Windward
Community Development District

Agenda

November 19, 2025

AGENDA

Windward
Community Development District

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

November 12, 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, November 19, 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 October 15, 2025 Board of Supervisors Meeting
6. Consideration of Proposals
   A. Landscape Lighting at Front Gate with TPG Lighting
   B. Roundabout Planting on Four Seasons Blvd. with United Land Services
   C. Sod Replacement in Verge United Land Services
   D. Seal Coat Options- Bike Lane Markings Removal with Sealcoat Florida
   E. Security Estimates
      i. Infinite Security
      ii. Insyte Security
7. Approval of Engineering Request for Qualifications
8. 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
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, **October 15, 2025** at 1:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

Tim Peltier	Chairman
Greg Bobonik	Vice Chairman
Ernest Hofer	Assistant Secretary
Erik Rose	Assistant Secretary
Steve Pierson	Assistant Secretary

Also Present were:

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

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. Williams stated the oak in front of my house in the verge pushed up the sidewalk, it had been marked, it looks like someone came through and did the sanding down, but it still has some edges that can trip someone. It's the first house as you turn right on Estuary. That intersection coming from Four Seasons Boulevard onto Estuary people drive very fast and swing a little bit wide. There are two houses, the second and third houses park their cars on the street all the time and there have been a lot of near misses when people come around the corner so fast. I think we need to do something. Both houses have empty driveways but they park on the street in an area that is like that. When you are coming from Sabal Point Loop onto Estuary towards Four Seasons you cannot see the people coming down the street, you have to pull way out. I don't know that signage would help but we need to do something because there is going to be an accident. If we have some money for landscaping the hedge on Four Seasons Boulevard, put in a couple plants to replace some of the dead plants and there is still a big hole. If you can get bigger plants so it can fill in sooner, I would appreciate it. What is with the gates always breaking?

Mr. Hilton stated we put all these live oak trees in and they drop acorns. My wife slipped on those a couple of times. Who is liable is someone falls?

Ms. Trucco stated we will look at it internally and review that.

FIFTH ORDER OF BUSINESS Approval of the Minutes of the September 24, 2025 Meeting

Mr. Showe presented the minutes of the September 24, 2025 meeting and asked for any comments, corrections, or changes.

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the minutes of the September 24, 2025 meeting were approved as amended.

SIXTH ORDER OF BUSINESS Approval of Draft Landscape Services Agreement with United Land Services

Mr. Showe presented the draft landscape services agreement with United Land Services.

On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor the landscape services agreement with United Land Services was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Trucco stated we spoke at the workshop about some of the pending items but there is nothing new to report today. I will continue to track and follow-up on the 558 notice that we sent out and also the demand letter to the prior landscape company.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Hofer seconded by Mr. Peltier with all in favor the check register was approved except for the Guardian invoice 253976 and United invoice 147341.

ii. Paid/Unpaid Invoices for Approval

iii. Balance Sheet and Income Statement

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

D. Field Manager

Mr. Wright stated we are waiting on a few more proposals for sidewalk repair to come in and the recommendation right now is most likely to be to inject the sidewalks, that will give you a more sturdy base and easier to level everything than spending hours grinding. I recommend setting a not to exceed for $55,000. The current proposal is for $45,600 and $55,000 would give us wiggle room for anything else that would be potentially identified at this time. We want this number to be lower than our current proposal is but if we set a not to exceed and have a board member for final approval then we can get this going as soon as possible.

> On MOTION by Mr. Bobonik seconded by Mr. Rose with all in favor staff was authorized to contract for sidewalk repair in an amount not to exceed $55,000 and the chairman was delegated authority to execute the agreement.

Mr. Wright stated with the roundabout proposals we are looking at changing to have a little better aesthetic improving everything. The United Land Proposal was slightly different than Prince's and we have to go back to make it apples to apples comparison and we will bring this to the next meeting.

Mr. Wright reviewed the field manager's report, copy of which was included in the agenda package.

Mr. Hofer stated when the sidewalk grinding starts you are not going to want to walk in that area.

EIGHTH ORDER OF BUSINESS Additional Audience Comments

A resident stated I heard the gentlemen who proposed to increase it to $55,000 for the sidewalks say that filling them would prevent having to grind them. Did I hear that correctly?

Mr. Wright stated they come in and drill a few holes, put the foam in and it is a much quicker process, it lifts it up. It is a more long-term solution. It's an alternative to grinding.

A resident asked is that money already in the budget or will it be an additional expense.

Mr. Showe stated I think there is sufficient funds in the budget to accomplish it.

A resident asked are we going to tape off the areas you are going to be working on so people don't fall or walk there?

Ms. Trucco stated I'm sure the contractor will do something.

A resident stated these oak trees are already causing havoc. Have we thought about trimming or removing them?

Ms. Trucco stated the board has looked into that, that is part of our 558.

Mr. Peltier stated as mentioned we have to be careful when we are out because the oak trees are dropping acorns and that is part of the 558 we area addressing with Khov. Everybody needs to be cautious when out walking.

NINTH ORDER OF BUSINESS Supervisor's Requests

Mr. Bobonik stated the enhancements up front has already started. On the exit side where the golf cart path goes across, the bushes are going to be removed for safety. They jumped the gun and instead of cutting it even to match the entrance side, they cut it down and it is only 2-feet tall. Now when you drive out you see everything on the golf course, restroom facility, etc. I have a meeting tomorrow morning with them to figure out how to fix this quickly. Some of the things we are still working on is the fountains, both sides have now been converted to fountains and the sluices that are still left are waterfalls. We are still looking for alternatives to cover those. We are looking at enhancing the lighting upfront, the signage will be changed. We will start on the guardhouse on October 20th weather permitting and once the painting is finished we will install permanent lighting. Once the monuments are fixed they will also get permanent lighting. We will replace the halogen can lights around the eaves with LEDs. Enhancements will still be going on, we are still looking at the roundabouts. Long term projects we are working on is putting security guards under the CDD and we are working with the HOA on that aspect. Removal of trees on infrastructure, lights and fire hydrants, installation of individual irrigation meters at all homes as well as in clubhouses, long term solution on irrigation issues. We are looking to have the documents changed since they say you are not allowed to have individual irrigation meters. We also have the contract between Toho and Khov that we will be looking at.

Mr. Peltier stated next week when they are painting, be very cautious coming in and out of the entrances at the main gate. The reason the gate arms are in the position they are is because they are made to breakaway and the one on the outside of the arm flops and the arm gets locked in behind the controller box.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Peltier seconded by Mr. Rose with all in favor the meeting adjourned at 1:43 p.m.

______________________________ ______________________________

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION VI

SECTION A

Landscape Lighting Proposal

TPG Lighting

Licensed and Insured

(407) 413-0442

TPGLighting@gmail.com

www.TPGLighting.com

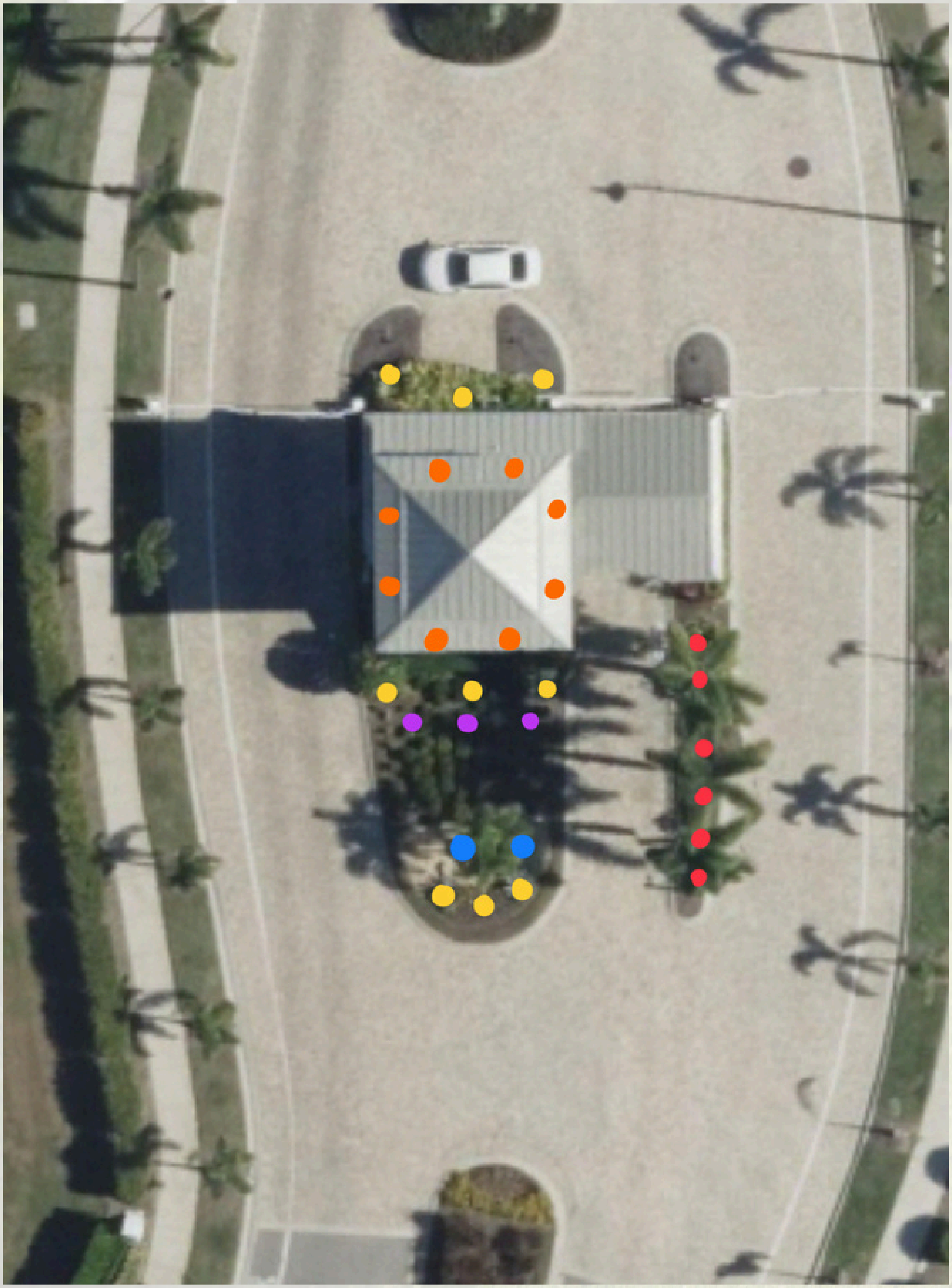
Client:

Windward CDD

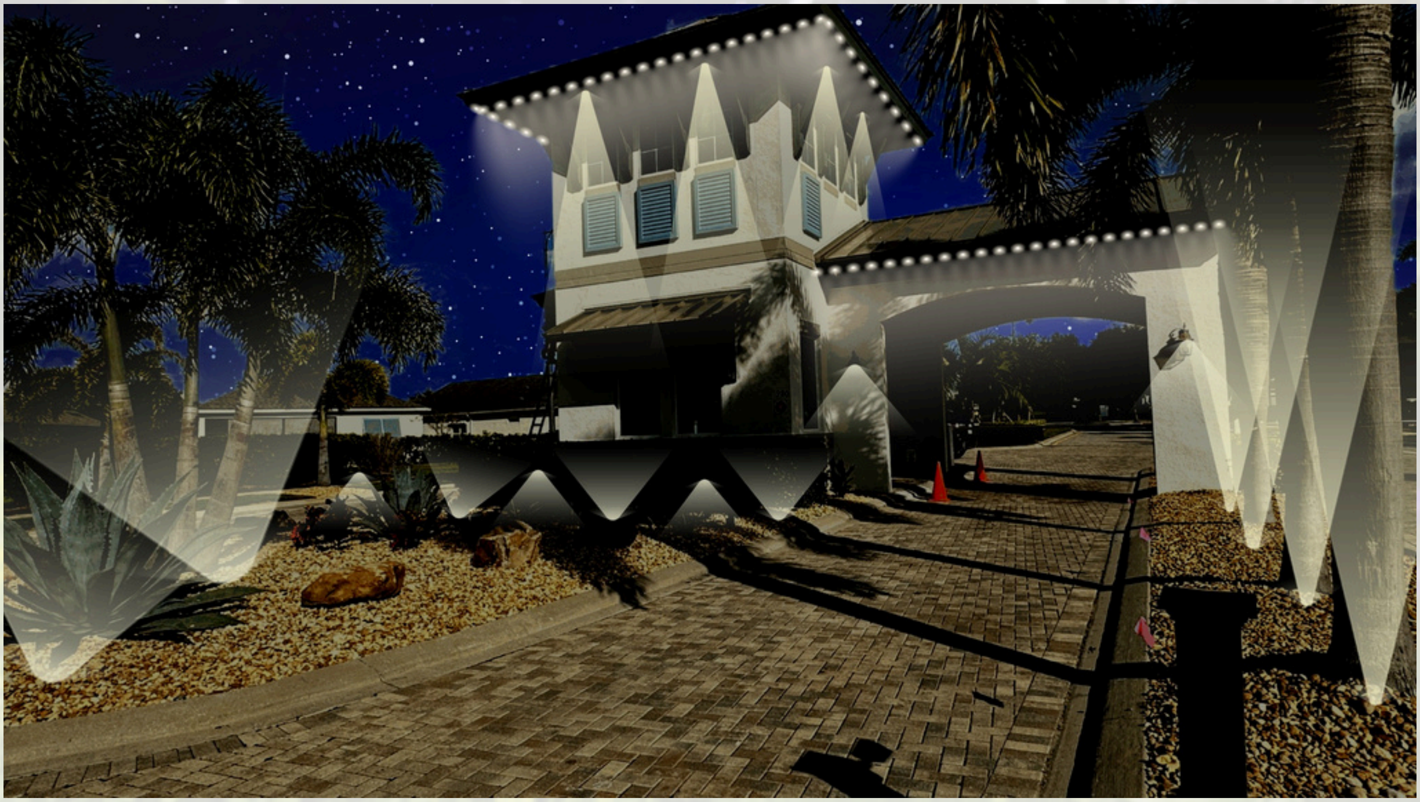
2112 Antilles Club Dr

Kissimmee, FL 34747

Installation Map



Project Renderings



Proposed Fixtures

Brass Up Light

Proposed Fixtures

Brass Spread Light

Proposed Fixtures

Small Brass Wash Light

Proposed Fixtures

Brass Wash Light

TPG Lighting

TPG Lighting, LLC

ESTIMATE	#1994
ESTIMATE DATE	Nov 11, 2025
TOTAL	$5,876.29

Windward CDD
2112 Antilles Club Dr
Kissimmee, FL 34747

(407) 470-8825
jshowe@gmscfl.com

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

(407) 413-0442
tpglighting@gmail.com

ESTIMATE

Services	qty	amount
Low Voltage Landscape Lighting Removal of (4) existing 120v landscape lights at the guard house area. Installation of commercial grade low-voltage color changing lighting system according to the installation map and project renderings. All fixtures will be solid brass construction with a dark bronze finish. All fixtures come with a manufacturers LIFETIME warranty. All bulbs will be color changing LED bulbs via a smartphone application with a Bluetooth connection.	1.0	$0.00

Services subtotal: $0.00

Materials	qty	unit price	amount
Elitco - TF300WST Stainless steel low-voltage lighting transformer equipped with an astro/digital timer that will auto adjust for daylight savings and sunrise and sunset. 300 watt.	1.0	$490.53	$490.53
RGB - RGB Small Wash Light Brass construction, dark bronze finish Fixture is fitted with a RGB color changing bulb Illuminating the small agave plants, birds of paradise plants, and hedge at front of building. [Yellow on installation map]	9.0	$232.17	$2,089.53
RGB - RGB Medium Brass Spot Brass construction, dark bronze finish Fixture is fitted with a RGB color changing bulb Accenting large palm trees (2) per tree [Red on installation map]	6.0	$241.20	$1,447.20
RGB - RGB- Tiki Path/Spread Brass construction, Dark Bronze finish Fixture is fitted with an RGB color changing bulb Illuminating Crotons and surrounding rock bed. [Purple on installation map]	3.0	$270.00	$810.00

RGB - RGB Brass Wash Brass construction, dark bronze finish Fixture is fitted with a RGB color changing bulb Accenting Foxtail palm cluster in center median. [Blue on installation map]	2.0	$282.84	$565.68
RGB - 490061 White finish, aluminum construction Fixture is fitted with a RGB color changing bulb Recessed can lights to replace existing soffit lights. [Orange on Installation map]	1.0	$338.35	$338.35
Miscellaneous/Specialty - Miscellaneous/Specialty LED retrofit can lights under the guard shack overhang. 5 CCT selectable 120v 900lmn 5-year warranty	2.0	$67.50	$135.00

Materials subtotal: $5,876.29

Subtotal	$5,876.29
Tax (FL Sales Tax 7%)	$0.00
Total	**$5,876.29**

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

SECTION B

UNITED Land Services

Proposal #193621

Date: 10/16/2025

John Borland

Customer:	Property:
	Windward CDD ,

Round About Planting on Four Seasons Blvd

Remove all turf and plantings in the round about except the palm located in the center.

Supply and install the following:

300 Dwarf Oyster Plant 1 gal.

20 Blue Agava 7 gal

100 Mammy Crotons 3 gal

20 Black Metal Edging (between sod/bark stone/ brown river rock).

14 Pallets St Augustine Sod

10 Rolls Filter fabric

28 CY Large Bark Stone

12 CY Brown River Rock

Adjustments to irrigation to assure coverage on turf, dwarf oyster and agava plants.

Default Group	$27,548.10
Property Improvements	**$27,548.10**
PROJECT TOTAL:	**$27,548.10**

Terms & Conditions

By	______________________	**By**	______________________
	John Borland		
Date	10/16/2025	**Date**	
	United Land Services		**Windward CDD**

SECTION C

UNITED Land Services

Proposal #193652

Date: 10/16/2025

John Borland

Customer:	Property:
	Windward CDD ,

Sod Replacement in Verge

Remove and prepare for new St Augustine Sod in the verge on Hanson Bay, Antilles and Eustary.

supply and install St Augustine Sod:

Hanson Bay: 3500 SF

Antillies: 7500 Sf

Esturary: 2500 SF

Provide a water truck and driver 5 hours per day 4 days per week for 1 month.

Default Group	$28,153.08
Property Improvements	**$28,153.08**
PROJECT TOTAL:	**$28,153.08**

Terms & Conditions

By	______________________	**By**	______________________
	John Borland		
Date	10/16/2025	**Date**	______________________
	United Land Services		**Windward CDD**

SECTION D

Sealcoat Florida Inc

Estimate

1031 W Michigan St
Orlando, FL, 32805
sealcoatfl@gmail.com
321.385.7235

Estimate No: 3919
Date: 10/16/2025

For: Windward CDD - Bike Lane Markings Removal
gregb.wwcdd@gmail.com
7813 Four Seasons Blvd
Kissimmee, FL, 34747-2835
330-388-8827

Description	Amount
Mobilization of equipment. Traffic Control - Cones, barricades, signs as needed. Thoroughly clean area with high power blowers, brooming and/or wire brushing as needed. Blackout approximately 5,820 linear feet of 6 inch white thermoplastic markings. Blackout 14 arrows of white thermoplastic markings. (each arrow is approximately 24 inches wide by 60 inches tall.)	$6,971.00
Option B - Mobilization of equipment. Traffic Control - Cones, barricades, signs as needed. Thoroughly clean area with high power blowers, brooming and/or wire brushing as needed. Remove / grind down the existing thermoplastic markings approximately 5,820 linear feet of 6 inch white line. Remove / grind down the existing thermoplastic markings approximately 14 arrows of white. (each arrow is approximately 24 inches wide by 60 inches tall.) Load and haul off all debris. $15,647.00	
Proposal does not include the following: permits, testing, bonds, asbuilts, removal of cars – towing charges, not responsible for existing conditions due to water site drainage, grass growing, cracking, thermoplastic, signage, patching of side roads otherwise noted, additional mobilizations ($500). Any of the above listed services will result in a change order to the proposed price below.	

Description	Amount
All sprinkler systems must be turned off one day prior to starting the work on the parking lot and remain off until two days after completion; an additional $1,000.00 fee will be assessed in the event the sprinklers turn on during this time period. Sealcoat Florida is not responsible for damage due to owners sprinklers.	

Subtotal	$6,971.00
Total	$6,971.00
Total	**$6,971.00**

Notes

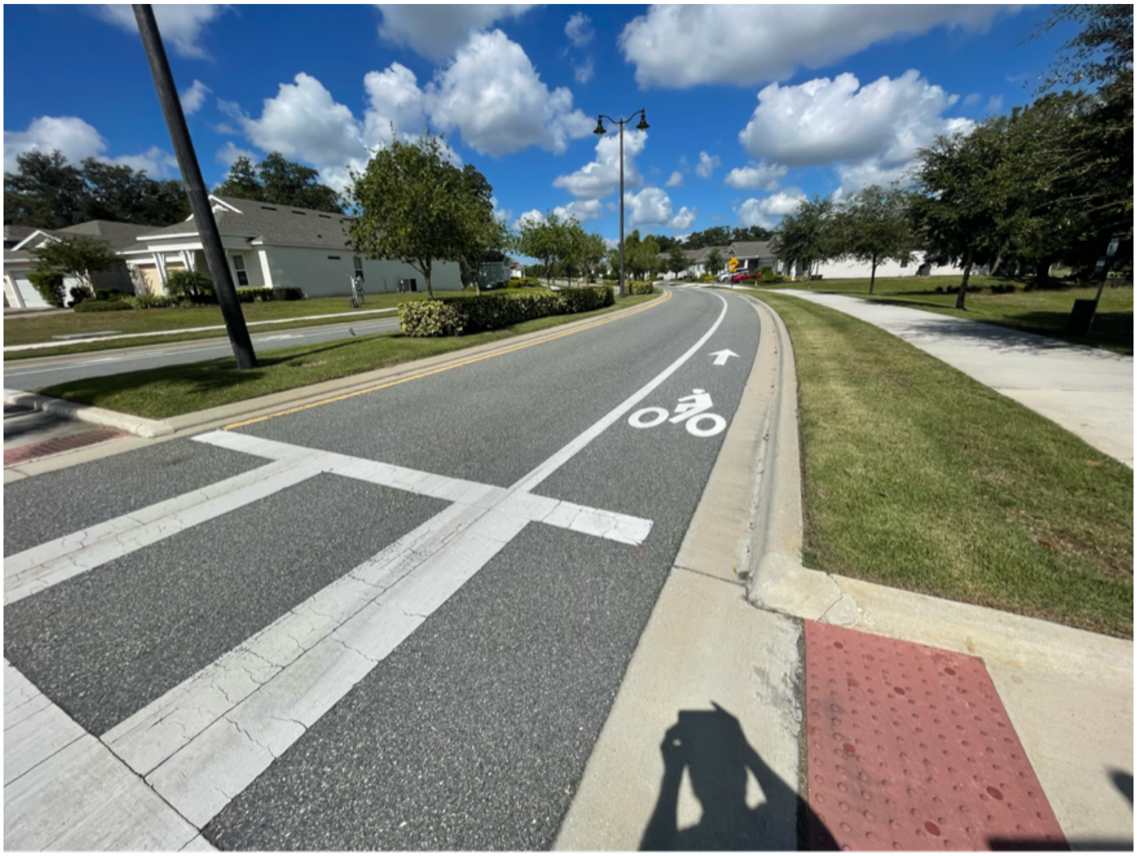
Proposal Valid for 45 days. By signing this proposal you agree to the services and conditions outlined above.

Photo 1

Photo 2

Photo 3

Photo 4



SECTION E

SECTION i.

ESTIMATE

INFINITE SECURITY
P O Box 87
Ocoee, FL 34761

Infinitealarms@aol.com
+1 (718) 314-7644
InfiniteAlarms.US

Bill to
Jarett Wright
Windward Community Development District

Ship to
Jarett Wright
Windward Community Development District

Estimate details
Estimate no.: 1021
Estimate date: 11/13/2025
Expiration date: 12/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			MAIN ENTRANCE			
2.		**Hikvision 16 Channel 4K NVR**	4K Acusense NVR - HUMAN AND VEHICLE DETECTION	1	$1,325.00	$1,325.00
3.		**WD Purple 10TB Hard Drive**	WD Purple 10TB Hard Drive - 45 DAYS CONTINUOUS RECORDING	2	$335.00	$670.00
4.		**Hikvision 8MP Panoramic ColorVu Camera**	24/7 Color, 4K, 180 Degree Field of View. - GENERAL OVERVIEW	2	$775.00	$1,550.00
5.		**Hikvision 8MP ColorVu Dome Camera**	4K, 24/7 Color, Built in Mic - GATES (2), VISITOR LANE, RESIDENT LANE, EXIT LANE OVERVIEW	5	$700.00	$3,500.00
6.		**Hikvision 8MP Turret**	8MP, Night Vision - GUARD HOUSE OVERVIEW	1	$525.00	$525.00
7.		**Hikvision 4MP LPR Bullet Camera**	4MP LPR Moto Bullet Camera, 8-32mm - VISITOR LANE, RESIDENT LANE, EXIT LANE	3	$1,475.00	$4,425.00
8.		**Hikvision Conduit Junction Box**	Conduit Box	7	$40.00	$280.00
9.		**Ubiquiti UniFi Express 7**	Mesh-scalable, super-compact 10G Cloud Gateway with integrated WiFi 7	1	$300.00	$300.00
10.		**Ubiquiti 24 Port POE Switch**	24 Port Gigabit POE Switch	1	$479.00	$479.00
		Subtotal	Subtotal			**$13,054.00**

11.	**END SECTION**	********************	1	$0.00	$0.00
12.		KEY BAY TRAIL ENTRANCE			
13.	**Hikvision 8 Channel 4K NVR**	4K Acusense NVR - HUMAN AND VEHICLE DETECTION	1	$850.00	$850.00
14.	**WD Purple 8TB Hard Drive**	8TB Hard Drive - 45 DAYS CONTINUOUS RECORDING	1	$285.00	$285.00
15.	**Hikvision 8MP Panoramic ColorVu Camera**	24/7 Color, 4K, 180 Degree Field of View. - ENTRY AND EXIT OVERVIEW	2	$775.00	$1,550.00
16.	**Hikvision 8MP ColorVu Turret**	4K (8MP), 24/7 Color, Built in Mic - CALLBOX	1	$700.00	$700.00
17.	**Hikvision 4MP LPR Bullet Camera**	4MP LPR Moto Bullet Camera, 8-32mm - ENTRY AND EXIT LANE	2	$1,475.00	$2,950.00
18.	**Hikvision Conduit Junction Box**	Conduit Box	3	$40.00	$120.00
19.	**Ubiquiti UniFi Express 7**	Mesh-scalable, super-compact 10G Cloud Gateway with integrated WiFi 7	1	$300.00	$300.00
20.	**Ubiquiti 8 Port POE Switch Lite**	8 Gigabit Ports, 4 POE Ports	2	$175.00	$350.00
21.	**Aluminum Camera Pole**	***USE EXISTING***	2	$0.00	$0.00
22.	**NEMA Enclosure - Outdoor Rated**	24x20x10 - Vented with dual cooling fans controlled by thermostat.	1	$850.00	$850.00
23.	**WattBox 625VA Battery Backup UPS**	OVRC-UPS-625-8 UPS Battery Pack	1	$250.00	$250.00
	Subtotal	Subtotal			**$8,205.00**
24.	**END SECTION**	********************	1	$0.00	$0.00
25.		SAND HILL RD ENTRANCE			
26.	**Hikvision 8 Channel 4K NVR**	4K Acusense NVR - HUMAN AND VEHICLE DETECTION	1	$850.00	$850.00
27.	**WD Purple 8TB Hard Drive**	8TB Hard Drive - 45 DAYS CONTINUOUS RECORDING	1	$285.00	$285.00
28.	**Hikvision 8MP Panoramic ColorVu Camera**	24/7 Color, 4K, 180 Degree Field of View. - ENTRY AND EXIT OVERVIEW	2	$775.00	$1,550.00
29.	**Hikvision 8MP ColorVu Turret**	4K (8MP), 24/7 Color, Built in Mic - ENTRY GATE	1	$700.00	$700.00
30.	**Hikvision 4MP LPR Bullet Camera**	MP LPR Moto Bullet Camera, 8-32mm - ENTRY AND EXIT LANE	2	$1,475.00	$2,950.00

31.	**Hikvision Conduit Junction Box**	Conduit Box	3	$40.00	$120.00
32.	**Ubiquiti UniFi Express 7**	Mesh-scalable, super-compact 10G Cloud Gateway with integrated WiFi 7	1	$300.00	$300.00
33.	**Ubiquiti 16 Port POE Switch Lite**	8 Port POE, 8 Port Gigabit	1	$275.00	$275.00
34.	**Aluminum Camera Pole**	***USE EXISTING***	2	$0.00	$0.00
35.	**NEMA Enclosure - Outdoor Rated**	***USE EXISTING***	2	$0.00	$0.00
36.	**WattBox 625VA Battery Backup UPS**	OVRC-UPS-625-8 UPS Battery Pack	1	$250.00	$250.00
	Subtotal	Subtotal			**$7,280.00**
37.	**END SECTION**	********************	1	$0.00	$0.00
38.		SANDY CREEK TRAIL ENTRANCE			
39.	**Hikvision 8 Channel 4K NVR**	4K Acusense NVR - HUMAN AND VEHICLE DETECTION	1	$850.00	$850.00
40.	**WD Purple 8TB Hard Drive**	8TB Hard Drive - 45 DAYS CONTINUOUS RECORDING	1	$285.00	$285.00
41.	**Hikvision 8MP Panoramic ColorVu Camera**	24/7 Color, 4K, 180 Degree Field of View. - ENTRY AND EXIT OVERVIEW	2	$775.00	$1,550.00
42.	**Hikvision 4MP LPR Bullet Camera**	4MP LPR Moto Bullet Camera, 8-32mm - ENTRY AND EXIT LANE	2	$1,475.00	$2,950.00
43.	**Hikvision Conduit Junction Box**	Conduit Box	2	$40.00	$80.00
44.	**Ubiquiti UniFi Express 7**	Mesh-scalable, super-compact 10G Cloud Gateway with integrated WiFi 7	1	$300.00	$300.00
45.	**Ubiquiti 16 Port POE Switch Lite**	8 Port POE, 8 Port Gigabit	1	$275.00	$275.00
46.	**Aluminum Camera Pole**	10 Foot Above Ground Pole, Black Powdercoat Finish	1	$900.00	$900.00
47.	**NEMA Enclosure - Outdoor Rated**	24x20x10 - Vented with dual cooling fans controlled by thermostat.	1	$850.00	$850.00
48.	**WattBox 625VA Battery Backup UPS**	OVRC-UPS-625-8 UPS Battery Pack for IP Power Conditioners	1	$250.00	$250.00
	Subtotal	Subtotal			**$8,290.00**
49.	**END SECTION**	********************	1	$0.00	$0.00
50.		GUARD HOUSE LIVE VIEW SETUP			
51.	**Avarro 43" 4K LED Commercial Display**	4K Resolution, 16/7 operation with a 3 year full replacement warranty	4	$525.00	$2,100.00

52.	**Full Motion TV Wall Mount**	26'' - 55''	4	$60.00	$240.00
53.	**Hikvision 8 Channel 4K DVR**	***LIVE VIEW PASSTHROUGH FOR EACH GATE***	3	$450.00	$1,350.00
54.	**Avarro HDMI Cable 12'**	4K @ 60Hz, Limited Lifetime Warranty	4	$17.00	$68.00
55.	**TV Installation Labor Up To 65''**	Installation of 1 TV up to 65" in size and up to 6' above floor, wires concealed in wall.	4	$150.00	$600.00
	Subtotal	Subtotal			**$4,358.00**
56.	**END SECTION**	********************	1	$0.00	$0.00
57.		WARRANTY			
58.	**Warranty**	3 Year Manufacturer Warranty on NVR and all cameras. 1 Year Manufacturer Warranty on hard drive.	1	$0.00	$0.00
59.	**Warranty**	1 Year Manufacturer Warranty on Ubiquiti Network Equipment.	1	$0.00	$0.00
60.	**WattBox Warranty**	2-year Limited Battery Warranty	1	$0.00	$0.00
61.	**END SECTION**	********************	1	$0.00	$0.00
62.		MONTHLY PRICING SCHEDULE			
63.	**Hik-Central Professional Software**	Provides Video Analytics, Health Monitoring, License Plate Capture Database, requires server	1	$0.00	$0.00
64.	**Hik-Central Camera License**	Required for service with Hik-Central Server, 1 per Camera	16	$5.00	$80.00
65.	**Hik-Central LPR Camera License**	Required for Service with Hik-Central Server, 1 per LPR Camera	9	$7.00	$63.00
66.	**CCTV Service Plan**	CCTV Service Plan, Covers Cameras, Recorders and Related Hardware in all locations - INCLUDES 3 HOURS ONSITE LABOR, UNLIMITED REMOTE SUPPORT, SYSTEM PROGRAMMING CHANGES, QUARTERLY SITE VISITS TO INSPECT AND CHECK SYSTEM - ***ALL LOCATIONS***	1	$200.00	$200.00
67.	**Network Management**	ISP Pass through, manage network, data and devices - ***ALL LOCATIONS***	1	$80.00	$80.00

Total **$41,610.00**

Note to customer

Total includes Sales Tax, if tax exempt please provide Resale certificate.
Please let us know if you have any questions and if needed, we can be present at the board meeting to answer any questions.

Expiry date	12/31/2025

Accepted date **Accepted by**

SECTION ii.

INSYTE SECURITY LLC
1844 Longwood Lake Mary Rd Ste 1040
Longwood, FL 32750-4665
4078314411
billing@insytesecurity.com

Estimate

ADDRESS
Windward HOA
219 E Livingston St
Orlando, FL 32801

ESTIMATE # 634266
DATE 11/14/2025
EXPIRATION DATE 12/13/2025

SALES REP
Atu Naseem and Aaron Thomas

DESCRIPTION	QTY	RATE	AMOUNT
Monthly Support Services			
Support of a Managed Switch Advanced Replacement Prioritorizing of Data Software Upgrades Intrusion Detection (if switch is capable)	5	5.00	25.00
Includes troubleshooting LPR captures, outages and Quality, Connectors at camera and recorder, recorder camera settings, camera settings, camera adjustments and cleaning, advance exchange of replacement Does not include Wire that is old and not installed by Insyte or wire that is damaged due to acts of God or rodents, damage caused by other trades, user damage, lightening or power surges, heat and water. Moving camera from physical location or obsolescence, out or warranty hardware replacement Monday - Friday 7AM-6PM, Next Day respond time	6	15.00	90.00
Includes troubleshooting Video outages and Quality, Connectors at camera and recorder, recorder camera settings, camera settings, camera adjustments and cleaning, advance exchange of replacement Does not include wire that is old and not installed by Insyte or wire that is damaged due to acts of God or rodents, damage caused by other trades, user damage, lightening or power surges, heat and water. Moving camera from physical location or obsolescence, out or warranty hardware replacement Monday - Friday 7AM-6PM, Next Day respond time	17	10.00	170.00
Support of a battery backup Advance Replacement during and after one year warranty period Battery replacement included Unit replacement included Out of warranty items will be billed at a 10% discount	5	10.00	50.00
Gate & Motor/handler Support includes Motor and Power Supply repairs and replacement includes supplying replacement barrier arms and parts Barrier arms may be replaced by HOA personnel, gates would be made to access or HOA must have replacement gate to install within 7 business days	14	60.00	840.00

DESCRIPTION	QTY	RATE	AMOUNT
Gate Fabrication is not included Parts out of warranty are not included 10% discount on all replacement hardware (4 at Main Gate, 2 at Mystic Dunes, 4 at Sand Hill, 4 at Old Lake Wilson)			
Support of NEMA Enclosure including fans, heater, water proofing, fittings, mounts and internal power board.	4	10.00	40.00
Includes Troubleshooting Recorder issues, access on the network, and remote access, video retrieval up to three times a month, hard disk management, motion, FPS, resolution, bit rate, stream, video recording quality settings. User Management. Excludes Recorders not supplied by Insyte, out of warranty hardware, failed systems due to power surges, heat or water, user damage, and damage caused by third parties Monday - Friday 7AM-6PM, 4 hr respond time	4	25.00	100.00
Access Control Panel Support Includes Configuration Support Remote or Onsite support based on requirement is included Firmware upgrades Attaching replacement readers and locks Power supply support (does not include power source issues) Hardware under warranty replacement Adding users\\schedules\\readers\\zones or groups Ongoing Training Does not include power sources related to building, hardware out of warranty, and acts of God 4-hour response time, with most repairs resolved within 72 hours Support hours: Monday Friday 8 AM to 7 PM Weekend support billed separately at reduced rate of $95 per hour All out of warranty parts replaced will have a 10% Discount	4	25.00	100.00
Access Control Door Support Includes Hardware support of strikes, magnets, door contacts, Motion Detectors, Wiring, Release & Emergency Exit Buttons. Door Trim adjustments Remote or Onsite support based on requirement is included Firmware upgrades when applicable Replacement readers and locks Power supply support Hardware under warranty replacement Does not include power sources related to building, hardware out of warranty, Door Trim hardware, Door frames and acts of God 4-hour response time, with most repairs resolved within 72 hours Support hours: Monday Friday 8 AM to 7 PM Weekend support billed separately at reduced rate of $95 per hour All out of warranty parts replaced will have a 10% Discount	5	10.00	50.00
Includes VPN Server Support Troubleshooting Internet issues Troubleshooting network issues If the router has a firewall we will support it as well Hardware replacement labor	4	50.00	200.00

DESCRIPTION	QTY	RATE	AMOUNT
Rebooting devices or providing instructions Configuration backup Firmware Upgrades Loaner Router Remote service between 7am to 7pm Mon-Fri, 9am to 2pm Sat, Sunday by appointment Onsite service when required, same hours as above No trip fees In-store service, 8am to 5pm Mon-Fri, Saturday and Sunday by Appointment Phone Support, same as above Documentation Does not include hardware not included in a warranty, third party software support or MFC third party hardware support. Does not include special projects. 2nd or additional server(s) or VM(s) not included. Does not include cabling or Network Interface Cards on remote devices. Does not include switch support. Modem hardware supported by your Internet provider. Requirements; power and surge protection, software on server or connected PC to run network diagnostics. Requirements; power and surge protection, software on server or connected PC to run network			
Ubiquiti Access Point Support Advance Replacement Software Upgrades Secure Wireless Access	1	20.00	20.00

This estimate is good for 30 days. Taxes are included. Additional shipping charges may apply. If this estimate is part of a system design and if the design changes, the cost estimate will also change.

SUBTOTAL	1,685.00
TAX	0.00
TOTAL	**$1,685.00**

Accepted By

Accepted Date

INSYTE SECURITY LLC
1844 Longwood Lake Mary Rd Ste 1040
Longwood, FL 32750-4665
4078314411
billing@insytesecurity.com

Estimate

ADDRESS
Windward HOA
219 E Livingston St
Orlando, FL 32801

ESTIMATE # 634399
DATE 11/14/2025
EXPIRATION DATE 11/29/2025

SALES REP
Atu Naseem 321-279-0325

DESCRIPTION	QTY	RATE	AMOUNT
Sandhill Gate CCTV and Access Control PDK Cloud Access is Required Remove the callbox at the main gate after PDK access is granted and tested Add a Face Camera at the reader Convert the system to Eagle Eye Sandhill gate Cameras are placed on maintenance (separate quote) *Pricing valid for 15 days* Payment Terms: Check - Net 15 - 50% Deposit			
Windy City 3' Unshielded C6 Patch Cord, Green	5	4.00	20.00
Eagle Eye CMVR 420 35 IP	1	1,699.00	1,699.00
Eagle Eye Switch SW10m (8 Port Managed POE+, with 2xGig Uplink)	1	229.00	229.00
Eagle Eye VMS HD 60 Days 1FPS Cloud Preview Recording - Billed Yearly	7	71.00	497.00
Wisenet A Series network outdoor IR Bullet PoE Camera, 4MP @ 30 FPS, 3.3~10.3mm(3.1x) motorized varifocal lens	1	327.00	327.00
Hanwha Backbox for Bullet Camera, White	1	56.00	56.00
Wall Mount 8-Channel NeTwork Surge Protector	1	443.00	443.00
Miscellaneous Materials	1	113.23	113.23
Shipping, Handling or Delivery Charges	1	19.44	19.44
Removal of Old Callbox	1	500.00	500.00
Installation of a surveillance product(s)	1	3,380.00	3,380.00

This estimate is good for 15 days. Taxes are included. Additional shipping charges may apply. If this estimate is part of a system design and if the design changes, the cost estimate will also change.

SUBTOTAL	7,283.67
DISCOUNT 10%	-728.37
TAX	0.00
TOTAL	**$6,555.30**

Accepted By

Accepted Date

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INSYTE SECURITY LLC
1844 Longwood Lake Mary Rd Ste 1040
Longwood, FL 32750-4665
4078314411
billing@insytesecurity.com

Estimate

ADDRESS
Windward HOA
219 E Livingston St
Orlando, FL 32801

ESTIMATE # 634397
DATE 11/14/2025

DESCRIPTION	QTY	RATE	AMOUNT
Main Gate CCTV and Access Control PDK Cloud Access is Required Remove the callbox at the main gate Add a Face Camera at the Main gate visitor and resident lanes Convert the system to Eagle Eye Main gate Cameras are placed on maintenance (separate quote) *Pricing valid for 15 days* Payment Terms: Check - Net 15 - 50% Deposit			
Graybar Schedule 40 PVC Conduit, 3/4 in., 10ft Length (Price per 100ft)	0.50	64.00	32.00
Graybar Schedule 40 PVC 90-Degree Rigid Conduit Elbow, 3/4 in., 4-1/2 in. radius (Price per 100)	0.02	180.00	3.60
Graybar Conduit Coupling, Schedule 40 PVC Conduit, PVC, 3/4 in. (Price Per 100)	0.02	33.00	0.66
Graybar Adapter, Terminal, PVC Conduit, PVC, 3/4 in. (per 100)	0.02	60.00	1.20
Graybar Junction Box, PVC, Screw Mount Cover, 4 x 4 x 4 in. (Price per 100)	0.02	2,778.00	55.56
Windy City 3’ Unshielded C6 Patch Cord, Green	8	4.00	32.00
Eagle Eye CMVR 420 35 IP	1	1,699.00	1,699.00
Eagle Eye Switch SW10m (8 Port Managed POE+, with 2xGig Uplink)	1	229.00	229.00
Eagle Eye VMS HD 60 Days 1FPS Cloud Preview Recording - Billed Yearly	8	71.00	568.00
Wisenet A Series network outdoor IR Bullet PoE Camera, 4MP @ 30 FPS, 3.3~10.3mm(3.1x) motorized varifocal lens	2	327.00	654.00
Hanwha Backbox for Bullet Camera, White	1	56.00	56.00
Wall Mount 8-Channel NeTwork Surge Protector	1	443.00	443.00
Miscellaneous Materials	1	113.23	113.23
Shipping, Handling or Delivery Charges	1	19.44	19.44
Removal of Old Callbox	1	500.00	500.00
Installation of a surveillance product(s)	1	3,194.25	3,194.25

This estimate is good for 15 days. Taxes are included. Additional shipping charges may apply. If this estimate

SUBTOTAL	7,600.94
DISCOUNT 10%	-760.09

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is part of a system design and if the design changes, the cost estimate will also change.	TAX	0.00
	TOTAL	**$6,840.85**

Accepted By

Accepted Date

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1844 Longwood Lake Mary Rd Ste 1040
Longwood, FL 32750-4665
4078314411
billing@insytesecurity.com

Estimate

ADDRESS
Windward HOA
219 E Livingston St
Orlando, FL 32801

ESTIMATE # 634398
DATE 11/14/2025
EXPIRATION DATE 11/29/2025

SALES REP
Atu Naseem 321-279-0325

DESCRIPTION	QTY	RATE	AMOUNT
Windward HOA Mystic Dunes New Camera System PDK Access Control Username and Password Required *Pricing Valid for 15 Days* Payment Terms: Check - Net 15 - 50% Deposit			
Aluminum 4" Pole 14ft with Cap (PowderCoated)	1	569.00	569.00
Insyte Retail 20x16x11 Inch 120VAC Weatherproof Enclosure w/ Solid State Cooling Fan Controller, One Year Limited Parts Warranty	1	2,290.00	2,290.00
L-COM Enclosure Pole Mounting Kit - Pole Diameters 4 to 7 inches	1	250.00	250.00
Windy City 24 AWG 4 Pair Non-Shielded Non-Plenum Category 6 Black Jacket Direct Burial 1000ft	0.10	529.00	52.90
Windy City 3’ Unshielded C6 Patch Cord, Green	3	4.00	12.00
Eagle Eye CMVR 426, supports up to 20 4MP cameras	1	1,699.00	1,699.00
Eagle Eye Switch (4 Port Managed POE+, with 100M Uplink)	1	129.00	129.00
Eagle Eye VMS HD 60 Days 1FPS Cloud Preview Recording - Billed Yearly	3	71.00	213.00
Eagle Eye Analytic License Plate Recognition - Billed Yearly	2	270.00	540.00
Eagle Eye Vehicle Surveillance Package (VSP) - Billed Yearly	2	216.00	432.00
Wisenet A Series network outdoor IR Bullet PoE Camera, 4MP @ 30 FPS, 3.3~10.3mm(3.1x) motorized varifocal lens	1	328.00	328.00
AXIS P14 Series Bullet IP Camera with Pre-Installed License Plate, 10.9-29 mm Varifocal Lens, Forensic WDR, White	2	2,118.00	4,236.00
Hanwha Backbox for Bullet Camera, White	1	56.00	56.00
4-Channel Ditek Surge Protector POE	1	236.00	236.00
APC Back-UPS 400VA, 120V, Flexible Mounting, Low Profile, Industrial, 3 NEMA outlets	1	447.00	447.00
Miscellaneous Materials	1	344.70	344.70
Shipping, Handling or Delivery Charges	1	59.18	59.18
Installation of a surveillance product(s)	1	8,886.77	8,886.77

This estimate is good for 15 days. Taxes are included. Additional shipping charges may apply. If this estimate is part of a system design and if the design changes, the cost estimate will also change.

SUBTOTAL	20,780.55
DISCOUNT 10%	-2,078.06
TAX	0.00
TOTAL	**$18,702.49**

Accepted By

Accepted Date

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INSYTE SECURITY LLC
1844 Longwood Lake Mary Rd Ste 1040
Longwood, FL 32750-4665
4078314411
billing@insytesecurity.com

Estimate

ADDRESS
Windward HOA
219 E Livingston St
Orlando, FL 32801

ESTIMATE # 634400
DATE 11/14/2025
EXPIRATION DATE 11/29/2025

SALES REP
Atu Naseem 321-279-0325

DESCRIPTION	QTY	RATE	AMOUNT
Old Lake Wilson Gate CCTV and Access Control PDK Cloud Access is Required Remove the callbox at the main gate after PDK access is granted and tested Add a Face Camera to the reader Convert the system to Eagle Eye Maintain current WiFi bridge with the understanding that we should hardwire this in the future Old Lake Wilson Gate Cameras are placed on maintenance (separate quote) *Pricing valid for 15 days* Payment Terms: Check - Net 15 - 50% Deposit			
Windy City 3’ Unshielded C6 Patch Cord, Green	5	4.00	20.00
Eagle Eye CMVR 420 35 IP	1	1,699.00	1,699.00
Eagle Eye Switch SW10m (8 Port Managed POE+, with 2xGig Uplink)	1	229.00	229.00
Eagle Eye VMS HD 60 Days 1FPS Cloud Preview Recording - Billed Yearly	5	71.00	355.00
Wisenet A Series network outdoor IR Bullet PoE Camera, 4MP @ 30 FPS, 3.3~10.3mm(3.1x) motorized varifocal lens	1	327.00	327.00
Hanwha Backbox for Bullet Camera, White	1	56.00	56.00
Wall Mount 8-Channel NeTwork Surge Protector	1	443.00	443.00
Miscellaneous Materials	1	113.23	113.23
Shipping, Handling or Delivery Charges	1	19.44	19.44
Removal of Old Callbox	1	500.00	500.00
Installation of a surveillance product(s)	1	3,345.00	3,345.00

This estimate is good for 15 days. Taxes are included. Additional shipping charges may apply. If this estimate is part of a system design and if the design changes, the cost estimate will also change.

SUBTOTAL	7,106.67
DISCOUNT 10%	-710.67
TAX	0.00
TOTAL	**$6,396.00**

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Accepted By Accepted Date

SECTION VII

REQUEST FOR QUALIFICATIONS ("RFQ") FOR ENGINEERING SERVICES FOR WINDWARD COMMUNITY DEVELOPMENT DISTRICT

Windward Community Development District ("**District**"), located in Osceola County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District's capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual ("**Applicant**") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("**Qualification Statement**") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Osceola County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* ("**CCNA**"). All Applicants must submit one (1) electronic copy and one (1) physical copy of Standard Form No. 330 and Qualification Statement by **5:00 p.m. on Tuesday, January 13, 2026,** and to the attention of Governmental Management Services – Central Florida LLC, c/o Jason Showe/Brittany Brookes, 219 E. Livingston Street, Orlando, Florida 32801; Ph: (407) 841-5524 ("**District Manager's Office**").

The Board of Supervisors shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager's Office, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager's Office, must be filed in writing with the District Manager's Office, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars ($10,000.00).

Any and all questions relative to this RFQ shall be directed in writing by e-mail only to the District Manager, Jason Showe at jshowe@gmscfl.com.

WINDWARD COMMUNITY DEVELOPMENT DISTRICT
DISTRICT ENGINEER REQUEST FOR QUALIFICATIONS

COMPETITIVE SELECTION CRITERIA

1) **Ability and Adequacy of Professional Personnel** (Weight: 25 Points)

   Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) **Consultant's Past Performance** (Weight: 25 Points)

   Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation of respondent; etc.

3) **Geographic Location** (Weight: 20 Points)

   Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) **Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)

   Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) **Certified Minority Business Enterprise** (Weight: 5 Points)

   Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) **Recent, Current and Projected Workloads** (Weight: 5 Points)

   Consider the recent, current and projected workloads of the firm.

7) **Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)

   Consider the desire to diversify the firms that receive work from the District; etc.

SECTION VIII

SECTION C

SECTION 1

Windward
Community Development District

Summary of Check Register

October 2, 2025 to November 5, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	10/7/25	1140-1141	$	14,115.51
	10/14/25	1142	$	3,715.57
	10/16/25	1143-1150	$	68,636.54
	10/21/25	1151	$	1,592.27
		Total Amount	**$**	**88,059.89**

*** CHECK DATES 10/02/2025 - 11/05/2025 *** WINDWARD CDD - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/07/25	00010	10/07/25	9100 861	202509	320-53800-43000		*	712.50		
			79811 FOUR SEASONS ENT							
		10/07/25	9100 861	202509	320-53800-43000		*	35.52		
			7701 FOUR SEASONS BLVD							
		10/07/25	9100 861	202509	320-53800-43500		*	1,425.88		
			000 FOURSEASONS BLVD LITE							
						DUKE ENERGY			2,173.90	001140
10/07/25	00009	9/26/25	00262245	202509	320-53800-43100		*	11,859.26		
			0 FOUR SEASONS BLVD							
		9/26/25	00262245	202509	320-53800-43100		*	22.81		
			7900 FOUR SEASONS							
		9/26/25	00262245	202509	320-53800-43100		*	34.41		
			7900 FOURSEASONS BLVD ODD							
		9/26/25	00262245	202509	320-53800-43100		*	25.13		
			7980 FOUR SEASONS BLVD GH							
						TOHO WATER AUTHORITY			11,941.61	001141
10/14/25	00010	10/10/25	9100 861	202509	320-53800-43000		*	30.80		
			24081 SANDY CREEK TRAIL							
		10/10/25	9100 861	202509	320-53800-43000		*	202.07		
			7980 FOUR SEASONS BLVD							
		10/10/25	9100 861	202509	320-53800-43000		*	50.89		
			77001 FOUR SEASONS BLVD							
		10/10/25	9100 861	202509	320-53800-43000		*	50.05		
			78151 FOUR SEASONS BLVD							
		10/10/25	9100 861	202509	320-53800-43000		*	46.53		
			78151 FOUR SEASONS BLVD							
		10/10/25	9100 861	202509	320-53800-43000		*	30.80		
			79011 HANSON BAY PL							
		10/13/25	9101 690	202509	320-53800-43000		*	19.33		
			21421 LIMESTONE TRL							
		10/13/25	9101 690	202509	320-53800-43000		*	19.23		
			23131 SEAGRASS PT RET-PND							
		10/14/25	9100 561	202509	320-53800-43500		*	1,584.94		
			4 SEASONS PH1B SL							
		10/14/25	9101 537	202509	320-53800-43500		*	1,680.93		
			000 FOURSEASONS BLVD LITE							
						DUKE ENERGY			3,715.57	001142
10/16/25	00014	9/25/25	254620	202509	320-53800-57400		*	1,810.24		
			GATE SERVICE							
						ACCESS CONTROL SYSTEMS LLC			1,810.24	001143
10/16/25	00041	9/30/25	20454	202509	320-53800-47100		*	375.00		
			LAKE MAINTENANCE SEP25							
						AQUATIC WEED MANAGEMENT, INC			375.00	001144

*** CHECK DATES 10/02/2025 - 11/05/2025 *** WINDWARD CDD - GENERAL FUND

BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/16/25	00005	9/12/25	29177	202510	310-51300-45000		*	13,917.00		
			FY26 INSURANCE POLICY							
						EGIS INSURANCE & RISK ADVISORS			13,917.00	001145
10/16/25	00001	3/31/25	261	202503	320-53800-47400		*	525.55		
			STRAIGHTEN SIGN							
		9/15/25	281	202510	310-51300-31700		*	5,732.00		
			ASSESSMENT ROLL FY26							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,257.55	001146
10/16/25	00059	5/29/25	18172	202505	320-53800-46700		*	375.00		
			PLANT REPLACEMENT							
		9/01/25	19836	202509	320-53800-46800		*	13,337.00		
			LANDSCAPE MAINT - SEP 25							
		9/22/25	20142	202509	320-53800-46700		*	5,563.75		
			PLANT REPLACEMENT							
		9/26/25	20368	202509	320-53800-46700		*	3,345.00		
			PLANT REPLACEMENT							
		9/26/25	20369	202509	320-53800-46700		*	6,451.50		
			PLANT REPLACEMENT							
		10/01/25	20224	202510	320-53800-46800		*	13,337.00		
			LANDSCAPE MAINT - OCT 25							
						PRINCE & SONS, INC.			42,409.25	001147
10/16/25	00011	9/05/25	20500021	202508	310-51300-31100		*	190.00		
			ENGINEERING FEE AUG25							
						POULOS & BENNETT			190.00	001148
10/16/25	00062	8/15/25	28927	202508	320-53800-46900		*	595.00		
			FOUNTAIN REPAIRS							
		8/19/25	28928	202508	320-53800-46900		*	225.00		
			FOUNTAIN REPAIRS							
						RESORT POOL SERVICES			820.00	001149
10/16/25	00063	9/25/25	100279	202509	320-53800-57400		*	2,857.50		
			GUARDHOUSE LIGHTS							
						TPG LIGHTING LLC			2,857.50	001150
10/21/25	00010	10/20/25	9100 861	202510	320-53800-43500		*	1,592.27		
			000 SAND HILL RD							
						DUKE ENERGY			1,592.27	001151

TOTAL FOR BANK A	88,059.89
TOTAL FOR REGISTER	88,059.89

WWRD --WINDWARD-- ZYAN

SECTION 3

Windward

Community Development District

Unaudited Financial Reporting

October 31, 2025

TABLE OF CONTENTS

Windward

Community Development District

Combined Balance Sheet

October 31, 2025

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:					
Cash:					
Operating Account	$ 59,599	$ -	$ -	$ -	$ 59,599
State Board of Administration	$ 569,653	$ -	$ -	$ -	$ 569,653
Capital Reserve Account	$ -	$ -	$ -	$ 51,081	$ 51,081
Due from Other	$ 20,862	$ -	$ -	$ -	$ 20,862
Investments					
Series 2018 A-1/A-2					
Reserve A-1	$ -	$ 121,438	$ -	$ -	$ 121,438
Reserve A-2	$ -	$ 145	$ -	$ -	$ 145
Revenue	$ -	$ 151,452	$ -	$ -	$ 151,452
Prepayment A-1	$ -	$ 46,445	$ -	$ -	$ 46,445
Construction	$ -	$ -	$ 6,005	$ -	$ 6,005
Series 2020 A-1/A-2					
Reserve A-1	$ -	$ 127,319	$ -	$ -	$ 127,319
Reserve A-2	$ -	$ 4,758	$ -	$ -	$ 4,758
Revenue	$ -	$ 369,012	$ -	$ -	$ 369,012
Prepayment A-1	$ -	$ 338	$ -	$ -	$ 338
Prepayment A-2	$ -	$ 198,318	$ -	$ -	$ 198,318
Construction	$ -	$ -	$ 2,833,194	$ -	$ 2,833,194
Total Assets	**$ 650,113**	**$ 1,019,224**	**$ 2,839,199**	**$ 51,081**	**$ 4,559,616**
Liabilities:					
Accounts Payable	$ 98,655	$ -	$ -	$ -	$ 98,655
Total Liabilities	**$ 98,655**	**$ -**	**$ -**	**$ -**	**$ 98,655**
Fund Balances:					
Restricted for:					
Debt Service	$ -	$ 1,019,224	$ -	$ -	$ 1,019,224
Capital Projects	$ -	$ -	$ 2,839,199	$ -	$ 2,839,199
Assigned for:					
Capital Reserves	$ -	$ -	$ -	$ 51,081	$ 51,081
Unassigned	$ 551,458	$ -	$ -	$ -	$ 551,458
Total Fund Balances	**$ 551,458**	**$ 1,019,224**	**$ 2,839,199**	**$ 51,081**	**$ 4,460,961**
Total Liabilities & Fund Balance	$ 650,113	$ 1,019,224	$ 2,839,199	$ 51,081	$ 4,559,616

Windward

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Forecast #1 Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Assessments - Tax Roll	$ 1,378,623	$ -	$ -	$ -
Interest Income	$ -	$ -	$ 2,067	$ 2,067
Total Revenues	**$ 1,378,623**	**$ -**	**$ 2,067**	**$ 2,067**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 12,000	$ 1,000	$ -	$ 1,000
FICA Expense	$ 500	$ 42	$ -	$ 42
Engineering	$ 16,000	$ 1,333	$ -	$ 1,333
Attorney	$ 50,000	$ 4,167	$ -	$ 4,167
Arbitrage	$ 900	$ -	$ -	$ -
Dissemination	$ 10,101	$ 842	$ 867	$ (25)
Reamortization Schedules	$ -	$ -	$ 250	$ (250)
Annual Audit	$ 6,500	$ -	$ -	$ -
Trustee Fees	$ 8,008	$ 8,008	$ 956	$ 7,052
Assessment Administration	$ 5,565	$ 5,565	$ 5,732	$ (167)
Management Fees	$ 55,000	$ 4,583	$ 4,583	$ -
Information Technology	$ 1,948	$ 162	$ 167	$ (5)
Website Maintenance	$ 1,113	$ 93	$ 96	$ (3)
Telephone	$ 125	$ 10	$ -	$ 10
Postage	$ 800	$ 67	$ 176	$ (110)
Travel Per Diem	$ 660	$ 55	$ -	$ 55
Printing & Binding	$ 500	$ 42	$ 12	$ 30
Insurance	$ 6,817	$ 6,817	$ 7,028	$ (211)
Legal Advertising	$ 1,500	$ 125	$ -	$ 125
Other Current Charges	$ 2,000	$ 167	$ 38	$ 128
Office Supplies	$ 150	$ 13	$ 0	$ 12
Property Appraiser	$ 500	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 180,862**	**$ 33,265**	**$ 20,081**	**$ 13,183**

Windward

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Forecast #1 Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
<u>Operation & Maintenance</u>				
Field Expenditures				
Field Services	$ 24,000	$ 2,000	$ 2,083	$ (83)
General Repairs and Maintenance	$ 18,500	$ 1,542	$ -	$ 1,542
Electric	$ 160,009	$ 13,334	$ 7,985	$ 5,350
Water & Sewer	$ 300,000	$ 25,000	$ 43,071	$ (18,071)
Security Building Maintenance	$ 15,000	$ 1,250	$ 7,664	$ (6,414)
Landscape Maintenance	$ 260,000	$ 21,667	$ 13,337	$ 8,330
Landscape Contingency	$ 149,552	$ 12,463	$ 11,335	$ 1,128
Property Insurance	$ 10,000	$ 10,000	$ 6,889	$ 3,111
Fountain Maintenance	$ 14,600	$ 1,217	$ 1,300	$ (83)
Lake Maintenance	$ 22,100	$ 1,842	$ 2,575	$ (733)
Irrigation Repairs	$ 100,000	$ 8,333	$ 744	$ 7,589
Roadway Maintenance	$ 9,000	$ 750	$ -	$ 750
Contingency	$ 65,000	$ 5,417	$ 120	$ 5,297
Total Operations & Maintenance Expenditures	**$ 1,147,761**	**$ 104,813**	**$ 97,102**	**$ 7,711**
Total Expenditures	**$ 1,328,623**	**$ 138,078**	**$ 117,184**	**$ 20,894**
Excess (Deficiency) of Revenues over Expenditures	$ 50,000		$ (115,117)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/Out	$ (50,000)	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ (50,000)**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ (115,117)**	
Fund Balance - Beginning	$ -		$ 666,575	
Fund Balance - Ending	$ -		$ 551,458	

Windward

Community Development District

Debt Service Fund - Series 2018-A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Assessments - 2018 A1 Tax Roll	$ 243,648	$ -	$ -	$ -
Interest Income	$ 6,484	$ 540	$ 919	$ 379
Total Revenues	**$ 250,132**	**$ 540**	**$ 919**	**$ 379**
Expenditures:				
Series 2018A-1				
Interest - 11/1	$ 89,005	$ -	$ -	$ -
Principal - 5/1	$ 65,000	$ -	$ -	$ -
Interest - 5/1	$ 89,005	$ -	$ -	$ -
Total Expenditures	**$ 243,010**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 7,122		$ 919	
Fund Balance - Beginning	$ 151,223		$ 318,561	
Fund Balance - Ending	$ 158,345		$ 319,480	

Windward

Community Development District

Debt Service Fund - Series 2020-A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Assessments - 2020 A1 Tax Roll	$ 255,379	$ -	$ -	$ -
Interest Income	$ 10,568	$ 881	$ 2,270	$ 1,389
Total Revenues	**$ 265,948**	**$ 881**	**$ 2,270**	**$ 1,389**
Expenditures:				
Series 2020A-1				
Interest - 11/1	$ 84,114	$ -	$ -	$ -
Principal - 5/1	$ 85,000	$ -	$ -	$ -
Interest - 5/1	$ 84,114	$ -	$ -	$ -
Total Expenditures	**$ 253,228**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 12,720		$ 2,270	
Fund Balance - Beginning	$ 135,605		$ 697,474	
Fund Balance - Ending	$ 148,325		$ 699,744	

Windward

Community Development District

Capital Projects Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Interest	$ -	$ -	$ 20	$ 20
Total Revenues	**$ -**	**$ -**	**$ 20**	**$ 20**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 20	
Fund Balance - Beginning	$ -		$ 5,984	
Fund Balance - Ending	$ -		$ 6,005	

Windward

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Interest	$ -	$ -	$ 9,536	$ 9,536
Total Revenues	**$ -**	**$ -**	**$ 9,536**	**$ 9,536**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 9,536	
Fund Balance - Beginning	$ -		$ 2,823,658	
Fund Balance - Ending	$ -		$ 2,833,194	

Windward

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2025

	Adopted Budget	Prorated Budget Thru 10/31/25	Actual Thru 10/31/25	Variance
Revenues				
Interest	$ 311	$ 26	$ 149	$ 123
Total Revenues	**$ 311**	**$ 26**	**$ 149**	**$ 123**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 311		$ 149	
Other Financing Sources/(Uses)				
Transfer In (Out)	$ 37,841	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ 37,841**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 38,152**		**$ 149**	
Fund Balance - Beginning	$ 277,041		$ 50,932	
Fund Balance - Ending	$ 315,193		$ 51,081	

Windward

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Roll	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Income	$ 2,067	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,067
Total Revenues	**$ 2,067**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,067**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 867	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 867
Reamortization Schedules	$ 250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 250
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ 956	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 956
Assessment Administration	$ 5,732	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,732
Management Fees	$ 4,583	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,583
Information Technology	$ 167	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 167
Website Maintenance	$ 96	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 96
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 176	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 176
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Printing & Binding	$ 12	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12
Insurance	$ 7,028	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,028
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 38	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 38
Office Supplies	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Property Appraiser	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 20,081**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 20,081**

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	$ 2,083	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,083
General Repairs and Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ 7,985	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,985
Water & Sewer	$ 43,071	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 43,071
Security Building Maintenance	$ 7,664	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,664
Landscape Maintenance	$ 13,337	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,337
Landscape Contingency	$ 11,335	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,335
Property Insurance	$ 6,889	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,889
Fountain Maintenance	$ 1,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,300
Lake Maintenance	$ 2,575	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,575
Irrigation Repairs	$ 744	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 744
Roadway Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ 120	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 120
Total Operations & Maintenance Expenses	**$ 97,102**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 97,102**
Total Expenditures	**$ 117,184**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 117,184**
Excess (Deficiency) of Revenues over Expenditures	$ (115,117)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (115,117)
Other Financing Sources/(Uses)													
Transfer In/Out	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (115,117)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (115,117)**

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	$4,758	
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)
SPECIAL CALL - 08/01/25		($210,000)
CURRENT BONDS OUTSTANDING		**$0**

Windward

Community Development District

Utility Schedule

Fiscal Year 2025

ACCOUNT#	SERVICE ADDRESS	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	TOTAL
Toho Water Authority														
622453-033088619	7900 Four Seasons Even Boulevard Fountain	$ 92	$ 123	$ 141	$ 150	$ 160	$ 160	$ 164	$ 30	$ 18	$ 16	$ 18	$ 23	$ 1,095
622453-033088639	7900 Four Seasons Odd Boulevard Fountain	$ 46	$ 51	$ 51	$ 46	$ 48	$ 44	$ 41	$ 39	$ 32	$ 34	$ 32	$ 34	$ 499
622453-033089609	7980 Four Seasons Boulevard GH	$ 27	$ 28	$ 28	$ 28	$ 28	$ 28	$ 28	$ 28	$ 28	$ 28	$ 28	$ 25	$ 332
622453-033278979	7700 Four Seasons Block Even	$ 51,015	$ 68,873	$ 48,856	$ 41,956	$ 57,316	$ 61,021	$ 60,833	$ 65,384	$ 50,452	$ 31,222	$ 19,547	$ 15,302	$ 571,775
622453-033174559	0 Four Seasons Boulevard	$ 28,114	$ 45,424	$ 47,824	$ 44,831	$ 56,636	$ 49,736	$ 56,824	$ 46,549	$ 27,161	$ 19,174	$ 15,159	$ 11,859	$ 449,293
	TOTALS	**$ 79,294**	**$ 114,498**	**$ 96,899**	**$ 87,011**	**$ 114,188**	**$ 110,988**	**$ 117,891**	**$ 112,030**	**$ 77,691**	**$ 50,474**	**$ 34,784**	**$ 27,243**	**$ 1,022,994**
Duke Energy														
9100 8619 5059	24081 Sandy Creek Trl - Irrigation	$ 31	$ 31	$ 31	$ 31	$ 31	$ 31	$ -	$ 31	$ 31	$ -	$ 31	$ 31	$ 308
9100 8619 5281	7980 Four Seasons Blvd - Guard House	$ 145	$ 146	$ 157	$ 166	$ 146	$ 168	$ 164	$ 204	$ 238	$ 238	$ 241	$ 202	$ 2,215
9100 8619 5497	79811 Four Seasons Blvd, Entrance Lighting	$ 750	$ 703	$ 763	$ 618	$ 771	$ 796	$ 801	$ 783	$ 792	$ 903	$ 815	$ 713	$ 9,208
9100 8619 5801	4 SEASONS PH1B SL	$ 1,704	$ 1,704	$ 1,543	$ 1,543	$ 1,585	$ 1,585	$ 1,585	$ 1,585	$ 1,462	$ 1,585	$ 1,585	$ 1,585	$ 19,049
9100 8619 6042	7701 Four Seasons Blvd - Gate Entrance Light	$ 31	$ 31	$ 33	$ 31	$ 32	$ 33	$ 36	$ 34	$ 34	$ 36	$ 35	$ 36	$ 401
9100 8619 6274	77001 Four Seasons Blvd Gate - Lite Irrigation	$ 60	$ 59	$ 65	$ 60	$ 62	$ 53	$ 49	$ 48	$ 49	$ 48	$ 51	$ 51	$ 654
9100 8619 6513	17031 Key Bay Trail, Irrigation Timer	$ 31	$ 31	$ 31	$ 31	$ 31	$ 31	$ 62	$ -	$ 31	$ -	$ -	$ -	$ 277
9100 8619 6761	78151 Four Seasons Blvd, Landscape Lighting	$ 50	$ 51	$ 55	$ 51	$ 53	$ 51	$ 47	$ 46	$ 47	$ 45	$ 50	$ 50	$ 595
9100 8619 6977	000 Sand Hill Rd,Lite	$ 1,725	$ 1,725	$ 1,725	$ 1,539	$ 1,539	$ 1,592	$ 1,592	$ 1,592	$ 1,470	$ 1,592	$ 1,592	$ 1,592	$ 19,275
9100 8619 7366	000 Shadow Tree Ln Lite	$ 4,221	$ 4,221	$ 4,221	$ 3,857	$ 3,915	$ 4,031	$ 4,031	$ 4,031	$ 3,918	$ 4,031	$ 4,032	$ 4,032	$ 48,540
9100 8619 7572	0000 Four Seasons Blvd, Lite	$ 1,524	$ 1,524	$ 1,395	$ 1,395	$ 1,426	$ 1,426	$ 1,426	$ 1,426	$ 1,316	$ 1,426	$ 1,426	$ 1,426	$ 17,134
9100 8619 7829	21051 Pebble Passage, Lite Irrigation	$ 62	$ 62	$ 66	$ 61	$ 63	$ 51	$ 46	$ 43	$ 44	$ 43	$ 47	$ 47	$ 634
9100 8619 8052	79011 Hanson Bay Pl - Irrg	$ 31	$ 31	$ 31	$ 31	$ 31	$ 31	$ 31	$ 62	$ 31	$ 31	$ 31	$ 31	$ 400
9101 5373 0124	000 Four Seasons Lite	$ 1,833	$ 1,833	$ 1,728	$ 1,657	$ 1,681	$ 1,610	$ 1,681	$ 1,681	$ 1,681	$ 1,681	$ 1,681	$ 1,681	$ 20,424
9101 6904 8932	21421 Limestone Trl	$ 17	$ 17	$ 18	$ 19	$ 19	$ 19	$ 19	$ 19	$ 19	$ 19	$ 39	$ 19	$ 244
9101 6905 1747	23131 Seagrass Pt RET-POND	$ 17	$ 17	$ 19	$ 19	$ 19	$ 19	$ 19	$ 19	$ 19	$ 19	$ -	$ 19	$ 206
	TOTALS	**$ 12,231**	**$ 12,186**	**$ 11,878**	**$ 11,107**	**$ 11,401**	**$ 11,526**	**$ 11,588**	**$ 11,602**	**$ 11,179**	**$ 11,696**	**$ 11,655**	**$ 11,514**	**$ 139,564**
	GRAND TOTAL	**$ 91,526**	**$ 126,684**	**$ 108,778**	**$ 98,118**	**$ 125,589**	**$ 122,514**	**$ 129,479**	**$ 123,632**	**$ 88,871**	**$ 62,170**	**$ 46,439**	**$ 38,758**	**$ 1,162,558**

Fiscal Year 2026

ACCOUNT#	SERVICE ADDRESS	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	TOTAL
Toho Water Authority														
622453-033088619	7900 Four Seasons Even Boulevard Fountain	$ 30	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30
622453-033088639	7900 Four Seasons Odd Boulevard Fountain	$ 39	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 39
622453-033089609	7980 Four Seasons Boulevard GH	$ 31	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31
622453-033278979	7700 Four Seasons Block Even	$ 23,499	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,499
622453-033174559	0 Four Seasons Boulevard	$ 19,472	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,472
	TOTALS	**$ 43,071**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 43,071**
Duke Energy														
9100 8619 5059	24081 Sandy Creek Trl - Irrigation	$ 31	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31
9100 8619 5281	7980 Four Seasons Blvd - Guard House	$ 163	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 163
9100 8619 5497	79811 Four Seasons Blvd, Entrance Lighting	$ 517	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 517
9100 8619 5801	4 SEASONS PH1B SL	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9100 8619 6042	7701 Four Seasons Blvd - Gate Entrance Light	$ 39	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 39
9100 8619 6274	77001 Four Seasons Blvd Gate - Lite Irrigation	$ 53	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 53
9100 8619 6513	17031 Key Bay Trail, Irrigation Timer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9100 8619 6761	78151 Four Seasons Blvd, Landscape Lighting	$ 52	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 52
9100 8619 6977	000 Sand Hill Rd,Lite	$ 1,592	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,592
9100 8619 7366	000 Shadow Tree Ln Lite	$ 4,032	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,032
9100 8619 7572	0000 Four Seasons Blvd, Lite	$ 1,426	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,426
9100 8619 7829	21051 Pebble Passage, Lite Irrigation	$ 48	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 48
9100 8619 8052	79011 Hanson Bay Pl - Irrg	$ 31	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31
9101 5373 0124	000 Four Seasons Lite	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9101 6904 8932	21421 Limestone Trl	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9101 6905 1747	23131 Seagrass Pt RET-POND	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	TOTALS	**$ 7,985**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 7,985**
	GRAND TOTAL	**$ 51,055**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 51,055**

Windward

Community Development District

Utility Schedule

Variance Fiscal Year 2025 & 2026

ACCOUNT#	SERVICE ADDRESS	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	TOTAL
Toho Water Authority														
622453-033088619	7900 Four Seasons Even Boulevard Fountain	$ 63	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 63
622453-033088639	7900 Four Seasons Odd Boulevard Fountain	$ 7	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7
622453-033089609	7980 Four Seasons Boulevard GH	$ (4)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (4)
622453-033278979	7700 Four Seasons Block Even	$ 27,516	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,516
622453-033174559	0 Four Seasons Boulevard	$ 8,642	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,642
	TOTALS	**$ 36,224**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 36,224**
Duke Energy														
9100 8619 5059	24081 Sandy Creek Trl - Irrigation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9100 8619 5281	7980 Four Seasons Blvd - Guard House	$ (18)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (18)
9100 8619 5497	79811 Four Seasons Blvd, Entrance Lighting	$ 233	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 233
9100 8619 5801	4 SEASONS PH1B SL	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9100 8619 6042	7701 Four Seasons Blvd - Gate Entrance Light	$ (8)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (8)
9100 8619 6274	77001 Four Seasons Blvd Gate - Lite Irrigation	$ 8	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8
9100 8619 6513	17031 Key Bay Trail, Irrigation Timer	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9100 8619 6761	78151 Four Seasons Blvd, Landscape Lighting	$ (3)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (3)
9100 8619 6977	000 Sand Hill Rd,Lite	$ 133	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 133
9100 8619 7366	000 Shadow Tree Ln Lite	$ 188	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 188
9100 8619 7572	0000 Four Seasons Blvd, Lite	$ 98	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 98
9100 8619 7829	21051 Pebble Passage, Lite Irrigation	$ 13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13
9100 8619 8052	79011 Hanson Bay Pl - Irrg	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9101 5373 0124	000 Four Seasons Lite	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9101 6904 8932	21421 Limestone Trl	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9101 6905 1747	23131 Seagrass Pt RET-POND	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	TOTALS	**$ 645**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 645**
	GRAND TOTAL	**$ 36,869**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 36,869**

Windward

Community Development District

Accounts Payable Aging Report

Vendor Name	0-30 Days	31-60 Days	90+ Days	Total Outstanding
Access Control Systems LLC	$ 434	$ -	$ -	$ 434
Aquatic Weed Management Inc	$ 375	$ -	$ -	$ 375
Denver Scot Taylor DBA	$ 7,350	$ -	$ -	$ 7,350
Disclosure Services LLC	$ 250	$ -	$ -	$ 250
Duke Energy	$ 6,392	$ -	$ -	$ 6,392
Florida Department of Commerce	$ 175	$ -	$ -	$ 175
Florida ULS Operating LLC DBA	$ -	$ -	$ 2,818	$ 2,818
Governmental Management Services-CF	$ 7,985	$ 165	$ -	$ 8,150
Latham Luna Eden & Beaudine LLP	$ 10,135	$ -	$ -	$ 10,135
Orlando Sentinel	$ -	$ 332	$ -	$ 332
Poulos & Bennett	$ 1,005	$ -	$ -	$ 1,005
Prince & Sons Inc	$ 12,079	$ 2,590	$ -	$ 14,669
Resort Pool Services	$ 1,300	$ -	$ -	$ 1,300
Toho Water Authority	$ 43,071	$ -	$ -	$ 43,071
Toole's Tractor Services & H2O	$ 2,200	$ -	$ -	$ 2,200
	$ 92,750	$ 3,087	$ 2,818	$ 98,655

SECTION D

Windward CDD

Front Entrance Landscape Enhancements Phase 3

November 19th, 2025

Jarett Wright

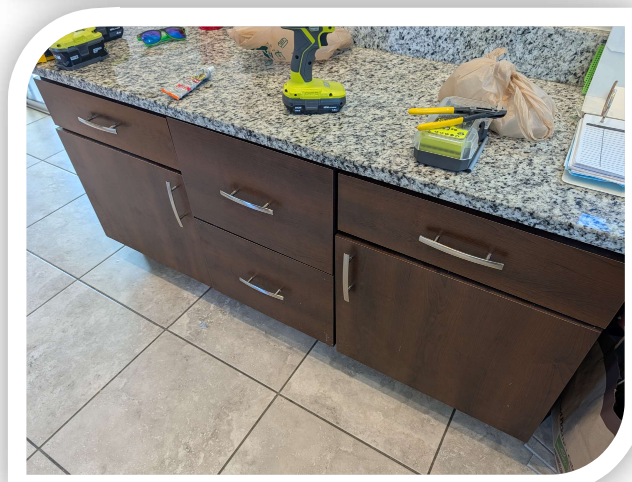
Senior Field Manager

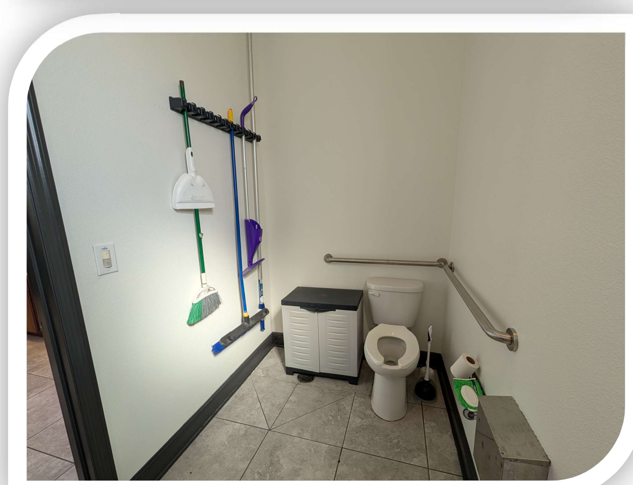
GMS

In Progress

Guard House Improvements

- Painting of the guardhouse interior and exterior was conducted. Final touchups of the exterior are being scheduled.
- Installed new storage cabinet and wall racks in the restroom.
- The cabinet handles are being replaced with satin nickel alternatives.
- Guardian Access is investigating issues with the resident entry gate arm.

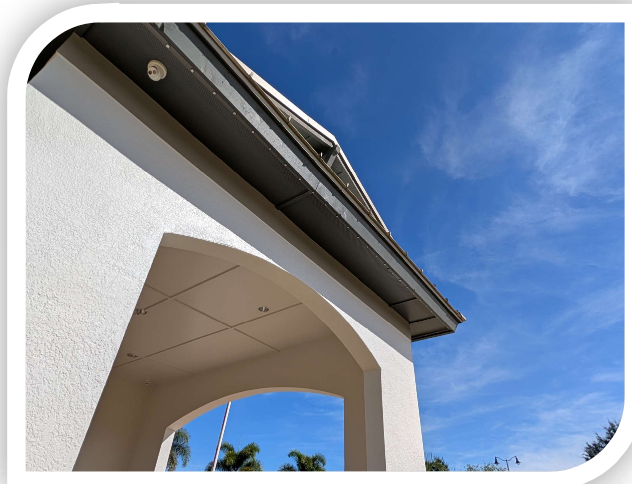


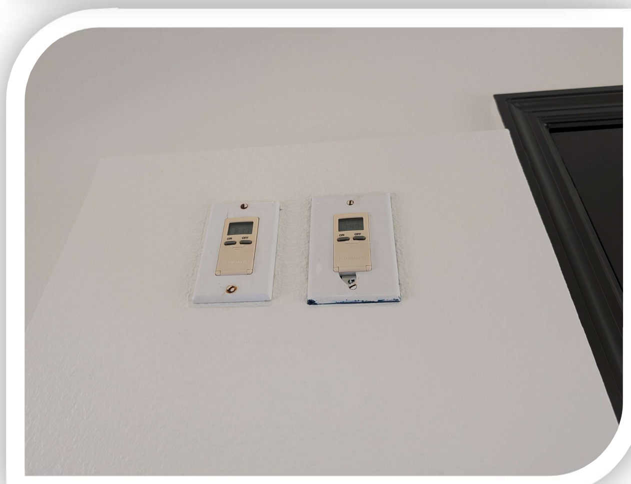


In Progress

Guard House Improvements Continued

- Exterior lighting is being installed by TPG Lighting.
- Gathering pricing to rewire and replace the cannister lighting.
- New address number was installed.
- Purchasing “Low-Clearance” signage to help mitigate future damage.
- Lighting timer controls will be replaced.
- Gathering pricing for an access ladder for the attic.





In Progress

Sidewalk Lifting

- Conducted an onsite meeting with GMS Staff, Alpha Foundations, and Supervisor Peltier to review sidewalk injection proposal. The decision was made to proceed with the work, and the agreement is being modified, reviewed, and finalized.

Conclusion

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

Respectfully,

Jarett Wright