

*Windward
Community Development District*

Agenda

January 21, 2026

AGENDA

Windward
Community Development District

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

January 14, 2026

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, January 21, 2026 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 December 17, 2025 Board of Supervisors Meeting
6. Consideration of Pegasus Engineering Proposal
7. Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser
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
 - i. Consideration of Proposal for Any Treatments
 - ii. Consideration of Prince and Sons Proposals (5)
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, **December 17, 2025** at 2:00 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 <i>by telephone</i>	Assistant Secretary

Also Present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel
Jarett Wright	Field Manager
Emir Ogric	Prince and Sons
Patrick Howell	Becker
Cindy Kerr	Resident
Larry King	Resident
Barbara Williams	Resident
Constance Batts	Resident
Alan Viglione	Resident

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 a neighbor told me that you turned down a request by AT&T to put a cell tower in the neighborhood. I would like to know if it is true and I want to point out that this is a safety issue for me. I have been working with AT&T for over three years because I have a contract with them and I can only get max 1 bar at my house. I have had to do Wi-Fi calling. During Milton when we lost power I could not make a call. It is important to get a cell tower nearby. I bought a generator to ensure that I have Wi-Fi if the power went out.

Mr. Bobonik stated at the beginning of the year we voted that down.

Mr. Showe stated for clarification the CDD didn't vote down the cell tower, they did not want to put it on CDD property. We have no authority to approve or disapprove things that are outside our property. We didn't deny a cell tower in the area; it was just not on CDD property. They needed 10,000 square feet of property to put in the cell tower.

Mr. Viglione stated I want to thank you, I'm finally seeing some mulch in front of our property. I have had an issue with red ants for six months. I have other neighbors with the same problem and the ants have encroached into the grass area on the side of the property. From Estuary and Flora Pass Place, Sabal Point, Antilles, the garbage trucks have lost hydraulic fluid and miscellaneous substances; the area needs to be resealed.

FIFTH ORDER OF BUSINESS**Approval of the Minutes of the November 19, 2025 Meeting**

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

SIXTH ORDER OF BUSINESS**Consideration of Proposals****A. Mulch Proposals from Prince and Sons**

Mr. Showe stated we have mulch proposals on the agenda but I understand that work is underway. We do have additional proposals we discussed at the workshop. We have the removal of a foxtail palm, remove two dead ribbon fans, remove and replace a foxtail, one to replace a solenoid, one to do the investigation of split zones. We can take those individually or a motion to approve the proposals as discussed at the workshop.

Mr. Peltier stated we have approval on all of them except for \$75 per cubic yard for the mulch where we had talked about the other invoice was \$65.

Mr. Bobonik stated we are also changing the investigative from lump sum to time and materials with a not to exceed amount.

On MOTION by Mr. Bobonik seconded by Mr. Peltier with all in favor the Prince and Sons proposals as discussed in the workshop were approved.

SEVENTH ORDER OF BUSINESS

Approval of Security Request for Proposals

Mr. Showe stated you approved it at the last meeting but just to make it clear, authorize us to issue the security RFP after counsel and staff has finalized the RFP.

Ms. Trucco stated a motion to approve subject to staff signoff and delegate authority to one of the supervisors to sign off on the final form.

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the RFP was approved subject to signoff by staff and Supervisor Bobonik.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco stated we are continuing to work through the license agreement with the HOA for the installation of the AEDs throughout the community. We are proceeding with our demand letters for the fence removal. We are continuing to pursue the 558 claim against the developer. We did hear from counsel that represents the HOA for their construction defect claim. During the workshop he provided some information about potentially being retained by the CDD for its 558 claim. I will follow-up with him for additional information. We are also continuing to pursue our claim against the prior landscape vendor.

B. Engineer

Mr. Showe stated we have issued an RFQ for engineering services.

C. Manager**i. Approval of Check Register**

Mr. Showe stated at the workshop we went through the invoices and will hold both Poulos & Bennett invoices, voiding GMS invoice 287, holding Guardian invoice 256356, holding the aquatic check pending their report, counsel is going to revise their invoice, 20397, 20481, 21197 pending for Prince and Sons, invoice 20076 from Resorts and removing United 147341 as well as the one for another district.

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the check register was approved with the exception of those invoices outlined above.

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

NINTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

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

Mr. Bobonik stated the sidewalk grinding and leveling will start at the end of January. Tree trimming will start next week; we are starting to change out the spray heads in the medians.

Mr. Peltier asked in response to Al's issue, when we knew there were leaks out there, did we send a letter to Waste Management?

Mr. Showe stated yes, we contacted them and they cleaned up what they were willing to do that that time.

Mr. Peltier stated is oil on asphalt so hopefully in time it will deteriorate into the asphalt.

Mr. Hofer stated this is the fourth time since the initial one down Four Seasons Boulevard.

Mr. Peltier asked can we make sure they are treating for ants?

Mr. Wright stated they are baiting and the ants will leave but they move. Realistically what we do in other properties is a high-quality top choice treatment that is more expensive, but it will cover you for nine months.

Mr. Bobonik stated I have had that discussion with Emir and James and that is something I'm pushing for. We have to be careful with it.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor
the meeting adjourned at 2:25 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

Windward Community Development District



January 13, 2026

Request for
Qualifications for
Engineering
Services



Mr. David Hamstra, P.E., CFM
301 West State Road 434, Suite 309
Winter Springs, Florida 32708
407-992-9160, ext. 309
david@pegasusengineering.net



January 13, 2026

Mr. Jason Showe
District Manager
Governmental Management Services
Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801

Email: jshowe@gmscfl.com

**Re: Windward Community Development District
Professional Engineer Services | Letter of Interest**

Dear Mr. Showe:

Pegasus Engineering LLC appreciates this opportunity to submit our professional engineering services qualifications to the Windward Community Development District to serve as the District Engineer. As a brief introduction, Pegasus Engineering is a civil engineering firm located in Winter Springs (Seminole County), with a satellite office located in Trinity (Pasco County). Our firm is dedicated to assisting public and private entities with Florida's growing infrastructure needs, namely transportation, stormwater, utilities, and grants management. The Windward Community Development District will benefit from the extensive experience and accomplishments of our firm's personnel in the planning, design, permitting, and construction of stormwater infrastructure, roadway, and utility projects for local governments, which is unsurpassed in terms of responsiveness, quality of services, and meeting schedules and budget objectives.

The key personnel in charge of this contract will be the following individuals: **① Principal-in-Charge:** Fursan Munjed, P.E.; **② Sr. Project Manager:** David Hamstra, P.E., CFM; and **③ Sr. Project Engineers:** Greg Teague, P.E., CFM, Mike Bruegger, P.E., and Beth Whikehart, P.E. CFM., all of whom will be supported on this contract by very talented professional staff who have performed an entire realm of civil engineering assignments with professional integrity, competence, and respect.

In regard to the needs of the Windward Community Development District, we are very proud of the fact that we currently serve as District Engineer for ten (10) other Florida Community Development Districts. Serving in the role of District Engineer, combined with our extensive experience working with numerous cities and counties, has provided our firm with comprehensive expertise in all aspects of large-scale community infrastructure and development. Our Community Development District experience, spanning more than eight years, has encompassed preparation of bid documents (construction plans and specifications); addressing maintenance related improvements; coordinating with various representatives of the Community Development District to address complaints from homeowners; presenting projects during the Community Development District Board of Supervisor meetings; securing federal grants; and coordinating with local municipalities and permitting agencies, among other services.

"Engineering a Higher Standard"

Pegasus Engineering has a clear understanding of what is expected of the District Engineer's roles and responsibilities for the Windward Community. Representative tasks performed include the preparation of detailed and timely agenda materials, as well as prompt site inspections in response to homeowner complaints, Community Development District requests, and observations by District and field managers.

Moreover, it should also be noted that Pegasus Engineering staff have prepared numerous subdivision assessments of new and old subdivisions and communities for several Florida Counties. These assessments have allowed us to gain extensive relevant experience that can be applied to the Windward Community Development District to address pavement distress issues caused by groundwater or improper construction, safety concerns associated with sidewalks and driveway aprons (e.g., damaged or chipped panels, significant vertical displacement, cracked panels, etc.), potential curb and gutter repairs, assisting with Joint Traffic Enforcement Agreements (JTEA) and traffic signs, and addressing failing stormwater infrastructure, to name a few. Furthermore, we respectfully direct your attention to Tabs 1 and 4, which provide additional detail regarding our Community Development District (CDD) experience. Pegasus Engineering possesses extensive expertise in all facets of stormwater management and is well-positioned to provide immediate assistance to the District in addressing any necessary repairs or improvements to the stormwater management system in place.

Pegasus Engineering is willing and committed to meet time and budget requirements as required by the Windward Community Development District. Our team understands that each assignment must meet the defined schedule to comply with project timelines. In closing, our team understands the nature of the work to be accomplished and the expectations and services that the Windward Community Development District requires from its District Engineer. We trust that our qualifications, combined with our extensive experience with similar projects, will prove to the Community Development District that we are uniquely qualified and have a strong professional desire to perform. **If selected, the Windward Community Development District will be supported by a highly qualified team of engineers and professional staff who are committed to delivering exceptional service and consistently exceeding the District's expectations.** We guarantee that the Windward Community Development District will be most pleased with our ability to provide responsive professional consulting engineering services.

Very truly yours,

PEGASUS ENGINEERING, LLC

David W. Hamstra, P.E., CFM
Stormwater Department Manager

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- Professional Licenses and Certifications
- Standard Form 330

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Tab 4 Applicant's Past Experience and Performance

Tab 5 Geographic Location of the Applicant's Headquarters

Tab 6 Current and Projected Workloads of the Applicant

Tab 7 Volume of Work Previously Awarded to the Applicant by the District

Tab 8 Windward Community Development District Exhibit

Tab 1

Ability and Adequacy of the Applicant's Professional Personnel



Ability and Adequacy of the Applicant's Professional Personnel

EXPERIENCE OF KEY PERSONNEL



The senior personnel of Pegasus Engineering, LLC have extensive successful experience in all phases of planning, design, permitting, bidding, and construction administration projects for Florida cities, counties, and FDOT.

Pegasus also has extensive experience in all elements of stormwater management, ranging from design and permitting associated with drainage repairs to securing numerous grants. Please note that Pegasus Engineering is currently the District Engineer for the Vista Lakes Community Development District (Orange County), the East Park Community Development District (Orange County), the Harmony Community Development District (Osceola County), the Estancia at Wiregrass Community Development District (Pasco County), Arlington Ridge Community Development District (Lake County), Country Greens Community Development District (Lake County), the Copperspring Community Development District (Pasco County), Carlton Lakes Community Development District (Hillsborough County), Waterleaf Community Development District (Hillsborough County), and the Overoaks Community Development District (Osceola County).

PROFESSIONAL LICENSES AND CERTIFICATIONS

Pegasus Engineering, LLC is currently approaching its 19th year of successful business operations, and we continue to provide Community Development Districts throughout Florida with professional engineering services for public infrastructure, with primary emphasis on stormwater management, transportation, construction-related services, and grants management.



Our firm is led by two (2) Principals, with a total of eleven (11) professional engineers, ranging from forty (40) to eighteen (19) years of professional experience. Our senior engineers have a proven track record of civil engineering projects successfully completed across Florida.

- Pegasus Engineering, LLC is a civil engineering firm that was organized and registered with the State of Florida in August 2007. Pegasus Engineering's Federal Employer Identification Number is 26-0806410.A.
- A copy of the State of Florida Business License and a copy of the current Business Tax Receipt are presented herein.

City of Winter Springs 1126 East State Road 434 Winter Springs, FL 32708 (407) 327-5963 www.winterspringsfl.org	BUSINESS TAX RECEIPT	 Mailing Address: 301 W SR 434 309 WINTER SPRINGS, FL 32708 License Type: Commercial Business Tax Receipt Classification: Commercial Business Tax Receipt Fees Paid: \$110.00
Business Name: PEGASUS ENGINEERING, LLC Business Location: 301 W SR 434 309 WINTER SPRINGS, FL 32708 Owner: Pegasus Engineering License Number: BTR-COMM-000330-2024 Issued Date: 9/30/2025 Expiration Date: 9/30/2026		
Business Activity: Consultant State Regulation: Regulated		
BUSINESS TAX RECEIPT WINTER SPRINGS DOES NOT INCLUDE SEMINOLE COUNTY TAX		
TO BE POSTED IN A CONSPICUOUS PLACE		

District Engineering Services
Windward Community Development District

Pegasus Engineering was established as a Limited Liability Corporation and qualified by the State of Florida Board of Professional Engineers under Certificate of Authorization No. 27770. A copy of the **State of Florida Business License** is presented on this page.

***State of Florida
Department of State***

I certify from the records of this office that PEGASUS ENGINEERING, LLC is a limited liability company organized under the laws of the State of Florida, filed on August 28, 2007.

The document number of this limited liability company is L07000088384.

I further certify that said limited liability company has paid all fees due this office through December 31, 2026, that its most recent annual report was filed on January 12, 2026, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twelfth day of January, 2026*




Secretary of State

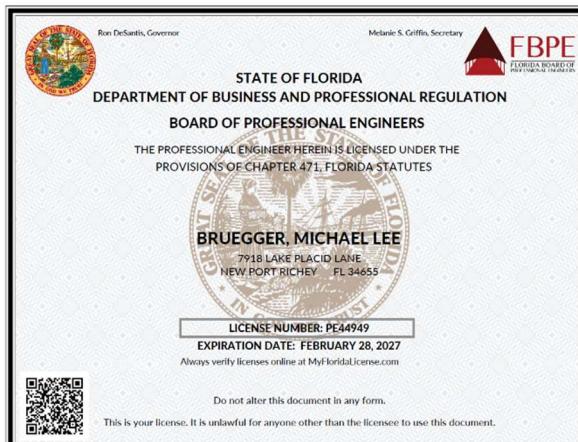
Tracking Number: 1779160886CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

District Engineering Services
Windward Community Development District

**CURRENT INDIVIDUAL PROFESSIONAL LICENSES ISSUED BY THE STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**



CURRENT FLOODPLAIN MANAGER CERTIFICATIONS ISSUED BY THE NATIONAL
ASSOCIATION OF STATE FLOODPLAIN MANAGERS



ARCHITECT - ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State) Request for Qualifications (RFQ) for Engineering Services for Windward Community Development District, Kissimmee, Florida

2. PUBLIC NOTICE DATE
11-25-2025

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

David W. Hamstra, P.E., CFM, Stormwater Department Manager

5. NAME OF FIRM

Pegasus Engineering, LLC

6. TELEPHONE NUMBER
407-992-9160

7. FAX NUMBER
407-358-5155

8. E-MAIL ADDRESS
david@pegasusengineering.net

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

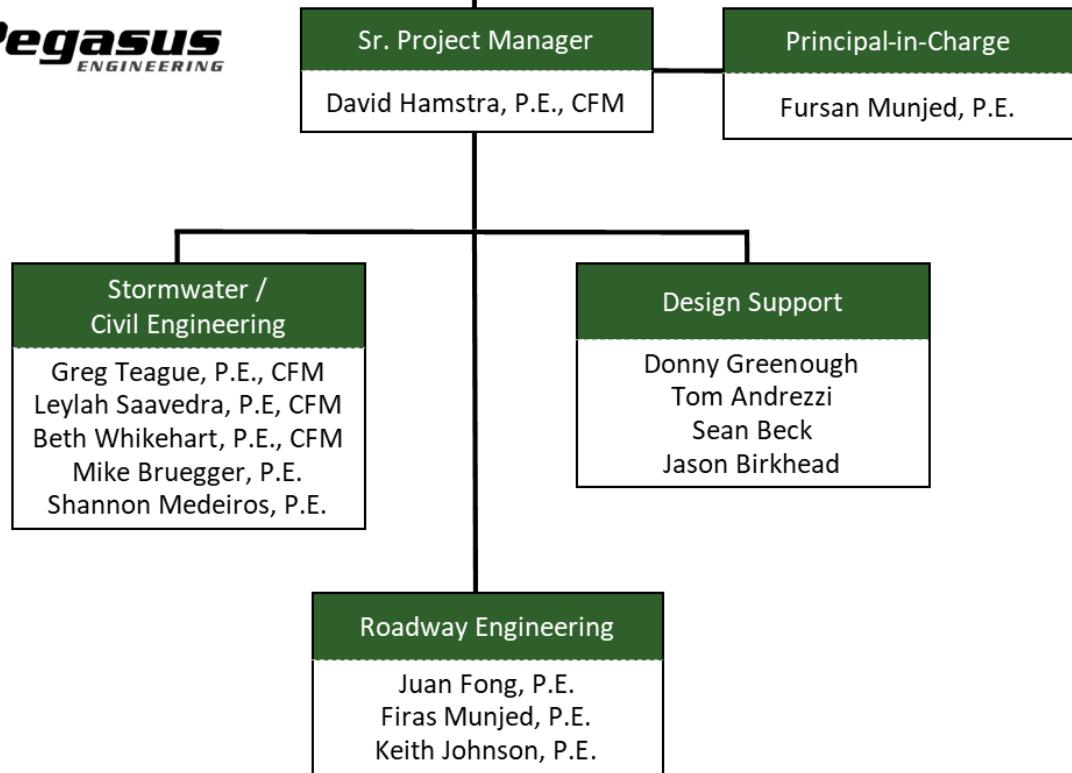
		(Check)		9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
PRIME	J-V	PARTNER	SUBCONTRACTOR			
a.	X			Pegasus Engineering, LLC  <input type="checkbox"/> CHECK IF BRANCH OFFICE	301 West State Road 434 Suite 309 Winter Springs, Florida 32708	District Engineer: Stormwater Engineering, Transportation Engineering, Civil Engineering, and Grants Management
b.			X	Southeastern Surveying & Mapping Corp.  <input type="checkbox"/> CHECK IF BRANCH OFFICE	6500 All American Boulevard Orlando, Florida 32810	Boundary Surveys, Topographic Surveys, Subsurface Utility Engineering Services, and Easement Documents
c.			X	Geotechnical and Environmental Consultants, Inc.  <input type="checkbox"/> CHECK IF BRANCH OFFICE	919 Lake Baldwin Lane Orlando, Florida 32814	Soil, Water Table and Pavement Assessments, Subsidence / Sinkholes, and Environmental Site Assessments
d.			X	Bowman and Blair Ecology and Design, Inc.  <input type="checkbox"/> CHECK IF BRANCH OFFICE	5080 Parkridge Court Oviedo, Florida 32765	Ecological services: site ecology assessments, wetland delineations, listed species habitat assessment
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)



Windward Community Development District



NOTE: Pegasus Engineering has direct access to specialized subconsultants, if needed by the Windward CDD, for the performance of specific assignments ranging from survey and geotechnical services to environmental assessments and water quality evaluations, among others.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Fursan Munjed, P.E.	13. ROLE IN THIS CONTRACT Prime Consultant Principal	14. YEARS EXPERIENCE	
		a. TOTAL 33	b. WITH CURRENT FIRM 15
15. FIRM NAME AND LOCATION (City and State) Pegasus Engineering, LLC (Winter Springs, Florida)			
16. EDUCATION (Degree and Specialization) B.S. / Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer (Florida, Civil)		

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)
Institute of Transportation Engineer (I.T.E.)
19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State) Orange County Continuing Engineering Services Orange County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Designed and permitted numerous intersection improvement projects including signalization projects, turn lanes, drainage retrofits, safety improvements, signing and pavement marking, and completed related traffic studies. North Tanner Rd & Lake Pickett Rd, Old Winter Garden Rd at Bluford Ave., etc. Role: Project Manager	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	(1) TITLE AND LOCATION (City and State) Osceola County Continuing Engineering Services Osceola County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2012 - Present	On-Going
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Designed and permitted numerous intersection improvement projects, which include multiple signalization projects, turn lanes, drainage retrofits, safety improvements, signing and pavement marking, and traffic studies. Mill Run Blvd & Michigan Ave., 17th St. and Vermont Ave., Osceola Pkwy & Dyer Blvd, etc. Role: Project Manager	<input checked="" type="checkbox"/> Check if project performed with current firm	
c.	(1) TITLE AND LOCATION (City and State) Continuing Engineering Services City of Winter Springs, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2012-2020	On-Going
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The projects have primarily consisted of multiple intersection improvements, including signalization and turn lane improvements. Intersections include: SR 419 at Sherry Ave., SR 419 at Wade St., SR 434 at SR 419, SR 434 at Hayes Rd, and State Road 434 at Vistawilla Drive Role: Project Manager	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	(1) TITLE AND LOCATION (City and State) Stoneybrook West Parkway and Windermere Road Roundabout City of Winter Garden, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2017-2018	2018-2019
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE The project included design and permitting for this roundabout, signing and pavement markings, maintenance of traffic, drainage improvements, design and permitting for City owned utilities, including water mains and forcemains. Role: Project Manager	<input checked="" type="checkbox"/> Check if project performed with current firm	
e.	(1) TITLE AND LOCATION (City and State) Seminole County Continuing Engineering Services Seminole County, Florida	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
		2015 - Present	On-going
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Designed and permitted numerous intersection improvement projects including signalization projects, turn lanes, drainage retrofits, safety improvements, signing and pavement marking, and completed related traffic studies. SR 436 and Casselton Drive, Five-Points Complex Connector Road Role: Project Manager	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

<p>12. NAME David W. Hamstra, P.E., CFM</p> <p>15. FIRM NAME AND LOCATION (City and State) Pegasus Engineering, LLC (Winter Springs, Florida)</p> <p>16. EDUCATION (Degree and Specialization) B.S. / Civil Engineering</p>	<p>13. ROLE IN THIS CONTRACT Prime Consultant Sr. Project Manager</p> <p>17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer (Florida, Civil) Professional Engineer (Georgia, Civil)</p>	<p>14. YEARS EXPERIENCE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">a. TOTAL 41</td> <td style="width: 50%; text-align: center;">b. WITH CURRENT FIRM 16</td> </tr> </table>	a. TOTAL 41	b. WITH CURRENT FIRM 16		
a. TOTAL 41	b. WITH CURRENT FIRM 16					
<p>18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)</p> <p>American Society of Civil Engineers (ASCE) Florida Stormwater Association (FSA) Association of State Floodplain Managers (ASFPM) Florida Floodplain Managers Association (FFMA) Florida Department of Environmental Protection Stormwater Management Inspector (#33226)</p>						
19. RELEVANT PROJECTS						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>(1) TITLE AND LOCATION (City and State) Vista Lakes Community Development District District Engineer Orlando, Florida</p> <p>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents, and coordinate with local municipalities and permitting agencies. Role: District Engineer</p> </td> <td style="width: 50%; vertical-align: top;"> <p>(2) YEAR COMPLETED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PROFESSIONAL SERVICES 2016 - Present</td> <td style="width: 50%; text-align: center;">CONSTRUCTION (If applicable) N/A</td> </tr> </table> <p><input checked="" type="checkbox"/> Check if project performed with current firm</p> </td> </tr> </table>			<p>(1) TITLE AND LOCATION (City and State) Vista Lakes Community Development District District Engineer Orlando, Florida</p> <p>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents, and coordinate with local municipalities and permitting agencies. Role: District Engineer</p>	<p>(2) YEAR COMPLETED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PROFESSIONAL SERVICES 2016 - Present</td> <td style="width: 50%; text-align: center;">CONSTRUCTION (If applicable) N/A</td> </tr> </table> <p><input checked="" type="checkbox"/> Check if project performed with current firm</p>	PROFESSIONAL SERVICES 2016 - Present	CONSTRUCTION (If applicable) N/A
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PROFESSIONAL SERVICES 2016 - Present	CONSTRUCTION (If applicable) N/A					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>(1) TITLE AND LOCATION (City and State) Arlington Ridge Community Development District District Engineer Leesburg, Florida</p> <p>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents and coordinate with local municipalities and permitting agencies. Role: District Engineer</p> </td> <td style="width: 50%; vertical-align: top;"> <p>(2) YEAR COMPLETED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PROFESSIONAL SERVICES 2022 - Present</td> <td style="width: 50%; text-align: center;">CONSTRUCTION (If applicable) N/A</td> </tr> </table> <p><input checked="" type="checkbox"/> Check if project performed with current firm</p> </td> </tr> </table>			<p>(1) TITLE AND LOCATION (City and State) Arlington Ridge Community Development District District Engineer Leesburg, Florida</p> <p>(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents and coordinate with local municipalities and permitting agencies. Role: District Engineer</p>	<p>(2) YEAR COMPLETED</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">PROFESSIONAL SERVICES 2022 - Present</td> <td style="width: 50%; text-align: center;">CONSTRUCTION (If applicable) N/A</td> </tr> </table> <p><input checked="" type="checkbox"/> Check if project performed with current firm</p>	PROFESSIONAL SERVICES 2022 - Present	CONSTRUCTION (If applicable) N/A
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PROFESSIONAL SERVICES 2021 – Present	CONSTRUCTION (If applicable) N/A					

	(1) TITLE AND LOCATION (<i>City and State</i>) Waterleaf Community Development District District Engineer Riverview, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (<i>If applicable</i>) 2024 - Present N/A
f.	(3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents, and coordinate with local municipalities and permitting agencies. Role: District Engineer	<input checked="" type="checkbox"/> Check if project performed with current firm
g.	(1) TITLE AND LOCATION (<i>City and State</i>) Overoaks Community Development District District Engineer Kissimmee, Florida	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (<i>If applicable</i>) 2025 - Present N/A
	(3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents and coordinate with local municipalities and permitting agencies. Role: District Engineer	<input checked="" type="checkbox"/> Check if project performed with current firm

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Mike Bruegger, P.E.	13. ROLE IN THIS CONTRACT Prime Consultant Sr. Project Engineer	14. YEARS EXPERIENCE a. TOTAL 35	
		b. WITH CURRENT FIRM 15	
15. FIRM NAME AND LOCATION (City and State) Pegasus Engineering, LLC (Winter Springs, Florida)			
16. EDUCATION (Degree and Specialization) B.S. / Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION (State and Discipline) Professional Engineer (Florida, Civil)		

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

American Society of Civil Engineers
Florida Engineering Society

19. RELEVANT PROJECTS

a.	(1) TITLE AND LOCATION (City and State) Estancia at Wiregrass Community Development District Pasco County Wesley Chapel, Florida	(2) YEAR COMPLETED		
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents, and coordinate with local municipalities and permitting agencies. Role: Sr. Project Engineer	<input checked="" type="checkbox"/> Check if project performed with current firm	2021 - Present	N/A
b.	(1) TITLE AND LOCATION (City and State) Waterleaf Community Development District District Engineer Riverview, Florida	(2) YEAR COMPLETED		
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents, and coordinate with local municipalities and permitting agencies. Role: Sr. Project Engineer	<input checked="" type="checkbox"/> Check if project performed with current firm	2024 - Present	N/A
c.	(1) TITLE AND LOCATION (City and State) Carlton Lakes Community Development District District Engineer Riverview, Florida	(2) YEAR COMPLETED		
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project included design, permitting, construction plans, cost estimate and specifications for the implementation of safety and maintenance improvements to the airport's taxiways. Role: Sr. Project Engineer	<input checked="" type="checkbox"/> Check if project performed with current firm	2024 - Present	N/A
d.	(1) TITLE AND LOCATION (City and State) Metron Estates Drainage Basin Improvements Santa Rosa County, Florida	(2) YEAR COMPLETED		
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project included design, modeling, permitting, construction plans, and grant management for the subdivision-wide flood mitigation improvements. Role: Sr. Project Engineer	<input checked="" type="checkbox"/> Check if project performed with current firm	2018 - Present	2025
e.	(1) TITLE AND LOCATION (City and State) Copperspring Community Development District District Engineer Lutz, Florida	(2) YEAR COMPLETED		
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Attend CDD Board of Supervisor meetings, present specific projects, coordinate with representatives of the CDD to address complaints, prepare bid documents, and coordinate with local municipalities and permitting agencies. Role: Sr. Project Engineer	<input checked="" type="checkbox"/> Check if project performed with current firm	2022 - Present	N/A

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

1

21. TITLE AND LOCATION (City and State)

District Engineer for the Vista Lakes Community
Development District, Orlando, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2016 - Present

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Vista Lakes Community
Development District (CDD)

b. POINT OF CONTACT NAME

Mr. Michael Perez
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

656-209-7919

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Pegasus Engineering staff has provided general civil engineering services to the Vista Lakes Community Development District since 2016. After completing the first assignment related to the evaluation of the stormwater master system and what impacts adjacent development would have on the Vista Lakes community, Pegasus Engineering senior staff has continued to assist the CDD Board of Supervisors and the CDD Management company (Inframark) with various assignments for the last 5 plus years, including but not limited to the following tasks:

- Investigated the flooding impacts associated with Hurricane Irma.
- Evaluated reported localized drainage problems.
- Investigated stormwater infrastructure failures.
- Addressed privacy walls and security fences.
- Developed construction plans for infrastructure improvements.
- Assisted with the review and proposed modifications to the Reserve Study.
- Worked closely with the HOA on joint projects including installation of security cameras.
- Investigated homeowner complaints ranging from erosion localized flooding to consideration of potential impact of adjacent development projects.
- Developed a conservation area maintenance program, approved by the St. Johns River Water Management District, which allows for proper removal of invasive and nuisance species.
- Developed numerous GIS-based maps ranging from a complete sidewalk inventory to a comprehensive stormwater infrastructure.
- Continued participation in monthly Board meetings.
- Continued coordination with CDD president, District Manager and District Council on various agenda items that involve District Engineer matters.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	Southeastern Surveying and Mapping Corp.	Orlando, Florida	Surveyor
c.	Bowman and Blair Ecology and Design, Inc.	Oviedo, Florida	Ecological
d.	Geotechnical and Environmental Consultants, Inc.	Orlando, Florida	Geotechnical Engineer
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

2

21. TITLE AND LOCATION (City and State)

District Engineer for the East Park Community
Development District, Orlando, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2021 - Present

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

East Park Community
Development District (CDD)

b. POINT OF CONTACT NAME

Mr. Michael Perez
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

656-209-7919

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Pegasus Engineering staff has provided general civil engineering services to the East Park Community Development District since May 2021. After completing the first assignment related to the evaluation of six (6) locations that required follow-up repairs of roadway pavers and concrete blocks within the East Park community, Pegasus Engineering senior staff has continued to assist the CDD Board of Supervisors and the CDD Management company (Inframark) with various assignments, including but not limited to the following tasks:

- Performed site inspections of immediate areas of concern.
- Continued coordination efforts with Inframark (District Manager) and KE Law Group (District Attorney), as necessary.
- Reviewed Village Center 2 – Phase 1 construction plans, drainage calculations, and permit correspondence in order to summarize the proposed improvements within the CDD rights-of-way; provided a land use breakdown; and provided a detailed summary of the pervious and impervious areas within the CDD rights-of-way to Inframark.
- Addressed nuisance flooding of the basketball courts with the City of Orlando and coordinated regarding the potential conversion of the basketball courts area to another purpose (e.g., pickleball courts).
- Addressed the need for the installation of solar light posts by contacting the City of Orlando regarding permitting requirements, by preparing and submitting a building permit application to the City of Orlando, and by coordinating with Inframark Services



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	(1) FIRM NAME Southeastern Surveying and Mapping Corp.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Surveyor
c.	(1) FIRM NAME Bowman and Blair Ecology and Design, Inc.	(2) FIRM LOCATION (City and State) Oviedo, Florida	(3) ROLE Ecological
d.	(1) FIRM NAME Geotechnical and Environmental Consultants, Inc.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Geotechnical Engineer
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

3

21. TITLE AND LOCATION (City and State)

District Engineer for the Harmony Community
Development District, Harmony, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES

2021 - Present

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Harmony Community
Development District (CDD)

b. POINT OF CONTACT NAME

Ms. Lynne Mullins
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407-723-5900

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

Pegasus Engineering staff has provided general civil engineering services to the Harmony Community Development District since 2021. After completing the first assignment related to the Harmony Dog Park, which involved the preparation and submittal of a site plan for proposed improvements as part of a building permit application to Osceola County, and pre-construction meeting coordination, Pegasus Engineering senior staff has continued to assist the CDD Board of Supervisors and the CDD Management company (Inframark) with various assignments, including but not limited to the following tasks:



- Inspected nuisance flooding of Five Oaks Drive and Dark Sky Drive, and coordinated with the Osceola County Road and Bridge Office regarding the creation of a positive flow line to eliminate the flooding concern by removing and replacing concrete curbs and gutters in addition to constructing concrete approaches and ramps.



- Addressed rear yard swale repairs on Dark Sky Drive by conducting a detailed field review, and coordinating with Inframark and homeowners regarding the need to regrade the affected yard swales to allow positive drainage towards an existing inlet.



- Addressed the need to mill and resurface alleyways within Neighborhoods C-1 and C-2 by preparing a site plan depicting the existing storm sewer systems and the limits of the milling and resurfacing, by conducting a detailed field review and by preparing a scope of work and bid schedule for Harmony CDD to solicit construction bids.

- Coordinate with Inframark regarding the observed undermined and eroded concrete approach of an existing footbridge and coordinated with the contractor to provide flowable fill, and expansion and joints filler to stabilize the observed condition.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	Southeastern Surveying and Mapping Corp.	Orlando, Florida	Surveyor
c.	Bowman and Blair Ecology and Design, Inc.	Oviedo, Florida	Ecological
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

4

21. TITLE AND LOCATION (City and State)

District Engineer for the Estancia at Wiregrass
Community Development District, Orlando, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2021 - Present

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Estancia at Wiregrass
Community Development
District (CDD)

b. POINT OF CONTACT NAME

Mr. Richard McGrath
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

813-344-4844, Ext. 111

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

- Coordinating with the Board of Supervisors, the District Counsel, Inframark, Southwest Florida Water Management District (SWFWMD) and two homeowners regarding potential impacts to wetland conservation areas from ground clearing and encroachment beyond their property limits.
- Coordinating with Inframark regarding the current SWFWMD non-compliance letter regarding the wetland conservation monitoring program.
- Inspected the entire existing rights-of-way drainage systems and developed conceptual costs to repair the identified inlet and gutter issues.
- Coordinating with the Board of Supervisors and Inframark to retain an environmental consulting firm to bring the CDD back into compliance by implementing a wetland monitoring program and annual report.
- Coordinating with the Board of Supervisors to evaluate various alternatives and conceptual costs to improve the existing trail systems within the wetland buffers.
- Prepared an aerial-based CDD Maintenance Map depicting CDD property, wetland conservation areas, stormwater ponds, storm sewer systems, and trails.
- Continued participation in monthly Board of Supervisors meetings including the presentation of specific projects.
- Continued coordination with CDD president, District Manager and District Counsel on various agenda items that involve District Engineer matters.
- Coordination with Pasco County regarding the Joint Traffic Enforcement Agreement (JTEA).



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	(1) FIRM NAME Southeastern Surveying and Mapping Corp.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Surveyor
c.	(1) FIRM NAME Geotechnical and Environmental Consultants, Inc.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Geotechnical Engineer
d.	(1) FIRM NAME Bowman and Blair Ecology and Design, Inc.	(2) FIRM LOCATION (City and State) Oviedo, Florida	(3) ROLE Ecological
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

5

21. TITLE AND LOCATION (City and State)

District Engineer for the Country Greens Community
Development District

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

2022 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Country Greens Community
Development District

b. POINT OF CONTACT NAME

Mr. Jason Showe
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

407-470-8825

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

- Participated in the monthly Country Greens Community Development District (CDD) Board of Supervisors meetings.
- Conducted field reviews based on direction from the CDD Board Members and/or Inframark Community Management to investigate known problem areas and/or evaluate potential areas in need of repairs.
- Reviewed permitted construction plans and drainage calculations to evaluate requested CDD property modifications.
- Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.
- Assisted the CDD Board Members and/or Inframark Community Management with current and future projects (e.g., entrance pond modifications, Tuscany Avenue drainage structure improvements, etc.).
- Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
- Prepare conceptual plans and cost estimates for capital projects to solicit / request bids from qualified general contractors.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	(1) FIRM NAME Southeastern Surveying and Mapping Corp.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Surveyor
c.	(1) FIRM NAME Geotechnical and Environmental Consultants, Inc.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Geotechnical Engineer
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

6

21. TITLE AND LOCATION (City and State)

District Engineer for the Arlington Ridge Community Development District

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

2022 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Arlington Ridge Community Development District

b. POINT OF CONTACT NAME

Mr. Lee Graffius
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

352-728-2186

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

- Participated in the monthly Arlington Ridge Community Development District (CDD) Board of Supervisors meetings.
- Conducted field reviews with the CDD Board Members and Inframark Management Services to investigate known problem areas and evaluate potential areas in need of repairs.
- Reviewed permitted construction plans and drainage calculations to evaluate requested CDD property modifications.
- Updated the CDD Ownership and Maintenance Map.
- Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and environmental scientist) to provide services requested by the CDD (e.g., perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
- Prepared conceptual plans and cost estimates for capital projects to solicit / request bids from qualified general contractors.
- Coordination with Geotechnical engineers to address the ten (10) depressions and/or sinkholes throughout the community.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	(1) FIRM NAME Southeastern Surveying and Mapping Corp.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Surveyor
c.	(1) FIRM NAME Geotechnical and Environmental Consultants, Inc.	(2) FIRM LOCATION (City and State) Orlando, Florida	(3) ROLE Geotechnical Engineer
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

7

21. TITLE AND LOCATION (City and State)

District Engineer for the Copperspring Community
Development District, Orlando, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

2022 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Copperspring Community
Development District (CDD)

b. POINT OF CONTACT NAME

Mr. Sean Craft
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

813-994-1001

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

- Participated in the monthly Copperspring CDD Board of Supervisors meetings.
- Conducted field reviews based on direction from the CDD Board Members and/or Rizzetta & Company to investigate known problem areas and/or evaluate potential areas in need of repairs.
- Reviewed permitted construction plans and drainage calculations to evaluate future requested CDD property modifications.
- Update the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure exhibit, as needed.
- Assisted the CDD Board Members and/or Rizzetta & Company with current and future projects (e.g., stormwater and roadway maintenance repairs and/or improvements, sidewalk repairs, etc.).
- Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
- Prepared conceptual plans and cost estimates for capital projects to solicit/request bids from qualified general contractors.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

8

21. TITLE AND LOCATION (City and State)

District Engineer for the Carlton Lakes Community
Development District, Osceola County, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

2024 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Carlton Lakes Community
Development District (CDD)

b. POINT OF CONTACT NAME

Ms. Kristee Cole
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

813-382-7355

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

- Participated in the monthly Carlton Lakes Community Development District (CDD) Board of Supervisors meetings.
- Conducted field reviews based on direction from the CDD Board Members and/or Inframark Management Services to investigate known problem areas and/or evaluate potential areas in need of repairs.
- Reviewed permitted construction plans and drainage calculations to evaluate future requested CDD property modifications and/or improvements.
- Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.
- Assisted the CDD Board Members and/or Inframark with current and future projects (e.g., fence encroachments into platted drainage easements, wetland conservation maintenance program, sidewalk and trail repairs, etc.).
- Coordinate with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) and/or vendors to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
- Prepared conceptual plans and cost estimates to solicit / request bids from qualified general contractors.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	Southeastern Surveying and Mapping Corp.	Orlando, Florida	Surveyor
c.	Geotechnical and Environmental Consultants, Inc.	Orlando, Florida	Geotechnical Engineer
d.	Environmental Sciences Associates, Inc.	Tampa, Florida	Environmental
e.			
f.			

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

9

21. TITLE AND LOCATION (City and State)

District Engineer for the Waterleaf Community
Development District

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

2024 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Waterleaf Community
Development District

b. POINT OF CONTACT NAME

Mr. Richard McGrath
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

813-344-4844, Ext. 111

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

- Participated in the monthly Waterleaf Community Development District (CDD) Board of Supervisors meetings.
- Conducted field reviews based on direction from the CDD Board Members and/or Inframark Community Management to investigate known problem areas and/or evaluate potential areas in need of repairs.
- Reviewed permitted construction plans and drainage calculations to evaluate future requested CDD property modifications and/or improvements.
- Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.
- Assisted the CDD Board Members and/or Inframark Community Management with current and future projects (e.g., fence encroachments into platted drainage easements, wetland conservation maintenance program, sidewalk and trail repairs, etc.).
- Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) and/or vendors to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
- Prepared conceptual plans and cost estimates to solicit / request bids from qualified



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.			
c.			
d.			
e.			
f.			

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

**20. EXAMPLE PROJECT KEY
NUMBER**

10

21. TITLE AND LOCATION (City and State)

District Engineer for the Overoaks Community
Development District

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

2025 - Present

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER

Overoaks Community
Development District

b. POINT OF CONTACT NAME

Mr. Michael Perez
District Manager

c. POINT OF CONTACT TELEPHONE NUMBER

656-209-7919

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

- Participated in the monthly Waterleaf Community Development District (CDD) Board of Supervisors meetings.
- Conducted field reviews based on direction from the CDD Board Members and/or Inframark Community Management to investigate known problem areas and/or evaluate potential areas in need of repairs.
- Reviewed permitted construction plans and drainage calculations to evaluate future requested CDD property modifications and/or improvements.
- Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.
- Assisted the CDD Board Members and/or Inframark Community Management with current and future projects (e.g., fence encroachments into platted drainage easements, wetland conservation maintenance program, sidewalk and trail repairs, etc.).
- Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) and/or vendors to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).
- Prepared conceptual plans and cost estimates to solicit / request bids from qualified general contractors.



25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
a.	Pegasus Engineering	Winter Springs, Florida	Prime Consultant
b.	Reserve Geospatial	Clermont, Florida	Surveyor
c.			
d.			
e.			
f.			

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

29. EXAMPLE PROJECTS KEY

Number	TITLE OF EXAMPLE PROJECT (From Section F)	Number	TITLE OF EXAMPLE PROJECT (From Section F)
1	Vista Lakes Community Development District - District Engineering Services	6	Arlington Ridge Community Development District - District Engineering Services
2	East Park Community Development District - District Engineering Services	7	Copperspring Community Development District - District Engineering Services
3	Harmony Community Development District - District Engineering Services	8	Carlton Lakes Community Development District - District Engineering Services
4	Estancia at Wiregrass Community Development District - District Engineering	9	Waterleaf Community Development District - District Engineering Services
5	Country Greens Community Development District - District Engineering Services	10	Overoaks Community Development District - District Engineering Services

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

GRANT EXPERIENCE

Proposed capital improvement projects are costly and require a substantial financial commitment from the municipality. However, there are numerous programs that provide funding to alleviate some of the financial burden and allow projects to move forward. One of the major strengths of the senior personnel of Pegasus' Stormwater Department is the ability to secure grant money from various local, state, and federal programs, as well as not-for-profit organizations, in order to offset the cost of capital stormwater improvement and flood mitigation projects, ranging from small to large-scale projects that have benefited thousands of residents. Grant funding has been secured by or with the direct assistance of our senior personnel on behalf of various municipalities from the following sources:



Grant Sponsorship Source	Amount
State of Florida - House of Representatives Appropriation Fund	\$400,000
Florida Department of Environmental Protection (FDEP) Florida Forever Program (TMDL Water Quality non-Point Source Reduction Program)	\$5,980,130
FDEP 319 Non-Point Source Program	\$963,000
FDEP State Water Quality Assistance Grant (SWAG) Non-Point Source Program	\$242,000
FDEP Joint Participation Agreement	\$500,000
Florida Fish and Wildlife Conservation Commission	\$200,000
SJRWMD Stormwater Cost-Share Program	\$1,229,010
Lake County Water Authority (LCWA) Stormwater Treatment Grant	\$800,000
FEMA Hazard Mitigation Grant Program (HMGP)	\$54,926,758
Environmental Protection Agency's (EPA) State and Tribal Assistance Grant (STAG)	\$192,400
Community Development Block Grant (CDBG) Program	\$2,362,500
Florida Department of Transportation (FDOT) Joint Participation Agreement (JPA)	\$1,200,000
Natural Resources Conservation Service (NRCS)	\$9,257,825
Department of Community Affairs (DCA) CDBG Disaster Recovery Program	\$5,932,000
Indian River Lagoon (IRL) Council and IRL National Estuary Program	\$100,000
TOTAL	\$84,285,623

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts

31. SIGNATURE

32. DATE

January 13, 2026

33. NAME AND TITLE

Fursan Munjed, Principal

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)



Windward
Community Development District

Tab 2

Certified
Minority
Business
Enterprise

Certified Minority Business Enterprise

CERTIFIED MINORITY BUSINESS ENTERPRISE

Pegasus Engineering LLC is not a Certified Minority Business Enterprise; instead, the firm is proudly registered with the Central Florida Expressway Authority Office of Supplier Diversity as a **Sustainable Small Business Enterprise (SSBE)**. This designation reflects our firm's commitment to responsible business practices, long-term sustainability, and meaningful participation in the regional business community.

As an SSBE, Pegasus Engineering brings the advantages of a small, agile firm while maintaining the technical depth, resources, and professional standards expected of a leading engineering consultant. Our size allows us to provide highly personalized service, direct access to senior staff, and rapid response times, ensuring that each client receives focused attention and tailored solutions. At the same time, our experience serving public-sector clients enables us to deliver the quality, accountability, and regulatory compliance required for complex infrastructure and municipal projects.

Pegasus Engineering is committed to supporting supplier diversity initiatives and advancing economic inclusion through our active participation in programs that promote small business engagement. We welcome the opportunity to contribute to the District's objectives by delivering exceptional professional services while helping to broaden the range of qualified firms supporting the mission of the Windward CDD.

District Engineering Services
Windward Community Development District



November 19, 2025

Juan Fong
Pegasus Engineering LLC
301 West State Road 434 Suite 309
Winter Springs, FL 32708

Dear Juan Fong:

We are pleased to inform you the Office of Supplier Diversity has registered your business as a Sustainable Small Business Enterprises (SSBE).

Your registration will remain in effect until December 30, 2026, provided your business continues to meet the eligibility criteria under the SSBE program. Annually, you must submit a renewal application with supporting documentation. It is your responsibility to notify us in writing within 30 days of any changes. Failure to do so may result in deregistration of your business. Your firm's identification number is 1076.

Specialty Description:

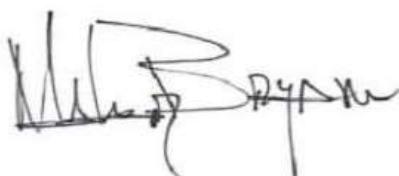
Construction Engineering and Inspection, Traffic Operations Design, Traffic Engineering and Operations Studies, Highway Design Roadway

We have also added your firm to the Small Sustainable Business Enterprise Directory, which can be accessed at <https://cfxway.diversitycompliance.com> respectively.

We strongly encourage you to register your company on our procurement website at www.CFXWay.com, whereby you will be notified by email of upcoming solicitations in your business area(s) of expertise and SSBE opportunities.

If you have any questions regarding your registration, you may email the Office of Supplier Diversity at Malaya.bryan@cfxway.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Malaya Bryan".

Malaya Bryan
Director of Supplier Diversity
Central Florida Expressway Authority

Tab 3

Applicant's
Willingness to
Meet Time
and Budget
Requirements



Applicant's Willingness to Meet Time and Budget Requirements

Mr. David Hamstra, P.E., CFM, will be handling District meetings, construction services, and other engineering tasks. Mr. Hamstra will be supported by a team of professionals ranging from professional engineers and certified floodplain managers to GIS technicians and computer modelers with vast experience dealing with a variety of subdivision-related concerns.



Pegasus' competitive market rates, in addition to the different staffing levels of professionals to be dedicated to this contract and our success serving a realm of Community Development Districts throughout the State of Florida afford us unique qualifications to perform under this Engineering Services contract.

In terms of project assignments, our management philosophy typically considers the needs of each project, in terms of both the type of services to be performed and the level of effort. Taking these factors into consideration early on typically results in maintaining continuity throughout the duration of the project, without the need to assign, or re-assign, personnel "mid-stream".



Nevertheless, even the best managed projects can experience unforeseen issues that require special consideration. When these situations arise, and in order to ensure that obligations are fulfilled on the overall contract, our Senior Project Manager (David Hamstra) will take the necessary steps to meet the Windward Community Development District's deadlines. Pegasus staff takes into account schedule and budget considerations in order to prioritize projects and to efficiently and successfully exceed the project requirements and client expectations. **Pegasus Engineering is willing and committed to meeting the Fiscal Year 2025/2026 engineering services budget as well as time constraints as required by the Windward Community Development District. However, as specific assignments are identified, it is understood that Pegasus Engineering shall submit a fee proposal to accomplish the requested services.**

Tab 4

Applicant's Past Experience and Performance

Applicant's Past Experience and Performance

Pegasus Engineering currently has the privilege and honor to serve ten (10) State of Florida Community Development Districts, namely: the **Vista Lakes Community Development District** (Orange County), the **East Park Community Development District** (Orange County), the **Harmony Community Development District** (Osceola County), the **Estancia at Wiregrass Community Development District** (Pasco County), the **Arlington Ridge Community Development District** (Lake County), **Country Greens Community Development District** (Lake County), the **Copperspring Community Development District** (Pasco County), the **Carlton Lakes Community Development District** (Hillsborough County), the **Waterleaf Community Development District** (Hillsborough County), and **Overoaks Community Development District** (Osceola County).

Client:	Vista Lakes Community Development District
Role:	District Engineer
Dates:	2016 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Investigated the flooding impacts associated with Hurricanes Irma and Ian.Evaluated reported localized drainage problems.Investigated stormwater infrastructure failures.Addressed privacy walls and security fences.Investigated parking space issues.Developed construction plans for infrastructure improvements.Assisted with the review and proposed modifications to the Reserve Study.Worked closely with the HOA on joint projects including installation of security cameras.Investigated homeowner complaints ranging from erosion and localized flooding to consideration of potential impact of adjacent development projects.Developed a conservation area maintenance program, approved by the St. Johns River Water Management District, which allows for proper removal of invasive and nuisance species.Developed numerous GIS-based maps ranging from a complete sidewalk inventory to a comprehensive stormwater infrastructure.Continued participation in monthly Board of Supervisors meetings including the presentation of specific projects.Continued coordination with CDD president, District Manager and District Counsel on various agenda items that involve District Engineer matters.Prepared and submitted a Hazard Mitigation Grant Program (HMGP) application for a flood mitigation project.Continued coordination with local municipalities and permitting agencies, as necessary.
	
	
	
	

Professional Engineering Services

Windward Community Development District

Client:	East Park Community Development District
Role:	District Engineer
Dates:	2021 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Evaluated six locations that required follow-up repairs of roadway pavers and concrete blocks.Performed site inspections of immediate areas of concern.Continued coordination efforts with Inframark (District Manager) and KE Law Group (District Counsel), as necessary.Reviewed Village Center 2 – Phase 1 construction plans, drainage calculations, and permit correspondence in order to summarize the proposed improvements within the CDD rights-of-way; provided a land use breakdown; and provided a detailed summary of the pervious and impervious areas within the CDD rights-of-way to Inframark.Addressed nuisance flooding of the basketball courts with the City of Orlando and coordinated regarding the potential conversion of the basketball courts area to another purpose (e.g., pickleball courts).Addressed the need for the installation of solar light posts by contacting the City of Orlando regarding permitting requirements, by preparing and submitting a building permit application to the City of Orlando, and by coordinating with Inframark Services regarding the proper depth and footing for the solar light posts.Developed numerous GIS-based maps ranging from a ownership and maintenance exhibit to a comprehensive stormwater infrastructure booklet.Continued participation in monthly Board of Supervisors meetings including the presentation of specific projects.Coordinated with the South Florida Water Management District (SFWMD) regarding removal of nuisances and invasive plants within the conservation areas.Continued coordination with CDD president, District Manager and District Counsel on various agenda items that involve District Engineer matters.Continued coordination with local municipalities and permitting agencies, as necessary, including coordination with the City of Orlando to undertake traffic studies and address speeding.

Professional Engineering Services

Windward Community Development District

Client:	Harmony Community Development District
Role:	District Engineer
Dates:	2021 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Regarding the Harmony Dog Park, prepared and submitted a site plan for proposed improvements as part of a building permit application to Osceola County, and coordinated the pre-construction meeting.Performed a detailed site inspection of the existing stormwater ponds and control structures and developed a drainage maintenance program.Inspected nuisance flooding of Five Oaks Drive and Dark Sky Drive and coordinated with the Osceola County Road and Bridge Office regarding the creation of a positive flow line to eliminate the flooding concern by removing and replacing concrete curbs and gutters in addition to constructing concrete approaches and ramps.Addressed rear yard swale repairs on Dark Sky Drive by conducting a detailed field review and coordinating with Inframark and homeowners regarding the need to regrade the affected yard swales to allow positive drainage towards an existing inlet.Addressed the need to mill and resurface alleyways within Neighborhoods C-1 and C-2 by preparing a site plan depicting the existing storm sewer systems and the limits of the milling and resurfacing, by conducting a detailed field review and prepared bid documents for the CDD to solicit construction bids and provided limited construction oversight.Coordinated with Inframark regarding the observed undermined and eroded concrete approaches to the existing footbridges and coordinated with the contractor to provide flowable fill, and expansion and joints filler to stabilize the observed condition.Developed numerous GIS-based maps ranging from a ownership and maintenance exhibit to a comprehensive stormwater infrastructure booklet.Continued participation in monthly Board of Supervisors meetings including the presentation of specific projects.Continued coordination with CDD president, District Manager and District Counsel on various agenda items that involve District Engineer matters.

Professional Engineering Services

Windward Community Development District

Client:	Estancia at Wiregrass Community Development District
Role:	District Engineer
Dates:	2021 to Present

Tasks Performed to date:



- Coordinating with the Board of Supervisors, the District Counsel, Inframark, Southwest Florida Water Management District (SWFWMD) and two homeowners regarding potential impacts to wetland conservation areas from ground clearing and encroachment beyond their property limits.
- Coordinating with Inframark regarding the current SWFWMD non-compliance letter regarding the wetland conservation monitoring program.
- Inspected the entire existing rights-of-way drainage systems and developed conceptual costs to repair the identified inlet and gutter issues.
- Coordinating with the Board of Supervisors and Inframark to retain an environmental consulting firm to bring the CDD back into compliance by implementing a wetland monitoring program and annual report.
- Coordinating with the Board of Supervisors to evaluate various alternatives and conceptual costs to improve the existing trail systems within the wetland buffers.
- Prepared an aerial-based CDD Maintenance Map depicting CDD property, wetland conservation areas, stormwater ponds, storm sewer systems, and trails.
- Continued participation in monthly Board of Supervisors meetings including the presentation of specific projects.
- Continued coordination with CDD president, District Manager and District Counsel on various agenda items that involve District Engineer matters.
- Coordination with Pasco County regarding the Joint Traffic Enforcement Agreement (JTEA).



Professional Engineering Services

Windward Community Development District

Client:	Arlington Ridge Community Development District
Role:	District Engineer
Dates:	2022 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Participated in the monthly Arlington Ridge Community Development District (CDD) Board of Supervisors meetings.Conducted field reviews with the CDD Board Members and Inframark Management Services to investigate known problem areas and evaluate potential areas in need of repairs.Reviewed permitted construction plans and drainage calculations to evaluate requested CDD property modifications.Updated the CDD Ownership and Maintenance Map.Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and environmental scientist) to provide services requested by the CDD (e.g., perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).Prepared conceptual plans and cost estimates for capital projects to solicit / request bids from qualified general contractors.Coordination with Geotechnical engineers to address the ten (10) depressions and/or sinkholes throughout the community.    

Professional Engineering Services

Windward Community Development District

Client:	Country Greens Community Development District
Role:	District Engineer
Dates:	2022 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Participated in the monthly Country Greens Community Development District (CDD) Board of Supervisors meetings.Conducted field reviews based on direction from the CDD Board Members and/or Inframark Community Management to investigate known problem areas and/or evaluate potential areas in need of repairs.Reviewed permitted construction plans and drainage calculations to evaluate requested CDD property modifications.Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.Assisted the CDD Board Members and/or Inframark Community Management with current and future projects (e.g., entrance pond modifications, Tuscany Avenue drainage structure improvements, etc.).Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).Prepare conceptual plans and cost estimates for capital projects to solicit / request bids from qualified general contractors.

Professional Engineering Services
Windward Community Development District

Client:	Copperspring Community Development District
Role:	District Engineer
Dates:	2022 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Participated in the monthly Copperspring CDD Board of Supervisors meetings.Conducted field reviews based on direction from the CDD Board Members and/or Rizzetta & Company to investigate known problem areas and/or evaluate potential areas in need of repairs.Reviewed permitted construction plans and drainage calculations to evaluate future requested CDD property modifications.Update the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure exhibit, as needed.Assisted the CDD Board Members and/or Rizzetta & Company with current and future projects (e.g., stormwater and roadway maintenance repairs and/or improvements, sidewalk repairs, etc.).Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).Prepared conceptual plans and cost estimates for capital projects to solicit/request bids from qualified general contractors.    

Professional Engineering Services
Windward Community Development District

Client:	Carlton Lakes Community Development District
Role:	District Engineer
Dates:	2024 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Participated in the monthly Carlton Lakes Community Development District (CDD) Board of Supervisors meetings.Conducted field reviews based on direction from the CDD Board Members and/or Inframark Management Services to investigate known problem areas and/or evaluate potential areas in need of repairs.Reviewed permitted construction plans and drainage calculations to evaluate future requested CDD property modifications and/or improvements.Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.Assisted the CDD Board Members and/or Inframark with current and future projects (e.g., fence encroachments into platted drainage easements, wetland conservation maintenance program, sidewalk and trail repairs, etc.).Coordinate with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) and/or vendors to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).Prepared conceptual plans and cost estimates to solicit / request bids from qualified general contractors.    

Professional Engineering Services
Windward Community Development District

Client:	Waterleaf Community Development District
Role:	District Engineer
Dates:	2024 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Participated in the monthly Waterleaf Community Development District (CDD) Board of Supervisors meetings.Conducted field reviews based on direction from the CDD Board Members and/or Inframark Community Management to investigate known problem areas and/or evaluate potential areas in need of repairs.Reviewed permitted construction plans and drainage calculations to evaluate future requested CDD property modifications and/or improvements.Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.Assisted the CDD Board Members and/or Inframark Community Management with current and future projects (e.g., fence encroachments into platted drainage easements, wetland conservation maintenance program, sidewalk and trail repairs, etc.).Coordinated with subconsultants (e.g., surveyors, geotechnical engineers, and wetland scientists) and/or vendors to provide services requested by the CDD (e.g., CCTV pipe inspections, perform specific-purpose survey services, utility locates, preparation of easement documents, subsurface investigations, pavement cores, etc.).Prepared conceptual plans and cost estimates to solicit / request bids from qualified general contractors    

Professional Engineering Services
Windward Community Development District

Client:	Overoaks Community Development District
Role:	District Engineer
Dates:	2025 to Present
Tasks Performed to date:	<ul style="list-style-type: none">Participated in the monthly Overoaks Community Development District (CDD) Board of Supervisors meetings.Conducted field reviews based on direction from the CDD Board Members and/or Inframark Community Management to investigate known problem areas and/or evaluate potential areas in need of repairs.Prepared a preliminary Overoaks CDD Drainage Exhibit.Updated the CDD Ownership and Maintenance Map and/or the Stormwater Infrastructure Exhibit, as needed.Reviewed the available South Florida Water Management District (SFWMD) permit information to identify the stormwater pond connections, control structures, and outfall pipes.Prepared typical pond sections for the shoreline restoration investigation.Coordinated with the survey subconsultant (Reserve Geospatial) regarding the completion of a Topographic Survey of the stormwater ponds to assist the Overoaks CDD with the shoreline restoration improvements.    

Pegasus Engineering is currently serving the previously listed Community Development Districts with the highest level of integrity and highest standards of professional and honest performance.

Professional Engineering Services

Windward Community Development District

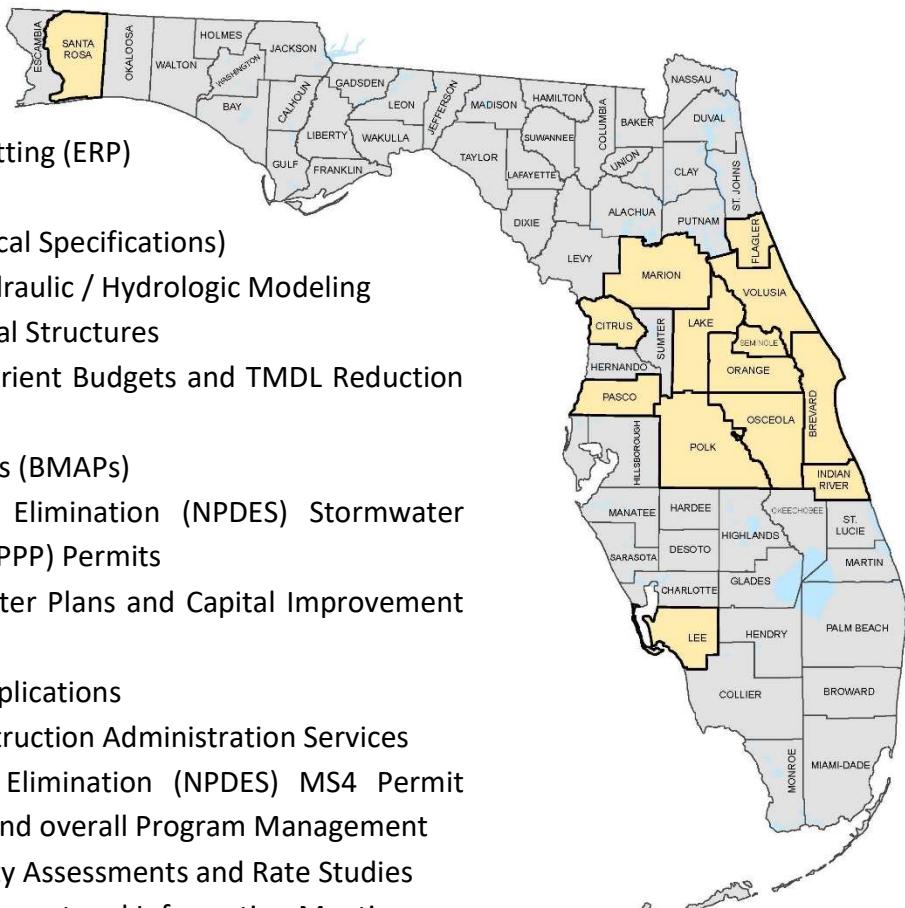
Pegasus' services are directed by our staff of Florida-registered Professional Engineers who are assisted by Sr. Designers, CADD Drafters and GIS Specialists. Our services primarily focus on the following:

- Stormwater / Drainage Engineering
- Transportation Engineering
- Utility Engineering
- Geographic Information Systems
- Grant Applications and Management ⁽¹⁾
- Eminent Domain / Expert Witness
- Construction Administration

⁽¹⁾ *Pegasus has successfully secured over \$90 million in Federal, State, and local grants.*

Furthermore, our stormwater/drainage engineering experience and services germane to this proposal include:

- Drainage Retrofit Projects
- Environmental Resource Permitting (ERP)
- Construction Documents
(Construction Plans and Technical Specifications)
- Drainage Basin Studies and Hydraulic / Hydrologic Modeling
- Pollutant and Sediment Removal Structures
- Water Quality Monitoring, Nutrient Budgets and TMDL Reduction Projects
- Basin Management Action Plans (BMAPs)
- National Pollutant Discharge Elimination (NPDES) Stormwater Pollution Prevention Plans (SWPPP) Permits
- Stormwater Management Master Plans and Capital Improvement Programs (CIP's)
- Mitigation Plans and Permit Applications
- Construction Bidding and Construction Administration Services
- National Pollution Discharge Elimination (NPDES) MS4 Permit Applications, Annual Reports, and overall Program Management
- Stormwater Management Utility Assessments and Rate Studies
- Presentations for Public Involvement and Information Meetings
- Grant Applications and Management
- Expert Witness



Tab 5

Geographic Location of the Applicant's Headquarters



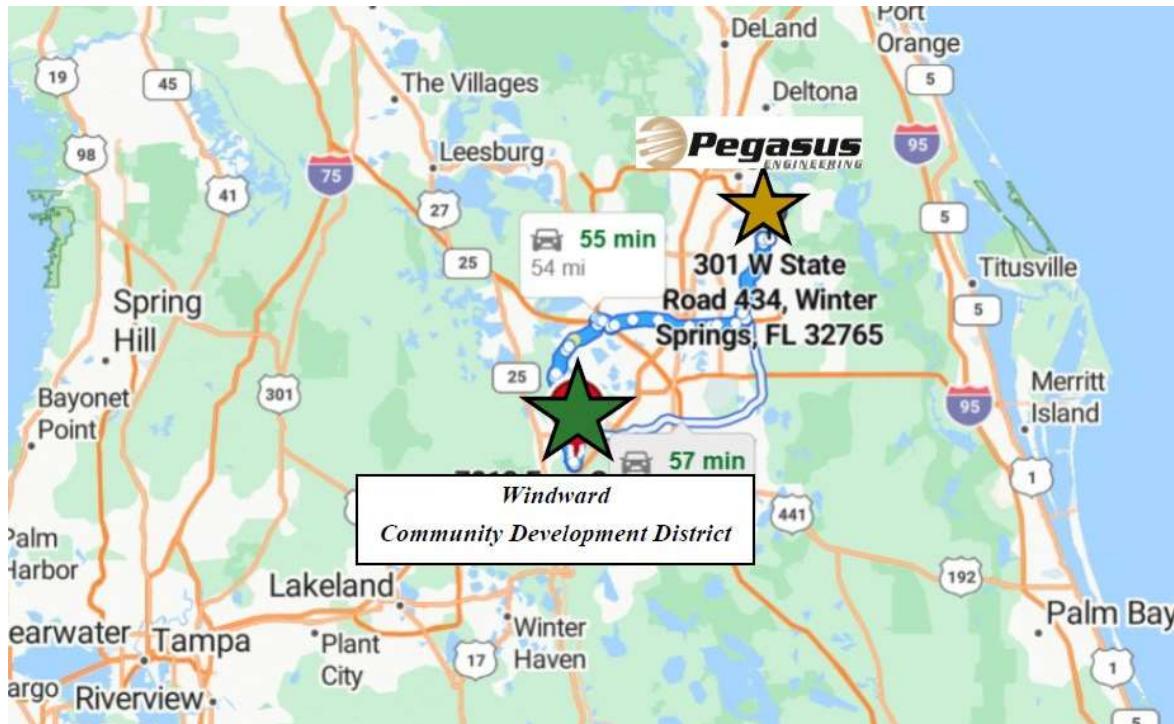
Geographic Location of the Applicant's Headquarters

The vast majority of the work to be completed for this contract will be performed at **Pegasus Engineering headquarters** located in Winter Springs, Seminole County, at the following address:

Pegasus Engineering, LLC
301 West State Road 434
Suite 309
Winter Springs, Florida 32708

Our main office is located approximately 55 minutes (54 miles) from the Windward Community.

Our Pasco County satellite office will provide support services, if needed, based on the workload that will be generated by this contract.





*Windward
Community Development District*

Tab 6

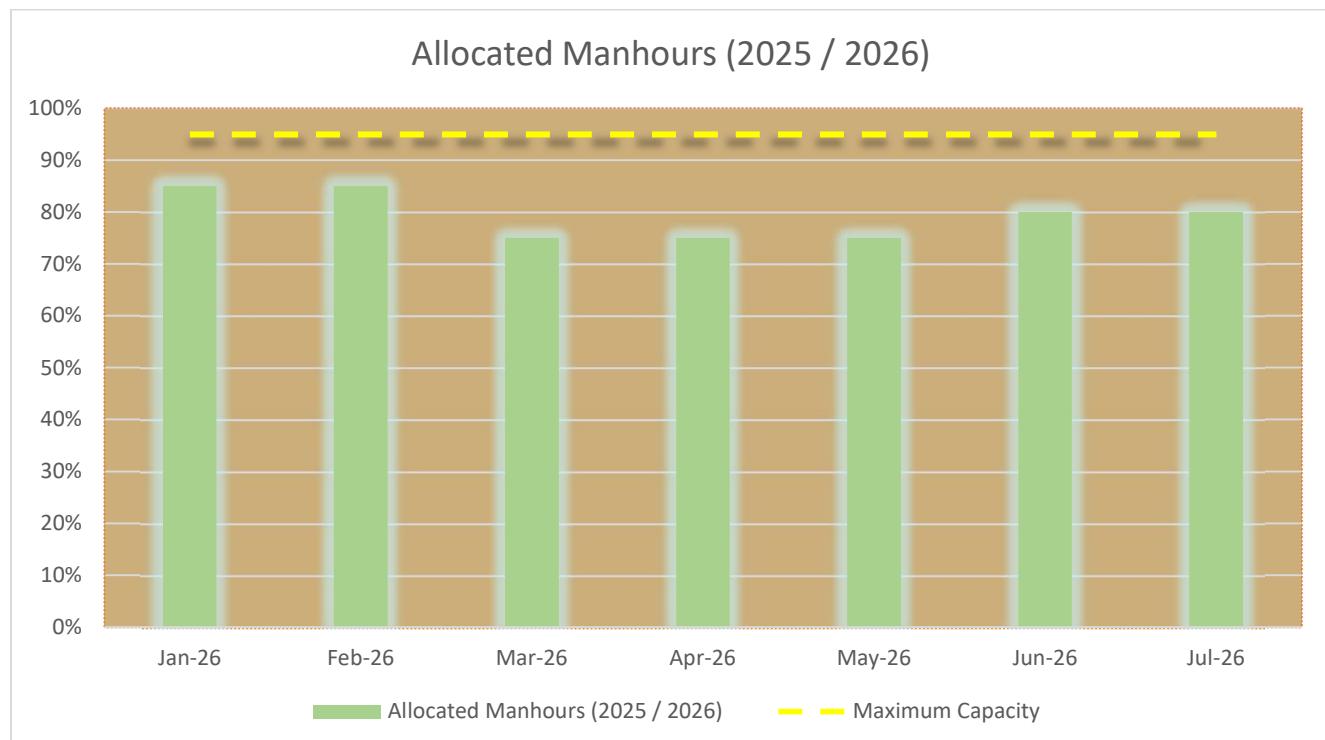
Current and Projected Workloads of the Applicant

Current & Projected Workloads of the Applicant

CURRENT AND PROJECTED WORKLOADS

Pegasus Engineering, LLC has an excellent record of consistently completing projects within budget and on schedule. Our consistent performance record is reflected in the high percentage of repeat work awarded to Pegasus Engineering while serving as District Engineer for CDDs and by our clients under both continuing services and single project contracts.

As illustrated by the following chart and the corresponding table on the next page, the Pegasus team workload is presently estimated at approximately 85% of capacity. This existing workload is anticipated to decrease to 75% heading into March of 2026 and increase to 80% June 2026. Therefore, the key personnel that will be assigned to this Windward Community Development District contract currently have sufficient capacity to begin work immediately upon receipt of the contract agreement and will serve the District efficiently throughout the contract duration.



Professional Engineering Services
Windward Community Development District

Month and Year	Total manhours committed to existing projects	Total manhours available
January 2026	85%	15%
February 2026	85%	15%
March 2026	75%	25%
April 2026	75%	25%
May 2026	75%	25%
June 2026	80%	20%
July 2026 and beyond	80%	20%

❖❖❖❖

Tab 7

Volume of Work
Previously
Awarded to the
Applicant by
the District

Volume of Work Previously Awarded to the Applicant by the District

VOLUME OF WORK PREVIOUSLY AWARDED TO THE APPLICANT BY THE DISTRICT

Pegasus Engineering has not yet had the privilege of serving the Windward Community Development District; therefore, no work has been previously awarded to our firm by the District. While we have not had the opportunity to work with the District, we view this as a distinct advantage and an opportunity to bring a fresh perspective, renewed energy, and innovative solutions to the District's engineering needs.

In alignment with the District's stated desire to diversify the firms receiving work, Pegasus Engineering, as a firm that has not previously provided professional services to the CDD, offers an independent, objective approach coupled with a strong commitment to responsive, high-quality professional service. Our firm is eager to establish a long-term professional relationship with the District and to demonstrate our capabilities through consistent performance, technical excellence, and a proactive, service-oriented philosophy.

Pegasus Engineering welcomes the opportunity to contribute to the District's continued success and to become a trusted partner in the planning, design, and implementation of its infrastructure, operational, and capital improvement initiatives, as required by the District.





Windward
Community Development District

Tab 8

Windward
Community
Development
District Exhibit



Prepared by:



301 West State Road 434, Suite 309
Winter Springs, Florida 32708
Phone: 407-992-9160 / Fax: 407-358-5155
www.pegasusengineering.net

SECTION VII



KATRINA SCARBOROUGH, CFA, CCF, MCF

OSCEOLA COUNTY PROPERTY APPRAISER

Windward CDD

This Data Sharing And Usage Agreement, hereafter referred to as "Agreement," establishes the terms and conditions under which the **Windward CDD**, hereafter referred to as agency, can acquire and use Osceola County Property Appraiser (OCPA) data that is exempt from Public Records disclosure as defined in FS 119.071.

Please note the referenced statute was amended as of October 1, 2021. The paragraph below reflects the changes.

The confidentiality of personal identifying and location information including: names, mailing addresses, or any other descriptive property information that may reveal identity or home address pertaining to parcels owned by individuals that have received exempt/confidential status, hereafter referred to as confidential personal identifying and location information, **will be protected as follows:**

1. The **agency** will not release confidential personal identifying and location information that may reveal identifying and location information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the confidential personal identifying and location information in the results of data analysis (including maps) in any manner that would reveal personal identifying and location information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all State laws and regulations governing the confidentiality of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to confidential personal identifying and location information is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying and location information is released.
6. The terms of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually for the following year.

IN WITNESS THEREOF, both the Osceola County Property Appraiser, through its duly authorized representative, and the **agency**, through its duly authorized representative, have hereunto executed this Data Sharing and Usage Agreement as of the last below written date.

OSCEOLA COUNTY PROPERTY APPRAISER

Signature: _____

Print: Katrina S. Scarborough

Date: _____

Windward CDD

Signature: 2/1/2026

Print: Jason M. Shore

Title: Dist. Manager

Date: 1/1/26

Please return this signed **original copy** no later than January 31, 2026

SECTION VIII

SECTION C

SECTION 1

Windward
Community Development District

Summary of Check Register

December 4, 2025 to January 7, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	12/10/25	1171-1172	\$ 22,676.32
	12/11/25	1173-1174	\$ 18,761.48
	12/19/25	1175-1183	\$ 448,252.57
	1/2/26	1184-1185	\$ 25,730.92
		Total Amount	\$ 515,421.29

WWRD --WINDWARD-- ZYAN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE/COMPUTER CHECK REGISTER RUN 1/14/26 PAGE 2
*** CHECK DATES 12/04/2025 - 01/07/2026 *** WINDWARD CDD - GENERAL FUND
BANK A GENERAL FUND

WWRD --WINDWARD-- ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		10/30/25	20915	202510	320-53800-46400					*	134.69		
				IRRIGATION	REPAIRS								
		11/11/25	20955	202511	320-53800-46400					*	57.47		
				IRRIGATION	REPAIRS								
		11/11/25	20956	202511	320-53800-46400					*	52.25		
				IRRIGATION	REPAIRS								
		11/13/25	21039	202511	320-53800-46400					*	751.18		
				IRRIGATION	REPAIRS								
		11/20/25	21111	202511	320-53800-46700					*	7,830.00		
				PLANT	REPLACEMENT								
		11/20/25	21112	202511	320-53800-46700					*	3,345.00		
				PLANT	REPLACEMENT								
									PRINCE & SONS, INC.			17,165.59	001180
12/19/25	00062	12/01/25	29966	202512	320-53800-46900					*	750.00		
				FOUNTAIN	MAINT - DEC 25								
									RESORT POOL SERVICES			750.00	001181
12/19/25	00064	11/20/25	180866	202510	320-53800-46800					*	1,700.00		
				VERGE	LNDSCPE MAINT OCT25								
		11/20/25	180869	202511	320-53800-46800					*	1,700.00		
				VERGE	LNDSCPE MAINT NOV25								
		12/09/25	183330	202512	320-53800-46800					*	1,700.00		
				VERGE	LNDSCPE MAINT DEC25								
									FLORIDA ULS OPERATING, LLC DBA			5,100.00	001182
12/19/25	00025	12/12/25	121225	202512	300-20700-10000					*	199,088.25		
				ASSESSMENT	TXFR - S2018								
		12/12/25	121225	202512	300-20700-10000					*	211,828.17		
				ASSESSMENT	TXFR - S2020								
									WINDWARD CDD/US BANK			410,916.42	001183
1/02/26	00010	12/29/25	7366-12.	202512	320-53800-43500					*	8,342.49		
				000 SHADOW	TREE LN								
									DUKE ENERGY			8,342.49	001184
1/02/26	00009	12/23/25	8979-12.	202512	320-53800-43100					*	17,388.43		
				7700 FOUR	SEASONS								
									TOHO WATER AUTHORITY			17,388.43	001185
									TOTAL FOR BANK A			515,421.29	
									TOTAL FOR REGISTER			515,421.29	

WWRD --WINDWARD-- ZYAN

SECTION 3

Windward
Community Development District

Unaudited Financial Reporting
December 31, 2025



TABLE OF CONTENTS

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2-3	<u>General Fund Income Statement</u>
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6	<u>Series 2018 Capital Projects Income Statement</u>
7	<u>Series 2020 Capital Projects Income Statement</u>
8	<u>Capital Reserve Fund</u>
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13-14	<u>Utility Schedule</u>
15	<u>Accounts Payable Aging Report</u>
16	<u>Developer Contribution Schedule</u>

Windward
Community Development District
Combined Balance Sheet
December 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	\$ 1,160,042	\$ -	\$ -	\$ -	\$ 1,160,042
State Board of Administration	\$ 573,529	\$ -	\$ -	\$ -	\$ 573,529
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 51,363	\$ 51,363
Prepaid Expense	\$ 1,053	\$ -	\$ -	\$ -	\$ 1,053
Due from Other	\$ 71,361	\$ -	\$ -	\$ -	\$ 71,361
Due from General Fund	\$ -	\$ 35,903	\$ -	\$ -	\$ 35,903
Investments					
Series 2018 A-1/A-2					
Reserve A-1	\$ -	\$ 121,001	\$ -	\$ -	\$ 121,001
Reserve A-2	\$ -	\$ 145	\$ -	\$ -	\$ 145
Revenue	\$ -	\$ 259,918	\$ -	\$ -	\$ 259,918
Prepayment A-1	\$ -	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 6,043	\$ -	\$ 6,043
Series 2020 A-1/A-2					
Reserve A-1	\$ -	\$ 127,319	\$ -	\$ -	\$ 127,319
Reserve A-2	\$ -	\$ 4,789	\$ -	\$ -	\$ 4,789
Revenue	\$ -	\$ 500,978	\$ -	\$ -	\$ 500,978
Prepayment A-1	\$ -	\$ 338	\$ -	\$ -	\$ 338
Prepayment A-2	\$ -	\$ 198,318	\$ -	\$ -	\$ 198,318
Construction	\$ -	\$ -	\$ 2,851,521	\$ -	\$ 2,851,521
Total Assets	\$ 1,805,984	\$ 1,248,708	\$ 2,857,565	\$ 51,363	\$ 5,963,620
Liabilities:					
Accounts Payable	\$ 109,981	\$ -	\$ -	\$ -	\$ 109,981
Due to Debt Service Fund	\$ 35,903	\$ -	\$ -	\$ -	\$ 35,903
Total Liabilities	\$ 145,885	\$ -	\$ -	\$ -	\$ 145,885
Fund Balances:					
Restricted for:					
Debt Service	\$ -	\$ 1,248,708	\$ -	\$ -	\$ 1,248,708
Capital Projects	\$ -	\$ -	\$ 2,857,565	\$ -	\$ 2,857,565
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 51,363	\$ 51,363
Unassigned	\$ 1,659,047	\$ -	\$ -	\$ -	\$ 1,659,047
Total Fund Balances	\$ 1,660,099	\$ 1,248,708	\$ 2,857,565	\$ 51,363	\$ 5,817,735
Total Liabilities & Fund Balance	\$ 1,805,984	\$ 1,248,708	\$ 2,857,565	\$ 51,363	\$ 5,963,620

Windward
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Forecast #1	Prorated Budget		Actual		Variance
	Budget	Thru 12/31/25	Thru 12/31/25			
<u>Revenues</u>						
Assessments - Tax Roll	\$ 1,378,623	\$ 1,238,727	\$ 1,238,727	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ 5,946	\$ -	\$ 5,946	\$ 5,946
Total Revenues	\$ 1,378,623	\$ 1,238,727	\$ 1,244,673		\$ 5,946	
<u>Expenditures:</u>						
<u>General & Administrative:</u>						
Supervisors Fees	\$ 12,000	\$ 3,000	\$ -	\$ -	\$ 3,000	\$ -
FICA Expense	\$ 500	\$ 125	\$ -	\$ -	\$ 125	\$ -
Engineering	\$ 16,000	\$ 4,000	\$ 808	\$ -	\$ 3,193	\$ -
Attorney	\$ 50,000	\$ 12,500	\$ 7,653	\$ -	\$ 4,847	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 10,101	\$ 2,525	\$ 2,525	\$ -	\$ -	\$ -
Reamortization Schedules	\$ -	\$ -	\$ 250	\$ -	\$ (250)	\$ -
Annual Audit	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,008	\$ 8,443	\$ 8,443	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,565	\$ 5,565	\$ 5,565	\$ -	\$ -	\$ -
Management Fees	\$ 55,000	\$ 13,750	\$ 13,750	\$ -	\$ -	\$ -
Information Technology	\$ 1,948	\$ 487	\$ 487	\$ -	\$ -	\$ -
Website Maintenance	\$ 1,113	\$ 278	\$ 278	\$ -	\$ -	\$ -
Telephone	\$ 125	\$ 31	\$ -	\$ -	\$ 31	\$ -
Postage	\$ 800	\$ 200	\$ 242	\$ -	\$ (42)	\$ -
Travel Per Diem	\$ 660	\$ 165	\$ -	\$ -	\$ 165	\$ -
Printing & Binding	\$ 500	\$ 125	\$ 47	\$ -	\$ 79	\$ -
Insurance	\$ 6,817	\$ 6,817	\$ 7,028	\$ -	\$ (211)	\$ -
Legal Advertising	\$ 1,500	\$ 375	\$ 497	\$ -	\$ (122)	\$ -
Other Current Charges	\$ 2,000	\$ 500	\$ 73	\$ -	\$ 427	\$ -
Office Supplies	\$ 150	\$ 38	\$ 1	\$ -	\$ 36	\$ -
Property Appraiser	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -	\$ -	\$ -
Total General & Administrative:	\$ 180,862	\$ 59,099	\$ 47,822		\$ 11,277	

Windward
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Forecast #1	Prorated Budget		Actual		Variance	
	Budget	Thru 12/31/25	Thru 12/31/25				
<u>Operation & Maintenance</u>							
Field Expenditures							
Field Services	\$ 24,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	-	
General Repairs and Maintenance	\$ 18,500	\$ 4,625	\$ 907	\$ 3,718	\$ -		
Electric	\$ 160,009	\$ 40,002	\$ 33,154	\$ 6,848	\$ -		
Water & Sewer	\$ 300,000	\$ 75,000	\$ 45,868	\$ 29,132	\$ -		
Security Building Maintenance	\$ 15,000	\$ 3,750	\$ 11,686	\$ (7,936)	\$ -		
Landscape Maintenance	\$ 260,000	\$ 65,000	\$ 45,111	\$ 19,889	\$ -		
Landscape Contingency	\$ 149,552	\$ 37,388	\$ 40,015	\$ (2,627)	\$ -		
Property Insurance	\$ 10,000	\$ 10,000	\$ 6,889	\$ 3,111	\$ -		
Fountain Maintenance	\$ 14,600	\$ 3,650	\$ 3,300	\$ 350	\$ -		
Lake Maintenance	\$ 22,100	\$ 5,525	\$ 5,525	\$ -	\$ -		
Irrigation Repairs	\$ 100,000	\$ 25,000	\$ 2,061	\$ 22,939	\$ -		
Roadway Maintenance	\$ 9,000	\$ 2,250	\$ 11,411	\$ (9,161)	\$ -		
Contingency	\$ 65,000	\$ 16,250	\$ 520	\$ 15,730	\$ -		
Total Operations & Maintenance Expenditures	\$ 1,147,761	\$ 294,440	\$ 212,447	\$ 81,993			
Total Expenditures	\$ 1,328,623	\$ 353,539	\$ 260,269	\$ 93,270			
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000			\$ 984,404			
<u>Other Financing Sources/(Uses)</u>							
Transfer In/Out	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	-	
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	-	
Net Change in Fund Balance	\$ -			\$ 984,404			
Fund Balance - Beginning	\$ -			\$ 675,696			
Fund Balance - Ending	\$ -			\$ 1,660,099			

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Assessments - 2018 A1 Tax Roll	\$ 243,648	\$ 214,870	\$ 214,870	\$ -
Interest Income	\$ 6,484	\$ 1,621	\$ 2,420	\$ 799
Total Revenues	\$ 250,132	\$ 216,491	\$ 217,290	\$ 799
Expenditures:				
Series 2018A-1				
Interest - 11/1	\$ 89,005	\$ 89,005	\$ 89,005	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 50,000	\$ (50,000)
Principal - 5/1	\$ 65,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 89,005	\$ -	\$ -	\$ -
Total Expenditures	\$ 243,010	\$ 89,005	\$ 139,005	\$ (50,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 7,122		\$ 78,285	
Fund Balance - Beginning	\$ 151,223		\$ 320,173	
Fund Balance - Ending	\$ 158,345		\$ 398,458	

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<u>Revenues</u>				
Assessments - 2020 A1 Tax Roll	\$ 255,379	\$ 228,654	\$ 228,654	\$ -
Interest Income	\$ 10,568	\$ 2,642	\$ 6,553	\$ 3,910
Total Revenues	\$ 265,948	\$ 231,296	\$ 235,207	\$ 3,910
<u>Expenditures:</u>				
<u>Series 2020A-1</u>				
Interest - 11/1	\$ 84,114	\$ 84,114	\$ 84,114	\$ -
Principal - 5/1	\$ 85,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 84,114	\$ -	\$ -	\$ -
Total Expenditures	\$ 253,228	\$ 84,114	\$ 84,114	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 12,720		\$ 151,093	
Fund Balance - Beginning	\$ 135,605		\$ 699,157	
Fund Balance - Ending	\$ 148,325		\$ 850,250	

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 59	\$ 59
Total Revenues	\$ -	\$ -	\$ 59	\$ 59
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 59	
Fund Balance - Beginning	\$ -		\$ 5,984	
Fund Balance - Ending	\$ -		\$ 6,043	

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

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 27,863	\$ 27,863
Total Revenues	\$ -	\$ -	\$ 27,863	\$ 27,863
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 27,863	
Fund Balance - Beginning	\$ -		\$ 2,823,658	
Fund Balance - Ending	\$ -		\$ 2,851,521	

Windward
Community Development District
Capital Reserve
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<u>Revenues</u>				
Interest	\$ 311	\$ 78	\$ 431	\$ 353
Total Revenues	\$ 311	\$ 78	\$ 431	\$ 353
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 311		\$ 431	
<u>Other Financing Sources/(Uses)</u>				
Transfer In (Out)	\$ 37,841	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 37,841	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 38,152		\$ 431	
Fund Balance - Beginning	\$ 277,041		\$ 50,932	
Fund Balance - Ending	\$ 315,193		\$ 51,363	

Windward
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Roll	\$ -	\$ 257,156	\$ 981,571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,238,727
Interest Income	\$ 2,067	\$ 1,942	\$ 1,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,946
Total Revenues	\$ 2,067	\$ 259,098	\$ 983,508	\$ -	\$ 1,244,673								
Expenditures:													
<i>General & Administrative:</i>													
Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 808
Attorney	\$ 5,093	\$ 2,561	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,653
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 842	\$ 842	\$ 842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,525
Reamortization Schedules	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ 956	\$ 4,074	\$ 3,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,443
Assessment Administration	\$ 5,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,565
Management Fees	\$ 4,583	\$ 4,583	\$ 4,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,750
Information Technology	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 487
Website Maintenance	\$ 93	\$ 93	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 278
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 176	\$ 62	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 242
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ 12	\$ 16	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47
Insurance	\$ 7,028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,028
Legal Advertising	\$ -	\$ 497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 497
Other Current Charges	\$ 38	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 73
Office Supplies	\$ 0	\$ 1	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 25,782	\$ 12,890	\$ 9,150	\$ -	\$ 47,822								

Windward
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operation & Maintenance</u>													
Field Expenditures													
Field Services	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
General Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 10,358	\$ 10,335	\$ 12,462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,154
Water & Sewer	\$ 15,999	\$ 16,560	\$ 13,309	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,868
Security Building Maintenance	\$ 8,452	\$ 1,364	\$ 1,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,686
Landscape Maintenance	\$ 15,037	\$ 15,037	\$ 15,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,111
Landscape Contingency	\$ 16,330	\$ 11,175	\$ 12,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,015
Property Insurance	\$ 6,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,889
Fountain Maintenance	\$ 1,300	\$ 750	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300
Lake Maintenance	\$ 2,575	\$ 375	\$ 2,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,525
Irrigation Repairs	\$ 744	\$ 861	\$ 456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,061
Roadway Maintenance	\$ -	\$ -	\$ 11,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,411
Contingency	\$ 120	\$ 120	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520
Total Operations & Maintenance Expenses	\$ 79,805	\$ 70,894	\$ 61,749	\$ -	\$ 212,447								
Total Expenditures	\$ 105,586	\$ 83,784	\$ 70,899	\$ -	\$ 260,269								
Excess (Deficiency) of Revenues over Expenditures	\$ (103,520)	\$ 175,314	\$ 912,610	\$ -	\$ 984,404								
<u>Other Financing Sources/(Uses)</u>													
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (103,520)	\$ 175,314	\$ 912,610	\$ -	\$ 984,404								

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	\$121,001
RESERVE FUND BALANCE	\$121,001
 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)
SPECIAL CALL - 11/01/25	(\$50,000)
 CURRENT BONDS OUTSTANDING	\$3,070,000

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	\$4,789
 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-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	\$ 123	\$ 141	\$ 150	\$ 160	\$ 160	\$ 164	\$ 30	\$ 18	\$ 16	\$ 18	\$ 23	\$ 1,095
622453-033088639	7900 Four Seasons Odd Boulevard Fountain	\$ 46	\$ 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	\$ 25,508	\$ 34,437	\$ 24,428	\$ 20,978	\$ 28,658	\$ 30,510	\$ 30,417	\$ 32,692	\$ 25,226	\$ 15,611	\$ 9,773	\$ 7,651	\$ 285,888
622453-033174559	0 Four Seasons Boulevard	\$ 14,057	\$ 22,712	\$ 23,912	\$ 22,416	\$ 28,318	\$ 24,868	\$ 28,412	\$ 23,274	\$ 13,581	\$ 9,587	\$ 7,580	\$ 5,930	\$ 224,646
TOTALS		\$ 39,730	\$ 57,350	\$ 48,560	\$ 43,618	\$ 57,212	\$ 55,610	\$ 59,062	\$ 56,063	\$ 38,885	\$ 25,276	\$ 17,431	\$ 13,663	\$ 512,460
Duke Energy														
9100 8619 5059	24081 Sandy Creek Trl - Irrigation	\$ 31	\$ 31	\$ 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 PHIB 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 - Irg	\$ 31	\$ 31	\$ 31	\$ 31	\$ 31	\$ 31	\$ 62	\$ 31	\$ 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	\$ 19	\$ 19	\$ 244
9101 6905 1747	23131 Seagrass Pt RET-POND	\$ 17	\$ 17	\$ 19	\$ 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		\$ 51,961	\$ 69,536	\$ 60,438	\$ 54,725	\$ 68,613	\$ 67,136	\$ 70,650	\$ 67,666	\$ 50,064	\$ 36,973	\$ 29,086	\$ 25,177	\$ 652,024

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	\$ 32	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96
622453-033088639	7900 Four Seasons Odd Boulevard Fountain	\$ 39	\$ 34	\$ 49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123
622453-033089609	7980 Four Seasons Boulevard GH	\$ 31	\$ 30	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91
622453-033278979	7700 Four Seasons Block Even	\$ 8,695	\$ 8,954	\$ 6,434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,082
622453-033174559	0 Four Seasons Boulevard	\$ 7,205	\$ 7,509	\$ 6,761	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,475
TOTALS		\$ 15,999	\$ 16,560	\$ 13,309	\$ -	\$ 45,868								
Duke Energy														
9100 8619 5059	24081 Sandy Creek Trl - Irrigation	\$ 31	\$ 31	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92
9100 8619 5281	7980 Four Seasons Blvd - Guard House	\$ 163	\$ 181	\$ 236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 580
9100 8619 5497	79811 Four Seasons Blvd, Entrance Lighting	\$ 517	\$ 432	\$ 575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,524
9100 8619 5801	4 SEASONS PHIB SL	\$ 654	\$ 1,585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,239
9100 8619 6042	7701 Four Seasons Blvd - Gate Entrance Light	\$ 39	\$ 35	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114
9100 8619 6274	77001 Four Seasons Blvd Gate - Lite Irrigation	\$ 53	\$ 51	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165
9100 8619 6513	17031 Key Bay Trail, Irrigation Timer	\$ -	\$ -	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62
9100 8619 6761	78151 Four Seasons Blvd, Landscape Lighting	\$ 52	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 104
9100 8619 6977	000 Sand Hill Rd,Lite	\$ 1,592	\$ 674	\$ 1,592	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,859
9100 8619 7366	000 Shadow Tree Ln Lite	\$ 4,032	\$ 4,032	\$ 8,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,407
9100 8619 7572	0000 Four Seasons Blvd, Lite	\$ 1,426	\$ 1,426	\$ 1,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,285
9100 8619 7829	21051 Pebble Passage, Lite Irrigation	\$ 48	\$ 47	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151
9100 8619 8052	79011 Hanson Bay Pl - Irg	\$ 31	\$ 31	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92
9101 5373 0124	000 Four Seasons Lite	\$ 1,681	\$ 1,681	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,362
9101 6904 8932	21421 Limestone Trl	\$ 19	\$ 19	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39
9101 6905 1747	23131 Seagrass Pt RET-POND	\$ 19	\$ 39	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59
TOTALS		\$ 10,358	\$ 10,315	\$ 12,462	\$ -	\$ 33,135								
GRAND TOTAL		\$ 26,357	\$ 26,875	\$ 25,771	\$ -	\$ 79,003								

Windward

Community Development District

Utility Schedule

Variance Fiscal Year 2025 & 2026

ACCOUNT#	SERVICE ADDRESS	October	November	December	January	February	March	April	May	June	July	August	September	TOTAL
Toho Water Authority														
622453-033088619	7900 Four Seasons Even Boulevard Fountain	\$ 63	\$ 91	\$ 107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260
622453-033088639	7900 Four Seasons Odd Boulevard Fountain	\$ 7	\$ 16	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
622453-033089609	7980 Four Seasons Boulevard GH	\$ (4)	\$ (2)	\$ (2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (8)
622453-033278979	7700 Four Seasons Block Even	\$ 16,813	\$ 25,483	\$ 17,994	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,290
622453-033174559	0 Four Seasons Boulevard	\$ 6,852	\$ 15,203	\$ 17,151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,206
TOTALS		\$ 23,731	\$ 40,790	\$ 35,250	\$ -	\$ 99,771								
Duke Energy														
9100 8619 5059	24081 Sandy Creek Trl - Irrigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9100 8619 5281	7980 Four Seasons Blvd - Guard House	\$ (18)	\$ (34)	\$ (80)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (132)
9100 8619 5497	79811 Four Seasons Blvd, Entrance Lighting	\$ 233	\$ 271	\$ 188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 691
9100 8619 5801	4 SEASONS PHIB SL	\$ 1,050	\$ 119	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,170
9100 8619 6042	7701 Four Seasons Blvd - Gate Entrance Light	\$ (8)	\$ (4)	\$ (7)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (20)
9100 8619 6274	77001 Four Seasons Blvd Gate - Lite Irrigation	\$ 8	\$ 8	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19
9100 8619 6513	17031 Key Bay Trail, Irrigation Timer	\$ 31	\$ 31	\$ (31)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
9100 8619 6761	78151 Four Seasons Blvd, Landscape Lighting	\$ (3)	\$ (1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3)
9100 8619 6977	000 Sand Hill Rd.Lite	\$ 133	\$ 1,051	\$ 133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,317
9100 8619 7366	000 Shadow Tree Ln Lite	\$ 188	\$ 188	\$ (4,122)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,746)
9100 8619 7572	0000 Four Seasons Blvd, Lite	\$ 98	\$ 98	\$ (38)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158
9100 8619 7829	21051 Pebble Passage, Lite Irrigation	\$ 13	\$ 15	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39
9100 8619 8052	79011 Hanson Bay Pl - Irr	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9101 5373 0124	000 Four Seasons Lite	\$ 152	\$ 152	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 303
9101 6904 8932	21421 Limestone Trl	\$ (2)	\$ (2)	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13
9101 6905 1747	23131 Seagrass Pt RET-POND	\$ (2)	\$ (21)	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (6)
TOTALS		\$ 1,873	\$ 1,871	\$ (3,909)	\$ -	\$ (165)								
GRAND TOTAL		\$ 25,604	\$ 42,661	\$ 31,342	\$ -	\$ 99,606								

Note: Toho Water Authority accounts 8979 and 4559 are shared between the CDD and the HOA. This schedule reflects the actual CDD portion, calculated as the total billing amount net of the HOA's allocated share

For FY25, the CDD and HOA cost allocation is 50% / 50%; for FY26, the allocation changes to 37% / 63%

Windward
Community Development District
Accounts Payable Aging Report

Vendor Name	0-30 Days	31-60 Days	60-90 Days	90+ Days	Total Outstanding
Access Control Systems LLC	\$ 1,911	\$ -	\$ -	\$ -	\$ 1,911
Aquatic Weed Management, Inc	\$ 375	\$ 375	\$ -	\$ -	\$ 750
Duke Energy	\$ 10,870	\$ -	\$ -	\$ -	\$ 10,870
Florida ULS Operating, LLC DBA	\$ -	\$ -	\$ -	\$ 2,818	\$ 2,818
Governmental Management Services-CF	\$ 8,097	\$ 907	\$ 464	\$ -	\$ 9,467
Latham Luna Eden & Beaudine LLP	\$ 2,561	\$ 5,093	\$ -	\$ -	\$ 7,653
Poulos & Bennett	\$ -	\$ -	\$ 1,813	\$ -	\$ 1,813
Prince & Sons, Inc.	\$ 26,303	\$ -	\$ 408	\$ 972	\$ 27,684
Resort Pool Services	\$ 500	\$ -	\$ -	\$ -	\$ 500
Toho Water Authority	\$ 35,777	\$ -	\$ -	\$ -	\$ 35,777
Toole's Tractor Services & H2O	\$ 2,200	\$ -	\$ -	\$ -	\$ 2,200
US Bank	\$ 4,095	\$ 4,445	\$ -	\$ -	\$ 8,539
	\$ 92,687	\$ 10,819	\$ 2,685	\$ 3,790	\$ 109,981

Windward
Community Development District
Special Assessment Receipts
Fiscal Year 2026

										Gross	\$ 1,466,616.83	\$ 254,400.00	\$ 270,720.00	\$ 1,991,736.83
										Net	\$ 1,378,619.82	\$ 239,136.00	\$ 254,476.80	\$ 1,872,232.62
ON ROLL ASSESSMENTS										ASSESSED THROUGH COUNTY				
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	73.64%	12.77%	13.59%	100.00%	S2018 A1 DSF Portion	S2020 A1 DSF Portion	Total
11/14/25	ACH	\$31,322.17	\$0.00	(\$626.44)	\$0.00	\$30,695.73	\$22,602.82		\$3,920.70	\$4,172.21		\$30,695.73		
11/21/25	ACH	\$325,035.33	\$0.00	(\$6,500.70)	\$0.00	\$318,534.63	\$234,553.20		\$40,685.70	\$43,295.73		\$318,534.63		
12/12/25	ACH	\$1,219,464.28	\$0.00	(\$24,389.29)	\$0.00	\$1,195,074.99	\$879,994.32		\$152,644.20	\$162,436.47		\$1,195,074.99		
12/12/25	ACH	\$1,802.91	\$0.00	(\$36.06)	\$0.00	\$1,766.85	\$1,301.02		\$225.68	\$240.15		\$1,766.85		
12/22/25	ACH	\$138,957.89	\$0.00	(\$2,779.17)	\$0.00	\$136,178.72	\$100,275.29		\$17,393.80	\$18,509.63		\$136,178.72		
TOTAL		\$ 1,716,582.58	\$ -	\$ (34,331.66)	\$ -	\$ 1,682,250.92	\$ 1,238,726.65	\$ 214,870.08	\$ 228,654.19	\$ 1,682,250.92				

90%	Gross Percent Collected
\$ 189,981.70	Balance Remaining to Collect

SECTION D

Date	Action Item	Responsibility	Location	Status	Completion Date	Notes
1/1/2026	Carport lights need adjusted to daylight color.	Electrician	Guard House	In Progress		Terry's Electric was onsite on 1/14/2026 to caulk the lights and adjust the brightness settings.
1/1/2026	Soffit light Timer does not work.	Electrician	Guard House	Proposals Approved		2 x lighting timers in the guardhouse will be replaced. Proposal was approved and the work is being scheduled.
1/1/2026	Carport and Interior Lights need caulked or a shield installed.	Electrician	Guard House	In Progress		Terry's Electric was onsite on 1/14/2026 to caulk the lights and adjust the brightness settings.
1/1/2026	Timers when they do work shut off at 6am leaving everything dark.	Electrician	Guard House	Proposals Approved		Timers will be adjusted to the correct time settings when the new timers are installed.
1/1/2026	Need to purchase and install attic ladder.	3rd Party Vendor	Guard House	Proposals Received		Received initial pricing for this work. Alterations to the attic access panel may need to be performed prior to the ladder being installed.
1/1/2026	Need new toilet paper holder for bathroom.	GMS Staff	Guard House	In Progress		Materials are being ordered and will be installed by GMS maintenance staff.
1/1/2026	HVAC Maintenance Contract.	HVAC	Guard House	Pending		Gathering proposals for semi-annual / quarterly HVAC maintenance.
1/1/2026	Low Clearance Signage Installation.	GMS Staff	Guard House	In Progress		3 x signs were ordered and delivered. Scheduling maintenance staff for the installation.
1/1/2026	Missing extra Gate Pole.	Gate Vendor	Guard House	Pending		Contacted gate vendor to attempt to get old pole back that was removed. Will request a new pole if needed.
1/1/2026	Maintenance maps for Windward CDD.	GMS Staff	Irrigation	In Progress		A full comprehensive maintenance map is being generated that shows all CDD tracts and responsible vendors. Details regarding irrigation controller and shut off valves will be included. A hard copy will be available at the guardhouse for emergencies.
1/1/2026	TOHO water main located at Hanson Bay Place is leaking.	3rd Party Vendor	Irrigation	In Progress		Coordinating repairs with TOHO and Aaron's Backflow Service.
1/1/2026	Dog park repairs - Sod	Landsnaper	Dog Park	Pending		Declined turf in the dog park areas will be replaced with new Bahia sod.
1/1/2026	Dog park repairs - Hardscaping	GMS Staff	Dog Park	Pending		Issues with the gate latches and fencing will be repaired. New signage will be installed to provide clear direction on usage and rules. Trash cans will be removed to prevent misuse.

Windward CDD

Field Management Report

Guardhouse Lighting



Photo Description:

✚ Soffit Lighting and Timers.



Guardhouse Gates

Photo Description:

✚ Missing Gate Pole.



Low Clearance Signage



Photo Description:

⊕ Installing new signage.

District Mapping

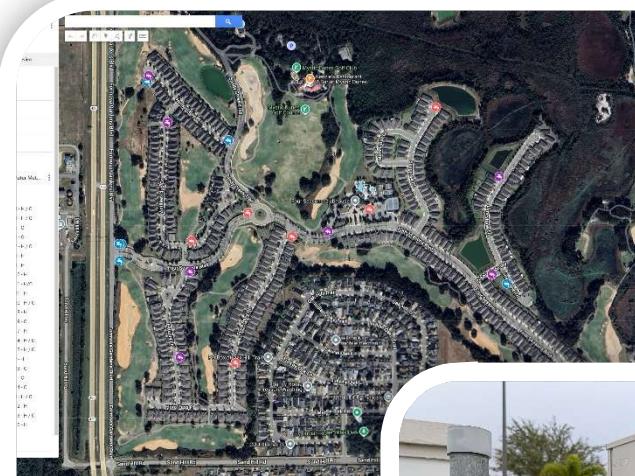


Photo Description:

⊕ Updating District Maintenance Maps.



Dog Park Enhancements



Photo Description:

- Replacing declined Sod.
- Repairing hardscaping issues.



SECTION 1

*to be provided under
separate cover*

SECTION 2

SECTION A



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

200 S. F. Street
Haines City, Florida 33844

Polk County License # 214815

Date: January 6, 2026-1

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
Phone: (407) 750-3599
Email: jwright@qmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club, Kissimmee, FL 34747
Back Entrance (Sand Hill)

Proposal to replace bahia strip with rock and install rock around irrigation filter as well as removing viburnum on the end

	Qty	Unit	Unit Cost	TOTAL
River Rock (Installed Labor Included In Price)	24	Yrd	\$450.00	\$10,800.00
Cap off Irrigation At The End Of The Viburnum Hedge.	1	Ea	\$0.00	\$0.00
Weed Barrier Fabric	1	Ea	\$100.00	\$100.00
Sod Cutter/Demo Labor	4	Hr	\$65.00	\$260.00
			Total:	\$11,160.00

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

Submitted by: Emir Ogric

Accepted by: _____

Date Submitted: January 6, 2026-1

Date Accepted: _____

SECTION B



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

200 S. F. Street
Haines City, Florida 33844

Polk County License # 214815

Date: January 6, 2026-2

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
407-750-3599
Email: jwright@qmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club, Kissimmee, FL 34747
Back Entrance (Sand Hill)

Cleanup retaining wall and install rock. Push back conservation line about 3 feet from the sidewalk

	Qty	Unit	Unit Cost	TOTAL
Weed Barrier Fabric	1	Ea	\$100.00	\$100.00
River Rock(Labor Included Installed)	11	Yrd	\$450.00	\$4,950.00
Labor (Clearing Conservation Area Back Off Sidewalk 3ft Trees Included)	20	Hr	\$65.00	\$1,300.00
Total:				\$6,350.00

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

Submitted by: Emir Ogric

Accepted by: _____

Date Submitted: January 6, 2026-2

Date Accepted: _____

SECTION C



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

200 S. F. Street
Haines City, Florida 33844

Polk County License # 214815

Date: January 6, 2026-3

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
Phone: (407) 750-3599
Email: jwright@qmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club, Kissimmee, FL 34747
Limestone Trail (Dog Park)

Replace sod at dog park with bahia sod

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod Demo And Install	14	Yrd	\$400.00	\$5,600.00
			Total:	\$5,600.00

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

Submitted by: Emir Ogric

Accepted by: _____

Date Submitted: January 6, 2026-3

Date Accepted: _____

SECTION D



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

200 S. F. Street
Haines City, Florida 33844

Polk County License # 214815

Date: January 6, 2026-4

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
Phone: (407) 750-3599
Email: jwright@qmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club, Kissimmee, FL 34747
Sand Pierre Retaining Wall

Clean Up Retaining Wall And Install River Rock

	Qty	Unit	Unit Cost	TOTAL
Weed Barrier Fabric	1	Ea	\$100.00	\$100.00
River Rock(Labor Included Installed)	2	Yrd	\$450.00	\$900.00
			Total:	\$1,000.00

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

Submitted by: Emir Ogric

Accepted by: _____

Date Submitted: January 6, 2026-4

Date Accepted: _____

SECTION E



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

200 S. F. Street
Haines City, Florida 33844

Polk County License # 214815

Date: January 6, 2026-5

SUBMITTED TO:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Attn: Jarrett Wright
Phone: (407) 750-3599
Email: jwright@qmscfl.com

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747
Four Seasons Blvd (Front Entrance)

Proposal to remove plants on fence line, Install brown river rock/mulch and new plants next to golf cart path and restroom

	Qty	Unit	Unit Cost	TOTAL
Trinette Arboricola	160	3gal	\$20.00	\$3,200.00
Sweet Viburnum (Odoratissimum)	60	15gal	\$178.00	\$10,680.00
Brown River Stone	18	CY	\$450.00	\$8,100.00
COCO Brown Mulch	20	CY	\$65.00	\$1,300.00
Bahia Sod	2	plt	\$400.00	\$800.00
Filter Fabric	1	EA	\$100.00	\$100.00
Bed Prep and Labor	10	HR	\$65.00	\$650.00
			Total:	\$24,830.00

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

Submitted by: Brian Bubendorf/Emir Ogric

Accepted by: _____

Date Submitted: January 6, 2026-5

Date Accepted: _____