

*Windward
Community Development District*

Agenda

February 18, 2026

AGENDA

Windward

Community Development District

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

February 11, 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, February 18, 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 January 21, 2026 Board of Supervisors Meeting
6. Consideration of Agreement for Engineering Services with Pegasus Engineering, LLC
7. Consideration of Security Proposals
 - A. Current Demands
 - B. Insyte Security
 - C. Infinite Security
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 Prince & Sons Proposals
 - a. Foxtail Removals
 - b. Tree Trimming Behind Flora Pass
 - c. Bush Hogging Conservation Line
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, **January 21, 2026** at 1:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

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

Also Present were:

Jason Showe	District Manager
Robert Petrillo	District Counsel
Jarett Wright	Field Manager
Robbie Szozda	GMS
Several Residents	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Showe called the meeting to order.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Showe called the roll.

THIRD ORDER OF BUSINESS

Pledge of Allegiance

Mr. Showe led the pledge of allegiance.

FOURTH ORDER OF BUSINESS

Public Comment

Ms. King stated my request has to do with the meetings that we have on Wednesdays from 10:30 to 11:20 we have a chair exercise class in this room. At the same time you are meeting in

the kitchen for your workshop, which is a great idea, however, I was told that we were relegated to the new movement room today, which is way too small for 13 people and when we get up to 20 it will be a madhouse, plus we have to carry the chairs down. I was told the reason we were moved is because your group complained that we were too loud. We would be more than happy to lower the music and our voices so you could stay in there and it is only 50 minutes of your entire meeting. The alternative is that you could move. We have had this space for over a year. Besides the kitchen there is the lanai, the movement room, other places that you could move to that we cannot move to.

Mr. Peltier stated we approached the HOA and asked if there were a possibility that we could go into the card room.

Mr. Pierson asked could you move to another day?

Ms. King stated we have an instructor paid by the HOA and to my knowledge that is his time and day.

Mr. Rose asked if the HOA asked him if he were available another day, would your group be willing to meet a different day?

A resident stated the CDD board has been requested to move their meeting because it is inconvenient for some people to make the meeting. Why can't you do that?

Mr. Rose stated most of our meetings and workshops include professionals coming to speak to us, they don't want to come on Tuesday night.

Ms. King stated we could try next month to keep the music and our voices down and another option is you do meet in the card room because to my knowledge the HOA has not been coming to your meetings, but how many residents come.

Mr. Showe stated no one said they have to move their exercise class because we have to be in this room at this time. We requested to move to a different room.

Mr. Rose stated let's try it next month and see if you are quieter and if that works at the same time we can see if the HOA will let us move to the card room.

Ms. King stated next month we will turn the music down and be as quiet as we can and see how that works.

A resident asked will you stop cutting the green fronds on foxtails and cabbage palms? They don't need to be cut. You are hurting the tree, it doesn't look good and the lift trucks are expensive. The University of Florida says these trees are self-pruning. Cut the dead fronds but not

the green fronds. I was almost hit at a crosswalk at Sandy Creek and the roundabout by someone going in the wrong direction. You may want to look into some signage.

A representative of Price and Sons stated a lot of what you are seeing is we clean the seed pods off the palms so that they don't become a safety hazard, when they drop they hurt. Some fronds we do have to cut. We do this on a contract basis and we try to uphold our end. Certain palms you do have to trim.

Ms. Asada stated the brown organic mulch has been taken away and replaced by rocks. The University of Florida says you should never use rocks at the base of any plant. Eventually it will kill those plants.

Mr. Johnson stated I'm concerned how the shrubbery is being managed in the stretch from the roundabout toward the front gate. They are not being maintained for the health of the plants and it hinders our privacy.

A representative of Price and Sons stated we don't want our guys on ladders and it circles back to safety and when shrubs are against aluminum fences it is hard to use the hedge trimmers and it becomes a matter of cost. We are following instructions.

Mr. Peltier stated we decided we wanted them at fence height and if people want to have privacy you can seek ARC approval and plant shrubbery you want on your property and you can maintain it yourself and have your privacy.

Mr. Bobonik stated the plants that were put in originally are the wrong ones unfortunately we don't have the funds to replace what should go in. The fences are 4-feet and it is supposed to look like the back gate. The problem we have is since the bushes got so big, we have to bring them down because all the fences are broken from putting ladders against them and it is a safety issue for the crew to cut over their heads. We have to be able to maintain the pillars and the rest of the monuments that are falling apart but we have to be able to get in and fix them.

Mr. Johnson stated we don't think what you are doing is good for those plants. There may be an alternative if you were to consult an expert such as the University of Florida.

Mr. Bobonik stated we do take into account what the contract has to say as well as they bring in the experts. If they kill it they are responsible so we rely on our contractors to have the expertise.

FIFTH ORDER OF BUSINESS

Approval of the Minutes of the December 17, 2025 Meeting

On MOTION by Mr. Peltier seconded by Mr. Rose with all in favor the Minutes of the December 17, 2025 Meeting were approved as amended.

SIXTH ORDER OF BUSINESS

Consideration of Pegasus Engineering Proposal

Mr. Showe stated two months ago the board authorized to staff to issue an RFQ for engineering services and we received a response from Pegasus Engineering.

On MOTION by Mr. Rose seconded by Mr. Bobonik with all in favor Authorizing Staff to Enter into Contract Negotiations with Pegasus Engineering and to Terminate the Contract with the Current Vendor, was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with Osceola County Property Appraiser

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the Data Sharing and Usage Agreement with the Osceola County property Appraiser, was ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Petrillo stated I'm following up on our 558 pre-suit notice and we will hopefully have an update at the next board meeting. We sent out a draft license agreement for our AED installation and maintenance.

B. Engineer

There being no comments, the next item followed.

C. Manager

i. Approval of Check Register

On MOTION by Mr. Hofer seconded by Mr. Bobonik with all in favor the Check Register was approved and to hold the following: Guardian 256356, Lathan, Prince 20397, 20481, 21599, 21696, remove 29976 from Resort Pools and are holding United 147341.

ii. Paid/Unpaid Invoices for Approval

iii. Balance Sheet and Income Statement

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

D. Field Manager

i. Consideration of Proposal for Any Treatments

Mr. Wright stated the sidewalk lifting project is expected to start next week. They work out of a box truck that has the necessary grinding materials. The idea is to do one street at a time.

Mr. Wright then reviewed the items on the action items list

ii. Consideration of Prince and Sons Proposals (5)

On MOTION by Mr. Bobonik seconded by Mr. Hofer with all in favor the Prince & Sons proposals dated January 6, 2026 no. 2 for \$6,350, January 6, no. 4 for \$1,000, January 6 no. 5 for \$24,830 as well as the AC proposal were approved.

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 trees in the dog park have been planted too close to the fence and they will be taken out and we looked at artificial grass as an alternative and that was not feasible, same with mulch and stone. Due to the holidays and current weather most of the enhancements including the roundabout are on hold until next month, the oak trees are being lifted to 12-feet and the HOA will put out an announcement. You may have seen the activity along Formosa Boulevard and how the fences are being destroyed and vegetation taken out, we have been talking to Mystic Dunes and Khov has been trying to turn over the easement to us or Mystic Dunes so they have gone into an agreement with Mystic Dunes to clean up the areas and make them satisfactory so

that Mystic Dunes will take over those areas in the future. We are talking to them about the irrigation lines; we have capped the 3" lines. We are still reviewing options for the decorative lights on the guardhouse. We are still looking at removal of trees on the infrastructure, lights, fire hydrants and drainage system. We are still working on the irrigation system and looking at options of how we obtain water meters and irrigation control at everybody's houses so that individual owners have responsibility. The HOA would have responsibility for programming the two days that is required and if you want to add a day that is on you because the bill would come directly to you and that will reduce expenses that now go to the CDD and HOA.

ELEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Peltier seconded by Mr. Rose with all in favor
the meeting adjourned at 1:51 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VI

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES (the "Agreement"), is made and entered into and effective as of _____, 2026, by and between the **WINDWARD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the "District"), and **PEGASUS ENGINEERING, LLC**, a Florida limited liability company, whose principal and mailing address is 301 W. State Road 434, Suite 309, Winter Springs, Florida 32708 (the "Engineer").

WITNESSETH:

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"), by Osceola County (the "County");

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District;

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District solicited proposals from qualified engineering firms to provide professional engineering services on a continuing basis to the District and the District's Board of Supervisors (the "Board") selected the Engineer;

WHEREAS, the District intends to employ the Engineer to perform engineering, surveying, planning, landscaping, construction administration, environmental management, permitting and financial and economic studies, and other services defined by separate Work Authorizations as applicable; and

WHEREAS, the Engineer serves as the District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during the performance of its services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained the acts and deeds to be performed by the parties, and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

1. Scope of Services.

(a) The Engineer will provide general engineering services including:

1. Preparation and presentation of any necessary or desirable reports and applications.
2. Attendance by a licensed engineer (David Hamstra), or such other representative of Engineer approved by the District Manager or Chairman, at meetings of the District's Board, upon request by the District Manager or Chairman.
3. Meeting, negotiating and/or communicating with necessary parties to effectuate the issuance of bonds, production of special reports, feasibility studies or the completion of other tasks, or the coordination and completion of capital improvement or maintenance projects.

4. Professional administration, consultations and/or opinions concerning capital improvements, property or maintenance projects or tasks within the District (including but not limited to: work related to water management system, master utilities, preserved wetlands, roadways, amenity facilities, golf facilities, park facilities and any other public improvement authorized by Chapter 190, *Florida Statutes*).
5. Performance of any other duties related to the provision of infrastructure and services as requested by the District's Board.

(b) In connection with any capital improvement projects of the District, the Engineer shall prepare (or cause to be prepared) or review construction drawings and specifications applicable to the type of work being undertaken. In these instances, the Engineer's duties will also include rendering assistance in the drafting of forms, proposals/bids and contracts, issuance of certificates of construction, completion and payment, assisting with and/or supervising the bidding processes, and any other activity required by the District's Board.

(c) The Engineer shall, when requested by the District's Board, provide general services during the construction phase of certain projects including, but not limited to:

1. Periodic visits to the site or full-time construction management services, as directed by the District.
2. Processing of contractors' pay estimates.
3. Final inspection and requested certificates for construction including the final certification of construction, and certification of readiness for conveyances to the District in accordance with the development plans for the District.
4. Consultation and advice during construction, including performing all roles and actions required of any construction contract between the District and any contractor(s) in which Engineer is named as District's representative or "Engineer."
5. Any other activity related to construction as authorized/directed by the District's Board.

(d) With respect to the maintenance of District facilities or improvements, the Engineer shall render such services as authorized in writing by the District. The Engineer shall also perform engineering, surveying, planning, landscaping, construction administration, environmental management, permitting and financial and economic studies, as defined and directed by the District and separate Work Authorizations, as applicable.

(e) Engineer attests to the accuracy of all statements made in the proposal submitted to the District attached hereto as **Exhibit "A."** In the event of any conflict between the terms herein and the terms in any exhibit attached hereto, the terms herein shall control.

2. **Method of Authorization.** Each additional service or project not specified in Paragraph 1 herein shall be authorized in writing by the District. Such written authorization shall be incorporated in a "Work Authorization" or proposal which shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized (the "Work

Authorization"). Every Work Authorization authorized by the District is subject to the terms herein and Work Authorizations shall be at the sole option of the District.

3. Compensation. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization and/or per the hourly compensation rates outlined in Exhibit "A" attached hereto. In the event of any conflict between the terms herein and the terms in any exhibit attached hereto, the terms herein shall control.

4. Reimbursable Expenses. Reimbursable expenses consist of actual expenditures, without mark-up or multiplier, made by the Engineer, its employees, or its consultants in the interest of the project and include the incidental costs listed as follows:

(a) Expenses of transportation and living when traveling in connection with a project, for long distance calls and facsimiles, and for fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District's travel policy.

(b) Expense of reproduction, acquisition, postage and handling of drawings and specifications.

5. Special Consultants and Subcontractors. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis without mark-up or multiplier. If the Engineer desires to employ subcontractors in connection with the performance of its services under this Agreement:

(a) Engineer shall obtain written consent of the District's Board and nothing contained in the Agreement shall create any contractual relationship between the District and any subcontractor; however, it is acknowledged that the District is an intended third-party beneficiary of the obligations of the subcontractors related to the services performed pursuant to this Agreement.

(b) Engineer shall coordinate the services of any subcontractors and remain fully responsible under the terms of this Agreement; Engineer shall be and remain responsible for the quality, timeliness and coordinate of all services furnished by the Engineer and/or its subcontractors.

(c) All subcontracts shall be written. Each subcontract shall contain a reference to this Agreement and shall incorporate the terms and condition of this Agreement to the full extent applicable to the portion of the services covered thereby. Each subcontractor must agree, for the benefit of the District, to be bound by such terms and conditions.

6. Books and Records. Subject to any longer time periods required under Paragraph 16 herein, Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement for a period of at least four (4) years from and after the completion of any such services. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

7. Ownership of Documents.

(a) All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creations, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the "Work Product") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

(b) The Engineer shall deliver, subject to full payment for all services performed, all Work Product to the District upon completion thereof unless it is necessary for Engineer, in the District's sole discretion, to retain possession for a longer period of time. Upon early termination of Engineer's services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District's project. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

(c) The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

8. Accounting Records. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

9. Estimate of Cost. Since the Engineer has no control over the cost of labor, materials or equipment or over a contractor's(s') methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by him or her. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

10. Insurance. The Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation:	Statutory Requirements
General Liability	
Bodily Injury (including contractual):	\$1,000,000/\$2,000,000
Property Damage (including contractual):	\$1,000,000/\$2,000,000
Automobile Liability (if applicable):	\$1,000,000 combined single limit
Bodily Injury	
Property Damage	
Professional Liability for Errors/Omissions:	\$1,000,000

The Engineer shall provide District with a certificate evidencing compliance with the above terms and coverage and naming the District, its supervisors, staff, officers and employees as additional insureds. Engineer shall provide the District with thirty (30) days' written notice of cancellation or modification of the policy. At no time shall Engineer be without insurance coverage in the above amounts.

11. Engineer's Employees; Independent Contractor Status of Engineer. All matters pertaining to the employment, supervision, compensation, promotion and discharge of any employees of entities retained by Engineer are the sole responsibility of Engineer. Engineer shall fully comply with all applicable acts and regulations having to do with workman's compensation, social security, unemployment insurance, hours of labor, wages, working conditions and other employer-employee related subjects. The Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

In performing any services hereunder, Engineer shall be an independent contractor and not an employee of the District. It is further acknowledged that nothing herein shall be deemed to create or establish a partnership or joint venture between the District and Engineer. Engineer has no authority to enter into any contracts or agreements, whether oral or written, on behalf of the District without the District's Board's direction to the Engineer to specifically enter into such contracts or agreements.

12. Contingent Fee. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

13. Audit. The Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of four years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three years after completion of all work under the Agreement.

14. Indemnification. The Engineer agrees, to the fullest extent permitted by law, to indemnify and hold the District, its supervisors, officers, agents (i.e., District Manager and District Counsel) and employees, harmless of and from any and all liabilities, claims, causes of action, demands, suits, or losses to the extent caused by the negligent acts, errors or omissions of the Engineer, Engineer's agents or employees, in the performance of professional services under this Agreement.

To the extent the Engineer provides design professional services for the District, pursuant to Section 558.0035, *Florida Statutes*:

PURSUANT TO SECTION 558.0035, FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

15. Sovereign Immunity. Nothing contained herein shall cause or be construed as a waiver of the District's immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or

other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

16. Public Records.

(a) Engineer understands and agrees that all documents of any kind relating to this Agreement may be public records and, accordingly, Engineer agrees to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. Engineer acknowledges and agrees that the public records custodian of the District is the District Manager, which is currently Governmental Management Services - Central Florida, LLC (the “Public Records Custodian”). Engineer shall, to the extent applicable by law:

(i) Keep and maintain public records required by District to perform services;

(ii) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(iii) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and

(iv) Upon completion of the Agreement, transfer to District, at no cost, all public records in District’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT’S CUSTODIAN OF PUBLIC RECORDS AT 407-841-5524, EXT. 105, OR BY EMAIL TO JSHOWE@GMSCFL.COM OR BY REGULAR MAIL AT 219 E. LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTENTION: DISTRICT PUBLIC RECORDS CUSTODIAN.

17. Compliance with All Laws, Regulations, Rules and Policies.

(a) At all times, the Engineer is expected to operate in accordance with all applicable statutes, codes, permits, regulations, ordinances and orders.

(b) The Engineer hereby covenants and agrees to comply with all the rules, ordinances and regulations of governmental authorities wherein the District’s facilities are located, as said rules, etc. may specifically relate to the Engineer or its services provided hereunder, at the Engineer’s sole cost and expense, and the Engineer will take such action as may be necessary to comply with any and all notices, orders or other requirements affecting the services described herein as may be issued by any governmental agency having jurisdiction over the Engineer, unless specifically instructed by the District that it intends to contest such orders or requirements and that the Engineer shall not comply with the same. The Engineer shall provide immediate notice to the District of any such orders or requirements upon receipt of same.

(c) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. The Engineer agrees to comply with all applicable requirements of the “Sunshine Law,” the “Public Records Law,” the Community Development Districts Law, and all other statutes and regulations applicable to Engineer.

18. Compliance with E-Verify System.

(a) The Engineer shall comply with and perform all applicable provisions and requirements of Section 448.095, *Florida Statutes* and Section 448.09(1), *Florida Statutes*. Accordingly, beginning on the Effective Date, to the extent required by Section 448.095, *Florida Statutes*, the Engineer shall enroll with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The Engineer may terminate this Agreement immediately for cause if there is a good faith belief that the Engineer has knowingly violated Section 448.091, *Florida Statutes*.

(b) If the Engineer anticipates entering into agreements with a subcontractor for the work, the Engineer will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Engineer shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Engineer has otherwise complied with its obligations hereunder, the District shall promptly notify the Engineer. The Engineer agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Engineer or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

(c) By entering into this Agreement, the Engineer represents that no public employer has terminated a contract with the Engineer under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

19. Controlling Law and Jurisdiction. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Any litigation arising under this Agreement shall be venued in the Circuit Court of Osceola County, Florida. **THE PARTIES HEREBY WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO THE PERSONAL JURISDICTION AND VENUE OF A COURT IN OSCEOLA COUNTY, FLORIDA.**

20. Assignment. Neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other.

21. Notice.

(a) Notices required or permitted to be given under this Agreement shall be in writing, may be delivered personally or by mail, overnight delivery service, or courier service, and shall be given when received by the addressee. Notices shall be addressed as follows:

If to District:	Windward Community Development District c/o Governmental Management Services – Central Florida, LLC 219 E. Livingston Street
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Orlando, Florida 32801
Attention: Jason Showe, District Manager
Telephone: (407) 841-5524, Ext. 105
Email: jshowe@gmscfl.com

Copy to
District Counsel: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: District Counsel (Jan A. Carpenter, Esq. and
Kristen E. Trucco, Esq.)
Telephone: (407) 481-5800
Email: jcarpenter@lathamluna.com and
ktrucco@lathamluna.com

If to Engineer: Pegasus Engineering, LLC
301 W. State Road 434, Suite 309
Winter Springs, Florida 32708
Attention: David W. Hamstra, P.E., CFM
Telephone: (407) 992-9160 (Ext. 309)
Email: david@pegasusengineering.net

(b) Notwithstanding the foregoing, any notice sent to the last designated address of the party to whom a notice may be or is required to be delivered under this Agreement shall not be deemed ineffective if actual delivery cannot be made due to a change of address of the party to whom the notice is directed or the failure or refusal of such party to accept delivery of the notice. Parties may change notice address by delivering written notice by mail, overnight delivery service, or courier service to the other party and such change shall become effective when received by the addressee.

22. Termination. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days' prior written notice. At such time as the Engineer receives notification of the intent of the District to terminate the contract, the Engineer shall not perform any further services unless directed to do so by the District's Board. In the event of any termination without cause, the Engineer will be paid for services rendered to the date of termination and all reimbursable expenses incurred to the date of termination.

The District may terminate this Agreement with cause upon written notice to the Engineer. In the event of any termination for cause, Engineer shall not perform any further services for the District after Engineer's receipt of notification of termination for cause, but Engineer shall be paid for services rendered to the date of termination and all reimbursable expenses incurred through the date of termination.

23. No Waiver. No failure by either party to insist upon the strict performance of any covenant, duty, agreement or condition of this Agreement or to exercise any right or remedy upon a breach thereof shall constitute a waiver of any such breach or of such or any other covenant, agreement, term or condition. Any party hereto, by written notice executed by such party, may, but shall be under no obligation to, waive any of its rights or any conditions to its obligations hereunder, or any duty, obligation, or covenant of any other party hereto. No waiver shall affect or alter this Agreement, but each and every covenant, agreement, term and condition of this Agreement shall continue in full force and effect with respect to any other then-existing or subsequent breach thereof.

24. No Modification. No modification, waiver, amendment, discharge or change of this Agreement shall be valid unless the same is in writing and signed by the parties against which such enforcement is or may be sought. This instrument contains the entire agreement made between the parties and may not be modified orally or in any manner other than by an agreement in writing signed by all parties hereto or their respective successors in interest.

25. Recovery of Attorneys' Fees and Costs. If either party hereto institutes an action or proceeding for a declaration of the rights of the parties the Agreement, for injunctive relief, for an alleged breach or default of, or any other action arising out of, the Agreement, or in the event any party hereto is in default of its obligations pursuant hereto, whether or not suit is filed or prosecuted to final judgment, the non-defaulting or prevailing party shall be entitled to its actual attorneys' fees and to any court costs and expenses incurred, in addition to any other damages or relief awarded.

26. Conflicts of Interest. The Engineer shall bear the responsibility for acting in the District's best interests, shall avoid any conflicts of interest and shall abide by all applicable ethical canons and professional standards relating to conflicts of interest.

27. Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same agreement.

28. Force Majeure. Neither party to this Agreement will be liable to the other party for delays, or for the direct or indirect cost resulting from such delays, that may result from acts of God, acts of governmental authorities, acts of terrorism, pandemics, extraordinary weather conditions or other natural catastrophes, or any other cause beyond the control or contemplation of either party. Each party will take reasonable steps to mitigate the impact of any force majeure.

29. Acceptance. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

[Signatures provided on the following page.]

**CO-SIGNATURE PAGE TO THE AGREEMENT FOR
PROFESSIONAL ENGINEERING SERVICES**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

**WINDWARD COMMUNITY DEVELOPMENT
DISTRICT**, a Florida community development district

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____
Chairman, Board of Supervisors

PEGASUS ENGINEERING, LLC, a Florida
limited liability company

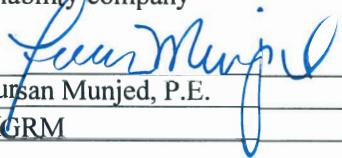
By: 
Print: Fursan Munjed, P.E.
Title: MGRM

EXHIBIT “A”
PROPOSAL (WITH FEE SCHEDULE)

[See attached.]

FISCAL YEAR 2025/2026
HOURLY RATE SCHEDULE

Senior Project Manager	\$195.00 / Hour
Project Manager	\$190.00 / Hour
Senior Project Engineer	\$180.00 / Hour
Project Engineer	\$150.00 / Hour
Senior Designer	\$100.00 / Hour
Senior CADD / GIS Technician	\$100.00 / Hour
Designer	\$90.00 / Hour
Word Processor / Clerical	\$80.00 / Hour
Mileage	Current Federal Mileage Rate
Copies and Prints (In-House)	
Black and White Copies	
8.5 x 11	\$0.10 / page
11 x 17	\$0.15 / page
Color Copies	
8.5 x 11	\$1.00 / page
11 x 17	\$1.50 / page
Plots (In-House)	
All Color Plots	\$5.00 / SF
All B&W Sizes	\$0.15 / SF
Overnight Delivery	Actual Cost
Courier Services	Actual Cost
Postage	Actual Cost
Government Permits	Actual Cost



SECTION VII

SECTION A

Current Demands Electrical & Security Services, In

2315 Commerce Point Drive, Suite 100
 Lakeland, FL 33801
 +18635834443
 service@currentdemands.com



CURRENT DEMANDS

Estimate

ADDRESS	SHIP TO	ESTIMATE DATE	GMS19103	
GMS 6200 LEE VISTA BLVD, SUITE 300 ORLANDO, FL 32822	GMS 7890 FOUR SEASONS BLVD. KISSIMMEE, FL 34747	EXPIRATION DATE	01/16/2026	
ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	~~MAIN ENTRANCE GATE~~ REMOVE DOORKING HARDWARE. INSTALL NEW CALLBOX SYSTEM, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.	1	0.00	0.00T
CAPXLV2-T LIFTMASTER ACCESS PORTAL	Liftmaster, Connected Access Portal, High Capacity with Video	1	4,261.95	4,261.95T
CAPXLV2HOOD-T - LIFTMASTER HOOD KIT	LiftMaster® CAPXLV2 Hood Kit for Surface/Pedestal mount unit	1	191.95	191.95T
SRDRKP-T LIFTMASTER KEYPAD SMART READER	LiftMaster, Keypad Smart Reader with Multi-Technology enables myQ Mobile Credentials at any entrance in the myQ Community system	2	466.83	933.66T
ACCESS/CAMERA LABOR	LABOR FOR MAIN ENTRANCE GATE	1	3,000.00	3,000.00
NOTE	~~KEY BAY TRAIL ENTRANCE~~ REMOVE DOORKING HARDWARE. INSTALL NEW CONTROLLER AND READER IN PLACE OF CALLBOX, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. INSTALL RFID READER AND VERIFY OPERATION WITH EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.	1	0.00	0.00T
CAP2D LIFT MASTER CONNECTED ACCESS PORTAL- 2 DOOR	LiftMaster® CAP2D: Connected Access Portal-2 Door	2	1,334.59	2,669.18T
SRDRKP-T LIFTMASTER KEYPAD SMART READER	LiftMaster, Keypad Smart Reader with Multi-Technology enables myQ Mobile	1	466.83	466.83T

	Credentials at any entrance in the myQ Community system			
SC-1000-W LIFTMASTER LONG RANG RFID READER	Infinity RFID, Carina Long Range RFID reader, comes w/ power supply, mounting bracket,20' cable, & Wiegand Module read range 20'	1	2,529.37	2,529.37T
ACCESS LABOR	ACCESS LABOR FOR KEY BAY TRAIL GATE	1	2,500.00	2,500.00
NOTE	~~SAND HILL RD ENTRANCE~~	1	0.00	0.00T
	REMOVE DOORKING HARDWARE. INSTALL NEW CONTROLLER AND READER IN PLACE OF CALLBOX, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. INSTALL RFID READER AND VERIFY OPERATION WITH EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.			
CAP2D LIFT MASTER CONNECTED ACCESS PORTAL- 2 DOOR	LiftMaster® CAP2D: Connected Access Portal-2 Door	2	1,334.59	2,669.18T
SRDRKP-T LIFTMASTER KEYPAD SMART READER	LiftMaster, Keypad Smart Reader with Multi-Technology enables myQ Mobile Credentials at any entrance in the myQ Community system	1	466.83	466.83T
SC-1000-W LIFTMASTER LONG RANG RFID READER	Infinity RFID, Carina Long Range RFID reader, comes w/ power supply, mounting bracket,20' cable, & Wiegand Module read range 20'	1	2,529.37	2,529.37T
ACCESS LABOR	ACCESS LABOR FOR SANDY HILL ROAD ENTRANCE GATE	1	2,500.00	2,500.00
NOTE	~~SANDY CREEK TRAIL ENTRANCE~~	1	0.00	0.00T
	INSTALL NEW CONTROLLERS AND READERS, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. INSTALL RFID READERS ON EACH OPERATOR AND VERIFY OPERATION WITH EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.			
CAP2D LIFT MASTER CONNECTED ACCESS PORTAL- 2 DOOR	LiftMaster® CAP2D: Connected Access Portal-2 Door	2	1,334.59	2,669.18T
SRDRKP-T LIFTMASTER KEYPAD SMART READER	LiftMaster, Keypad Smart Reader with Multi-Technology enables myQ Mobile Credentials at any entrance in the myQ Community system	2	466.83	933.66T
SC-1000-W LIFTMASTER LONG RANG RFID READER	Infinity RFID, Carina Long Range RFID reader, comes w/ power supply, mounting bracket,20' cable, & Wiegand Module read range 20'	2	2,529.37	5,058.74T
ACCESS LABOR	ACCESS LABOR FOR SANDY CREEK TRAIL GATE	1	3,500.00	3,500.00

SPECIAL ORDER ITEM (ESTIMATED) SHIPPING AND HANDLING CHARGES	SPECIAL ORDER ITEM (ESTIMATED) SHIPPING AND HANDLING CHARGES	1	250.00	250.00T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: PARTS,ZIPTIES,SCREWS ETC.	1	500.00	500.00T
MISC CHARGES	MISC CHARGES/ TARIFF FEES	1	419.77	419.77T
LIFTMASTER MYQ MONTHLY SUBSCRIPTION	LIFTMASTER MYQ MONTHLY SUBSCRIPTION Base Fee - Equipment and VOIP	1	150.00	150.00
LIFTMASTER MYQ MONTHLY SUBSCRIPTION - ADDITIONAL ACCESS POINTS	LIFTMASTER MYQ MONTHLY SUBSCRIPTION - ADDITIONAL ACCESS POINTS Additional Access Points - \$25 per Access Point	8	25.00	200.00

Contact Current Demands Electrical & Security Services, Inc. to pay.	SUBTOTAL	38,399.67
	TAX	0.00
	TOTAL	\$38,399.67

Accepted By

Accepted Date

SECTION B

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

Insyte | **Security**

Estimate

ADDRESS

Windward HOA
219 E Livingston St
Orlando, FL 32801

ESTIMATE # 634624**DATE** 02/06/2026**EXPIRATION DATE** 02/21/2026**SALES REP**

Atu Naseem-321-279-0325

DESCRIPTION	QTY	RATE	AMOUNT
Gate Operator Replacements at Old Lake Wilson - Add \$750 per barrier arm if loop repair is required *Pricing Valid for 15 Days*			
Payment Terms: Check - Net 15 - 50% Deposit			
Discount Contingent Upon Approval of Monthly Support			
Swing Gate Motor Kit	4	6,129.00	24,516.00
Miscellaneous Materials	1	735.48	735.48
Shipping, Handling or Delivery Charges	1	126.26	126.26
Installation of a security product(s)	4	1,250.00	5,000.00

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

SUBTOTAL	30,377.74
DISCOUNT 10%	-3,037.77
TAX	0.00
TOTAL	\$27,339.97

Accepted By

Accepted Date

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

Insyte | Security

Estimate

ADDRESS

Windward HOA
219 E Livingston St
Orlando, FL 32801

ESTIMATE # 634625**DATE** 02/06/2026**EXPIRATION DATE** 02/21/2026**SALES REP**

Atu Naseem-321-279-0325

DESCRIPTION	QTY	RATE	AMOUNT
Gate Operator Replacements at Sandhill - Add \$750 per barrier arm if loop repair is required *Pricing Valid for 15 Days*			
Payment Terms: Check - Net 15 - 50% Deposit			
Discount Contingent Upon Approval of Monthly Support			
Swing Gate Motor Kit	4	6,129.00	24,516.00
Miscellaneous Materials	1	735.48	735.48
Shipping, Handling or Delivery Charges	1	126.26	126.26
Installation of a security product(s)	4	1,250.00	5,000.00
This estimate is good for 15 days. Taxes are included. Additional shipping charges may apply. If this estimate is part of a system design and if the design changes, the cost estimate will also change.	SUBTOTAL		30,377.74
	DISCOUNT 10%		-3,037.77
	TAX		0.00
	TOTAL		\$27,339.97

Accepted By

Accepted Date

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

Insyte | **Security**

Estimate

ADDRESS

Windward HOA
219 E Livingston St
Orlando, FL 32801

ESTIMATE # 634621**DATE** 02/06/2026**EXPIRATION DATE** 02/21/2026**SALES REP**

Atu Naseem-321-279-0325

DESCRIPTION	QTY	RATE	AMOUNT
Gate Operator Replacements at Main Gate - Add \$750 per barrier arm if loop repair is required *Pricing Valid for 15 Days*			
Payment Terms: Check - Net 15 - 50% Deposit			
Discount Contingent Upon Approval of Monthly Support			
MagnaQ Barrier Arm Kit	5	5,278.00	26,390.00
Miscellaneous Materials	1	791.70	791.70
Shipping, Handling or Delivery Charges	1	135.91	135.91
Installation of a security product(s)	5	1,250.00	6,250.00
<hr/>			
This estimate is good for 15 days. Taxes are included. Additional shipping charges may apply. If this estimate is part of a system design and if the design changes, the cost estimate will also change.	SUBTOTAL		33,567.61
	DISCOUNT 10%		-3,356.76
	TAX		0.00
	TOTAL		\$30,210.85

Accepted By

Accepted Date

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

Insyte | Security

Estimate

ADDRESS

Windward HOA
219 E Livingston St
Orlando, FL 32801

ESTIMATE # 634622**DATE** 02/06/2026**EXPIRATION DATE** 02/21/2026**SALES REP**

Atu Naseem-321-279-0325

DESCRIPTION	QTY	RATE	AMOUNT
Gate Operator Replacements at Mystic Dunes - Add \$750 per barrier arm if loop repair is required *Pricing Valid for 15 Days*			
Payment Terms: Check - Net 15 - 50% Deposit			
Discount Contingent Upon Approval of Monthly Support			
MagnaQ Barrier Arm Kit	2	5,278.00	10,556.00
Miscellaneous Materials	1	316.68	316.68
Shipping, Handling or Delivery Charges	1	54.37	54.37
Installation of a security product(s)	2	1,250.00	2,500.00
<hr/>			
This estimate is good for 15 days. Taxes are included. Additional shipping charges may apply. If this estimate is part of a system design and if the design changes, the cost estimate will also change.	SUBTOTAL		13,427.05
	DISCOUNT 10%		-1,342.71
	TAX		0.00
	TOTAL		\$12,084.34

Accepted By

Accepted Date



Megatron 1400 PRO

High-traffic Commercial
Brushless DC Swing Gate Operator
The Maximum Level of Gate Control



5 YEAR WARRANTY
PLEASE READ
WARRANTY POLICY

TRUE SECURITY... DSP MOTION CONTROL... HIGH PERFORMANCE
SAFETY SENSORS REQUIRED FOR UL 325 2018

ETL
LISTED
US
UL 325/991 Compliant
UL 2018 THE NEW STANDARD

MECHANICAL SPECIFICATIONS

- Max Megatron 1400 PRO dimensions (18.3 W x 24.5 D x 21.3 H) 18.5 arm height
- Heavy duty dual gear box 900:1 Size 70 for Megatron 1400 PRO
- Megatron 1400 PRO capacity 1400lbs /15ft or 1200lbs/20ft - gate speed 11 1/2 to 18 seconds
- Large output shaft: 3 1/4" diameter solid steel with cast iron clamping system for all Megatron
- Direct gear drive (no chains, belts, or pulleys)
- Mechanical and electrical manual gate release functions
- Corrosion protection gold zinc coating
- Continuous cycle at extreme temperature range; no overheating possibilities
- Intelligent ramp-up and ramp-down gate speed control for smooth operation
- Shipping weight of Max Megatron 1400 PRO (205 lbs)

ELECTRICAL SPECIFICATIONS

- Brushless DC motor equivalent to 1/2 HP AC motor
- Programmable gate speed controls, 16 selectable speeds
- Automatic gate position reset system
- Gate sync feature provides automatic gate movement synchronization
- Modular system design for ease of service
- Switchable 115/230 voltage selection
- Adaptive DSP control for advanced brushless DC motion control
- Real time performance analyzer and event log (OBD PORT and Black Box)
- Low voltage wiring capabilities for remote power up 1000 ft (no battery needed)
- 'Solar Ready' battery module with built-in advanced solar regulator
- Intelligent power management system with energy saver mode
- Built-in 12 VDC and 24 VDC outputs
- Gold contact input connections and automobile grade connectors
- Selectable open timer 0 to 60 seconds with 'timer off' option
- -4F to 165F (-20C to +74C) operational temperature range including battery performance without needing a heater
- Robust lightning protection up to 20K Volts and 10K Amps on all inputs and outputs (44 channels) including loop detector input connections
- Tunable 16-position safety obstruction sensor, auto adaptable to gate weight and size
- Dual motor overcurrent safety shut-off for additional protection

■ = Unique to Megatron 1400 PRO

- Every operator includes a AGM batteries module providing 400 cycles in case of power failure
- Three modes of selectable battery backup functions
- ✓ State machine design electronics with ultra-fast microprocessor
- On-board three button station

SECURITY SPECIFICATIONS

- ✓ High-traffic intuitive loop management system for better security
- ✓ Advanced security features with built-in audible and remote alarms
- Magnetic lock control relay outputs with selectable delay times
- ✓ Tamper alert relay output triggers "ON" if gate is forced open
- ✓ Audible alarm if gate is tampered with or ERD is triggered for higher security
- ✓ Gate partial open recorder
- ✓ Lockable cover with key lock release to prevent intruders and vandalism
- ✓ Gate disable feature, disables all inputs with exception of the fire department input for high security
- ✓ Built-in transaction buffer for high security
- ✓ Gate status outputs for gate monitoring
- ✓ Direct motor control of jog OPEN/CLOSE for manually moving a gate in case of emergency
- Advanced anti-tailgate features to provide higher security
- ✓ No need for magnetic lock with the robust output shaft and clamp design of the Max Megatron 1400 PRO

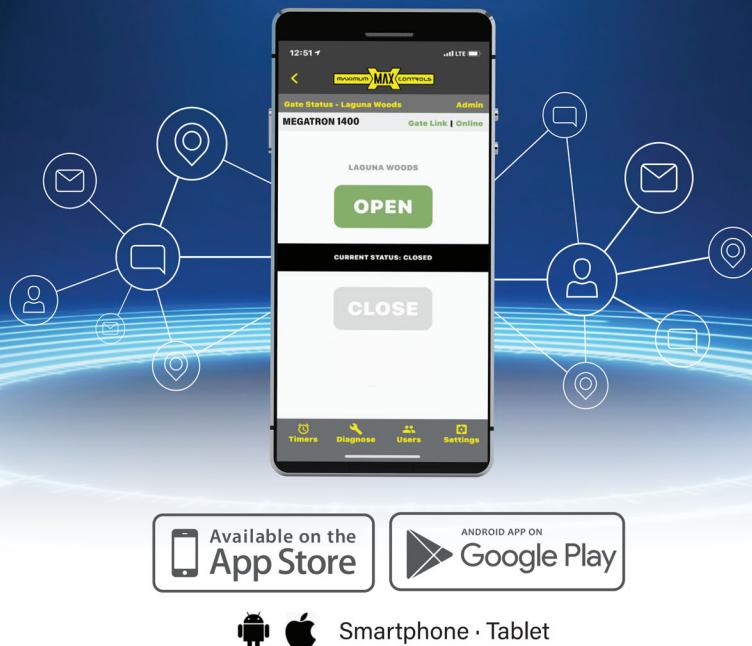
SAFETY SPECIFICATIONS

- Adaptive obstruction sensor for much better gate safety system. 16 selectable sensitivity settings
- UL 325/991 compliant Class I, II, III, and IV. CSA approved
- Pinch arm protection design
- ✓ Dynamic magnetic brake system stops the gate immediately to prevent damage to obstructions
- ✓ Vehicle hit protection technology protects the gate operator from collision damage caused by automobile impact, avoiding costly repairs
- ✓ Built-in advanced entrapment protection and alarm output
- Built-in gate-in-motion alarm for industrial applications

✓ = Unique to Megatron 1400 PRO

MAX CLOUD APP

Affordable and unique APP control solution for the residential and commercial gate operator market.
Compatible with Max Operators except Phantom F6 and 2000 Plus



VIRTUAL TRANSMITTER:

- To open or close a gate from anywhere in the world - via Max Cloud App
- Supports >10,000 virtual transmitters



QUICK & RELIABLE APP COMMANDS:

- App uses a dedicated cloud server to issue gate OPEN & other commands within a second.
- Cellular data connectivity is more reliable than WiFi due to range limitations.
- Cloud based app does not use text messaging which has unpredictable delays.



MANAGE GATE SITES USING MAX CLOUD APP:

- Add Admin users that can manage the gate site database.
- Add users with optional time restrictions
- Issue temporary Guest Passes for visitors
- With Max Keypad option: Program keypad keycodes, Wiegand keycodes for card readers, radio receivers and transponders with time restrictions
- Setup Auto Open / Close Timer for Max operators
- Retrieve Event log
- Retrieve Operator Diagnostics info: Error log



MULTIPLE GATE SITES SUPPORTED BY MAX CLOUD APP

- Gate sites can be controlled and monitored individually via app



SIMPLE AND SECURE APP LOGIN :

- Securely login to app using Cloud based authentication code. This avoids the need to remember passwords



USER FRIENDLY MENUS:

- Easy to program App Users & Guest passes with time restrictions.
All programming is done on Max Cloud App - not a website portal

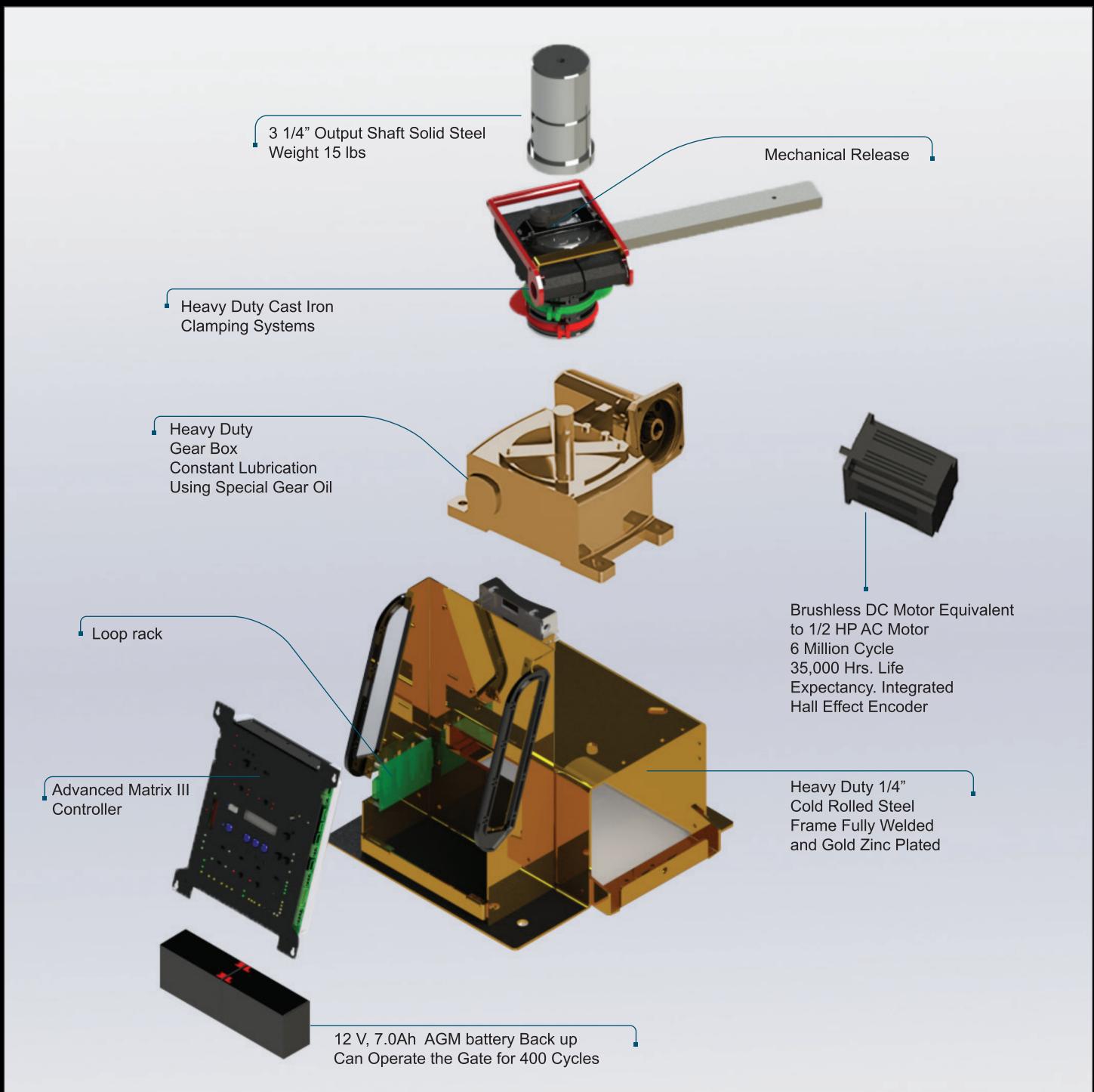
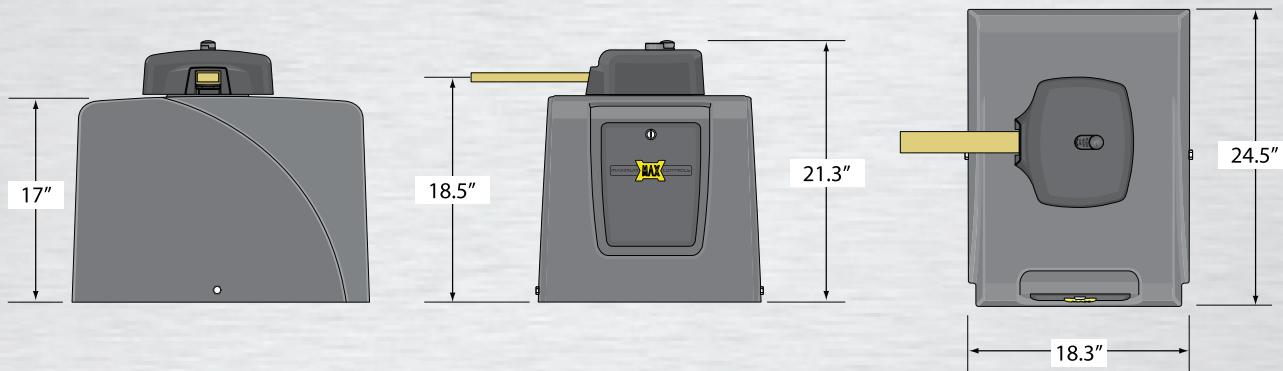
MAX Megatron 1400 PRO

High-traffic Commercial Brushless 24 V DC Swing Gate Operator

- Continuous duty cycle
- 5 year warranty
- Battery 1 year warranty
- Gate capacity 1400 lbs/15ft or 1200lb/20ft
- UL 325 Class of operation I, II, III, IV
- 90 ° opening 11 1/2 to 18 seconds; dependent on motor speed setting
- Built-in battery backup; providing a minimum of 400 cycles

Input AC Power/Amps - Switchable: 115VAC / 6 Amp, Single Phase or 230VAC / 2 Amp, Single Phase

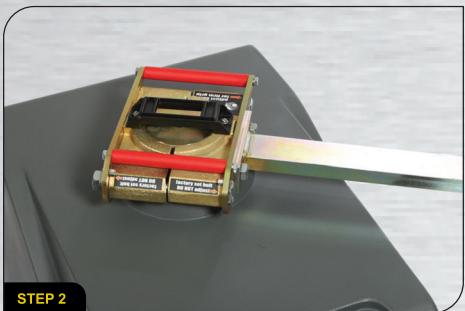






MECHANICAL RELEASE

In case of a technical difficulty, the Megatron 1400 PRO has two manual release solutions. The first solution is the JOG OPEN & JOG CLOSE function. The JOG OPEN & JOG CLOSE function works by bypassing all Matrix-1 board inputs, serving as a electro-manual release solution even when the operator is not getting AC power but is still relying on battery backup. By installing an external "constant pressure switch" the JOG OPEN & JOG CLOSE feature can be accessed remotely.



The second solution is a mechanical manual release of the gate operator. Simply unlock the cap with a key, remove the cap and lift the red handle. The clamp is now loose and the gate can be pushed open manually. Manually releasing the operator in this manner will trigger the 'gate-tamper' relay while simultaneously triggering the operator's on-board UL buzzer. If the mechanical manual release is unauthorized, the gate tamper can trigger a security system. This is a high-security feature not found in any other gate operator.

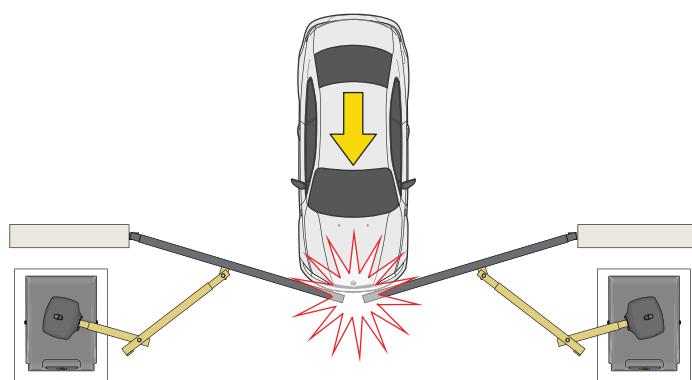


OPTIONAL FEATURE Max External Jog Switch



VEHICLE HIT PROTECTION

Maximum Controls recognizes swing gates are more prone to vehicular collisions. For this reason the Megatron 1400 PRO is outfitted with Maximum Controls' clamping technology constructed with robust cast iron. The clamp grips onto a 3 1/4" diameter machined steel output shaft assuring maximum grip without the use of a shear pin/plate; allowing slippage in an event that the gate is struck while in motion by a vehicle. This prevents damage to the operator while preserving limit switch locations.



The gate is PHYSICALLY moved from the closed position with EXTREME force.

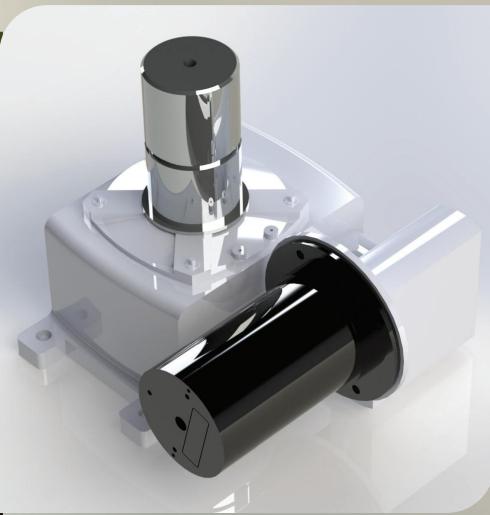
APPLICATION USE



After ten years in business here 10 reasons Maximum Controls is a technological leader in the industry.

- Long life motor capable of 5 million cycles
- The most robust lightning protection available in the industry
- Branded reliability
- Dependable diagnostic tools, LCD display and USB download
- The most quiet machines on the market
- Superior gate control and motion, true RPM ramp up, ramp down
- Reliable battery back-up standard on all models
- Years of reliable operation in extreme temperatures, Phoenix to Winnipeg
- The only proven solution to windy conditions
- Direct gear drive, super quiet, minimum moving parts

These are just a few of many reasons you should consider Maximum Controls



GEARBOX

The Megatron Series implements 3 various gear boxes depending on the model:

Megatron 1400 PRO: Size 70, 900 to 1, dual gear reduction, high efficiency, cast iron gearbox

The Megatron Series gearboxes are highly efficient, producing maximum torque, maintaining a low amperage draw by reducing resistance, providing super silent operation. The rugged cast iron housing, bronze gears, and double sealed heat-treated solid shafts, have been designed by a team with over 40 years of experience in the gearbox industry.

High speed ball bearings and a synthetic oil bath keep the dual gear reduction operating flawlessly through extreme temperature ranges without need for belts, chains or pulleys; which are subject to wear, raising maintenance issues.

We invite you to compare our Maximum Controls gearboxes to any of those used by other manufacturers.

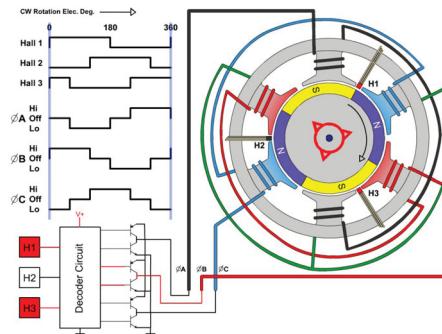


BRUSHLESS DC MOTOR

The brushless DC motor in the Megatron 1400 HP PRO uses "Hall Effect" magnetic sensing to identify over five thousand precise rotational positions during 90 degrees of gate movement. That's over 50 samples per degree of gate travel. Using this positional feedback, intelligent ramp-up and ramp-down of the gate speed is employed to minimize stress on all mechanical components.

We utilize Hall Effect sensors to know the position of the gate at any given moment thus synchronizing the gates to open and close at the same speed. We combine this technology with a dynamic magnetic brake system which stops the gate instantly when colliding with an obstacle.

Our brushless DC motors can withstand and operate in extreme high temperatures up to 165F (+74C); this surpasses any other motor technology we know of in the market today.



The Max brushless DC motor's torque is equivalent to a 1 HP AC output torque motor and can operate approximately 35,000 hours, which is about 6 million cycles. Therefore, the motor will last for decades to come. Maximum Controls stands behind our motors with a 5-year warranty.

Brushless motors controlled by DSP is the same motor technology used in advanced robotics for automobile assembly.



MOTOR CONTROL TECHNOLOGY

Maximum Controls' brushless DC motor controller enables precision movement that traditional brushed motors cannot replicate. For example, no overcoasting. This ability is crucial in bi-parting slide gates on the same track, as well as catch posts or columns that can't be avoided.

Another advantage of precise gate control is the ability to stop instantly. In an emergency situation, this is critical. When a safety edge is struck, stopping on a dime to reduce risk of injury or damage to equipment is imperative. Our motor control technology is absolutely the most advanced on the market.

ADVANTAGES OF BRUSHLESS DC MOTOR

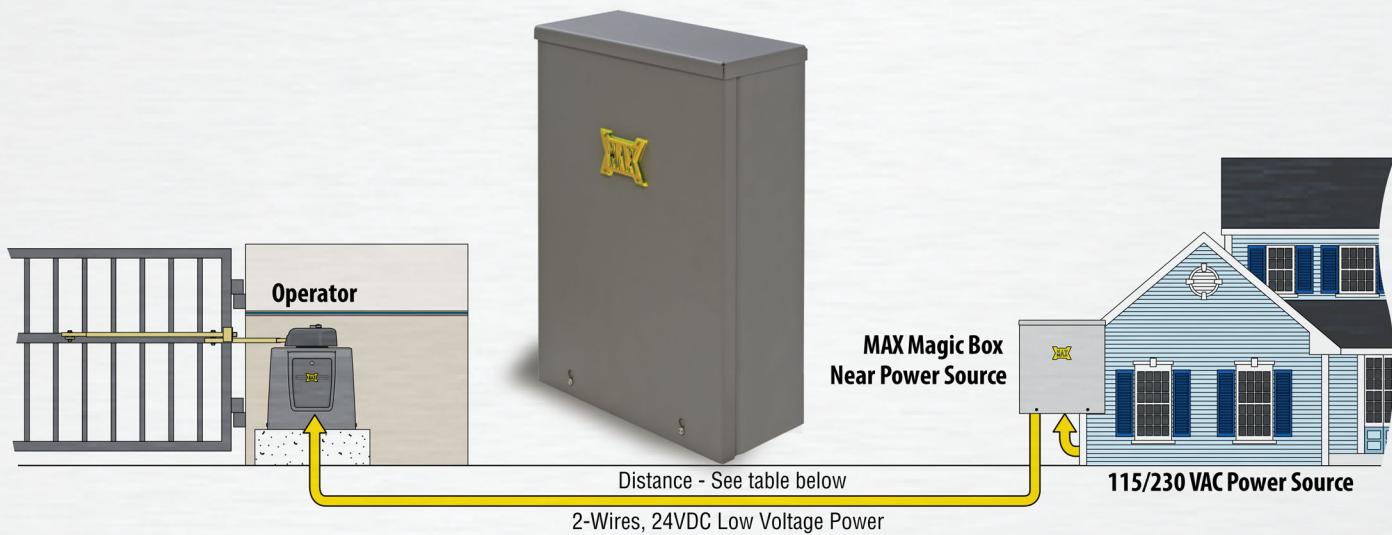
FEATURE	BRUSHED DC MOTORS	BRUSHLESS DC MOTOR MAX
Commutation	Mechanical	Electrical
Maintenance	High	Very Low
Electronic Noise EMI	High	Super Low
Life	Short	Much Longer 6,000,000 Cycles
Speed/Torque Characteristics	Moderately Flat	Flat (Enables Operation at All Speeds)
Efficiency	Medium	High
Motor Speed	Limited Speed Control	Variable Speed Control
Audible Noise	High at High Speeds Because of Brushes	Super Quiet
Drive Complexity	Inexpensive	Advanced DSP Control
Loss of Torque Due to Aging	Yes	No
Energy Consumption	Higher	Lower
Magnetic Hall Sensors	No	Yes (50 samples per degree of gate travel)

POWER SUPPLY

The Megatron 1400 PRO's power supply utilizes a 15 Amp torroid and power management board. The maximum Amp draw from the Megatron is 3.5 - 4.5 Amps depending on gate weight. The power supply is efficiently designed with ample headroom and is not overstressed under any extreme load or temperature conditions. The power supply input accepts 115V or 230V AC via selection switch. During gate operation the battery is not utilized while AC is present, preserving the life of the battery.

Input AC Power/Amps -

Switchable: 115VAC / 6 Amp, Single Phase or 230AVC / 2 Amp, Single Phase



MAGIC BOX

The Megatron 1400 PRO MAGIC BOX feature can save thousands of dollars in trenching and costly permit fees. Unforeseen complications like rock formations or utility lines that have to be trenched around can be avoided by using the Magic Box. This feature is a power management system that does not rely on battery power and as a result the battery life is not compromised.

Because the Magic Box does not rely on the batteries as a booster, the gate remains operational regardless of whether the batteries are malfunctioning or the batteries are removed. This technology is unique only to Maximum Controls.

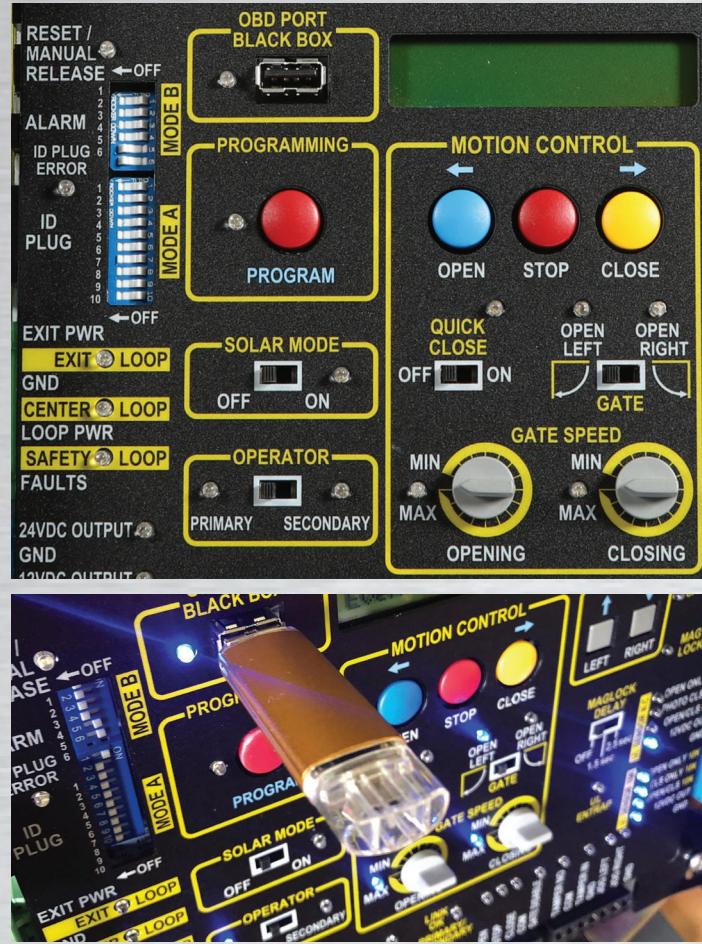
BLACK BOX, LOOP MANAGEMENT & SECURITY

One of the primary goals of the Megatron 1400 PRO is to provide the most secure, easiest to maintain gate operator with higher gate-speed-motion and advanced loop management.

The Megatron 1400 PRO uses non-volatile memory to continuously log performance characteristics and input/output events. A service technician can access this data via USB port to download the event history, quickly diagnosing complex or intermittent problems that traditionally have been very difficult to isolate and repair. By plugging a USB thumb drive into the USB port, all the Megatron's diagnostic history will download, working as a "Black Box" to diagnose what occurred. The Megatron's event history is stored as a .TXT document which can be emailed to the factory if necessary, for on-site diagnosis. The .TXT file is a log of the most recent 1000 events reported by each module to the central logger.

The Megatron 1400 PRO's standard intuitive loop management system, when enabled, will discourage tailgating, increasing security for residential and High-traffic installations. When the anti-tailgate switch is activated, any car tailgating a legitimate access will be forced to stop by a rapidly closing gate, forcing the tailgater to back up and thereby triggering the gate to close and deny unauthorized access.

When disabled, loop management will allow multi-access, with the gate opening on each successive trigger in the traditional loop management manner.

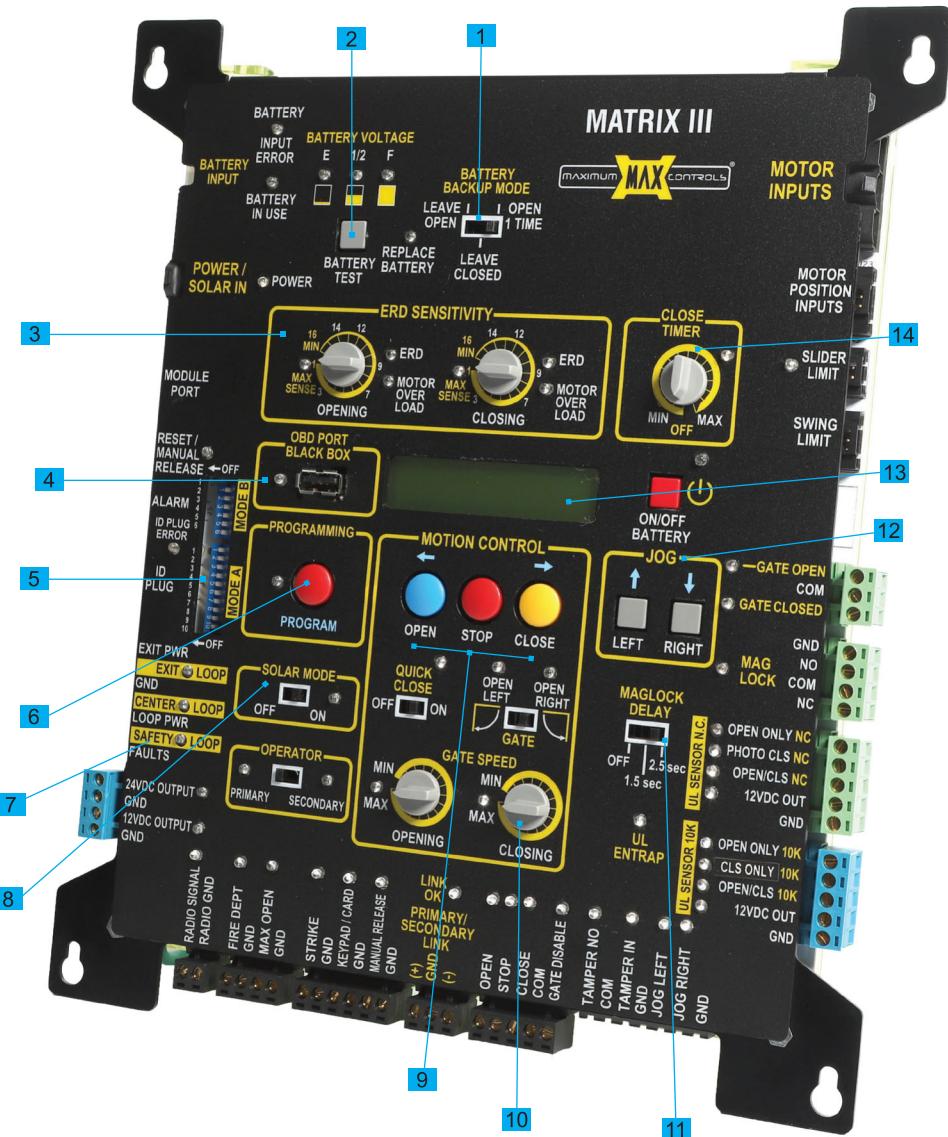


ADVANCED SECURITY FEATURES

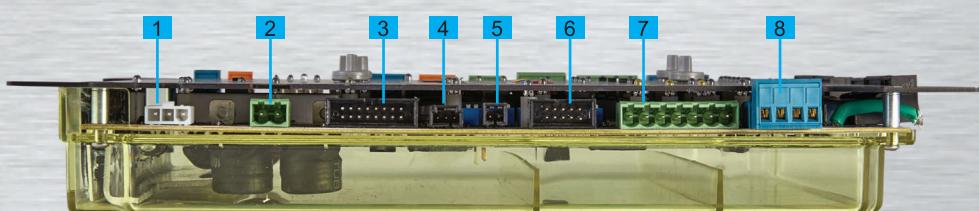
Anti-Vandalism/Burglar Alarm

As a security device, the Megatron 1400 PRO supplies a gate tamper relay output that triggers whenever a gate has encountered an unauthorized movement. This can be configured to activate an alarm system or camera. The Megatron 1400 PRO also has a gate disable feature which can disable operator open commands during a vacation or overnight for commercial applications.

CONTROL FEATURES AND CONNECTIONS



1. Battery Backup Mode Switch
2. Battery Test Switch
3. ERD Sensitivity
4. OBD Port
5. DIP Switches
6. Program Button
7. Loop Status
8. Solar Mode Application
9. Motion Control Buttons
10. Closing Gate Speed
11. Maglock Delay
12. Jog Open/Close
13. LCD Display
14. Close Timer Switch



1. Battery Input
2. Power/Solar Input
3. Module Port
4. Reset
5. UL Alarm
6. ID Plug
7. Loop Rack Input
8. 12VDC & 24VDC Limited Current Power Output

LIGHTNING PROTECTION



The Megatron 1400 PRO offers the most robust lightning protection available in the industry. The Megatron 1400 PRO protects all peripheral inputs, loop inputs, power inputs, relay outputs, and all communication lines (over 44 channels of protection) in 1/1,000,000,000 of a second. With special emphasis on power supply protection, the Megatron 1400 PRO is guaranteed to withstand any lighting hit more than 50 feet away; truly protected like no other operator in the world.

Maximum Controls LLC Warranty and Return Policy Megatron 1400 PRO

Section I Coverage

- a. 5-Year on all components
- b. 1 year on batteries

Section II Not Covered

- a. Damages due to vehicular strike.
- b. Damages due to water or liquid.
- c. Damages due to fire.
- d. Damages due to direct lightning.
- e. Damages due to extreme high wind.
- f. Damages due to vandalism.
- g. Damages due to negligence, i.e. leaving the cover off in the rain, improper wiring of AC or peripheral systems.
- h. Damages due to product misuse, i.e. gate and operator combination mismatch, i.e. heavy gate paired with low capacity gate operator.
- i. Damages due to unauthorized product modification or attempted repair.

Section III RMA Shipping Policy

- a. Maximum Controls LLC will pay for return shipping via standard ground UPS or USPS FOB CA on all RMA's within one year of Distributor's purchase
- b. Any form of "Expedited Shipping" on any RMA will be paid by Distributor

Section IV Product Returns

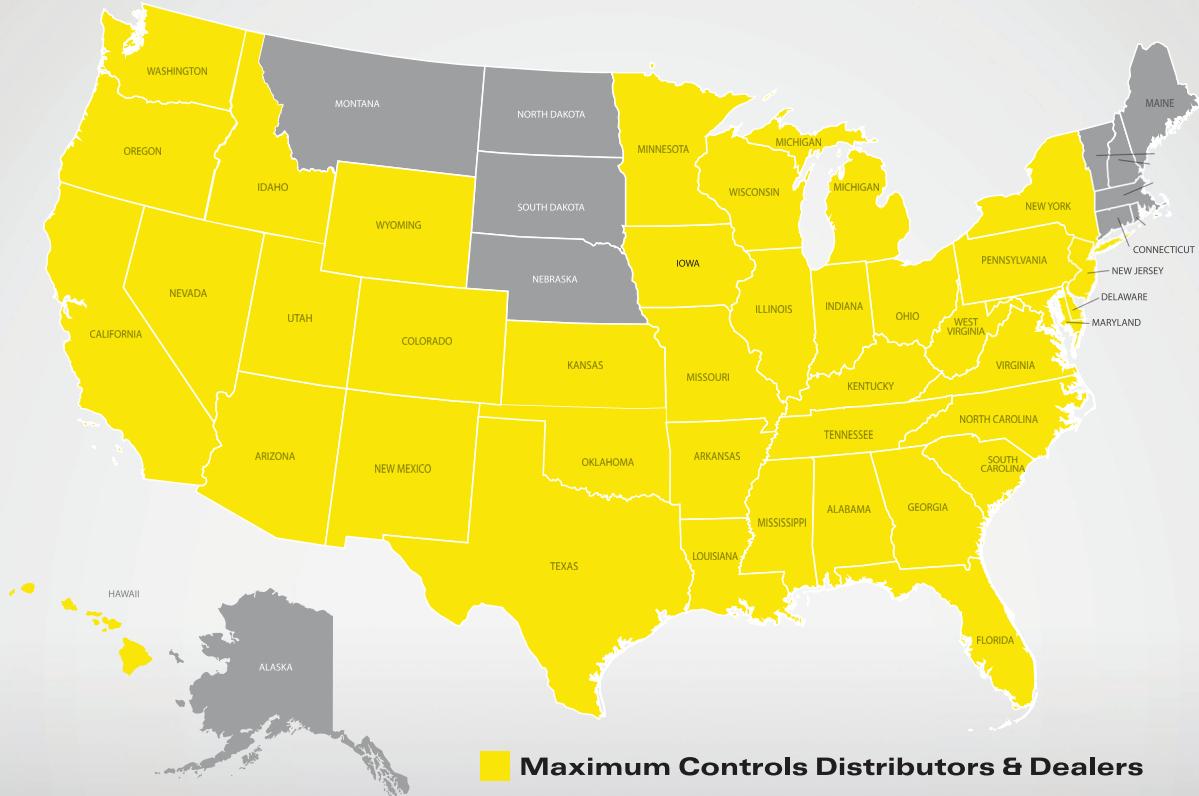
- a. Products must be in original, resellable condition with all warranty information, manuals, and original packaging.
- b. A re-stock fee of 10% will be charged on all returned products.
- c. All returned products must reference a Maximum Controls RMA number or it will be refused.
- d. Maximum Controls is not responsible for freight charges associated with returned merchandise.

NOTE: Products purchased online from unauthorized distributors will not be covered by our warranty.





www.Max.US.com



Maximum Controls LLC
949.699.0220
10530 Lawson River Ave.
Fountain Valley CA 92708
USA

Independent Dealer or Distributor

IRB-MON

UNIVERSAL UL325-2016 PHOTOEYE

Applications

The IRB-MON provides a universal solution for entrapment protection. One photoeye covers the entire spectrum of possible requirements for monitored and non-monitored photo eyes, simplifying inventory management and product training.

The IRB-MON is an external entrapment protection device type B1, non-contact sensor for use with automatic gates and doors. The device is UL325-2016 compliant and suitable for use with both operators that require monitored entrapment protection and those that do not require monitored operation.

There are four monitoring interfaces:

1. Normally closed: Cycle power to the transmitter while monitoring the receiver contacts for proper operation
2. Two-wire pulsed (2 freq): Provides 300Hz “heartbeat” unobstructed, 0Hz obstructed over power supply lines
3. Two-wire pulsed (3 freq): Provides 300Hz “heartbeat” unobstructed, 2Hz obstructed and 0Hz failure over power supply lines
4. Resistive termination: Provides a 10k Ohm resistance when unobstructed

The long range and thru-beam features combined with the installer mode switch settings provide a flexible solution to all external entrapment protection needs. A robust, NEMA 4X enclosure provides the durability required for high-reliability entrapment protection applications. Lens-less design minimizes fogging and false triggering caused by small objects and provides for easy alignment.

IRB-MON



EMX Industries, Inc.

4564 Johnston Parkway, Cleveland, Ohio 44128

P. 800 426 9912 F. 216 518 9884

Sales Inquiries: salessupport@emxinc.com **Technical Support:** technical@emxinc.com
www.emxinc.com

Competitive Advantage

The major advantage of the IRB-MON is its flexibility; this photo eye covers the whole spectrum of UL situations.

- Monitored application per UL325-2010 as applied to overhead doors operators
- Non-monitored UL325 as it stands now for the gate operators
(new requirements for monitored devices are scheduled to go into effect in January 2016)
- Non-UL installation

Distributors and dealers need only one photo eye to cover all these applications.

Accessories



IRB-HD



IRB-SH



IRB-SP



IRB-BR

Technical Data

Operating range	up to 115 ft. (35m)
Detection angle	24°
Sensitivity adjustment	potentiometer
Power indicator	Green LED
Detect indicator	Green LED
Mode selection switch	3 modes, relay output, pulsed (3 frequency), pulsed (2 frequency)
Relay output operation	Light on/dark on selection
Relay output	Form C contacts (NO, COM, NC)
Resistive termination	10k Ohm across NO contact
Power protection	Thermal fuse
Transmitter power cycle	>300mS (for use in configuration 0 Monitored)
Power supply	6...35 VDC, 12...24VAC (configuration 0-relay only)
Current (config. 1 and 2)	15mA (12VDC, includes TX and RX wired in parallel)
Current (config. 0)	60mA (relay activated)
Operating temperature	-40°F...170°F (-40°C...77°C)
Environmental	NEMA 4X
Dimensions (L x W x H)	2.3" (57mm) x 2.6" (65mm) x 3.7" (94mm)
Weight	TX - 0.35 lbs (159 g), RX 0.35 lbs (159 g)
Connections	TX-2 terminal, RX-5 terminal

Ordering Information

- IRB-MON Safety Photo Beam
- IRB-HD-SET Gold anodized aluminum protective hood
- IRB-SH-SET Gray powder coat steel hood
- IRB-BR "L" shaped mounting bracket
- IRB-SP Liquid tight strain relief connector
- IRB-S Set of nylon mounting screws with nuts

WARRANTY EMX INC. the product described herein for a period of 2 years under normal use and service from the date of sale to our customer. The product will be free from defects in material and workmanship. This warranty does not cover ordinary wear and tear, abuse, misuse, overloading, altered products, or damage caused by the purchaser from incorrect connections, or lightning damage. There is no warranty of merchantability. There are no warranties expressed, implied or any affirmation of fact or representation which extend beyond the description set forth herein. EMX Inc. sole responsibility and liability, and purchaser's exclusive remedy shall be limited to the repair or replacement at EMX's option of a part or parts not so conforming to the warranty. In no event shall EMX Inc. be liable for damages of any nature, including incidental or consequential damages, including but, not limited to any damages resulting from non-conformity defect in material or workmanship. Rev 1.4 12/14/15





MAGNA Q

BARRIER ARM OPERATOR

GREATNESS! SIMPLIFIED.

The **MAGNA Q** Barrier Arm Operator is the latest innovation in parking control, combining exceptional performance with cutting-edge technology. Engineered for reliability, ease of use and low maintenance, MAGNA Q offers unparalleled features and specifications, making it the ideal solution for various applications.

FEATURES



ALL-BLDC PRO

Advanced Controller

ALL-BLDC PRO controller with an LCD display, onboard diagnostics, USB export for diagnostics data, and field firmware update capabilities

Flexible Configuration

Standard right- or left-hand operation set via DIP-SWITCH

High-Efficiency Motor

Brushless DC motor ensures smooth operation, enhanced efficiency, and long-lasting reliability

Self-Adjustment speed

Operator will self-adjust the speed to smoothly operate different length arms

Manual Operation

Spindle manual release allows easy movement of the arm up or down

Damage Reduction

Standard break-away mechanism minimizes damage to the arms

Optimized Transportation

Standard sectional arms reduce shipping damage and save on freight costs

Battery Backup

Built-in battery backup provides up to 350 cycles on 15' arms

Low Maintenance

Simpler, no springs or counterweights design, reducing maintenance needs

USB Port

Ability to export diagnostics DATA and firmware updates

Vehicle Counter

Keeps a log of accurate vehicle count

Convenience Outlet

Built-in 120VAC outlet for added functionality.

Warranty

10 years on aluminum cabinet, 3 years electrical and mechanical components



SCAN FOR PRODUCT INFORMATION

SLIDERS | SWINGERS | OVERHEADS | BARRIER ARMS

The standard by which all other automatic gate operators are measured



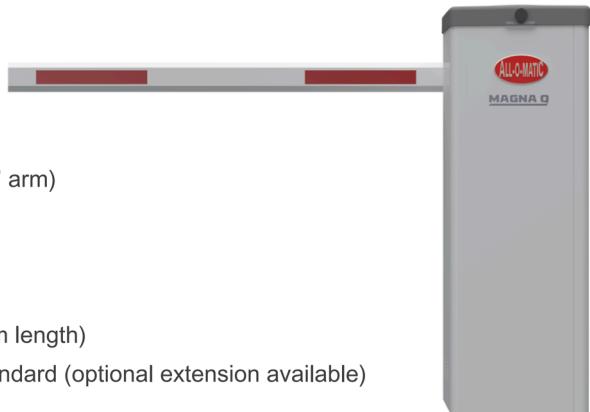


MAGNA Q

----- BARRIER ARM OPERATOR

SPECIFICATIONS

Power Options	120VAC, 208/240VAC (1PH), and 24VDC solar
Battery	Two 7Ahr, 12V batteries (up to 350 cycles with a 15' arm)
Motor	24VDC BLDC
Operating Voltage	24VDC
Accessory Power	0.5A at 12VDC and 0.5A at 24VDC
Arm Speed	90° movement takes 2.5–4.5 seconds (varies by arm length)
Arm Length	Two-piece octagonal aluminum extrusion, 15'-7" standard (optional extension available)
Cabinet Dimensions	11" x 14" x 42"
Weight	120 lbs (without the arm)
Cabinet Material	6061 aluminum extrusion panels (powder-coated) with PA-765A UV-resistant hood
Duty Cycle	Continuous
Mechanical Release	Spindle crank for manual arm movement



OPTIONS

	Reduces costly repairs
Arm Extension	49" extension to increase total arm length to 19'-8"
Folding Arm	Folding arm hardware (main arm length must be specified)
Edge Sensor	Available for both 15'-7" and 19'-8" arms (compact and sleek edge)
LED Strip	Optional LED strip for 15'-7" or 19'-8" arms (compact and sleek strips)

- Reduces Costs
- Enhances Safety
- Minimizes Downtime & Repairs

SUGGESTED ACCESSORIES

AOM PRIME VD1	Plug-in loop detector
AOM-RED EYE 2 Kit	Retro-reflective photo eye
ARM LED Strip	Available for 15'-7" and 19'-8" arms
Folding Arm Hardware	For customized installation
Edge Sensor	Available for 15'-7" and 19'-8" arms
Solar Panels	55W, 24VDC panels



The Warrantor warrants the MAGNA Q Barrier Arm Operator. ALL-O-MATIC INC warrants the MAGNA Q for a period of ten (10) years on the extrusion aluminum cabinet panels, and for a period of three (3) years on electrical and mechanical components from defects in circuitry, motor, gear box and workmanship. This warranty applies from the date of purchase to the original owner. Warrantor will repair or, at its option, replace any device which it finds to require service. This device must be sent to the warrantor at the consumer's expense. The warrantor will return the repaired or replaced unit to the customer at the consumer's expense. Labor charges for dealer service or replacement are the responsibility of the owner. These warranties are in lieu of all other warranties either expressed or implied, and ALL-O-MATIC INC shall not be liable for consequential damage. All implied warranties of merchantability and/or fitness for a particular purpose are hereby disclaimed and excluded. This limitation is not valid in jurisdictions which do not allow limitation of incidental or consequential damages or limitation of warranty periods. Caution in order to obtain this policy, please complete the registration card and send it by mail within 30 days of purchasing from ALL-O-MATIC INC. or your INSTALLER. If not registered only a one year warranty on all parts will be provided.



**NORTHSTAR
CONTROLS, LLC**

Vehicle Detection, Systems & Accessories



NP2-ES | ACCESS CONTROL

Single Channel Dual Output Plug-In Vehicle Detector



10-Pin Molex Connector



4 Selectable Sensitivities



4 Selectable Frequencies



Selectable Presence Times



Separate Power/Fault & Detect Indicators



Permanent Presence Option



Our Facility
Sarasota, Florida



Learn more
northstarcontrols.com



Call Us
941.926.2454

Built in America, by an American

Front Panel Selections:

Sensitivity – controlled by front panel DIP switch.

- 0 = Low sensitivity
- 3 = High sensitivity

Medium sensitivity is used for most applications; this is a setting of 1 or 2. Always use the lowest sensitivity setting that provides expected operations.

Frequency – four separate settings controlled by front panel DIP switches.

- 2+1 = High
- 2+0 = Medium High
- 1+0 = Medium Low
- 0+0 = Low

Reset – front panel reset performs a hard reset of the detector.

DIP Switch Options:

Switch A ON = 15 min presence time

Switch A OFF = 60 min presence time

Switch B ON = Permanent Presence

Outputs: Detect Output is fail secure, loss of power does not cause a detect output to be placed.

Factory Settings:

- Set to High frequency
- Set to Medium Low sensitivity (1)

Specifications:

Output Rating: Solid State both Detect and Fail. 30mA Maximum current sink. Outputs are protected from over-voltage or polarity reversal.

Power: 10 to 30 volts DC, 5mA nominal.

Inductance Range: 20uH to 1500uH.

Temperature Range: -30 F to +180 F.

Lead-In Length: up to 2500 ft. with proper lead-in and loop.

Mechanical: 2.4" H x 2.25" D x 0.8" W.

Supply Voltage – incorrect voltage supplied to the unit will not result in damage, the unit will simply not operate until correct voltage is supplied. No fuses need to be reset.

Indicators – front panel indicators:

Power/Fault – Green, solid with correct power supplied.

Flashes during a fault condition.

Fault flash sequence: Single flash and pause = Open Circuit Loop
Double flash and pause = Shorted Loop.

Detect – Red, solid during detect.

Sensitivity Boost – automatic during detect except in the highest sensitivity setting (3).

Connector

10 position Molex Type 09-48-1104

Pin #	Function
1	Loop
2	Loop
3	Power – 10 to 30 V DC
4	Not used
5	Not used
6	Fail output
7	Fail output
8	Detect output
9	Power – 10 to 30 V DC
10	Power Logic Ground

Note: The above connections are shown with correct power supplied and no vehicle present.



northstarcontrols.com

SECTION C

ESTIMATE

INFINITE SECURITY
P O Box 87
Ocoee, FL 34761

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



Bill to
Jarett Wright
Windward Community Development District

Ship to
Jarett Wright
Windward Community Development District

Estimate details

Estimate no.: 1022
Estimate date: 11/19/2025
Expiration date: 12/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			MAIN ENTRANCE			
2.		LiftMaster CAPXLV2mc	10" Smart Video Intercom L, Ethernet and Wi-Fi	1	\$5,500.00	\$5,500.00
3.		LiftMaster CAPXLV2HOOD	Hood Kit Pedestal/Surface Mount for CAPXLV2	1	\$300.00	\$300.00
4.		LiftMaster SRDRKP Keypad Smart Reader	Indoor/Outdoor Keypad Smart Reader with Multi Technology 125 KHz, 13.56 MHz and BLE Mobile	2	\$400.00	\$800.00
5.		LiftMaster Mega Arm Tower Gate Operator	***USE EXISTING***	5	\$0.00	\$0.00
6.		SOS Siren	***USE EXISTING***	1	\$0.00	\$0.00
7.		Knox Key Switch	***USE EXISTING***	1	\$0.00	\$0.00
8.		Labor	Equipment Installation and Programming - EXPORT EXISTING RESIDENT DATABASE, REMOVE DOORKING HARDWARE. INSTALL NEW CALLBOX SYSTEM, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.	1	\$4,680.00	\$4,680.00
Subtotal			Subtotal			\$11,280.00

9.	END SECTION	*****	1	\$0.00	\$0.00
10.		KEY BAY TRAIL ENTRANCE			
11.	LiftMaster CAP2D Smart Access Controller	2 Door Controller	2	\$900.00	\$1,800.00
12.	LiftMaster SRDRKP Keypad Smart Reader	Indoor/Outdoor Keypad Smart Reader with Multi Technology 125 KHz, 13.56 MHz and BLE Mobile	1	\$400.00	\$400.00
13.	LiftMaster CSW24UL Swing Gate Operator	***USE EXISTING***	4	\$0.00	\$0.00
14.	SOS Siren	***USE EXISTING***	1	\$0.00	\$0.00
15.	Knox Key Switch	***USE EXISTING***	1	\$0.00	\$0.00
16.	LiftMaster LMSC1000	RFID Long Range Reader, 20'-30' range.	1	\$2,850.00	\$2,850.00
17.	Labor	Equipment Installation and Programming - EXPORT EXISTING RESIDENT DATABASE, REMOVE DOORKING HARDWARE. INSTALL NEW CONTROLLER AND READER IN PLACE OF CALLBOX, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. INSTALL RFID READER AND VERIFY OPERATION WITH EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.	1	\$3,900.00	\$3,900.00
	Subtotal	Subtotal			\$8,950.00
18.	END SECTION	*****	1	\$0.00	\$0.00
19.		SAND HILL RD ENTRANCE			
20.	LiftMaster CAP2D Smart Access Controller	2 Door Controller	2	\$900.00	\$1,800.00
21.	LiftMaster SRDRKP Keypad Smart Reader	Indoor/Outdoor Keypad Smart Reader with Multi Technology 125 KHz, 13.56 MHz and BLE Mobile	1	\$400.00	\$400.00
22.	LiftMaster CSW24UL Swing Gate Operator	***USE EXISTING***	4	\$0.00	\$0.00
23.	SOS Siren	***USE EXISTING***	1	\$0.00	\$0.00
24.	Knox Key Switch	***USE EXISTING***	1	\$0.00	\$0.00
25.					

	LiftMaster LMSC1000	RFID Long Range Reader, 20'-30' range.	1	\$2,850.00	\$2,850.00
26.	Labor	Equipment Installation and Programming - EXPORT EXISTING RESIDENT DATABASE, REMOVE DOORKING HARDWARE. INSTALL NEW CONTROLLER AND READER IN PLACE OF CALLBOX, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. INSTALL RFID READER AND VERIFY OPERATION WITH EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.	1	\$3,900.00	\$3,900.00
	Subtotal	Subtotal			\$8,950.00
27.	END SECTION	*****	1	\$0.00	\$0.00
28.		SANDY CREEK TRAIL ENTRANCE			
29.	LiftMaster CAP2D Smart Access Controller	2 Door Controller	2	\$900.00	\$1,800.00
30.	LiftMaster SRDRKP Keypad Smart Reader	Indoor/Outdoor Keypad Smart Reader with Multi Technology 125 KHz, 13.56 MHz and BLE Mobile	2	\$400.00	\$800.00
31.	LiftMaster LMSC1000	RFID Long Range Reader, 20'-30' range. ***ONE FOR ENTRY AND EXIT, UNLESS OTHERWISE NOTED***	2	\$2,850.00	\$5,700.00
32.	LiftMaster Mega Arm Tower Gate Operator	***USE EXISTING***	2	\$0.00	\$0.00
33.	SOS Siren	***USE EXISTING***	2	\$0.00	\$0.00
34.	Knox Key Switch	***USE EXISTING***	1	\$0.00	\$0.00
35.	Labor	Equipment Installation and Programming - INSTALL NEW CONTROLLERS AND READERS, SETUP NEW RESIDENT DATABASE TO REUSE ALL EXISTING CREDENTIALS. INSTALL RFID READERS ON EACH OPERATOR AND VERIFY OPERATION WITH EXISTING CREDENTIALS. RECONNECT ALL EXISTING GATE OPERATORS AND EMERGENCY DEVICES.	1	\$4,680.00	\$4,680.00
	Subtotal	Subtotal			\$12,980.00
36.	END SECTION	*****	1	\$0.00	\$0.00
37.		WARRANTY			

38.	Warranty	Gate Operators (CSW24UL) - 5 Years ***EXISTING*** Access Panels, Callbox (Smart Video Intercom) - 2 Years RFID Reader - 1 Year Mega Arm Operator - 10 Years (Cabinet), 2 Years (Components) ***EXISTING***	1	\$0.00	\$0.00
39.	END SECTION	*****	1	\$0.00	\$0.00
40.		MONTHLY PRICING SCHEDULE			
41.	LiftMaster MyQ Monthly Subscription	Base Fee - Equipment and VOIP ***ESTIMATED, MANUFACTURER CURRENTLY RESTRUCTURING PRICING***	1	\$150.00	\$150.00
42.	LiftMaster MyQ Monthly Subscription - Additional Access Points	Additional Access Points - \$25 per Access Point ***ESTIMATED, MANUFACTURER CURRENTLY RESTRUCTURING PRICING***	8	\$25.00	\$200.00
43.	Automated Gates Service and Maintenance Plan	***OPTIONAL PLAN*** INCLUDES 8 HOURS ONSITE LABOR, UNLIMITED REMOTE SUPPORT, UP TO 24 PROGRAMMING CHANGES, NO TRIP CHARGE, SAME DAY SERVICE AT NO ADDITIONAL CHARGE WHEN POSSIBLE. QUARTERLY SITE VISITS (INCLUDED IN PRICE) TO INSPECT, MAINTAIN AND CHECK SYSTEM.	1	\$1,200.00	\$1,200.00
44.	END SECTION	*****	1	\$0.00	\$0.00
45.		FEE SCHEDULE			
46.	Service Request < 75 miles	Trip Charge	0	\$65.00	\$0.00
47.	Labor	Hourly rate	0	\$175.00	\$0.00
48.	Same Day Service Request	Same Day Service Request	0	\$100.00	\$0.00
49.	Emergency Service Request < 75 Miles	Emergency Service	0	\$165.00	\$0.00
50.	Labor - After Hours/Weekend	After Hours / Weekend Hourly Rate	0	\$262.50	\$0.00
51.	Automated Gates Service and Maintenance Plan	***ANNUAL COST*** QUARTERLY SERVICE ONLY OPTION	0	\$8,500.00	\$0.00

Total **\$43,710.00**

Note to customer

Total includes sales tax, if tax exempt, please provide tax exempt certificate.

Expiry date

12/31/2025

Please let us know if you have any questions, and if needed we can be present at the Board Meeting to answer any questions.

Accepted date

Accepted by

SECTION VIII

SECTION D

SECTION 1

Windward
Community Development District

Summary of Check Register

January 8, 2026 to February 3, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	1/13/26	1186-1187	\$ 20,915.29
	1/23/26	1188-1201	\$ 102,735.13
	2/3/26	1202	\$ 40,633.18
		Total Amount	\$ 164,283.60

WWRD --WINDWARD-- ZYAN

WWRD --WINDWARD-- ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		12/19/25	5484	202512	320-53800-47100					*	1,000.00		
			TILL POND - DEC 25						TOOLE'S TRACTOR SERVICES & H2O			2,200.00	001198
1/23/26	00022	11/25/25	7976539	202511	310-51300-32300					*	4,074.30		
			TRUSTEE FEES S2020										
		11/25/25	7976539	202511	300-15500-10000					*	370.39		
			TRUSTEE FEES S2020										
		12/24/25	8013441	202512	310-51300-32300					*	3,412.08		
			TRUSTEE FEES S2018 FY26										
		12/24/25	8013441	202512	300-15500-10000					*	682.42		
			TRUSTEE FEES S2018 FY27										
			US BANK									8,539.19	001199
1/23/26	00025	1/22/26	012226	202601	300-20700-10000					*	17,393.80		
			ASSESSMENT TRANSFER S2018										
			WINDWARD CDD/US BANK									17,393.80	001200
1/23/26	00025	1/22/26	12226(2)	202601	300-20700-10000					*	18,509.63		
			ASSESSMENT TRANSFER S2020										
			WINDWARD CDD/US BANK									18,509.63	001201
2/03/26	00009	1/22/26	8979-01.	202601	320-53800-43100					*	25,515.43		
			7700 FOUR SEASONS										
		1/27/26	4559-01.	202601	320-53800-43100					*	15,006.23		
			0 FOUR SEASONS BLVD										
		1/27/26	8619-01.	202601	320-53800-43100					*	31.97		
			7900 FOUR SEASONS										
		1/27/26	8639-01.	202601	320-53800-43100					*	49.40		
			7900 FOURSEASONS BLVD ODD										
		1/27/26	9609-01.	202601	320-53800-43100					*	30.15		
			7980 FOUR SEASONS BLVD GH										
			TOHO WATER AUTHORITY									40,633.18	001202
			TOTAL FOR BANK A								164,283.60		
			TOTAL FOR REGISTER								164,283.60		

WWRD --WINDWARD-- ZYAN

SECTION 2

*to be provided under
separate cover*

SECTION 3

Windward
Community Development District

Unaudited Financial Reporting
January 31, 2026



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Windward
Community Development District
Combined Balance Sheet
January 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 1,094,578	\$ -	\$ -	\$ -	\$ 1,094,578
State Board of Administration	\$ 573,529	\$ -	\$ -	\$ -	\$ 573,529
Capital Reserve Account	\$ -	\$ -	\$ -	\$ 51,503	\$ 51,503
Prepaid Expense	\$ 1,053	\$ -	\$ -	\$ -	\$ 1,053
Due from Other	\$ 68,858	\$ -	\$ -	\$ -	\$ 68,858
Due from General Fund	\$ -	\$ 50,301	\$ -	\$ -	\$ 50,301
Investments					
Series 2018 A-1/A-2					
Reserve A-1	\$ -	\$ 121,001	\$ -	\$ -	\$ 121,001
Reserve A-2	\$ -	\$ 145	\$ -	\$ -	\$ 145
Revenue	\$ -	\$ 260,642	\$ -	\$ -	\$ 260,642
Construction	\$ -	\$ -	\$ 6,062	\$ -	\$ 6,062
Series 2020 A-1/A-2					
Reserve A-1	\$ -	\$ 127,319	\$ -	\$ -	\$ 127,319
Reserve A-2	\$ -	\$ 4,803	\$ -	\$ -	\$ 4,803
Revenue	\$ -	\$ 503,028	\$ -	\$ -	\$ 503,028
Prepayment A-1	\$ -	\$ 338	\$ -	\$ -	\$ 338
Prepayment A-2	\$ -	\$ 198,318	\$ -	\$ -	\$ 198,318
Construction	\$ -	\$ -	\$ 2,860,183	\$ -	\$ 2,860,183
Total Assets	\$ 1,738,017	\$ 1,265,894	\$ 2,866,245	\$ 51,503	\$ 5,921,660
Liabilities:					
Accounts Payable	\$ 110,734	\$ -	\$ -	\$ -	\$ 110,734
Due to Debt Service Fund	\$ 14,397	\$ -	\$ -	\$ -	\$ 14,397
Total Liabilities	\$ 125,131	\$ -	\$ -	\$ -	\$ 125,131
Fund Balances:					
Nonspendable:					
Prepaid Items	\$ 1,053	\$ -	\$ -	\$ -	\$ 1,053
Restricted for:					
Debt Service	\$ -	\$ 1,265,894	\$ -	\$ -	\$ 1,265,894
Capital Projects	\$ -	\$ -	\$ 2,866,245	\$ -	\$ 2,866,245
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 51,503	\$ 51,503
Unassigned	\$ 1,611,833	\$ -	\$ -	\$ -	\$ 1,611,833
Total Fund Balances	\$ 1,612,886	\$ 1,265,894	\$ 2,866,245	\$ 51,503	\$ 5,796,528
Total Liabilities & Fund Balance	\$ 1,738,017	\$ 1,265,894	\$ 2,866,245	\$ 51,503	\$ 5,921,660

Windward
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Forecast #1	Prorated Budget		Actual		Variance
	Budget	Thru 01/31/26	Thru 01/31/26			
<u>Revenues</u>						
Assessments - Tax Roll	\$ 1,378,623	\$ 1,278,937	\$ 1,278,937	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ 7,276	\$ -	\$ 7,276	\$ 7,276
Total Revenues	\$ 1,378,623	\$ 1,278,937	\$ 1,286,213	\$ -	\$ 7,276	
<u>Expenditures:</u>						
<u>General & Administrative:</u>						
Supervisors Fees	\$ 12,000	\$ 4,000	\$ -	\$ -	\$ 4,000	
FICA Expense	\$ 500	\$ 167	\$ -	\$ -	\$ 167	
Engineering	\$ 16,000	\$ 5,333	\$ 808	\$ -	\$ 4,526	
Attorney	\$ 50,000	\$ 16,667	\$ 11,186	\$ -	\$ 5,480	
Arbitrage	\$ 900	\$ -	\$ -	\$ -	\$ -	
Dissemination	\$ 10,101	\$ 3,367	\$ 3,367	\$ -	\$ -	
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	\$ 18,333	\$ 18,333	\$ -	\$ -	
Information Technology	\$ 1,948	\$ 649	\$ 649	\$ -	\$ -	
Website Maintenance	\$ 1,113	\$ 371	\$ 371	\$ -	\$ -	
Telephone	\$ 125	\$ 42	\$ -	\$ -	\$ 42	
Postage	\$ 800	\$ 267	\$ 329	\$ -	\$ (62)	
Travel Per Diem	\$ 660	\$ 220	\$ -	\$ -	\$ 220	
Printing & Binding	\$ 500	\$ 167	\$ 105	\$ -	\$ 61	
Insurance	\$ 6,817	\$ 6,817	\$ 7,028	\$ -	\$ (211)	
Legal Advertising	\$ 1,500	\$ 500	\$ 497	\$ -	\$ 3	
Other Current Charges	\$ 2,000	\$ 667	\$ 125	\$ -	\$ 542	
Office Supplies	\$ 150	\$ 50	\$ 329	\$ -	\$ (279)	
Property Appraiser	\$ 500	\$ -	\$ -	\$ -	\$ -	
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -	\$ -	
Boundary Expansion	\$ -	\$ -	\$ 2,232	\$ -	\$ (2,232)	
Total General & Administrative:	\$ 180,862	\$ 71,799	\$ 59,791	\$ -	\$ 12,007	

Windward
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Forecast #1	Prorated Budget		Actual		Variance	
	Budget	Thru 01/31/26	Thru 01/31/26				
<u>Operation & Maintenance</u>							
Field Expenditures							
Field Services	\$ 24,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	-	
Facility Maintenance	\$ 18,500	\$ 6,167	\$ 1,377	\$ 4,790	\$ -	4,790	
Electric	\$ 160,009	\$ 53,336	\$ 38,896	\$ 14,440	\$ -	14,440	
Water & Sewer	\$ 300,000	\$ 100,000	\$ 60,972	\$ 39,028	\$ -	39,028	
Security Building Maintenance	\$ 15,000	\$ 5,000	\$ 11,908	\$ (6,908)	\$ -	(6,908)	
Landscape Maintenance	\$ 260,000	\$ 86,667	\$ 60,148	\$ 26,519	\$ -	26,519	
Landscape Contingency	\$ 149,552	\$ 49,851	\$ 43,560	\$ 6,291	\$ -	6,291	
Property Insurance	\$ 10,000	\$ 10,000	\$ 6,889	\$ 3,111	\$ -	3,111	
Fountain Maintenance	\$ 14,600	\$ 4,867	\$ 3,550	\$ 1,317	\$ -	1,317	
Lake Maintenance	\$ 22,100	\$ 7,367	\$ 5,900	\$ 1,467	\$ -	1,467	
Irrigation Repairs	\$ 100,000	\$ 33,333	\$ 2,716	\$ 30,617	\$ -	30,617	
Roadway Maintenance	\$ 9,000	\$ 3,000	\$ 45,646	\$ (42,646)	\$ -	(42,646)	
Contingency	\$ 65,000	\$ 21,667	\$ 640	\$ 21,027	\$ -	21,027	
Total Operations & Maintenance Expenditures	\$ 1,147,761	\$ 389,254	\$ 290,203	\$ 99,051			
Total Expenditures	\$ 1,328,623	\$ 461,052	\$ 349,994	\$ 111,058			
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 936,218				
<u>Other Financing Sources/(Uses)</u>							
Transfer In/Out	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	-	
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -	\$ -	-	
Net Change in Fund Balance	\$ -		\$ 936,218				
Fund Balance - Beginning	\$ -		\$ 676,668				
Fund Balance - Ending	\$ -		\$ 1,612,886				

Windward
Community Development District
Debt Service Fund - Series 2018-A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Assessments - 2018 A1 Tax Roll	\$ 243,648	\$ 221,845	\$ 221,845	\$ -
Interest Income	\$ 6,484	\$ 2,161	\$ 3,144	\$ 983
Total Revenues	\$ 250,132	\$ 224,006	\$ 224,989	\$ 983
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		\$ 85,984	
Fund Balance - Beginning	\$ 151,223		\$ 320,173	
Fund Balance - Ending	\$ 158,345		\$ 406,157	

Windward
Community Development District
Debt Service Fund - Series 2020-A1
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<u>Revenues</u>				
Assessments - 2020 A1 Tax Roll	\$ 255,379	\$ 236,077	\$ 236,077	\$ -
Interest Income	\$ 10,568	\$ 3,523	\$ 8,617	\$ 5,094
Total Revenues	\$ 265,948	\$ 239,599	\$ 244,694	\$ 5,094
<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		\$ 160,580	
Fund Balance - Beginning	\$ 135,605		\$ 699,157	
Fund Balance - Ending	\$ 148,325		\$ 859,737	

Windward
Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 77	\$ 77
Total Revenues	\$ -	\$ -	\$ 77	\$ 77
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 77	
Fund Balance - Beginning	\$ -		\$ 5,984	
Fund Balance - Ending	\$ -		\$ 6,062	

Windward
Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 36,525	\$ 36,525
Total Revenues	\$ -	\$ -	\$ 36,525	\$ 36,525
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 36,525	
Fund Balance - Beginning	\$ -		\$ 2,823,658	
Fund Balance - Ending	\$ -		\$ 2,860,183	

Windward
Community Development District
Capital Reserve
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<u>Revenues</u>				
Interest	\$ 311	\$ 104	\$ 570	\$ 467
Total Revenues	\$ 311	\$ 104	\$ 570	\$ 467
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ 311		\$ 570	
<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		\$ 570	
Fund Balance - Beginning	\$ 277,041		\$ 50,932	
Fund Balance - Ending	\$ 315,193		\$ 51,503	

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	\$ 40,210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,278,937
Interest Income	\$ 2,067	\$ 1,942	\$ 1,938	\$ 1,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,276
Total Revenues	\$ 2,067	\$ 259,098	\$ 983,508	\$ 41,540	\$ -	\$ 1,286,213							
Expenditures:													
<i>General & Administrative:</i>													
Supervisors Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 808	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 808
Attorney	\$ 5,093	\$ 2,561	\$ 3,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,186
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 842	\$ 842	\$ 842	\$ 842	\$ 842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,367
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	\$ 4,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,333
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Website Maintenance	\$ 93	\$ 93	\$ 93	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 371
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 176	\$ 62	\$ 4	\$ 87	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Printing & Binding	\$ 12	\$ 16	\$ 18	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Insurance	\$ 7,028	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,028
Legal Advertising	\$ -	\$ 497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 497
Other Current Charges	\$ 38	\$ -	\$ 35	\$ 51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Office Supplies	\$ 328	\$ 1	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Boundary Expansion	\$ 2,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,232
Total General & Administrative:	\$ 28,341	\$ 12,890	\$ 12,682	\$ 5,878	\$ -	\$ 59,791							

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	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Facility Maintenance	\$ -	\$ 907	\$ -	\$ 470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,377
Electric	\$ 10,358	\$ 10,335	\$ 15,744	\$ 2,460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,896
Water & Sewer	\$ 15,999	\$ 16,560	\$ 13,309	\$ 15,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,972
Security Building Maintenance	\$ 7,988	\$ 1,364	\$ 1,870	\$ 687	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,908
Landscape Maintenance	\$ 15,037	\$ 15,037	\$ 15,037	\$ 15,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,148
Landscape Contingency	\$ 16,330	\$ 11,175	\$ 12,510	\$ 3,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,560
Property Insurance	\$ 6,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,889
Fountain Maintenance	\$ 1,300	\$ 750	\$ 750	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,550
Lake Maintenance	\$ 2,575	\$ 375	\$ 2,575	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,900
Irrigation Repairs	\$ 744	\$ 861	\$ 456	\$ 655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,716
Roadway Maintenance	\$ -	\$ 11,411	\$ -	\$ 34,234	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,646
Contingency	\$ 120	\$ 120	\$ 280	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 640
Total Operations & Maintenance Expenses	\$ 79,340	\$ 70,894	\$ 64,531	\$ 75,437	\$ -	\$ 290,203							
Total Expenditures	\$ 107,682	\$ 83,784	\$ 77,214	\$ 81,315	\$ -	\$ 349,994							
Excess (Deficiency) of Revenues over Expenditures	\$ (105,615)	\$ 175,314	\$ 906,295	\$ (39,775)	\$ -	\$ 936,218							
<u>Other Financing Sources/(Uses)</u>													
Transfer In/Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (105,615)	\$ 175,314	\$ 906,295	\$ (39,775)	\$ -	\$ 936,218							

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	\$4,803
 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	\$ 32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128
622453-033088639	7900 Four Seasons Odd Boulevard Fountain	\$ 39	\$ 34	\$ 49	\$ 49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172
622453-033089609	7980 Four Seasons Boulevard GH	\$ 31	\$ 30	\$ 30	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121
622453-033278979	7700 Four Seasons Block Even	\$ 8,695	\$ 8,954	\$ 6,434	\$ 9,441	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,523
622453-033174559	0 Four Seasons Boulevard	\$ 7,205	\$ 7,509	\$ 6,761	\$ 5,552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,028
TOTALS		\$ 15,999	\$ 16,560	\$ 13,309	\$ 15,105	\$ -	\$ 60,972							
Duke Energy														
9100 8619 5059	24081 Sandy Creek Trl - Irrigation	\$ 31	\$ 31	\$ 31	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154
9100 8619 5281	7980 Four Seasons Blvd - Guard House	\$ 163	\$ 181	\$ 236	\$ 203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 783
9100 8619 5497	79811 Four Seasons Blvd, Entrance Lighting	\$ 517	\$ 432	\$ 575	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,899
9100 8619 5801	4 SEASONS PHIB SL	\$ 654	\$ 1,585	\$ 1,595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,834
9100 8619 6042	7701 Four Seasons Blvd - Gate Entrance Light	\$ 39	\$ 35	\$ 40	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147
9100 8619 6274	77001 Four Seasons Blvd Gate - Lite Irrigation	\$ 53	\$ 51	\$ 62	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214
9100 8619 6513	17031 Key Bay Trail, Irrigation Timer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9100 8619 6761	78151 Four Seasons Blvd, Landscape Lighting	\$ 52	\$ 51	\$ 62	\$ 49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215
9100 8619 6977	000 Sand Hill Rd,Lite	\$ 1,592	\$ 674	\$ 1,592	\$ 1,605	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,464
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	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195
9100 8619 8052	79011 Hanson Bay Pl - Irg	\$ 31	\$ 31	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92
9101 5373 0124	000 Four Seasons Lite	\$ 1,681	\$ 1,681	\$ 1,687	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,049
9101 6904 8932	21421 Limestone Trl	\$ 19	\$ 39	\$ 1	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79
9101 6905 1747	23131 Seagrass Pt RET-POND	\$ 19	\$ 39	\$ 1	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79
TOTALS		\$ 10,358	\$ 10,335	\$ 15,744	\$ 2,460	\$ -	\$ 38,896							
GRAND TOTAL		\$ 26,357	\$ 26,894	\$ 29,053	\$ 17,564	\$ -	\$ 99,869							

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	\$ 118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 378
622453-033088639	7900 Four Seasons Odd Boulevard Fountain	\$ 7	\$ 16	\$ 1	\$ (3)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21
622453-033089609	7980 Four Seasons Boulevard GH	\$ (4)	\$ (2)	\$ (2)	\$ (2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (11)
622453-033278979	7700 Four Seasons Block Even	\$ 16,813	\$ 25,483	\$ 17,994	\$ 11,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,827
622453-033174559	0 Four Seasons Boulevard	\$ 6,852	\$ 15,203	\$ 17,151	\$ 16,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,069
TOTALS		\$ 23,731	\$ 40,790	\$ 35,250	\$ 28,513	\$ -	\$ 128,285							
Duke Energy														
9100 8619 5059	24081 Sandy Creek Trl - Irrigation	\$ -	\$ -	\$ -	\$ (31)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (31)
9100 8619 5281	7980 Four Seasons Blvd - Guard House	\$ (18)	\$ (34)	\$ (80)	\$ (36)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (168)
9100 8619 5497	79811 Four Seasons Blvd, Entrance Lighting	\$ 233	\$ 271	\$ 188	\$ 243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 934
9100 8619 5801	4 SEASONS PHIB SL	\$ 1,050	\$ 119	\$ (53)	\$ 1,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,660
9100 8619 6042	7701 Four Seasons Blvd - Gate Entrance Light	\$ (8)	\$ (4)	\$ (7)	\$ (2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (22)
9100 8619 6274	77001 Four Seasons Blvd Gate - Lite Irrigation	\$ 8	\$ 8	\$ 3	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
9100 8619 6513	17031 Key Bay Trail, Irrigation Timer	\$ 31	\$ 31	\$ 31	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123
9100 8619 6761	78151 Four Seasons Blvd, Landscape Lighting	\$ (3)	\$ (1)	\$ (7)	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (8)
9100 8619 6977	000 Sand Hill Rd.Lite	\$ 133	\$ 1,051	\$ 133	\$ (66)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,251
9100 8619 7366	000 Shadow Tree Ln Lite	\$ 188	\$ 188	\$ (4,122)	\$ 3,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111
9100 8619 7572	0000 Four Seasons Blvd, Lite	\$ 98	\$ 98	\$ (38)	\$ 1,395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,553
9100 8619 7829	21051 Pebble Passage, Lite Irrigation	\$ 13	\$ 15	\$ 11	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56
9100 8619 8052	79011 Hansom Bay Pl - Irrg	\$ -	\$ -	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
9101 5373 0124	000 Four Seasons Lite	\$ 152	\$ 152	\$ 41	\$ 1,657	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,001
9101 6904 8932	21421 Limestone Trl	\$ (2)	\$ (22)	\$ 18	\$ (1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (8)
9101 6905 1747	23131 Seagrass Pt RET-POND	\$ (2)	\$ (21)	\$ 18	\$ (1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7)
TOTALS		\$ 1,873	\$ 1,851	\$ (3,866)	\$ 8,647	\$ -	\$ 8,506							
GRAND TOTAL		\$ 25,604	\$ 42,641	\$ 31,385	\$ 37,161	\$ -	\$ 136,791							

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
Toho Water Cost Share Contribution Schedule FY26

Invoice Number	Prepared Date	Payment Received	Check Number	Check Amount	Total Cost Share	Over/(Short) Balance Due
*OCT-23	11/8/23			\$ 20,861.56	\$ 20,861.56	
8979-20	11/4/25	11/30/25	#10449	\$ 14,804.53	\$ 14,804.53	\$ -
4559-07	11/10/25	11/30/25	#116478	\$ 12,267.21	\$ 12,267.21	\$ -
8979-21	12/2/25	1/5/26	#119181	\$ 15,245.77	\$ 15,245.77	\$ -
4559-08	12/9/25	1/7/26	#455908	\$ 12,785.99	\$ 12,785.99	\$ -
8979-22	1/2/26			\$ 10,954.71	\$ 10,954.71	
4559-09	1/13/26			\$ 11,512.76	\$ 11,512.76	
8979-23	2/3/26			\$ 16,074.72	\$ 16,074.72	
4559-10	2/3/26			\$ 9,453.92	\$ 9,453.92	
Due from HOA						\$ 68,857.67
Total HOA Contributions						\$ 55,103.50

Note: The HOA has changed its management company from Access Residential Management to Castle Group.
The Invoice for Oct-2023 is currently under review by Castle Group's attorney.

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	\$ 687	\$ -	\$ 859	\$ -	\$ 1,545
Alpha Foundation Specialists, LLC	\$ -	\$ -	\$ 34,234	\$ -	\$ 34,234
Aquatic Weed Management, Inc	\$ 375	\$ -	\$ -	\$ -	\$ 375
Duke Energy	\$ 854	\$ -	\$ -	\$ -	\$ 854
Florida ULS Operating, LLC DBA	\$ 1,700	\$ -	\$ -	\$ 2,818	\$ 4,518
GMS-CF	\$ 7,822	\$ -	\$ -	\$ -	\$ 7,822
Latham Luna Eden & Beaudine LLP	\$ -	\$ -	\$ -	\$ 2,232	\$ 2,232
Prince & Sons, Inc.	\$ 17,537	\$ 105	\$ -	\$ 408	\$ 18,050
Terrys Electric Inc	\$ 470	\$ -	\$ -	\$ -	\$ 470
Toho Water Authority	\$ 40,633	\$ -	\$ -	\$ -	\$ 40,633
	\$ 70,078	\$ 105	\$ 35,093	\$ 5,459	\$ 110,734

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	S2018 A1 DSF	S2020 A1 DSF	73.64%	12.77%	13.59%	100.00%	
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	
01/12/26	ACH	\$15,930.42	\$0.00	(\$318.61)	\$0.00	\$15,611.81	\$11,495.77	\$1,994.06	\$2,121.98				\$15,611.81	
01/12/26	ACH	\$38,541.24	\$0.00	(\$770.81)	\$0.00	\$37,770.43	\$27,812.28	\$4,824.33	\$5,133.82				\$37,770.43	
01/30/26	ACH	\$0.00	\$0.00	\$0.00	\$1,225.09	\$1,225.09	\$902.10	\$156.47	\$166.52				\$1,225.09	
TOTAL		\$ 1,771,054.24	\$ -	\$ (35,421.08)	\$ 1,225.09	\$ 1,736,858.25	\$ 1,278,936.80	\$ 221,844.94	\$ 236,076.51	\$ 1,736,858.25				

93%	Gross Percent Collected
\$ 135,374.37	Balance Remaining to Collect

SECTION D



Windward CDD Field Action Item List FY2026

Jarett Wright
Senior Field Manager
GMS-CFL Field Services
jwright@gmscfl.com
(407) 750-3599

Date	Action Item	Responsibility	Location	Status	Completion Date	Notes
1/1/2026	Carport lights need adjusted to daylight color.	Electrician	Guard House	Completed	1/21/2026	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	Completed	1/21/2026	2 x lighting timers in the guardhouse will be replaced. Proposal was approved and the work is being scheduled.
1/1/2026	Need new toilet paper holder for bathroom.	GMS Staff	Guard House	Completed	2/4/2026	Materials are being ordered and will be installed by GMS maintenance staff.
1/1/2026	Low Clearance Signage Installation.	GMS Staff	Guard House	Completed	2/4/2026	3 x signs were ordered, delivered, and installed at the guardhouse and median.
1/1/2026	Missing extra Gate Pole.	Gate Vendor	Guard House	Completed	1/30/2026	A new gate pole was delivered to the site to replace the missing one.
1/1/2026	Hole 1 Stormwater Structure Adjustments	GMS Staff	Ponds	Completed	2/4/2026	The area around the structure was regraded, and new filter fabric was installed. The RipRap was spread out in a one layer circle around the structure per the engineers updated guidance. The drain grate that fell into the structure was put back into position.
1/1/2026	Carport and Interior Lights need caulked or a shield installed.	Electrician	Guard House	Completed	1/21/2026	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	Completed	1/21/2026	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. Working with the vendor to establish a net 30 account for payment then will proceed with installation.
1/1/2026	HVAC Maintenance Contract.	HVAC	Guard House	In Progress		Coordinating agreement with Frank Gays for HVAC Maintenance.
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.
2/2/2026	Small backflow repairs	Landscaper	Irrigation	In Progress		The entrance side backflow burst and needed to be repaired. Prince and Sons conducted initial repairs, but further repairs are required.
1/1/2026	Dog park repairs - Sod	Landscaper	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	In Progress		Issues with the gates were corrected, the trash cans were removed, and new signage was installed in the area on 2/4/2026. Additional signage is being ordered, along with 150 ft of tension wire to finalize the repairs.
2/4/2026	Hole 1 Stormwater Draining / Engineer Inspection	3rd Party Vendor	Ponds	Pending		GMS staff attempted to pump down the water levels in the structure to retrieve the 4th drain grate but the system is to too over burdened for traditional pumping. A Vactor Truck will need to be utilized to plug the pipes and drain the structure. This should be coordinated with a engineers inspection to see what deficiencies the system has and determine potential improvements. GMS will retrieve the final grate with a chain hoist when the water is removed.
2/4/2026	Flora Pass Bush Hogging / Tree Trimming	Landscaper	Landscape	Proposals Received		Received proposals from Prince and Sons to bush hog the flora pass CDD strip 12-15' from the fencline, and trim the trees.

Windward CDD

Field Management Report

Plant Freeze Damage



Photo Description:

- ✚ Inventorying frost damaged plant material.



Backflow Repairs

Photo Description:

- ✚ Coordinating repairs to all CDD backflows.



Low Clearance Signage



Photo Description:

⊕ 3 new signs were installed.

Guardhouse Bathroom

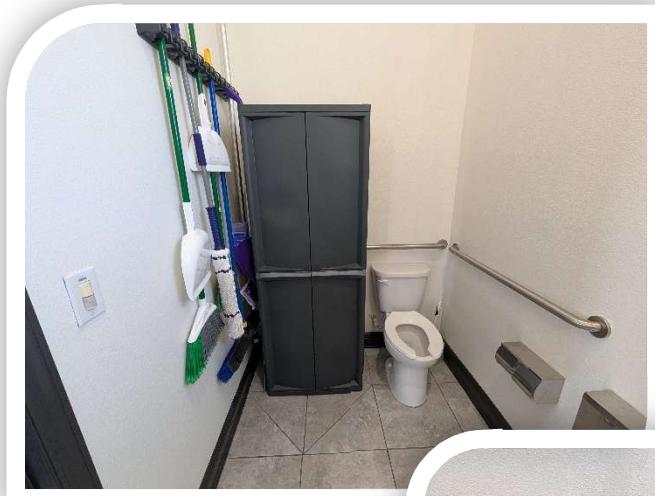


Photo Description:

⊕ Installed new storage cabinets and receptacles.



Stormwater Structure Adjustments

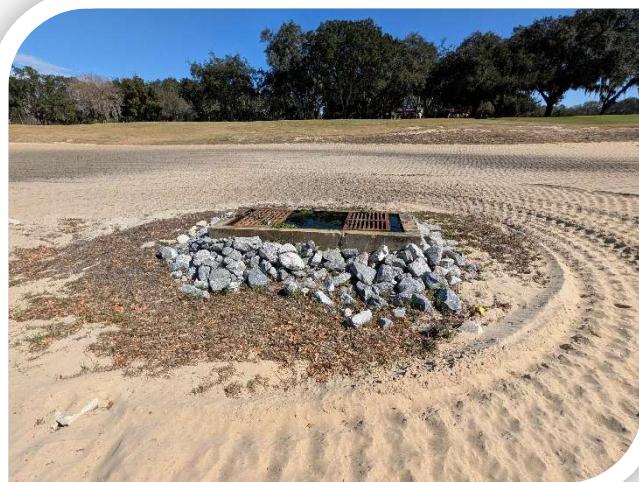


Photo Description:

Retrieved drain grate and adjusted RipRap.

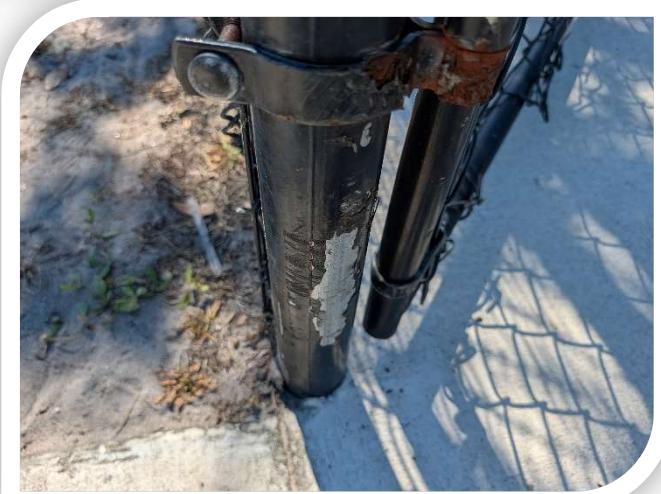


Dog Park Enhancements



Photo Description:

Repairing hardscaping issues.



SECTION 1

SECTION a.



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

200 S. F. Street
Haines City, Florida 33844

Polk County License # 214815

Date: February 4, 2026 -1

SUBMITTED TO:

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

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club, Kissimmee, FL 34747
Foxtail and Bismark Palms in common area

Proposal to cut down dead foxtails and bismark palms.

	Qty	Unit	Unit Cost	TOTAL
Foxtail Palm (7735 FSB)	1	Ea	\$150.00	\$150.00
Foxtail Palm (7757 FSB)	2	Ea	\$250.00	\$500.00
Bismark Palm (7900 Hanson Bay)	1	Ea	\$500.00	\$500.00
Foxtail Palm (2101 Antilles Club)	3	Ea	\$150.00	\$450.00
			Total:	\$1,600.00

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: February 4, 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 30, 2026

SUBMITTED TO:

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

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club
Kissimmee, FL 34747

Flora Pass

PROPOSAL TO TRIM BACK TREES BEHIND WALLON FLORA PASS

	Qty	Unit	Unit Cost	TOTAL
Tree Trimming	60	HRS	\$65.00	\$ 3,900.00
Haul Away and Dispose of all Debris	1	EA	\$500.00	\$500.00
			TOTAL:	\$4,400.00

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

Submitted By: Brian Bubendorf

Date Submitted: January 30, 2026

Accepted by: _____

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: February 4, 2026 -2

SUBMITTED TO:

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

Job Name / Location:

Four Seasons at Orlando
2117 Antilles Club, Kissimmee, FL 34747
Common areas where conservations line exceeded past signs

Proposal to bush hog conservation line back 12-15 feet

	Qty	Unit	Unit Cost	TOTAL
Bush Hogging	1	Ea	\$2,500.00	\$2,500.00
			Total:	\$2,500.00

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

Date Submitted: February 4, 2026-2

Accepted by: _____

Date Accepted: _____