identify any areas of concern and concentrate efforts for immediate improvement. (Entrance features, weeding beds, sidewalk edging)
- Spot treat weeds in turf areas where needed.
- Formulate options for turf areas needing restoration.
- Implement weed control program in planting beds.
- Fertilize weak shrubs throughout the property.
- Start insect and disease program on all plant material.
- Evaluate the health of ailing plant material and propose improvement plan.
- Discuss any site-specific enhancement ideas.
- Perform monthly walk with Property Manager and Community Members.



Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

- Examine Phase I results and modify “Plan of Action” if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Carry on with Scheduled Maintenance plan i.e., mowing, blowing, and edging.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.





Reporting

[illegible]

Closing the Communication Gap

Alignment, Execution & Building Partnerships

Communication is key to any strong partnership. In an effort to stay connected internally with our team and externally with our partners, our team utilizes Site Audit Pro. The program allows us to send visual communication through pictures along with a detailed explanation of the issue. Site Audit Pro is key in ensuring everyone is on the same page in helping to form the best possible solution.



**Sample Property- 4/5/21, 8:52
AM**

Bill (FGL), Tom (FGL)

Monday, April 5, 2021

Prepared For

11 Items Identified

Closing the Communication Gap

Alignment, Execution & Building Partnerships

SAMPLE



Issue 1
 Selectively remove tall stalks on White BOP in a sectional manor.
 Removals tagged with orange tape



Issue 2
 Remove Mags on Cody Chase



Issue 3
 Declining Washingtonian on Cody Chase

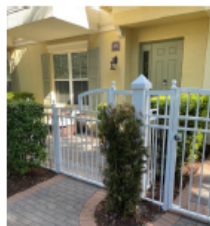


Issue 4
 Remove staking kit

SAMPLE



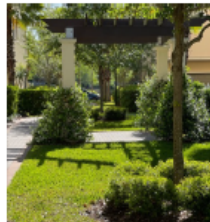
Issue 5
 Queen Palm on 46A dead from Ganoderma



Issue 6
 Possible irrigation issue on Podocarpus along 46A units



Issue 7
 Replace declining Pittisporum with turf



Issue 8
 Proposal for method to attach Jasmine to columns / pergola

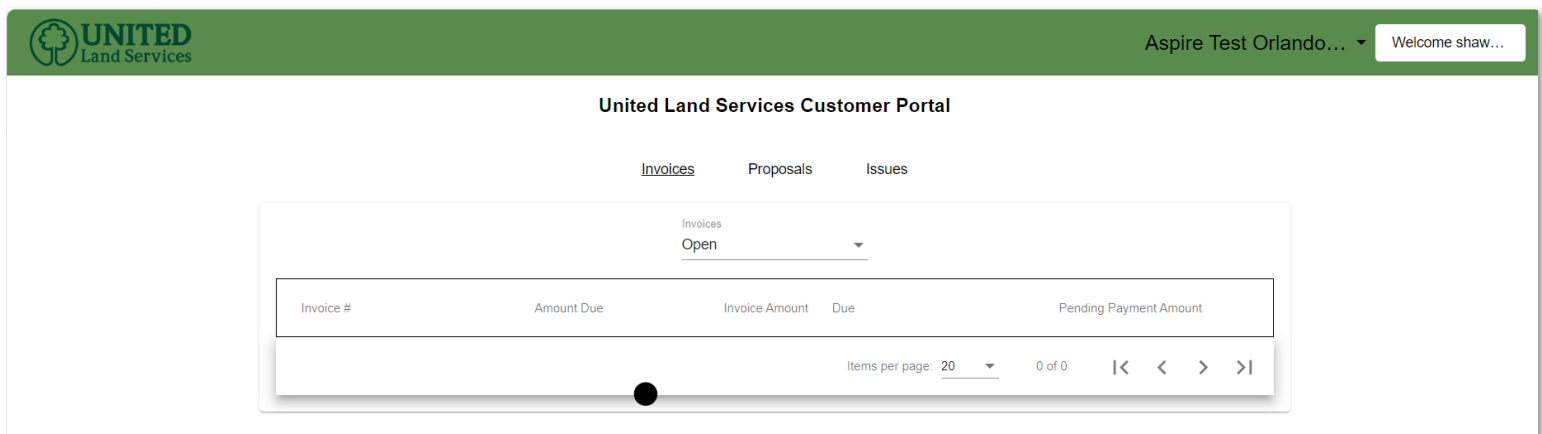
Work Order Software

Accountability, Communication and Productivity

United Land Services Work Order System Powered by:



United Land Services is dedicated to ensuring our valued partners receive the highest level of communication for a success long term partnership. Our work order system gives the client all the tools needed to stay informed on their property. The Aspire work order system is a user friendly software system that compliments our strong level of communication while providing accountability for our dedicated team.



FEATURES:

- View Invoices
- View Past Work Orders
- Sign Proposals
- Pay Invoices
- Review Updates on Work Orders
- Create Issues
- View Proposals
- View Landscape Experts Notes
- Submit Work Orders

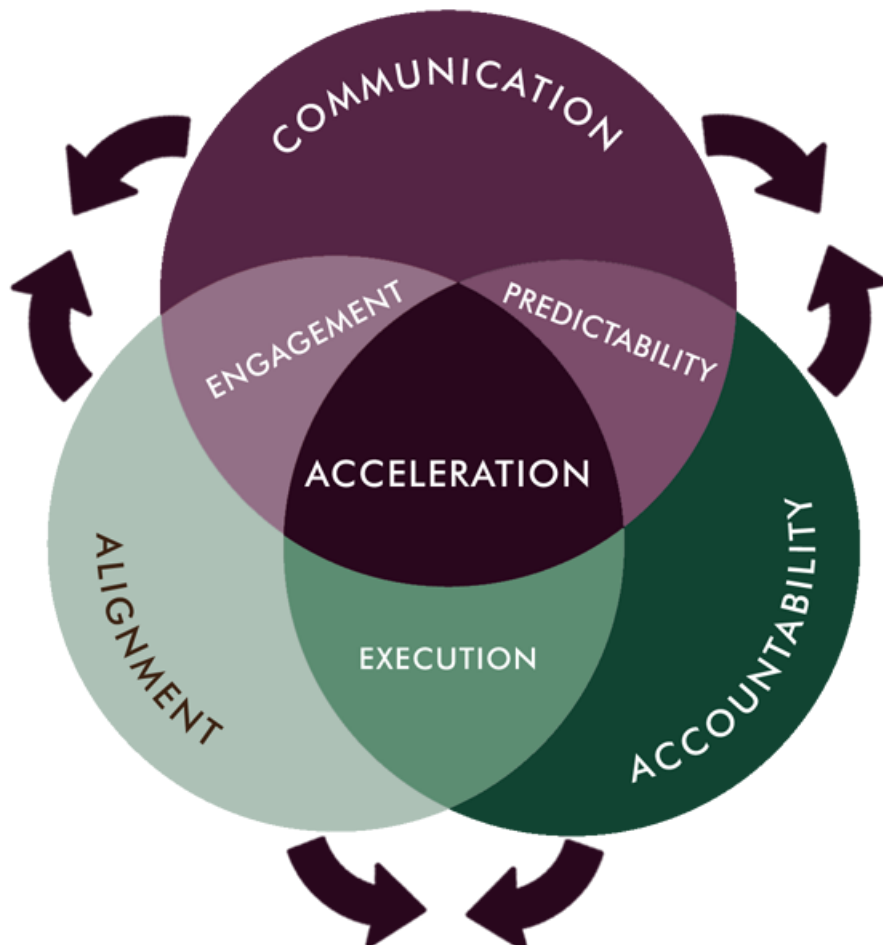
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals.
(Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.

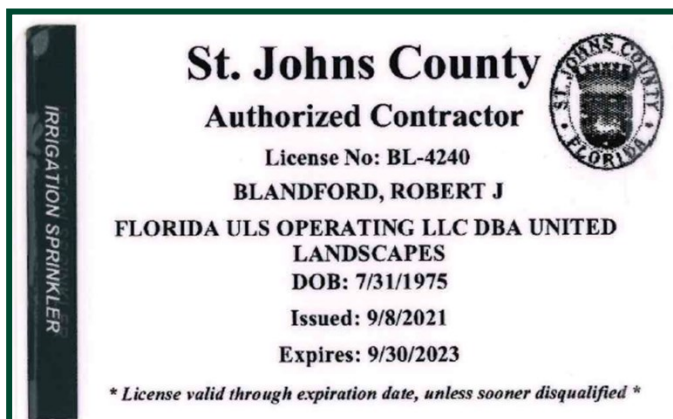
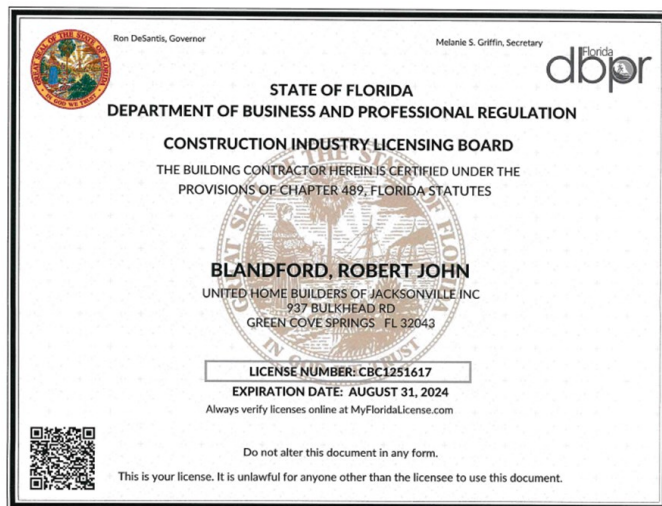
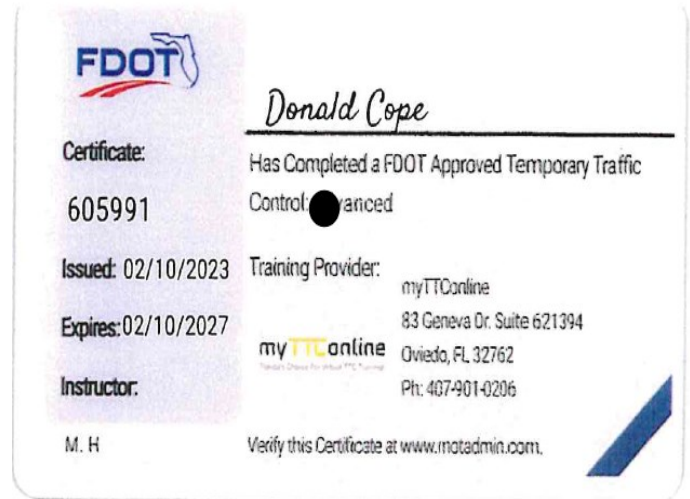
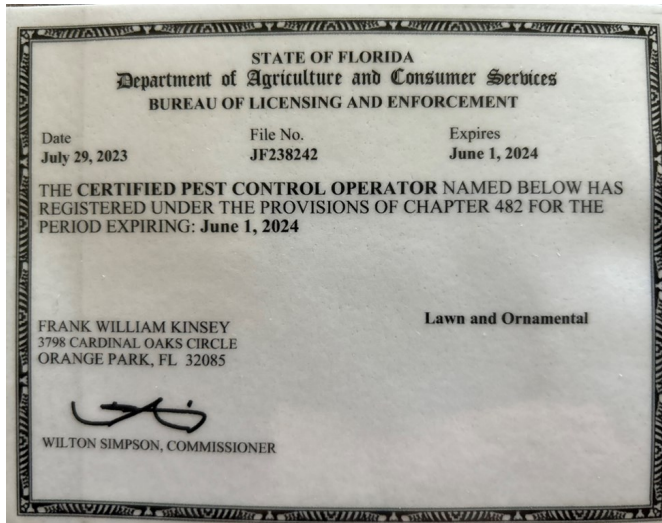




Certifications

Certification

Your Agronomics and Irrigation Specialists



Certification

Your Agronomics and Irrigation Specialists



Certification

Your Agronomics and Irrigation Specialists

Form W-9
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Florida ULS Operating LLC

2 Business name/disregarded entity name, if different from above
United Land Services

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) **S**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from FATCA reporting code (if any)

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
12276 San Jose Blvd Suite 747

6 City, state, and ZIP code
Jacksonville, FL, 32223

7 List account number(s) here (optional)

8 Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

OR

Employer identification number

85-2497925

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and

2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and

3. I am a U.S. citizen or other U.S. person (defined below); and

4. The FATCA code (if entered on this form (if any)) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person

Date **1/8/202**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transaction)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.



UNITLAN-02

SANTHOSHCH

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER New York-Alliant Ins Svc Inc 101 Park Ave 14th Fl New York, NY 10178	CONTACT NAME: Stephanie Kearney PHONE (A/C, No, Ext): E-MAIL ADDRESS: Stephanie.Kearney@alliant.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A : Federated Mutual Insurance Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F : NAIC # 13935
INSURED United Land Services Operating LLC 12276 San Jose Blvd Suite 747 Jacksonville, FL 32223	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POL EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:	X	X	1855494	3/31/2024	3/31/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY	X	X	1855494	3/31/2024	3/31/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$	X	X	1855495	3/31/2024	3/31/2025	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☒ Y ☒ N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	1855496	3/31/2024	3/31/2025	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Workers Compensation Policy# for NC/ GA/ AL - 1855497. The same coverage limits apply

Auto Liability Policy# for NC - 1865264. The same coverage limits apply

Re: Orange Lake Resorts.

Holiday Inn Club Vacations Incorporated is an Additional Insured Subject to the Conditions of the Additional Insured - Owners, Lessees or Contractors - Automatic Status when required in Construction Agreement with you Endorsement for General Liability. Insurance Provided by the General Liability Coverage SEE ATTACHED ACORD 101

CERTIFICATE HOLDER

CANCELLATION

Holiday Inn Club Vacations Incorporated Attn: Vendor Management (Finance) 9271 S John Young Pkwy Orlando, FL 32819	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	---



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY New York-Alliant Ins Svc Inc		NAMED INSURED United Land Services Operating LLC 12276 San Jose Blvd Suite 747 Jacksonville, FL 32223	
POLICY NUMBER SEE PAGE 1			
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:

is Primary and Noncontributory over other Insurance. General Liability Contains a Waiver of Transfer of Rights of Recovery Against others to Us (Waiver of Subrogation! - Automatic Endorsement. The Certificate Holder is an Additional Insured Subject to the Conditions of the Additional Insured by Contract Endorsement for Business Auto Liability. Insurance Provided by the Business Auto Liability is Primary and Noncontributory over other Insurance. Business Auto Liability Contains a Waiver of Subrogation in favor of The Certificate Holder Subject to the Conditions of the Blanket Waiver of Transfer of Rights of Recovery Endorsement. Umbrella Policy follows form. Includes 30 Days Notice of Cancellation.



Scope of Services

Exhibit A: Scope of Services Summary

Annual Maintenance Outline

The following outline details our proposed scope of services and offerings to be provided by our service teams, to ensure we meet the specific needs of your project as governed by our agreement.

LANDSCAPE MAINTENANCE PROGRAM

1. Turf Grass Mowing

- a. Mowing schedule based on climate and turf type.
- b. Mowing height to be adjusted based on turf type.
- c. Cuts postponed because of weather to be made up as soon as possible.
- d. Hard edging (concrete) will be done per cut, soft edge will be done every other cut. Landscape beds containing rock will not be mechanically edged.
- e. Areas too small to mow will be completed with a string trimmer or push mower.
- f. All debris created during maintenance operations will be removed and or blown from adjacent surfaces.

2. Ornamental Detailing

- a. Detail operations will be completed in a sectional manner once monthly.
- b. Plant material will be trimmed to retain the natural shape and function of the plant using Best Management Practices and techniques.
- c. Trees will have trunks cleared of sprouts and elevated to 8' in Green areas and 12' in Paved areas.
- d. Palms under 12' will have brown fronds removed during detail rotation.
- e. Post emergent herbicide will be used in landscape beds to control unwanted weeds and vegetation.

3. Fertilization & Pest Control Services

- a. Applications will adhere to any State and Local ordinance including Blackout Periods.
- b. Fertilizer composition (NPK, Nitrogen, Phosphorous, Potassium) will be determined based on site needs.
- c. Pre and Post Emergent Herbicides will be used as needed to control weeds in turfgrass.
- d. All applications will be used as directed by the manufacturers instructions for use and in accordance with all State and Federal regulations / guidelines.
- e. Ornamental Plants, Trees & Palms will receive a balanced fertilizer at appropriate rates, typically in spring and fall months.

Scope of Services Summary

Annual Maintenance Outline

4. Irrigation Inspections & Maintenance

- a. System will be routinely inspected for operational efficiency and condition.
- b. Visual inspection will include controller and electronic components, spray and rotor heads and shrub risers.
- c. Minor adjustments for efficiency will be made during inspection.
- d. Repairs for malfunctioning, broken or worn out components (heads, line breaks, controllers and electronics, pumps, etc.) will be done after client approval.

5. Seasonal Color (Annuals) Installation

- a. If cost is not included in the monthly billing, installation will be done upon authorized approval from Board of Directors or CAM.
- b. Flower type will be selected based on climate, availability at time of install and coordination with adjacent neighborhood associations to ensure uniformity.
- c. Flower beds will be maintained to remove faded or dead plants and to ensure optimal bloom production and neat appearance.
- d. Commercial fertilizer will be applied to all areas at time of install with follow up applications of micro nutrient, fungicide and pesticide based on flower type and Best Management Practices.
- e. Standard Annuals to be used for quarterly changeouts. Premium varieties to incur additional cost.

6. Mulch & Pine Straw Installation

- a. If cost is not included in the monthly billing, installation will be done upon authorized approval from Board of Directors or CAM.
- b. Mulch will be installed at timeframe determined by HOA.
- c. Mulch to be Dyed Hardwood Blend, installed 1x per year upon approval.
- d. Installation method to be determined by contractor, either bagged product or bulk install with blower truck.

ADDITIONAL SERVICES AND TEAM EXPECTATIONS

1. Extra Services

- a. We will provide extra/special services based on agreement and specifications set forth by the Client

2. Team Expectations

- a. Our field personnel will be licensed for all applicable maintenance duties, included any pesticide applications, as required by law.

3. Appearance

- a. Our team is required to maintain a professional and well-groomed appearance at all times.



Your Investment

Windward Community Development District Verge Landscape Fee Summary

Contractor: United Land Services

Property:

Address: 6386 Beth Rd Orlando Fl 32824

Address: 219 E. Livingston St.
Orlando, Florida, 32801

Phone: 407-515-5262

Phone:

Fax:

Contact: Chris Marquess

Contact:

Email: cmarquess@unitedlandservices.com

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing	993	993	1,324	1,655	1,655	1,655	1,655	1,655	1,655	1,312	1,295	993	\$16,840
TURF CARE (Component B) Bahia/St Augustine/Zoysia	13	12	85	30	25	18	85	25	12	25	85	13	\$428
TREE/SHRUB CARE Includes OTC (Component C) Tree/Shrub Fert/OTC/Drenching		120								120			\$240
IRRIGATION MAINT. (Component D)	241	241	241	241	241	241	241	241	241	241	241	241	\$2,892
ANNUAL CHANGES - (Component E.1) Per Annual Pricing:	1,200			1,200			1,200			1,200			\$0
BED DRESSING - Estimate mulch yds (Component E.2) Per Yard Pricing:					Mulch Yds						Mulch Yds		\$0
PALM TRIMMING 2x Per Year (Component E.3) Per Palm Price: Palm counts:													\$0
TOTAL FEE PER MONTH:	\$1,247	\$1,366	\$1,650	\$1,926	\$1,921	\$1,914	\$1,981	\$1,921	\$1,908	\$1,698	\$1,621	\$1,247	\$20,400

Fiat Fee Schedule	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$20,400
--------------------------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	----------

Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$20,400
---	----------

Extra Services Annual Changes, Palm Pruning, Mulch	\$0
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TOTAL	\$20,400.00
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**Providing exceptional landscape services to partners
across the state of Florida.**



United We Grow!



*Uniting partners through exceptional
landscape services*

SECTION VII

SECTION C

SECTION 1

Windward Community Development District

Summary of Check Register

August 14, 2025 to September 10, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	8/19/25	1115	\$ 4,877.01
	9/3/25	1116-1126	\$ 98,774.54
	9/9/25	1127-1129	\$ 17,536.57
Total Amount			\$ 121,188.12

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/19/25	00010	8/12/25 9101 690 202507 320-53800-43000	21421 LIMESTONE TRL		*	19.35	
		8/13/25 9100 861 202507 320-53800-43500	4 SEASONS PH1B SL		*	1,584.77	
		8/13/25 9101 537 202507 320-53800-43500	000 FOURSEASONS BLVD LITE		*	1,680.82	
		8/19/25 9100 861 202508 320-53800-43500	000 SAND HILL RD		*	1,592.07	
			DUKE ENERGY				4,877.01 001115
9/03/25	00014	4/21/25 252100 202504 320-53800-57400	GATE SERVICE		*	195.00	
		7/15/25 253768 202507 320-53800-57400	GATE SERVICE		*	175.20	
		7/17/25 253936 202507 320-53800-57400	PDK - JUL 25		*	24.00	
		8/05/25 252982 202508 320-53800-57400	GATE SERVICE		*	1,799.40	
		8/14/25 254541 202508 320-53800-47000	WI-PAK MONTHLY SVC-AUG25		*	120.00	
		8/14/25 254566 202508 320-53800-57400	PSK - AUG 25		*	24.00	
			ACCESS CONTROL SYSTEMS LLC				2,337.60 001116
9/03/25	00041	7/25/25 20071 202507 320-53800-47100	LAKE MAINTENANCE JUL25		*	375.00	
			AQUATIC WEED MANAGEMENT, INC				375.00 001117
9/03/25	00010	8/28/25 9100 861 202508 320-53800-43500	000 SHADOW TREE LN		*	4,032.03	
			DUKE ENERGY				4,032.03 001118
9/03/25	00018	7/24/25 25 202507 310-51300-31300	AMORT SCHED 2018A-3		*	100.00	
		7/24/25 25 202507 310-51300-31300	AMORT SCHED 2020A-2		*	500.00	
			DISCLOSURE SERVICES LLC				600.00 001119
9/03/25	00001	8/01/25 275 202508 320-53800-12000	FIELD MANAGEMENT - AUG 25		*	1,549.83	
		8/01/25 276 202508 310-51300-34000	MANAGEMENT FEES - AUG 25		*	3,750.00	
		8/01/25 276 202508 310-51300-35200	WEBSITE ADMIN - AUG 25		*	92.75	
		8/01/25 276 202508 310-51300-35100	INFORMATION TECH - AUG 25		*	162.33	

WWRD --WINDWARD-- ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		8/01/25 276	202508 310-51300-31300		*	841.75	
		DISSEMINATION - AUG 25					
		8/01/25 276	202508 310-51300-51000		*	.39	
		OFFICE SUPPLIES					
		8/01/25 276	202508 310-51300-42000		*	212.01	
		POSTAGE					
		8/01/25 276	202508 310-51300-42500		*	148.95	
		COPIES					
			GOVERNMENTAL MANAGEMENT SERVICES-CF				6,758.01 001120
9/03/25 00002		3/11/25 138092	202502 310-51300-31500		*	4,717.06	
		GENERAL COUNSEL - FEB 25					
		7/14/25 142679	202506 310-51300-31500		*	5,508.87	
		GENERAL COUNSEL - JUN 25					
		8/12/25 143027	202507 310-51300-31500		*	3,723.56	
		GENERAL COUNSEL - JUL 25					
			LATHAM LUNA EDEN & BEAUDINE LLP				13,949.49 001121
9/03/25 00004		7/31/25 12149288	202507 310-51300-48000		*	594.36	
		NOT OF BUDGET HEARING					
			ORLANDO SENTINEL				594.36 001122
9/03/25 00059		7/01/25 18740	202507 320-53800-46800		*	13,337.00	
		LANDSCAPE MAINT - JUL 25					
		7/15/25 19051	202507 320-53800-46700		*	600.00	
		CUT DEAD PALMS					
		7/16/25 19065	202507 320-53800-46700		*	300.00	
		CUT DEAD PALMS					
		7/21/25 19120	202507 320-53800-46700		*	3,605.00	
		PLANT REPLACEMENT					
		7/21/25 19122	202507 320-53800-46700		*	3,345.00	
		PLANT REPLACEMENT					
		7/21/25 19123	202507 320-53800-46700		*	3,345.00	
		PLANT REPLACEMENT					
		7/21/25 19124	202507 320-53800-46700		*	3,345.00	
		PLANT REPLACEMENT					
		7/21/25 19125	202507 320-53800-46700		*	3,345.00	
		PLANT REPLACEMENT					
		7/30/25 19535	202507 320-53800-46400		*	52.25	
		IRRIGATION REPAIRS					
		7/30/25 19539	202507 320-53800-46400		*	544.90	
		IRRIGATION REPAIRS					
		8/01/25 19301	202508 320-53800-46800		*	13,337.00	
		LANDSCAPE MAINT - AUG 25					
		8/15/25 19642	202508 320-53800-46400		*	75.14	
		IRRIGATION REPAIRS					
			PRINCE & SONS, INC.				45,231.29 001123
			WWRD --WINDWARD-- ZYAN				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/03/25	00011	7/21/25 18-021(9	202506 310-51300-31100	ENGINEERING FEE JUN25	*	3,150.00	
				POULOS & BENNETT			3,150.00 001124
9/03/25	00052	8/04/25 4695	202508 320-53800-47100	DISC POND MAINT - AUG 25	*	1,200.00	
		8/04/25 4695	202508 320-53800-47100	TILL POND - AUG 25	*	1,000.00	
				TOOLE'S TRACTOR SERVICES & H2O			2,200.00 001125
9/03/25	00009	8/23/25 00262245	202508 320-53800-43100	7700 FOUR SEASONS	*	19,546.76	
				TOHO WATER AUTHORITY			19,546.76 001126
9/09/25	00010	9/08/25 9100 861	202508 320-53800-43000	79811 FOUR SEASONS ENT	*	815.20	
		9/08/25 9100 861	202508 320-53800-43000	7701 FOUR SEASONS BLVD	*	34.68	
		9/08/25 9100 861	202508 320-53800-43500	000 FOURSEASONS BLVD LITE	*	1,425.88	
				DUKE ENERGY			2,275.76 001127
9/09/25	00009	8/28/25 00262245	202508 320-53800-43100	7900 FOUR SEASONS	*	18.17	
		8/28/25 00262245	202508 320-53800-43100	7900 FOURSEASONS BLVD ODD	*	32.09	
		8/28/25 00262245	202508 320-53800-43100	7980 FOUR SEASONS BLVD GH	*	28.05	
		8/28/25 00262245	202508 320-53800-43100	0 FOUR SEASONS BLVD	*	15,159.26	
				TOHO WATER AUTHORITY			15,237.57 001128
9/09/25	00025	9/08/25 9825	202509 300-20700-10000	ASSMNT TXFR S2018	*	11.37	
		9/08/25 9825	202509 300-20700-10000	ASSMNT TXFR S2020	*	11.87	
				WINDWARD CDD/US BANK			23.24 001129
TOTAL FOR BANK A						121,188.12	
TOTAL FOR REGISTER						121,188.12	

SECTION 2-
*to be provided
under separate
cover*

SECTION 3

Windward
Community Development District

Unaudited Financial Reporting
August 31, 2025



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6	<u>Series 2020 - A2 Debt Service Income Statement</u>
7	<u>Series 2018 Capital Projects Income Statement</u>
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10-11	<u>Month To Month</u>
12-13	<u>Long Term Debt Summary</u>
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Windward
Community Development District
Combined Balance Sheet
August 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Operating Account	\$ 65,441	\$ -	\$ -	\$ -	\$ 65,441
State Board of Administration	\$ 775,097	\$ -	\$ -	\$ -	\$ 775,097
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 50,783	\$ 50,783
Prepaid Expense	\$ 956	\$ -	\$ -	\$ -	\$ 956
Due from Other	\$ 30,449	\$ -	\$ -	\$ -	\$ 30,449
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	\$ -	\$ 149,545	\$ -	\$ -	\$ 149,545
Prepayment A-1	\$ -	\$ 46,445	\$ -	\$ -	\$ 46,445
Construction	\$ -	\$ -	\$ 5,963	\$ -	\$ 5,963
Series 2020 A-1/A-2					
Reserve A-1	\$ -	\$ 127,319	\$ -	\$ -	\$ 127,319
Reserve A-2	\$ -	\$ 4,725	\$ -	\$ -	\$ 4,725
Revenue	\$ -	\$ 338,768	\$ -	\$ -	\$ 338,768
Prepayment A-1	\$ -	\$ 338	\$ -	\$ -	\$ 338
Prepayment A-2	\$ -	\$ 164,924	\$ -	\$ -	\$ 164,924
Construction	\$ -	\$ -	\$ 2,814,728	\$ -	\$ 2,814,728
Total Assets	\$ 871,943	\$ 953,669	\$ 2,820,691	\$ 50,783	\$ 4,697,085
Liabilities:					
Accounts Payable	\$ 119,215	\$ -	\$ -	\$ -	\$ 119,215
Due to Debt Service Fund	\$ 23	\$ -	\$ -	\$ -	\$ 23
Total Liabilities	\$ 119,239	\$ -	\$ -	\$ -	\$ 119,239
Fund Balances:					
Nonspendable:					
Prepaid Items	\$ 956	\$ -	\$ -	\$ -	\$ 956
Restricted for:					
Debt Service	\$ -	\$ 953,669	\$ -	\$ -	\$ 953,669
Capital Projects	\$ -	\$ -	\$ 2,820,691	\$ -	\$ 2,820,691
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 50,783	\$ 50,783
Unassigned	\$ 751,748	\$ -	\$ -	\$ -	\$ 751,748
Total Fund Balances	\$ 752,704	\$ 953,669	\$ 2,820,691	\$ 50,783	\$ 4,577,846
Total Liabilities & Fund Balance	\$ 871,943	\$ 953,669	\$ 2,820,691	\$ 50,783	\$ 4,697,085

Windward
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
<u>Revenues</u>				
Assessments - Tax Roll	\$ 1,378,623	\$ 1,378,623	\$ 1,386,006	\$ 7,384
Interest Income	\$ -	\$ -	\$ 15,097	\$ 15,097
Miscellaneous Revenue	\$ 7,521	\$ -	\$ -	\$ -
Total Revenues	\$ 1,386,144	\$ 1,378,623	\$ 1,401,103	\$ 22,480
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisors Fees	\$ 4,800	\$ 4,400	\$ -	\$ 4,400
FICA Expense	\$ 367	\$ 336	\$ -	\$ 336
Engineering	\$ 16,000	\$ 14,667	\$ 10,882	\$ 3,785
Attorney	\$ 25,000	\$ 22,917	\$ 45,572	\$ (22,656)
Arbitrage	\$ 900	\$ 900	\$ 1,350	\$ (450)
Dissemination	\$ 10,101	\$ 9,259	\$ 11,459	\$ (2,200)
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	\$ 41,250	\$ 41,250	\$ -
Information Technology	\$ 1,948	\$ 1,785	\$ 1,786	\$ -
Website Maintenance	\$ 1,113	\$ 1,020	\$ 1,020	\$ -
Telephone	\$ 125	\$ 115	\$ -	\$ 115
Postage	\$ 800	\$ 800	\$ 1,818	\$ (1,018)
Travel Per Diem	\$ 660	\$ 605	\$ -	\$ 605
Printing & Binding	\$ 500	\$ 458	\$ 499	\$ (41)
Insurance	\$ 6,817	\$ 6,817	\$ 6,817	\$ -
Legal Advertising	\$ 1,500	\$ 1,500	\$ 2,280	\$ (780)
Other Current Charges	\$ 2,000	\$ 1,833	\$ 421	\$ 1,412
Office Supplies	\$ 150	\$ 138	\$ 3	\$ 135
Property Appraiser	\$ 500	\$ 201	\$ 201	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 138,529	\$ 128,043	\$ 144,500	\$ (16,457)

Windward
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Operation & Maintenance</u>				
Field Expenditures				
Field Services	\$ 18,598	\$ 17,048	\$ 17,048	\$ -
Facility Maintenance	\$ 18,500	\$ 16,958	\$ 13,012	\$ 3,946
Electric	\$ 160,009	\$ 146,675	\$ 128,050	\$ 18,626
Water & Sewer	\$ 602,808	\$ 552,574	\$ 516,150	\$ 36,424
Security Building Maintenance	\$ 15,000	\$ 13,750	\$ 9,916	\$ 3,834
Landscape Maintenance	\$ 237,000	\$ 217,250	\$ 196,140	\$ 21,110
Landscape Contingency	\$ 50,000	\$ 45,833	\$ 35,374	\$ 10,459
Property Insurance	\$ 10,000	\$ 10,000	\$ 6,379	\$ 3,621
Fountain Maintenance	\$ 14,600	\$ 13,383	\$ 7,636	\$ 5,747
Lake Maintenance	\$ 22,100	\$ 20,258	\$ 14,750	\$ 5,508
Irrigation Repairs	\$ 30,000	\$ 27,500	\$ 13,051	\$ 14,449
Roadway Maintenance	\$ 9,000	\$ 8,250	\$ -	\$ 8,250
Contingency	\$ 10,000	\$ 9,167	\$ 5,564	\$ 3,602
Total Operations & Maintenance Expenditures	\$ 1,197,615	\$ 1,098,647	\$ 963,071	\$ 135,576
Total Expenditures	\$ 1,336,144	\$ 1,226,690	\$ 1,107,571	\$ 119,120
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 293,532	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/Out	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ (50,000)	\$ (50,000)	\$ -
Net Change in Fund Balance	\$ -		\$ 243,532	
Fund Balance - Beginning	\$ -		\$ 509,172	
Fund Balance - Ending	\$ -		\$ 752,704	

Windward
Community Development District
Debt Service Fund - Series 2018-A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	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	\$ 11,650	\$ 4,786
Total Revenues	\$ 250,511	\$ 250,511	\$ 314,659	\$ 6,092
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	\$ 91,180	\$ (215)
Special Call - 5/1	\$ -	\$ -	\$ 15,000	\$ (15,000)
Total Expenditures	\$ 241,930	\$ 241,930	\$ 257,145	\$ (15,215)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,581		\$ 57,514	
Fund Balance - Beginning	\$ 135,308		\$ 260,070	
Fund Balance - Ending	\$ 143,889		\$ 317,584	

Windward
Community Development District
Debt Service Fund - Series 2020-A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues				
Assessments - 2020 A1 Tax Roll	\$ 255,379	\$ 255,379	\$ 255,840	\$ 461
Interest Income	\$ 10,876	\$ 10,876	\$ 19,117	\$ 8,241
Total Revenues	\$ 266,255	\$ 266,255	\$ 274,957	\$ 8,702
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		\$ 3,842	
Fund Balance - Beginning	\$ 120,934		\$ 257,074	
Fund Balance - Ending	\$ 130,736		\$ 260,916	

Windward
Community Development District
Debt Service Fund - Series 2020-A2
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues				
Assessments - 2020 A2 Direct	\$ 81,840	\$ 25,740	\$ 25,740	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 1,302,366	\$ 1,302,366
Interest Income	\$ 14,777	\$ 13,938	\$ 13,938	\$ -
Total Revenues	\$ 96,617	\$ 39,678	\$ 1,342,044	\$ 1,302,366
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	\$ -	\$ -	\$ 660,000	\$ (660,000)
Interest - 8/1	\$ -	\$ -	\$ 2,310	\$ (2,310)
Total Expenditures	\$ 81,840	\$ 81,840	\$ 1,468,570	\$ (1,386,730)
Excess (Deficiency) of Revenues over Expenditures	\$ 14,777		\$ (126,526)	
Fund Balance - Beginning	\$ 561,508		\$ 501,694	
Fund Balance - Ending	\$ 576,285		\$ 375,169	

Windward
Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 235	\$ 235
Total Revenues	\$ -	\$ -	\$ 235	\$ 235
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 235	
Fund Balance - Beginning	\$ -		\$ 5,728	
Fund Balance - Ending	\$ -		\$ 5,963	

Windward
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 92,265	\$ 92,265
Total Revenues	\$ -	\$ -	\$ 92,265	\$ 92,265
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 816	\$ (816)
Total Expenditures	\$ -	\$ -	\$ 816	\$ (816)
Excess Revenues (Expenditures)	\$ -		\$ 91,449	
Fund Balance - Beginning	\$ -		\$ 2,723,279	
Fund Balance - Ending	\$ -		\$ 2,814,728	

Windward
Community Development District
Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 783	\$ 783
Total Revenues	\$ -	\$ -	\$ 783	\$ 783
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 783	
<u>Other Financing Sources/(Uses)</u>				
Transfer In (Out)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Net Change in Fund Balance	\$ 50,000		\$ 50,783	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 50,000		\$ 50,783	

Windward
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Revenues</u>													
Assessments - Tax Roll	\$ -	\$ 269,652	\$ 971,245	\$ 30,546	\$ 31,235	\$ 13,494	\$ 40,859	\$ 15,552	\$ 13,359	\$ 64	\$ -	\$ -	\$ 1,386,006
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,853	\$ 3,284	\$ 3,132	\$ 2,914	\$ 2,914	\$ -	\$ 15,097
Total Revenues	\$ -	\$ 269,652	\$ 971,245	\$ 30,546	\$ 31,235	\$ 13,494	\$ 43,712	\$ 18,837	\$ 16,491	\$ 2,978	\$ 2,914	\$ -	\$ 1,401,103
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 788	\$ 175	\$ 842	\$ 1,728	\$ 928	\$ 501	\$ 2,521	\$ 250	\$ 3,150	\$ -	\$ -	\$ -	\$ 10,882
Attorney	\$ 1,915	\$ 2,048	\$ -	\$ 11,147	\$ 4,717	\$ 5,228	\$ 5,537	\$ 5,749	\$ 5,509	\$ 3,724	\$ -	\$ -	\$ 45,572
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Dissemination	\$ 1,442	\$ 842	\$ 842	\$ 1,342	\$ 842	\$ 842	\$ 1,342	\$ 842	\$ 842	\$ 1,442	\$ 842	\$ -	\$ 11,459
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	\$ 3,750	\$ -	\$ 41,250
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ 1,786
Website Maintenance	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ -	\$ 1,020
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 82	\$ 6	\$ 145	\$ 96	\$ 214	\$ 362	\$ 292	\$ 162	\$ 69	\$ 178	\$ 212	\$ -	\$ 1,818
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ 7	\$ -	\$ 154	\$ 15	\$ 22	\$ 22	\$ 23	\$ 84	\$ 9	\$ 15	\$ 149	\$ -	\$ 499
Insurance	\$ 6,817	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,817
Legal Advertising	\$ -	\$ 759	\$ 212	\$ 461	\$ -	\$ 253	\$ -	\$ -	\$ -	\$ 594	\$ -	\$ -	\$ 2,280
Other Current Charges	\$ 41	\$ 41	\$ 41	\$ 41	\$ 78	\$ 45	\$ 44	\$ 44	\$ 44	\$ -	\$ 1	\$ -	\$ 421
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 3
Property Appraiser	\$ -	\$ -	\$ -	\$ 201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 20,838	\$ 12,030	\$ 9,339	\$ 19,035	\$ 10,806	\$ 17,858	\$ 13,763	\$ 12,036	\$ 13,628	\$ 9,958	\$ 5,209	\$ -	\$ 144,500

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	\$ 1,550	\$ -	\$ 17,048
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	\$ 11,655	\$ -	\$ 128,050
Water & Sewer	\$ 39,730	\$ 114,498	\$ 39,751	\$ 38,672	\$ 70,795	\$ 54,012	\$ 62,512	\$ 53,202	\$ 21,725	\$ 11,667	\$ 9,586	\$ -	\$ 516,150
Security Building Maintenance	\$ 387	\$ 289	\$ 24	\$ 24	\$ 359	\$ 694	\$ 219	\$ 538	\$ 4,681	\$ 878	\$ 1,823	\$ -	\$ 9,916
Landscape Maintenance	\$ 19,737	\$ 19,737	\$ 19,737	\$ 19,737	\$ 19,737	\$ 9,450	\$ 18,090	\$ 12,804	\$ 34,812	\$ 8,962	\$ 13,337	\$ -	\$ 196,140
Landscape Contingency	\$ -	\$ -	\$ -	\$ 3,238	\$ -	\$ 3,122	\$ -	\$ 11,130	\$ -	\$ 17,885	\$ -	\$ -	\$ 35,374
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	\$ 375	\$ 2,200	\$ -	\$ 14,750
Irrigation Repairs	\$ 1,839	\$ 686	\$ 938	\$ 1,050	\$ 1,918	\$ 649	\$ 3,056	\$ 374	\$ 1,867	\$ 597	\$ 75	\$ -	\$ 13,051
Lighting Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Monument Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 2,533	\$ 1,270	\$ 470	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 452	\$ 120	\$ 120	\$ -	\$ 5,564
Total Operations & Maintenance Expenses	\$ 85,196	\$ 155,265	\$ 75,498	\$ 80,035	\$ 107,228	\$ 84,961	\$ 98,514	\$ 106,506	\$ 75,563	\$ 53,958	\$ 40,347	\$ -	\$ 963,071
Total Expenditures	\$ 106,034	\$ 167,295	\$ 84,837	\$ 99,070	\$ 118,035	\$ 102,819	\$ 112,277	\$ 118,542	\$ 89,191	\$ 63,916	\$ 45,555	\$ -	\$ 1,107,571
Excess (Deficiency) of Revenues over Expenditures	\$ (106,034)	\$ 102,357	\$ 886,408	\$ (68,524)	\$ (86,800)	\$ (89,325)	\$ (68,565)	\$ (99,705)	\$ (72,700)	\$ (60,938)	\$ (42,641)	\$ -	\$ 293,532
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)	\$ (86,800)	\$ (139,325)	\$ (68,565)	\$ (99,705)	\$ (72,700)	\$ (60,938)	\$ (42,641)	\$ -	\$ 243,532

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)
SPECIAL CALL - 08/01/25		(\$15,000)
CURRENT BONDS OUTSTANDING		\$3,120,000

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	\$4,620	
RESERVE FUND BALANCE	\$4,725	
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	\$18.17		\$1,072.23
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	\$32.09		\$464.38
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	\$28.05		\$307.22
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	\$19,546.76		\$556,473.34
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	\$15,159.26		\$437,433.63
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	\$34,784.33	\$0.00	\$995,750.80
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	\$30.80		\$277.20
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	\$241.04		\$2,012.84
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	\$815.20		\$8,495.42
9100 8619 5801	4 SEASONS PHIB 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	\$1,584.94		\$17,464.02
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	\$34.68		\$365.69
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	\$51.38		\$602.74
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	\$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	\$49.89		\$545.17
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	\$1,592.07		\$17,682.41
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	\$4,032.03		\$44,507.86
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	\$1,425.88		\$15,708.18
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	\$46.53		\$587.01
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	\$30.80		\$369.60
9101 5373 0124	000 Four Seasons Lite	\$1,832.67	\$1,832.67	\$1,727.57	\$1,656.51	\$1,680.67	\$1,609.61	\$1,680.67	\$1,680.67	\$1,680.67	\$1,680.82	\$1,680.93		\$18,743.46
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	\$38.74		\$224.38
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	\$0.00		\$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	\$11,654.91	\$0.00	\$128,049.51
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	\$46,439.24	\$0.00	\$1,123,800.31

Paid

SECTION VIII

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:

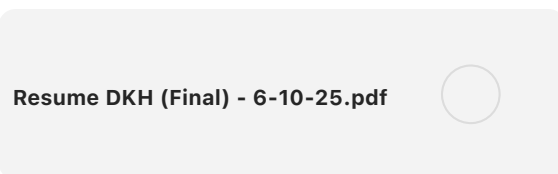
Hello Jason,

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.



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)

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, sources, uses, and management of information, and the study of the communication of information. (p. 1)

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These definitions are not mutually exclusive, and the two fields overlap significantly.

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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 Markets-Managed Markets & Market Access
Combat Veteran, USN, USAFR, USAR, Prior Medical Service Corps Officer

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

Spencer.Hoyt@att.net
7714 Four Seasons BLVD
Kissimmee, FL 34747
Cell: 414-530-3225
<http://LinkedIn.com/in/SpenceraHoyt>

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**.

SDVOB-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 Rebetrone (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.

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 systems to 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)

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, structure, and use of information, and the development of methods for the collection, organisation, storage, retrieval, and dissemination of information. (p. 1)

The 'communication' field is defined as:

...the study of the nature, structure, and use of communication, and the development of methods for the collection, organisation, storage, retrieval, and dissemination of communication. (p. 1)

The 'information science' field is defined as:

...the study of the nature, structure, and use of information science, and the development of methods for the collection, organisation, storage, retrieval, and dissemination of information science. (p. 1)

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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

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, creation, organisation, storage, retrieval, dissemination and use of information, and the social, cultural, economic and political aspects of information systems and information science. (p. 1)

The 'communication' field is defined as:

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The 'communication science' field is defined as:

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The 'information systems' field is defined as:

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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. I am an engineer who has been working in the nuclear 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 board 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