Windward
Community Development District

Agenda

October 21, 2026

AGENDA

Windward
Community Development District

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

October 14, 2026

Board of Supervisors
Windward Community
Development District

Dear Board Members:
The regular meeting of the Board of Supervisors of the Windward Community Development District will be held **Wednesday, October 21, 2026 at 1:00 p.m.** at **7813 Four Seasons Blvd., Kissimmee, Florida 34747.** Following is the agenda for the meeting:

Board of Supervisors Meeting

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment Period
5. Organization Matters
    A. Appointment of Individual to Fill Board Vacancy with Term Ending November 2026 - (Seat 4)
    B. Administration of Oath of Office to Newly Appointed Supervisor
    C. Consideration of Resolution 2027-01 Appointing Assistant Secretary
6. Approval of Minutes of the September 16, 2026 Workshop & Board of Supervisors Meetings
7. Consideration of Agreement for Security Services with Dothan Security, Inc.
8. Staff Reports
    A. Attorney
    B. Engineer
        i. Consideration of 2026/2027 District Engineer Services
    C. District Manager
        i. Approval of Check Register
        ii. Paid / Unpaid Invoices for Approval
        iii. Balance Sheet and Income Statement

D. Field Manager
    i. Consideration of Proposal to Replace the SOS and Knox Switch for Barrier Gates at Mystic Dunes
        a. Guardian
        b. Smartech
    ii. Consideration of Proposal for Gate System
    iii. Consideration of Proposal for Camera System at all Gates
        a. Smartech
        b. DSI
    iv. Consideration of Prince & Sons Landscape Proposals (11)
9. Other Business
10. Supervisors' Requests
11. Adjournment

SECTION V

SECTION C

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WINDWARD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Windward Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Osceola County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Secretary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WINDWARD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Assistant Secretary.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this _____ day of _____ 2026.

ATTEST:

WINDWARD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chairperson, Board of Supervisors

MINUTES

MINUTES OF MEETING
WINDWARD
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Windward Community Development District was held Wednesday, **September 16, 2026** at 2:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

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

Also Present were:

Jason Showe	District Manager
Kristen Trucco	District Counsel *by telephone*
Dave Hamstra	District Engineer
Jarett Wright	Field Manager
Freddy Orca	GMS

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**

A resident stated I understand there are lawsuits going on but I have been waiting almost three years for the portion of the verge, which is 95% dirt and weeds to be fixed. Why can't you

fix it now and recoup the money when the lawsuit is over? Is there a reason you can't fix the verge?

Mr. Bobonik stated if there is something that needs repair by Khov and somebody else fixes it, then Khov can say we no longer need to repair it, and we are not going to mail you a check.

Ms. Trucco stated the district has submitted a 558 claim alleging certain construction defects. The CDD board has paid for experts to go out and analyze the condition of the property improvements that are listed in the 558 claim. We are currently waiting for those reports by the experts to be finalized. We just had an update from the CDD's engineer that he is close to finishing his. There are also a landscape and irrigation expert as well. We are following up with them on a regular basis trying to get those reports so we can proceed with this claim, however, the litigation department has recommended that the CDD not pursue repairing any items listed in the 558 Claim. That is the situation we are in and we are trying to get this resolved as quickly as we can.

A resident asked can you definitively tell me that my property is included and if not, can you fix it?

Mr. Showe stated give me you information after the meeting and I will verify that.

A resident stated I have an issue with the corner of Key Bay and Sand Pierre for some reason United has not mowed that area and the grass is up to my knees.

Mr. Showe stated we will look at that.

FIFTH ORDER OF BUSINESS Organizational Matters

A. Appointment of Individual to Fill Board Vacancy with Term Ending November 2026

B. Administration of Oath of Office to Newly Appointed Supervisor

C. Consideration of Resolution 2026-06 Appointed Assistant Secretary

This item was tabled to a future meeting.

SIXTH ORDER OF BUSINESS Approval of the Minutes of the August 19, 2026 Meeting

On MOTION by Mr. Rose seconded by Mr. Bobonik with all in favor the minutes of the August 19, 2026 meeting were approved as presented.

SEVENTH ORDER OF BUSINESS **Presentation of Series 2020A-1 and 2020A-2 Arbitrage Rebate Report**

Mr. Showe stated you have the arbitrage rebate reports for the series 2020A-1 and A-2 bonds. These are required tests of your bonds and you can see no rebate liability exists, which means you are in compliance.

EIGHTH ORDER OF BUSINESS **Ratification of Agreement for Fiscal Year 2026 Financial Audit Services**

> On MOTION by Mr. Bobonik seconded by Mr. Peltier with all in favor the engagement letter with Grau & Associates to perform he Fiscal Year 2026 audit was ratified.

NINTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

There being no comments, the next item followed.

B. Engineer

Mr. Hamstra stated I have finished my review of the sites, the right of way, the golf course and ponds.

D. Manager

Mr. Showe stated to follow-up from the workshop I would like a motion for a not to exceed amount if $5,000 for TPG to do some holiday lighting.

> On MOTION by Mr. Rose seconded by Mr. Hofer with all in favor not to exceed amount of $5,000 was approved for lighting at the guardhouse with TPG.

Mr. Showe stated There was also a desire of the board in the spirit of cooperation with the HOA, we look for a motion to write off the water bill that was previously assigned under the contract with the HOA.

> On MOTION by Mr. Peltier seconded by Mr. Hofer with all in favor the unpaid water bill under the HOA contract will be written off.

i. Approval of Check Register

On MOTION by Mr. Hofer seconded by Mr. Rose with all in favor the check register was approved with the exception of: hold the Guardian invoice, send 260630, Prince and Sons 25132 hold pending recount of materials, delete 25171, 25307 already paid, hold 16184, pay half of 25771 and hold 26335.

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.

E. Field Manager

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

i. Consideration of Proposal to Replace Irrigation Controller No. 14

On MOTION by Mr. Rose seconded by Mr. Hofer with all in favor the proposal to replace the irrigation controller no. 14 was approved in an amount not to exceed $3,912.04.

Mr. Wright stated we are working with Prince on getting the brush cutting in certain areas as well as finishing the bush hogging.

TENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Bobonik stated we are looking at the pergolas at the model home site. The viburnum from the back of the guardhouse to the roundabout is going to be trimmed to see if we can save those and we are getting a quote to replace those areas with podocarpus. We are going to put out a monthly notice of Prince's weekly schedule.

TWELFTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION VII

to be provided under separate cover

SECTION VIII

SECTION B

SECTION 1

October 6, 2026 MSC-22150

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

Re: Windward Community Development District
Fiscal Year 2026/2027 District Engineer Services

Dear Mr. Showe:

The purpose of this proposal is to request authorization for Pegasus Engineering, LLC ("Pegasus") to continue providing professional engineering services to the Windward Community Development District ("CDD") during Fiscal Year 2026/2027, from October 1, 2026, through October 6, 2027.

The proposed services include the following:

1. **Board Meetings.** Prepare for and attend the monthly workshops and meetings of the Windward Community Development District Board of Supervisors, anticipated to occur on the third Wednesday of each month.

2. **Field Reviews.** Prepare for and conduct field reviews, as directed by the District Board of Supervisors and/or Governmental Management Services, Central Florida, to investigate known problem areas and evaluate potential areas requiring maintenance, repairs, or improvements.

3. **Plan and Drainage Reviews.** Review permitted construction plans, drainage calculations, and related engineering documents to evaluate proposed modifications to District property and infrastructure.

4. **District Exhibits and Maps.** Update the District's Ownership and Maintenance Map, Stormwater Infrastructure Exhibit, and other related District engineering exhibits, as needed.

5. **Project Assistance.** Assist the District Board of Supervisors and/or Governmental Management Services, Central Florida with current and future District projects.

6. **Subconsultant and Vendor Coordination.** Coordinate with subconsultants, including surveyors, geotechnical engineers, and wetland scientists, and with qualified vendors, including Element Environmental, Atlantic Pipe Services, and others, to provide services requested by the CDD Board of Supervisors. Such services may include closed-circuit television (CCTV) pipe inspections, stormwater pipe repairs, preparation of easement documents, subsurface investigations, and other related engineering services.

7. **Conceptual Plans and Cost Estimates.** Prepare conceptual plans, preliminary engineering evaluations, and cost estimates to assist the District in soliciting bids or proposals from qualified contractors.

The above-described services will be performed on an hourly, not-to-exceed basis in an amount of **$16,000**, consistent with the approved Fiscal Year 2026/2027 District budget (refer to **Attachment "A"** for the Hourly Rate Sheet).

- Services provided by subconsultants, vendors, or other third parties and incurred in connection with the above-described services will be invoiced separately from the Pegasus Engineering's labor costs.

- Should the requested engineering services exceed the anticipated not-to-exceed amount, Pegasus Engineering will notify the District and request authorization for additional funding, as necessary, to continue providing the requested services.

We appreciate the opportunity to continue serving as the District Engineer for the Windward Community Development District and we look forward to continuing to assist the CDD with its engineering needs throughout Fiscal Year 2026/2027. If you have any questions regarding this proposal, please contact me directly at 407-992-9160, extension 309, or by email at david@pegasusengineering.net.

Respectfully,

PEGASUS ENGINEERING, LLC

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

Windward Community Development District
Fiscal Year 2026/2027 District Engineer Services

Approved for Pegasus Engineering, LLC

Fursan Munjed, P.E.	Principal Officer's Title	October 6, 2026 Date

This Proposal is hereby accepted and authorization to proceed is hereby given.
(Please return one executed copy of this proposal for our Pegasus Engineering records).

Authorized Signature	Officer's Title	Date

Attachment “A”

Hourly Rate Sheet

WINDWARD COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 DISTRICT ENGINEER SERVICES

Pegasus ENGINEERING

Windward
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 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	
Plots (In House)	
All Color Plots	
All B&W Sizes	
Overnight Delivery	Actual Cost
Courier Services	Actual Cost
Postage	Actual Cost
Government Permits	Actual Cost

SECTION C

SECTION 1

Windward
Community Development District

Summary of Check Register

September 3, 2026 to October 7, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	9/9/26	1319-1321	$	31,438.54
	9/11/26	1322-1322	$	2,100.00
	9/16/26	1323-1324	$	3,636.79
	9/18/26	1325-1334	$	102,963.26
	9/24/26	1335-1336	$	15,451.23
	9/30/26	1337-1337	$	3,921.82
	10/6/26	1338-1338	$	1,161.09
	10/7/26	1339-1341	$	12,147.71
		Total Amount	**$**	**172,820.44**

*** CHECK DATES 09/03/2026 - 10/07/2026 *** WINDWARD CDD - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/09/26	00010	9/04/26	6513-08. 202608		320	53800	43000			*	29.87		
			17031 KEY BAY TRL AUG26										
		9/08/26	5497-08. 202608		320	53800	43000			*	365.67		
			79811 4 SEASONS BLV AUG26										
		9/08/26	6042-08. 202608		320	53800	43000			*	29.99		
			7701 4 SEASONS BLVD AUG26										
		9/08/26	7572-08. 202608		320	53800	43500			*	1,383.85		
			0000 4 SEASONS BLVD AUG26										
									DUKE ENERGY			1,809.38	001319
9/09/26	00009	8/28/26	4559-08. 202608		320	53800	43100			*	26,702.23		
			0 4 SEASONS BLVD AUG26										
		8/28/26	9609-08. 202608		320	53800	43100			*	30.15		
			7980 4 SEASONS BLVD AUG26										
									TOHO WATER AUTHORITY			26,732.38	001320
9/09/26	00025	9/01/26	09012026 202609		300	20700	10000			*	1,403.38		
			ASSESSMENT TRNSFR S2018										
		9/01/26	09012026 202609		300	20700	10000			*	1,493.40		
			ASSESSMENT TRNSFR S2020										
									WINDWARD CDD/US BANK			2,896.78	001321
9/11/26	00046	8/12/26	45566	202609	320	53800	47000			*	2,100.00		
			RPLCD CHECK VALVE #2										
									AARON'S BACKFLOW SERVICES, INC			2,100.00	001322
9/16/26	00010	9/10/26	5059-08. 202609		320	53800	43000			*	30.80		
			24081 SANDY CREEK AUG26										
		9/10/26	5281-08. 202609		320	53800	43000			*	201.19		
			7980 4 SEASONS BLVD AUG26										
		9/10/26	6274-08. 202609		320	53800	43000			*	45.61		
			77001 4 SEASONS BLV AUG26										
		9/10/26	6761-08. 202609		320	53800	43000			*	30.43		
			78151 4 SEASONS BLV AUG26										
		9/10/26	7829-08. 202609		320	53800	43000			*	30.70		
			21051 PEBBLE PASS. AUG26										
		9/10/26	8052-08. 202609		320	53800	43000			*	30.80		
			79011 HANSON BAY PL AUG26										
		9/11/26	1747-08. 202609		320	53800	43000			*	19.77		
			23131 SEAGRASS PT AUG26										
		9/11/26	8932-08. 202609		320	53800	43000			*	19.76		
			21421 LIMESTONE TRL AUG26										
		9/14/26	0124-08. 202609		320	53800	43500			*	1,658.03		
			000 4 SEASSONS BLVD AUG26										
		9/14/26	5801-08. 202609		320	53800	43500			*	1,530.66		
			000 SAND HILL RD AUG26										
									DUKE ENERGY			3,597.75	001323

*** CHECK DATES 09/03/2026 - 10/07/2026 *** WINDWARD CDD - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/16/26	00009	8/28/26	8619-08. 7900 4 SEASONS EVEN AUG26	202609	320	53800-43100				*	22.01		
		8/28/26	8639-08. 7900 4 SEASONS ODD AUG26	202609	320	53800-43100				*	17.03		
									TOHO WATER AUTHORITY			39.04	001324
9/18/26	00014	7/30/26	260470 GATE SERVICE	202609	320	53800-57400				*	603.00		
		7/31/26	260501 GATE SERVICE	202609	320	53800-57400				*	1,773.60		
		8/01/26	260965 WI-PAK MONTHLY SVC AUG26	202609	320	53800-47000				*	120.00		
		8/14/26	260154 GATE SERVICE	202609	320	53800-57400				*	450.95		
		8/17/26	260783 GATE SERVICE	202609	320	53800-57400				*	585.00		
									ACCESS CONTROL SYSTEMS LLC			3,532.55	001325
9/18/26	00035	9/02/26	6661-09- ASSESSMENT BONDS 2020A1&2	202609	310	51300-31200				*	450.00		
									AMTEC			450.00	001326
9/18/26	00041	8/31/26	22523 LAKE MAINTENANCE AUG26	202609	320	53800-47100				*	375.00		
									AQUATIC WEED MANAGEMENT, INC			375.00	001327
9/18/26	00018	7/30/26	28 AMORT. SCHEDULE 2020A-1	202609	310	51300-31301				*	100.00		
									DISCLOSURE SERVICES LLC			100.00	001328
9/18/26	00001	6/30/26	311 SIDEWALK REPAIR	202609	320	53800-47400				*	966.30		
		8/01/26	312 FIELD MANAGEMENT AUG26	202609	320	53800-12000				*	2,000.00		
		8/01/26	313 MANAGEMENT FEES AUG26	202609	310	51300-34000				*	4,583.33		
		8/01/26	313 WEBSITE ADMIN AUG26	202609	310	51300-35200				*	92.75		
		8/01/26	313 INFO TECHNOLOGY AUG26	202609	310	51300-35100				*	162.33		
		8/01/26	313 DISSEMINATION AGENT AUG26	202609	310	51300-31300				*	841.75		
		8/01/26	313 OFFICE SUPPLIES	202609	310	51300-51000				*	.48		
		8/01/26	313 POSTAGE	202609	310	51300-42000				*	163.17		

*** CHECK DATES 09/03/2026 - 10/07/2026 *** WINDWARD CDD - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		8/01/26	313 COPIES	202609	310	51300-42500				*	114.30		
		8/01/26	313 AMAZON HOLIDAY DECOR	202609	310	51300-49000				*	227.87		
		8/01/26	313 FASTSIGNS 4 SIGNS	202609	310	51300-49000				*	606.94		
									GOVERNMENTAL MANAGEMENT SERVICES-CF			9,759.22	001329
9/18/26	00002	8/11/26	156156 GENERAL COUNSEL JUL26	202609	310	51300-31500				*	6,437.52		
		8/11/26	156157 CONSTRUCTION DEFECT JUL26	202609	310	51300-31500				*	683.75		
									LATHAM LUNA EDEN & BEAUDINE LLP			7,121.27	001330
9/18/26	00059	1/29/26	22062 FOXTAIL PALM REMOVAL	202609	320	53800-46701				*	670.00		
		7/01/26	24910 LANDSCAPE MAINT. JUL26	202609	320	53800-46800				*	13,337.00		
		7/10/26	25131 FOXTAIL PALM REMOVAL 268X	202609	320	53800-46701				*	46,900.00		
		8/01/26	25560 LANDSCAPE MAINT. AUG26	202609	320	53800-46800				*	13,337.00		
		8/07/26	25771 BUSHHOGGING	202609	320	53800-46701				*	1,250.00		
		8/13/26	25847 IRRIGATION LABOR	202609	320	53800-46400				*	253.36		
		8/13/26	25848 IRRIGATION LABOR	202609	320	53800-46400				*	159.14		
		8/31/26	26337 IRRIGATION LABOR	202609	320	53800-46400				*	213.74		
		9/02/26	26336 IRRIGATION LABOR	202609	320	53800-46400				*	78.09		
		9/04/26	26349 IRRIGATION LABOR	202609	320	53800-46400				*	776.89		
									PRINCE & SONS, INC.			76,975.22	001331
9/18/26	00006	9/01/26	33575 FOUNTAIN SERVICE SEP26	202609	320	53800-46900				*	750.00		
									MCDONNELL CORPORATION			750.00	001332
9/18/26	00052	8/18/26	6753 DISC POND MAINT - AUG 26	202609	320	53800-47100				*	1,200.00		
		8/18/26	6753 TILL POND - AUG 26	202609	320	53800-47100				*	1,000.00		
									TOOLE'S TRACTOR SERVICES & H2O			2,200.00	001333

*** CHECK DATES 09/03/2026 - 10/07/2026 *** WINDWARD CDD - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/18/26	00064	8/13/26	220587 LANDSCAPE MAINT. AUG26	202609	320	53800-46800				*	1,700.00		
									FLORIDA ULS OPERATING, LLC DBA			1,700.00	001334
9/24/26	00010	9/18/26	6977-09. 202609 000 SAND HILL RD SEP26		320	53800-43500				*	1,542.23		
									DUKE ENERGY			1,542.23	001335
9/24/26	00005	9/17/26	34225 POLICY #100126310 FY27	202609	300	15500-10000				*	13,909.00		
									EGIS INSURANCE & RISK ADVISORS			13,909.00	001336
9/30/26	00010	9/28/26	7366-09. 202609 000 SHAWDOW TREE LN SEP26		320	53800-43500				*	3,921.82		
									DUKE ENERGY			3,921.82	001337
10/06/26	00063	10/06/26	100982 TEMP. LIGHTS DEPOSIT	202610	320	53800-57400				*	1,161.09		
									TPG LIGHTING LLC			1,161.09	001338
10/07/26	00010	10/06/26	6513-09. 202609 17031 KEY BAY TRL SEP26		320	53800-43000				*	30.80		
		10/07/26	5497-09. 202609 79811 4 SEASONS BLV SEP26		320	53800-43000				*	401.28		
		10/07/26	6042-09. 202609 7701 4 SEASONS BLVD SEP26		320	53800-43000				*	33.12		
		10/07/26	7572-09. 202609 0000 4 SEASONS BLVD SEP26		320	53800-43500				*	1,403.21		
									DUKE ENERGY			1,868.41	001339
10/07/26	00009	9/28/26	4559-09. 202609 0 FOUR SEASONS BLVD SEP26		320	53800-43100				*	9,907.62		
		9/28/26	8619-09. 202609 7900 4 SEASONS EVEN SEP26		320	53800-43100				*	26.99		
		9/28/26	8639-09. 202609 7900 4 SEASONS ODD SEP26		320	53800-43100				*	14.54		
		9/28/26	9609-09. 202609 7980 4 SEASONS BLVD SEP26		320	53800-43100				*	30.15		
									TOHO WATER AUTHORITY			9,979.30	001340
10/07/26	00073	9/18/26	091826 PRESSURE WASHING	202609	320	53800-47000				*	300.00		
									OPERATION PAINT			300.00	001341

TOTAL FOR BANK A 172,820.44

*** CHECK DATES 09/03/2026 - 10/07/2026 *** WINDWARD CDD - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	...EXPENSED TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		172,820.44		

SECTION 3

Windward

Community Development District

Unaudited Financial Reporting

September 30, 2026

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6	Series 2018 Capital Projects Income Statement
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8	Capital Reserve Fund
9-10	Month To Month
11-12	Long Term Debt Summary
13-14	Utility Schedule
15	Cost Share Contribution Schedule
16	Accounts Payable Aging Report
17	Special Assessment Receipts Schedule

Windward

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 201,479	$ -	$ -	$ -	$ 201,479
State Board of Administration	$ 796,810	$ -	$ -	$ -	$ 796,810
Capital Reserve Account	$ -	$ -	$ -	$ 103,200	$ 103,200
Prepaid Expense	$ 14,962	$ -	$ -	$ -	$ 14,962
Due from Other	$ 22,398	$ -	$ -	$ -	$ 22,398
Investments					
Series 2018 A-1/A-2					
Reserve A-1	$ -	$ 119,413	$ -	$ -	$ 119,413
Reserve A-2	$ -	$ 145	$ -	$ -	$ 145
Revenue	$ -	$ 158,708	$ -	$ -	$ 158,708
Prepayment A-1	$ -	$ 24,089	$ -	$ -	$ 24,089
Construction	$ -	$ -	$ 6,204	$ -	$ 6,204
Series 2020 A-1/A-2					
Reserve A-1	$ -	$ 120,375	$ -	$ -	$ 120,375
Revenue	$ -	$ 390,635	$ -	$ -	$ 390,635
Construction	$ -	$ -	$ 2,927,431	$ -	$ 2,927,431
Liabilities:					
Accounts Payable	$ 16,635	$ -	$ -	$ -	$ 16,635
Fund Balances:					
Nonspendable:					
Prepaid Items	$ 14,962	$ -	$ -	$ -	$ 14,962
Restricted for:					
Debt Service	$ -	$ 813,365	$ -	$ -	$ 813,365
Capital Projects	$ -	$ -	$ 2,933,635	$ -	$ 2,933,635
Assigned for:					
Capital Reserves	$ -	$ -	$ -	$ 103,200	$ 103,200
Unassigned	$ 1,004,052	$ -	$ -	$ -	$ 1,004,052
Total Liabilities & Fund Balance	$ 1,035,649	$ 813,365	$ 2,933,635	$ 103,200	$ 4,885,848

Windward

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Forecast #1 Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Assessments - Tax Roll	$ 1,378,623	$ 1,378,623	$ 1,385,412	$ 6,789
Interest Income	$ -	$ -	$ 38,086	$ 38,086
Total Revenues	**$ 1,378,623**	**$ 1,378,623**	**$ 1,423,498**	**$ 44,875**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 12,000	$ 12,000	$ -	$ 12,000
FICA Expense	$ 500	$ 500	$ -	$ 500
Engineering	$ 16,000	$ 16,000	$ 30,525	$ (14,525)
Attorney	$ 50,000	$ 50,000	$ 46,136	$ 3,864
Arbitrage	$ 900	$ 900	$ 900	$ -
Dissemination	$ 10,101	$ 10,101	$ 9,259	$ 842
Reamortization Schedules	$ -	$ -	$ 850	$ (850)
Annual Audit	$ 6,500	$ 6,500	$ 6,700	$ (200)
Trustee Fees	$ 8,008	$ 8,008	$ 8,443	$ (435)
Assessment Administration	$ 5,565	$ 5,565	$ 5,565	$ -
Management Fees	$ 55,000	$ 55,000	$ 50,417	$ 4,583
Information Technology	$ 1,948	$ 1,948	$ 1,786	$ 162
Website Maintenance	$ 1,113	$ 1,113	$ 1,020	$ 93
Telephone	$ 125	$ 125	$ -	$ 125
Postage	$ 800	$ 800	$ 2,057	$ (1,257)
Travel Per Diem	$ 660	$ 660	$ -	$ 660
Printing & Binding	$ 500	$ 500	$ 407	$ 93
Insurance	$ 6,817	$ 6,817	$ 7,028	$ (211)
Legal Advertising	$ 1,500	$ 1,500	$ 2,674	$ (1,174)
Other Current Charges	$ 2,000	$ 2,000	$ 1,326	$ 674
Office Supplies	$ 150	$ 150	$ 332	$ (182)
Property Appraiser	$ 500	$ 500	$ 500	$ -
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 180,862**	**$ 180,862**	**$ 176,099**	**$ 4,762**

Windward

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Operation & Maintenance				
Field Expenditures				
Field Services	$ 24,000	$ 24,000	$ 22,000	$ 2,000
Facility Maintenance	$ 18,500	$ 18,500	$ 3,750	$ 14,750
Electric	$ 160,009	$ 160,009	$ 122,840	$ 37,169
Water & Sewer	$ 300,000	$ 300,000	$ 202,982	$ 97,018
Security Building Maintenance	$ 15,000	$ 15,000	$ 28,392	$ (13,392)
Landscape Maintenance	$ 260,000	$ 260,000	$ 165,407	$ 94,593
Landscape Contingency	$ 149,552	$ 149,552	$ 141,795	$ 7,757
Property Insurance	$ 10,000	$ 10,000	$ 6,889	$ 3,111
Fountain Maintenance	$ 14,600	$ 14,600	$ 9,550	$ 5,050
Lake Maintenance	$ 22,100	$ 22,100	$ 17,325	$ 4,775
Irrigation Repairs	$ 100,000	$ 100,000	$ 15,480	$ 84,520
Roadway Maintenance	$ 9,000	$ 9,000	$ -	$ 9,000
Sidewalk Repair	$ -	$ -	$ 47,535	$ (47,535)
Tree Removal	$ -	$ 200,000	$ 48,820	$ 151,180
Contingency	$ 65,000	$ 65,000	$ 25,106	$ 39,894
Excess (Deficiency) of Revenues over Expenditures	$ 50,000		$ 389,528	
Other Financing Sources/(Uses)				
Transfer In/Out	$ (50,000)	$ (50,000)	$ (50,000)	$ -
Total Other Financing Sources/(Uses)	**$ (50,000)**	**$ (50,000)**	**$ (50,000)**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 339,528**	
Fund Balance - Beginning	$ -		$ 679,486	
Fund Balance - Ending	$ -		$ 1,019,014	

Windward

Community Development District

Debt Service Fund - Series 2018-A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Revenues				
Assessments - 2018 A1 Tax Roll	$ 243,648	$ 243,648	$ 240,314	$ (3,334)
Assessments - 2018 A1 Prepayment	$ -	$ -	$ 22,500	$ 22,500
Interest Income	$ 6,484	$ 6,484	$ 10,937	$ 4,453
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	$ 65,000	$ 65,000	$ -
Interest - 5/1	$ 89,005	$ 89,005	$ 87,565	$ 1,440
Excess (Deficiency) of Revenues over Expenditures	$ 7,122		$ (17,818)	
Fund Balance - Beginning	$ 151,223		$ 320,173	
Fund Balance - Ending	$ 158,345		$ 302,355	

Windward

Community Development District

Debt Service Fund - Series 2020-A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Revenues				
Assessments - 2020 A1 Tax Roll	$ 255,379	$ 255,379	$ 255,731	$ 351
Interest Income	$ 10,568	$ 10,568	$ 24,462	$ 13,894
Expenditures:				
Series 2020A-1				
Interest - 11/1	$ 84,114	$ 84,114	$ 84,114	$ -
Special Call - 5/1	$ -	$ -	$ 205,000	$ (205,000)
Principal - 5/1	$ 85,000	$ 85,000	$ 85,000	$ -
Interest - 5/1	$ 84,114	$ 84,114	$ 84,114	$ -
Special Call - 8/1	$ -	$ -	$ 10,000	$ (10,000)
Interest - 8/1	$ -	$ -	$ 113	$ (113)
Excess (Deficiency) of Revenues over Expenditures	$ 12,720		$ (188,147)	
Fund Balance - Beginning	$ 135,605		$ 699,157	
Fund Balance - Ending	$ 148,325		$ 511,010	

Windward

Community Development District

Capital Projects Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Revenues				
Interest	$ -	$ -	$ 220	$ 220
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 220	
Fund Balance - Beginning	$ -		$ 5,984	
Fund Balance - Ending	$ -		$ 6,204	

Windward

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Revenues				
Interest	$ -	$ -	$ 103,773	$ 103,773
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Excess Revenues (Expenditures)	$ -		$ 103,773	
Fund Balance - Beginning	$ -		$ 2,823,658	
Fund Balance - Ending	$ -		$ 2,927,431	

Windward

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

Revenues				
Interest	$ 311	$ 311	$ 2,268	$ 1,957
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Excess Revenues (Expenditures)	$ 311		$ 2,268	
Other Financing Sources/(Uses)				
Transfer In (Out)	$ 50,000	$ 50,000	$ 50,000	$ -
Total Other Financing Sources (Uses)	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ -**
Net Change in Fund Balance	**$ 50,311**		**$ 52,268**	
Fund Balance - Beginning	$ 277,041		$ 50,932	
Fund Balance - Ending	$ 327,352		$ 103,200	

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	$ 31,280	$ 12,287	$ 36,673	$ 18,144	$ 8,054	$ 36	$ -	$ -	$ 1,385,412
Interest Income	$ 2,067	$ 1,942	$ 1,938	$ 3,221	$ 3,367	$ 3,622	$ 3,517	$ 3,710	$ 3,792	$ 3,820	$ 3,729	$ 3,362	$ 38,086
Total Revenues	**$ 2,067**	**$ 259,098**	**$ 983,508**	**$ 43,432**	**$ 34,647**	**$ 15,910**	**$ 40,190**	**$ 21,854**	**$ 11,847**	**$ 3,856**	**$ 3,729**	**$ 3,362**	**$ 1,423,498**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ 808	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,443	$ 13,047	$ 10,694	$ 3,534	$ -	$ 30,525
Attorney	$ 5,093	$ 2,561	$ 3,533	$ -	$ -	$ 3,601	$ 5,131	$ 6,024	$ 7,061	$ 3,740	$ 2,272	$ 7,121	$ 46,136
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450	$ -	$ -	$ 450	$ 900
Dissemination	$ 842	$ 842	$ 842	$ 842	$ -	$ 842	$ 842	$ 1,684	$ -	$ 842	$ 842	$ 842	$ 9,259
Reamortization Schedules	$ 250	$ -	$ -	$ -	$ -	$ -	$ -	$ 500	$ -	$ -	$ -	$ 100	$ 850
Annual Audit	$ -	$ -	$ -	$ -	$ 6,700	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,700
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	$ -	$ 4,583	$ 4,583	$ 9,167	$ -	$ 4,583	$ 4,583	$ 4,583	$ 50,417
Information Technology	$ 162	$ 162	$ 162	$ 162	$ -	$ 162	$ 162	$ 325	$ -	$ 162	$ 162	$ 162	$ 1,786
Website Maintenance	$ 93	$ 93	$ 93	$ 93	$ -	$ 93	$ 93	$ 186	$ -	$ 93	$ 93	$ 93	$ 1,020
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 176	$ 62	$ 4	$ 87	$ -	$ 14	$ 183	$ 223	$ 825	$ 117	$ 203	$ 163	$ 2,057
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Printing & Binding	$ 12	$ 16	$ 18	$ 59	$ -	$ 9	$ 7	$ 133	$ -	$ 31	$ 8	$ 114	$ 407
Insurance	$ 7,028	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,028
Legal Advertising	$ -	$ 497	$ -	$ -	$ -	$ -	$ -	$ 236	$ 183	$ 1,758	$ -	$ -	$ 2,674
Other Current Charges	$ 38	$ -	$ 35	$ 51	$ 40	$ 44	$ 76	$ 41	$ 40	$ 44	$ 41	$ 875	$ 1,326
Office Supplies	$ 328	$ 1	$ 0	$ 1	$ -	$ 1	$ 0	$ 1	$ -	$ 0	$ 0	$ 0	$ 332
Property Appraiser	$ -	$ -	$ -	$ -	$ -	$ 500	$ -	$ -	$ -	$ -	$ -	$ -	$ 500
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 26,109**	**$ 12,890**	**$ 12,682**	**$ 5,878**	**$ 6,740**	**$ 9,848**	**$ 11,078**	**$ 20,960**	**$ 21,606**	**$ 22,063**	**$ 11,740**	**$ 14,504**	**$ 176,099**

Windward

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operation & Maintenance													
Field Expenditures													
Field Services	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ -	$ 2,000	$ 2,000	$ 4,000	$ -	$ 2,000	$ 2,000	$ 2,000	$ 22,000
Facility Maintenance	$ -	$ 907	$ -	$ 470	$ -	$ -	$ -	$ 1,482	$ -	$ -	$ -	$ 892	$ 3,750
Electric	$ 10,358	$ 10,335	$ 15,744	$ 2,460	$ 5,350	$ 8,611	$ 12,158	$ 11,091	$ 8,768	$ 12,599	$ 10,842	$ 14,526	$ 122,840
Water & Sewer	$ 15,999	$ 16,560	$ 13,309	$ 15,105	$ 15,263	$ 7,124	$ 22,943	$ 17,226	$ 19,712	$ 15,705	$ 19,398	$ 24,638	$ 202,982
Security Building Maintenance	$ 7,988	$ 1,364	$ 1,870	$ 265	$ 1,794	$ -	$ 2,348	$ 4,977	$ 2,464	$ 1,910	$ -	$ 3,413	$ 28,392
Landscape Maintenance	$ 15,037	$ 15,037	$ 15,037	$ 15,037	$ -	$ 3,400	$ 15,037	$ 26,674	$ 16,737	$ 13,337	$ 1,700	$ 28,374	$ 165,407
Landscape Contingency	$ 16,330	$ 11,175	$ 12,510	$ 2,875	$ -	$ -	$ 20,600	$ 78,255	$ 50	$ -	$ -	$ -	$ 141,795
Property Insurance	$ 6,889	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,889
Fountain Maintenance	$ 1,300	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 750	$ 9,550
Lake Maintenance	$ 2,575	$ 375	$ 2,575	$ 375	$ -	$ 2,575	$ 375	$ 2,575	$ 375	$ 2,575	$ 375	$ 2,575	$ 17,325
Irrigation Repairs	$ 336	$ 861	$ 456	$ 655	$ 2,818	$ -	$ 1,846	$ 4,501	$ 297	$ 847	$ 1,382	$ 1,481	$ 15,480
Roadway Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sidewalk Repair	$ -	$ 11,411	$ -	$ 34,234	$ -	$ -	$ -	$ -	$ 923	$ -	$ -	$ 966	$ 47,535
Tree Removal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 48,820	$ 48,820
Contingency	$ 120	$ 120	$ 280	$ 120	$ 3,628	$ 120	$ 10,100	$ 120	$ 1,013	$ 3,734	$ 3,232	$ 2,520	$ 25,106
Total Operations & Maintenance Expenses	**$ 78,932**	**$ 70,894**	**$ 64,531**	**$ 74,346**	**$ 29,604**	**$ 24,580**	**$ 88,156**	**$ 151,650**	**$ 51,089**	**$ 53,457**	**$ 39,679**	**$ 130,954**	**$ 857,872**
Total Expenditures	**$ 105,041**	**$ 83,784**	**$ 77,214**	**$ 80,223**	**$ 36,344**	**$ 34,428**	**$ 99,234**	**$ 172,611**	**$ 72,695**	**$ 75,520**	**$ 51,419**	**$ 145,459**	**$ 1,033,971**
Excess (Deficiency) of Revenues over Expenditures	$ (102,974)	$ 175,314	$ 906,295	$ (36,792)	$ (1,697)	$ (18,518)	$ (59,044)	$ (150,757)	$ (60,848)	$ (71,664)	$ (47,690)	$ (142,097)	$ 389,528
Other Financing Sources/(Uses)													
Transfer In/Out	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (50,000)	$ -	$ -	$ -	$ -	$ (50,000)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (50,000)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (50,000)**
Net Change in Fund Balance	**$ (102,974)**	**$ 175,314**	**$ 906,295**	**$ (36,792)**	**$ (1,697)**	**$ (18,518)**	**$ (59,044)**	**$ (200,757)**	**$ (60,848)**	**$ (71,664)**	**$ (47,690)**	**$ (142,097)**	**$ 339,528**

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	$119,413	
RESERVE FUND BALANCE	$119,413	
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)
PRINCIPAL PAYMENT - 05/01/26		($65,000)
CURRENT BONDS OUTSTANDING		**$3,005,000**

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	$120,375	
RESERVE FUND BALANCE	$120,375	
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)
SPECIAL CALL - 5/1/26		($205,000)
PRINCIPAL PAYMENT - 05/01/26		($85,000)
SPECIAL CALL - 8/1/26		($10,000)
CURRENT BONDS OUTSTANDING		**$3,595,000**

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	$0	
RESERVE FUND BALANCE	$0	
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	$ 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	$ 308
9100 8619 5281	7980 Four Seasons Blvd - Guard House	$ 145	$ 146	$ 157	$ 166	$ 146	$ 168	$ 164	$ 204	$ 238	$ 238	$ 241	$ 202	$ 2,215
9100 8619 5497	79811 Four Seasons Blvd, Entrance Lighting	$ 750	$ 703	$ 763	$ 618	$ 771	$ 796	$ 801	$ 783	$ 792	$ 903	$ 815	$ 713	$ 9,208
9100 8619 5801	4 SEASONS PH1B SL	$ 1,704	$ 1,704	$ 1,543	$ 1,543	$ 1,585	$ 1,585	$ 1,585	$ 1,585	$ 1,462	$ 1,585	$ 1,585	$ 1,585	$ 19,049
9100 8619 6042	7701 Four Seasons Blvd - Gate Entrance Light	$ 31	$ 31	$ 33	$ 31	$ 32	$ 33	$ 36	$ 34	$ 34	$ 36	$ 35	$ 36	$ 401
9100 8619 6274	77001 Four Seasons Blvd Gate - Lite Irrigation	$ 60	$ 59	$ 65	$ 60	$ 62	$ 53	$ 49	$ 48	$ 49	$ 48	$ 51	$ 51	$ 654
9100 8619 6513	17031 Key Bay Trail, Irrigation Timer	$ 31	$ 31	$ 31	$ 31	$ 31	$ 31	$ 62	$ -	$ 31	$ -	$ -	$ -	$ 277
9100 8619 6761	78151 Four Seasons Blvd, Landscape Lighting	$ 50	$ 51	$ 55	$ 51	$ 53	$ 51	$ 47	$ 46	$ 47	$ 45	$ 50	$ 50	$ 595
9100 8619 6977	000 Sand Hill Rd,Lite	$ 1,725	$ 1,725	$ 1,725	$ 1,539	$ 1,539	$ 1,592	$ 1,592	$ 1,592	$ 1,470	$ 1,592	$ 1,592	$ 1,592	$ 19,275
9100 8619 7366	000 Shadow Tree Ln Lite	$ 4,221	$ 4,221	$ 4,221	$ 3,857	$ 3,915	$ 4,031	$ 4,031	$ 4,031	$ 3,918	$ 4,031	$ 4,032	$ 4,032	$ 48,540
9100 8619 7572	0000 Four Seasons Blvd, Lite	$ 1,524	$ 1,524	$ 1,395	$ 1,395	$ 1,426	$ 1,426	$ 1,426	$ 1,426	$ 1,316	$ 1,426	$ 1,426	$ 1,426	$ 17,134
9100 8619 7829	21051 Pebble Passage, Lite Irrigation	$ 62	$ 62	$ 66	$ 61	$ 63	$ 51	$ 46	$ 43	$ 44	$ 43	$ 47	$ 47	$ 634
9100 8619 8052	79011 Hanson Bay Pl - Irrg	$ 31	$ 31	$ 31	$ 31	$ 31	$ 31	$ 31	$ 62	$ 31	$ 31	$ 31	$ 31	$ 400
9101 5373 0124	000 Four Seasons Lite	$ 1,833	$ 1,833	$ 1,728	$ 1,657	$ 1,681	$ 1,610	$ 1,681	$ 1,681	$ 1,681	$ 1,681	$ 1,681	$ 1,681	$ 20,424
9101 6904 8932	21421 Limestone Trl	$ 17	$ 17	$ 18	$ 19	$ 19	$ 19	$ 19	$ 19	$ 19	$ 19	$ 39	$ 19	$ 244
9101 6905 1747	23131 Seagrass Pt RET-POND	$ 17	$ 17	$ 19	$ 19	$ 19	$ 19	$ 19	$ 19	$ 19	$ 19	$ -	$ 19	$ 206
	TOTALS	**$ 12,231**	**$ 12,186**	**$ 11,878**	**$ 11,107**	**$ 11,401**	**$ 11,526**	**$ 11,588**	**$ 11,602**	**$ 11,179**	**$ 11,696**	**$ 11,655**	**$ 11,514**	**$ 139,564**
	GRAND TOTAL	**$ 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	$ 64	$ 27	$ 37	$ 37	$ 37	$ 29	$ 22	$ 27	$ 409
622453-033088639	7900 Four Seasons Odd Boulevard Fountain	$ 39	$ 34	$ 49	$ 49	$ 42	$ 32	$ 17	$ 15	$ 15	$ 15	$ 17	$ 15	$ 338
622453-033089609	7980 Four Seasons Boulevard GH	$ 31	$ 30	$ 30	$ 30	$ 30	$ 30	$ 30	$ 30	$ 30	$ 33	$ 30	$ 30	$ 366
622453-033278979	7700 Four Seasons Block Even	$ 8,695	$ 8,954	$ 6,434	$ 9,441	$ 9,336	$ 7,124	$ 7,672	$ 8,330	$ 10,004	$ 7,436	$ 9,488		$ 92,913
622453-033174559	0 Four Seasons Boulevard	$ 7,205	$ 7,509	$ 6,761	$ 5,552	$ 5,791	$ 6,952	$ 8,146	$ 8,814	$ 9,641	$ 8,177	$ 9,880	$ 24,527	$ 108,956
	TOTALS	**$ 15,999**	**$ 16,560**	**$ 13,309**	**$ 15,105**	**$ 15,263**	**$ 14,166**	**$ 15,901**	**$ 17,226**	**$ 19,727**	**$ 15,691**	**$ 19,437**	**$ 24,599**	**$ 202,982**
Duke Energy														
9100 8619 5059	24081 Sandy Creek Trl - Irrigation	$ 31	$ 31	$ 31	$ 62	$ 31	$ 31	$ 31	$ 31	$ -	$ 31	$ 31	$ 31	$ 370
9100 8619 5281	7980 Four Seasons Blvd - Guard House	$ 163	$ 181	$ 236	$ 203	$ 135	$ 158	$ 139	$ 181	$ 209	$ 189	$ 201	$ 170	$ 2,166
9100 8619 5497	79811 Four Seasons Blvd, Entrance Lighting	$ 517	$ 432	$ 575	$ 375	$ 206	$ 330	$ 373	$ 368	$ 410	$ 374	$ 366	$ 401	$ 4,727
9100 8619 5801	4 SEASONS PH1B SL	$ 654	$ 1,585	$ 1,595	$ 1,553	$ 1,553	$ 1,553	$ 1,553	$ 1,545	$ 1,480	$ 1,525	$ 1,531	$ 1,554	$ 17,681
9100 8619 6042	7701 Four Seasons Blvd - Gate Entrance Light	$ 39	$ 35	$ 40	$ 34	$ 32	$ 34	$ 32	$ 31	$ 32	$ 31	$ 30	$ 33	$ 403
9100 8619 6274	77001 Four Seasons Blvd Gate - Lite Irrigation	$ 53	$ 51	$ 62	$ 48	$ 46	$ 50	$ 44	$ 42	$ 45	$ 42	$ 46	$ 45	$ 573
9100 8619 6513	17031 Key Bay Trail, Irrigation Timer	$ -	$ -	$ -	$ -	$ 12	$ 31	$ 31	$ 31	$ 62	$ 23	$ 30	$ 31	$ 250
9100 8619 6761	78151 Four Seasons Blvd, Landscape Lighting	$ 52	$ 51	$ 62	$ 49	$ 46	$ 49	$ 43	$ 41	$ 38	$ 31	$ 30	$ 31	$ 525
9100 8619 6977	000 Sand Hill Rd,Lite	$ 1,592	$ 674	$ 1,592	$ 1,605	$ 1,552	$ 1,552	$ 1,552	$ 1,552	$ 1,542	$ 1,478	$ 1,527	$ 1,542	$ 17,763
9100 8619 7366	000 Shadow Tree Ln Lite	$ 4,032	$ 4,032	$ 8,342	$ -	$ -	$ 3,772	$ 3,944	$ 4,132	$ 3,921	$ 3,921	$ 3,908	$ 3,922	$ 43,929
9100 8619 7572	0000 Four Seasons Blvd, Lite	$ 1,426	$ 1,426	$ 1,433	$ -	$ -	$ 474	$ 1,403	$ 1,397	$ 1,397	$ 1,397	$ 1,384	$ 1,403	$ 13,139
9100 8619 7829	21051 Pebble Passage, Lite Irrigation	$ 48	$ 47	$ 55	$ 44	$ 42	$ 45	$ 40	$ 38	$ 35	$ 31	$ 31	$ 31	$ 488
9100 8619 8052	79011 Hanson Bay Pl - Irrg	$ 31	$ 31	$ 31	$ -	$ 31	$ 31	$ 31	$ 31	$ 31	$ 31	$ 31	$ 31	$ 339
9101 5373 0124	000 Four Seasons Lite	$ 1,681	$ 1,681	$ 1,687	$ 1,663	$ 1,663	$ 1,663	$ 1,663	$ 1,658	$ 1,658	$ 1,658	$ 1,658	$ 1,663	$ 19,994
9101 6904 8932	21421 Limestone Trl	$ 19	$ 39	$ 1	$ 20	$ 20	$ 20	$ 20	$ 20	$ 20	$ 20	$ 20	$ 20	$ 237
9101 6905 1747	23131 Seagrass Pt RET-POND	$ 19	$ 39	$ 1	$ 20	$ 20	$ 20	$ 20	$ 20	$ 20	$ 40	$ 20	$ 20	$ 257
	TOTALS	**$ 10,358**	**$ 10,335**	**$ 15,744**	**$ 5,676**	**$ 5,390**	**$ 9,811**	**$ 10,918**	**$ 11,118**	**$ 10,899**	**$ 10,822**	**$ 10,842**	**$ 10,928**	**$ 122,840**
	GRAND TOTAL	**$ 26,357**	**$ 26,894**	**$ 29,053**	**$ 20,780**	**$ 20,653**	**$ 23,976**	**$ 26,819**	**$ 28,344**	**$ 30,625**	**$ 26,513**	**$ 30,280**	**$ 35,527**	**$ 325,822**

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	$ 95	$ 133	$ 127	$ (7)	$ (19)	$ (14)	$ (4)	$ (4)	$ 686
622453-033088639	7900 Four Seasons Odd Boulevard Fountain	$ 7	$ 16	$ 1	$ (3)	$ 6	$ 12	$ 24	$ 25	$ 18	$ 20	$ 15	$ 20	$ 160
622453-033089609	7980 Four Seasons Boulevard GH	$ (4)	$ (2)	$ (2)	$ (2)	$ (2)	$ (2)	$ (2)	$ (2)	$ (2)	$ (5)	$ (2)	$ (5)	$ (33)
622453-033278979	7700 Four Seasons Block Even	$ 16,813	$ 25,483	$ 17,994	$ 11,537	$ 19,322	$ 23,386	$ 22,745	$ 24,362	$ 15,222	$ 8,175	$ 285		$ 185,324
622453-033174559	0 Four Seasons Boulevard	$ 6,852	$ 15,203	$ 17,151	$ 16,863	$ 22,527	$ 17,916	$ 20,266	$ 14,461	$ 3,940	$ 1,410	$ (2,300)	$ (18,598)	$ 115,690
	TOTALS	**$ 23,731**	**$ 40,790**	**$ 35,250**	**$ 28,513**	**$ 41,949**	**$ 41,444**	**$ 43,161**	**$ 38,838**	**$ 19,158**	**$ 9,585**	**$ (2,006)**	**$ (18,587)**	**$ 301,827**
Duke Energy														
9100 8619 5059	24081 Sandy Creek Trl - Irrigation	$ -	$ -	$ -	$ (31)	$ -	$ -	$ (31)	$ -	$ 31	$ (31)	$ -	$ -	$ (62)
9100 8619 5281	7980 Four Seasons Blvd - Guard House	$ (18)	$ (34)	$ (80)	$ (36)	$ 11	$ 10	$ 25	$ 23	$ 29	$ 48	$ 40	$ 32	$ 49
9100 8619 5497	79811 Four Seasons Blvd, Entrance Lighting	$ 233	$ 271	$ 188	$ 243	$ 565	$ 467	$ 428	$ 415	$ 382	$ 529	$ 450	$ 311	$ 4,481
9100 8619 5801	4 SEASONS PH1B SL	$ 1,050	$ 119	$ (53)	$ (11)	$ 31	$ 31	$ 31	$ 39	$ (17)	$ 60	$ 54	$ 31	$ 1,368
9100 8619 6042	7701 Four Seasons Blvd - Gate Entrance Light	$ (8)	$ (4)	$ (7)	$ (2)	$ (0)	$ (1)	$ 5	$ 3	$ 2	$ 5	$ 5	$ 2	$ (1)
9100 8619 6274	77001 Four Seasons Blvd Gate - Lite Irrigation	$ 8	$ 8	$ 3	$ 11	$ 15	$ 4	$ 5	$ 5	$ 4	$ 6	$ 6	$ 6	$ 81
9100 8619 6513	17031 Key Bay Trail, Irrigation Timer	$ 31	$ 31	$ 31	$ 31	$ 19	$ -	$ 31	$ (31)	$ (31)	$ (23)	$ (30)	$ (31)	$ 27
9100 8619 6761	78151 Four Seasons Blvd, Landscape Lighting	$ (3)	$ (1)	$ (7)	$ 2	$ 7	$ 2	$ 4	$ 5	$ 9	$ 15	$ 19	$ 19	$ 70
9100 8619 6977	000 Sand Hill Rd,Lite	$ 133	$ 1,051	$ 133	$ (66)	$ (13)	$ 40	$ 40	$ 40	$ (73)	$ 114	$ 65	$ 50	$ 1,512
9100 8619 7366	000 Shadow Tree Ln Lite	$ 188	$ 188	$ (4,122)	$ 3,857	$ 3,915	$ 259	$ 87	$ (101)	$ (4)	$ 110	$ 124	$ 111	$ 4,612
9100 8619 7572	0000 Four Seasons Blvd, Lite	$ 98	$ 98	$ (38)	$ 1,395	$ 1,426	$ 952	$ 23	$ 29	$ (81)	$ 29	$ 42	$ 23	$ 3,995
9100 8619 7829	21051 Pebble Passage, Lite Irrigation	$ 13	$ 15	$ 11	$ 16	$ 21	$ 7	$ 6	$ 5	$ 9	$ 12	$ 16	$ 16	$ 146
9100 8619 8052	79011 Hanson Bay Pl - Irrg	$ -	$ -	$ -	$ 31	$ -	$ -	$ -	$ 31	$ -	$ -	$ -	$ -	$ 62
9101 5373 0124	000 Four Seasons Lite	$ 152	$ 152	$ 41	$ (6)	$ 18	$ (53)	$ 18	$ 23	$ 23	$ 23	$ 23	$ 18	$ 430
9101 6904 8932	21421 Limestone Trl	$ (2)	$ (22)	$ 18	$ (1)	$ (1)	$ (1)	$ (1)	$ (1)	$ (1)	$ (0)	$ 19	$ (1)	$ 7
9101 6905 1747	23131 Seagrass Pt RET-POND	$ (2)	$ (21)	$ 18	$ (1)	$ (1)	$ (1)	$ (1)	$ (1)	$ (1)	$ (21)	$ (20)	$ (1)	$ (51)
	TOTALS	**$ 1,873**	**$ 1,851**	**$ (3,866)**	**$ 5,431**	**$ 6,011**	**$ 1,715**	**$ 670**	**$ 484**	**$ 281**	**$ 874**	**$ 813**	**$ 586**	**$ 16,724**
	GRAND TOTAL	**$ 25,604**	**$ 42,641**	**$ 31,385**	**$ 33,945**	**$ 47,960**	**$ 43,159**	**$ 43,831**	**$ 39,322**	**$ 19,439**	**$ 10,459**	**$ (1,193)**	**$ (18,001)**	**$ 318,551**

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
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	2/3/26	#123456	$ 10,954.71	$ 10,954.71	$ -
4559-09	1/13/26	2/10/26	#125193	$ 11,512.76	$ 11,512.76	$ -
8979-23	2/3/26	3/12/26	#128313	$ 16,074.72	$ 16,074.72	$ -
4559-10	2/3/26	3/12/26	#10681	$ 9,453.92	$ 9,453.92	$ -
8979-24	3/3/26	3/18/26	#10717	$ 15,895.93	$ 15,895.93	$ -
4559-11	3/10/26	4/8/26	#10732	$ 9,860.27	$ 9,860.27	$ -
8979-25	3/31/26	5/4/26	#138319	$ 12,130.42	$ 12,130.42	$ -
4559-12	4/14/26	4/30/26	#10800	$ 11,837.84	$ 11,837.84	$ -
8979-26	5/5/26	5/22/26	#10855	$ 13,062.31	$ 13,062.31	$ -
4559-13	5/12/26	5/22/26	#10856	$ 13,869.59	$ 13,869.59	$ -
8979-27	6/3/26	6/29/26	#146731	$ 14,183.84	$ 14,183.84	$ -
4559-14	6/9/26	7/8/26	#146978	$ 15,007.37	$ 15,007.37	$ -
8979-28	6/30/26	7/22/26	#10994	$ 17,033.71	$ 17,033.71	$ -
4559-15	7/7/26	7/22/26	#10997	$ 16,416.05	$ 16,416.05	$ -
8979-29	7/31/26	8/24/26	#155877	$ 12,661.38	$ 12,661.38	$ -
4559-16	8/10/26	8/24/26	#011044	$ 13,923.77	$ 13,923.77	$ -
8979-30	9/2/26				$ 16,155.99	$ 16,155.99
4559-17	9/9/26	9/29/26	#011120	$ 16,822.40	$ 16,822.40	$ -
4559-18	10/14/26				$ 6,241.80	$ 6,241.80
Due from HOA						$ 22,397.79

Total HOA Contributions **$ 285,804.49**

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
Duke Energy	$ 5,464	$ -	$ -	$ -	$ 5,464
Governmental Management Services-CF	$ -	$ 892	$ -	$ -	$ 892
Operation Paint	$ 300	$ -	$ -	$ -	$ 300
Toho Water Authority	$ 9,979	$ -	$ -	$ -	$ 9,979
	$ 15,743	$ 892	$ -	$ -	$ 16,635

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		
							73.64%	12.77%	13.59%	100.00%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*S2018 A1 DSF Portion*	*S2020 A1 DSF Portion*	*Total*
11/14/25	ACH	$31,322.17	$0.00	($626.44)	$0.00	$30,695.73	$22,602.82	$3,920.70	$4,172.21	$30,695.73
11/21/25	ACH	$325,035.33	$0.00	($6,500.70)	$0.00	$318,534.63	$234,553.20	$40,685.70	$43,295.73	$318,534.63
12/12/25	ACH	$1,219,464.28	$0.00	($24,389.29)	$0.00	$1,195,074.99	$879,994.32	$152,644.20	$162,436.47	$1,195,074.99
12/12/25	ACH	$1,802.91	$0.00	($36.06)	$0.00	$1,766.85	$1,301.02	$225.68	$240.15	$1,766.85
12/22/25	ACH	$138,957.89	$0.00	($2,779.17)	$0.00	$136,178.72	$100,275.29	$17,393.80	$18,509.63	$136,178.72
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
02/09/26	ACH	$42,442.32	$0.00	($848.85)	$0.00	$41,593.47	$30,627.38	$5,312.64	$5,653.45	$41,593.47
02/09/26	ACH	$904.42	$0.00	($18.09)	$0.00	$886.33	$652.65	$113.21	$120.47	$886.33
03/10/26	ACH	$2,723.24	$0.00	($54.46)	$0.00	$2,668.78	$1,965.16	$340.88	$362.74	$2,668.78
03/10/26	ACH	$14,303.96	$0.00	($286.08)	$0.00	$14,017.88	$10,322.08	$1,790.47	$1,905.33	$14,017.88
04/08/26	ACH	$14,599.61	$0.00	($291.98)	$0.00	$14,307.63	$10,535.43	$1,827.48	$1,944.72	$14,307.63
04/08/26	ACH	$36,121.10	$0.00	($722.45)	$0.00	$35,398.65	$26,065.82	$4,521.39	$4,811.44	$35,398.65
04/24/26	ACH	$0.00	$0.00	$0.00	$97.49	$97.49	$71.79	$12.45	$13.25	$97.49
05/08/26	ACH	$2,820.93	$0.00	($56.41)	$0.00	$2,764.52	$2,035.65	$353.11	$375.76	$2,764.52
05/08/26	ACH	$22,322.83	$0.00	($446.45)	$0.00	$21,876.38	$16,108.69	$2,794.22	$2,973.47	$21,876.38
06/16/26	ACH	$11,161.41	$0.00	($223.23)	$0.00	$10,938.18	$8,054.34	$1,397.11	$1,486.73	$10,938.18
07/29/26	ACH	$0.00	$0.00	$0.00	$49.10	$49.10	$36.16	$6.27	$6.67	$49.10
	TOTAL	**$ 1,918,454.06**	**$ -**	**$ (38,369.08)**	**$ 1,371.68**	**$ 1,881,456.66**	**$ 1,385,411.95**	**$ 240,314.17**	**$ 255,730.54**	**$ 1,881,456.66**

100%	**Net Percent Collected**
$ -	**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
10/1/2026	Mystic Dunes SOS / Knox System Repairs	Gate Vendor	Gates	In Progress		Due to the high quote costs provided to the district by Guardian Access, and alternate vendor was sourced to investigate and troubleshoot the system and provide pricing. This decision was authorized by the chair of the board. Trouble shooting was performed and it was determined that corroded wiring most likely was causing the issue. Pricing to replace the wiring and SOS / Knox devices were provided. Additionally, it was determined that it is possible to modify the gates here to only require a single SOS device, however, 2 Knox devices will still be needed.
9/21/2026	September Landscape Punchlist Generated	Landscaper	Landscaping	In Progress		As discussed in the board meeting, a punchlist was generated for the landscaper to address and the updates are provided below.
10/13/2026	October Landscape Punchlist Generated	Landscaper	Landscaping	In Progress		A punchlist was created for Octobers taskings and sent to the landscape vendor. Every month two reports will be generated to ensure all parties are on the same page in regards to current maintenance objectives.
10/1/2026	Roundabout Enhancement Project	Landscaper	Landscaping	Proposals Approved		The Roundabout enhancements project is being scheduled and will begin as soon as availability allows.
10/1/2026	Brush Cutting / Flora Pass Tree Trimming	Landscaper	Landscaping	Proposals Approved		Due to the increased amount of rainfail this project was temporarily delayed as the areas are not accessible without significant damage to the property. As soon as water levels recede and the areas dry out these tasks will be scheduled.

Site Report

18444877717

Reference Number: **20260921-18444877717**	Form Name: **Site Report**
Submitter Name: **Jarett Wright | jwright@gmscfl.com**	Date Sent on Device: **Sep 21, 2026 11:58:41 AM EDT**
Location: **7816 Four Seasons Blvd, Kissimmee, FL 34747, USA Sep 21, 2026 11:58:30 AM EDT [View Map]**	

NEW PAGE

District Status Review

District	Windward CDD
Site Inspected By	Jarett Wright - Field Manager

Issue Details

ISSUE DETAILS 1 OF 9

Issue Details

Date / Time	Sep 21, 2026 10:25:00 AM EDT
Assignment	Landscaper
GeoLocation	2176 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.3088669 altitude: 9.3 longitude: -81.6059812 [viewMap]
Action Item Picture	





Action Item Description 1) Clean up debris from golf course bathroom area.
2) Treat all weeds.

Request Vendor Proposal No

ISSUE DETAILS 2 OF 9

Issue Details

Date / Time Sep 21, 2026 10:25:00 AM EDT

Assignment Landscaper

GeoLocation 7980 Four Seasons Blvd, Kissimmee, FL 34747, USA
latitude: 28.3084198 altitude: 4.0
longitude: -81.6065347 [viewMap]

Action Item Picture




Action Item Description All seed pods on the palm trees need to be trimmed.

Request Vendor Proposal No

ISSUE DETAILS 3 OF 9

Issue Details

Date / Time Sep 21, 2026 10:25:00 AM EDT

Assignment Landscaper

GeoLocation 7980 Four Seasons Blvd, Kissimmee, FL 34747, USA

latitude: 28.308165 altitude: 7.0
longitude: -81.6061551 [viewMap]

Action Item Picture




Action Item Description Trim up all bamboo. Use the lowest height as the standard and set all bamboo to that same height.

Request Vendor Proposal No

ISSUE DETAILS 4 OF 9

Issue Details

Date / Time Sep 21, 2026 10:25:00 AM EDT

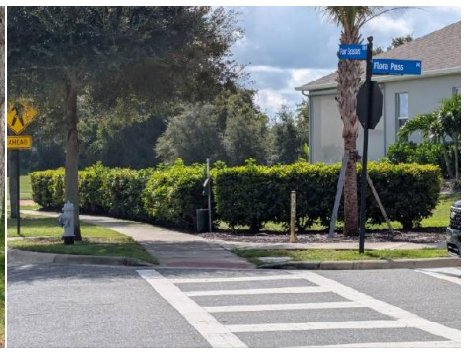
Assignment Landscaper

GeoLocation 2098 Flora Pass Pl, Kissimmee, FL 34747, USA
latitude: 28.3091773 altitude: 10.000001
longitude: -81.6021164 [viewMap]

Action Item Picture







Action Item Description Trim hedges on both sides of flora pass and fsb.

Request Vendor Proposal	No

ISSUE DETAILS 5 OF 9

Issue Details

Date / Time	Sep 21, 2026 10:25:00 AM EDT
Assignment	Landscaper
GeoLocation	1582 Whitewood Ct, Kissimmee, FL 34747, USA latitude: 28.3041071 altitude: 4.0 longitude: -81.5935607 [viewMap]

Action Item Picture



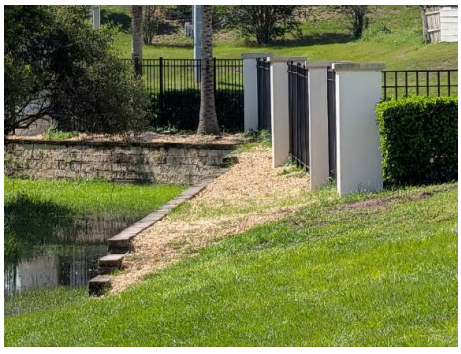
Action Item Description	1) String trim all MES and stormwater structures. 2) Treat weeds and tree beds at Whitewood Ct.
Request Vendor Proposal	No

ISSUE DETAILS 6 OF 9

Issue Details

Date / Time	Sep 21, 2026 10:25:00 AM EDT
Assignment	Landscaper
GeoLocation	1165 Key Bay Trail, Kissimmee, FL 34747, USA latitude: 28.3045845 altitude: 5.5 longitude: -81.5929461 [viewMap]

Action Item Picture



Action Item Description	Spray weeds in rock beds at Sandhill Gate.

Request Vendor Proposal	No

ISSUE DETAILS 7 OF 9

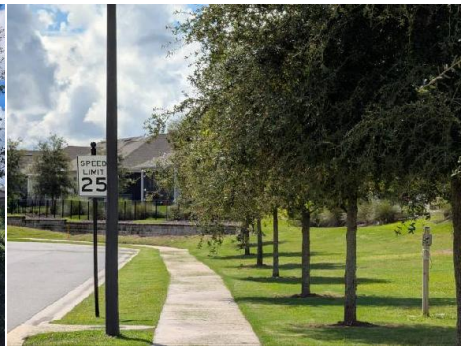
Issue Details

Date / Time	Sep 21, 2026 10:25:00 AM EDT
Assignment	Landscaper
GeoLocation	2015 Limestone Trl, Kissimmee, FL 34747, USA latitude: 28.3080461 altitude: 5.8 longitude: -81.5959145 [viewMap]

Action Item Picture







Action Item Description	1) Trim podocarpus around lift station. Use the top rail underneath the barbed wire as a reference point. 2) Trim trees along sidewalk to height of 8 feet minimum clearance.
Request Vendor Proposal	No

ISSUE DETAILS 8 OF 9

Issue Details

Date / Time	Sep 21, 2026 10:25:00 AM EDT
Assignment	Landscaper
GeoLocation	2185 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.3089667 altitude: 9.400001

longitude: -81.6055793 [viewMap]

Action Item Picture







Action Item Description	1) Trim hedge to chain link toprail. 2) Remove plants that were placed by residents.
Request Vendor Proposal	No

ISSUE DETAILS 9 OF 9

Issue Details

Date / Time	Sep 21, 2026 10:25:00 AM EDT
Assignment	Landscaper
GeoLocation	2265 Antilles Club Dr, Kissimmee, FL 34747, USA latitude: 28.311903061456395 altitude: 0.0 longitude: -81.60543613135815 [viewMap]

Action Item Picture









Action Item Description	Trim hedges on both sides of park area.
Request Vendor Proposal	No

Site Report

18446817901

Reference Number: **20261013-18446817901**	Form Name: **Site Report**
Submitter Name: **Jarett Wright | jwright@gmscfl.com**	Date Sent on Device: **Oct 13, 2026 4:54:19 PM EDT**
Location: **975 Andrea Ridge Ct, Kissimmee, FL 34747, USA Oct 13, 2026 4:53:45 PM EDT [View Map]**	

NEW PAGE

District Status Review

District	Windward CDD
Site Inspected By	Jarett Wright - Field Manager

Issue Details

ISSUE DETAILS 1 OF 7

Issue Details

Date / Time	Oct 13, 2026 9:17:00 AM EDT
Assignment	Landscaper
GeoLocation	7917 Hanson Bay Pl, Kissimmee, FL 34747, USA latitude: 28.313008762562212 altitude: 0.0 longitude: -81.60332422703505 [viewMap]
Action Item Picture	




Action Item Description	Clear all weeds, and green growth completely out of the interior and immediately around the edges of the curved concrete drainage structure.
Request Vendor Proposal	No

ISSUE DETAILS 2 OF 7

Issue Details

Date / Time	Oct 13, 2026 9:17:00 AM EDT
Assignment	Landscaper
GeoLocation	7917 Hanson Bay Pl, Kissimmee, FL 34747, USA latitude: 28.312798308325608 altitude: 0.0 longitude: -81.60360552370548 [viewMap]

Action Item Picture




Action Item Description	Cut back the ornamental grasses to promote healthy new growth and maintain a clean.
Request Vendor Proposal	No

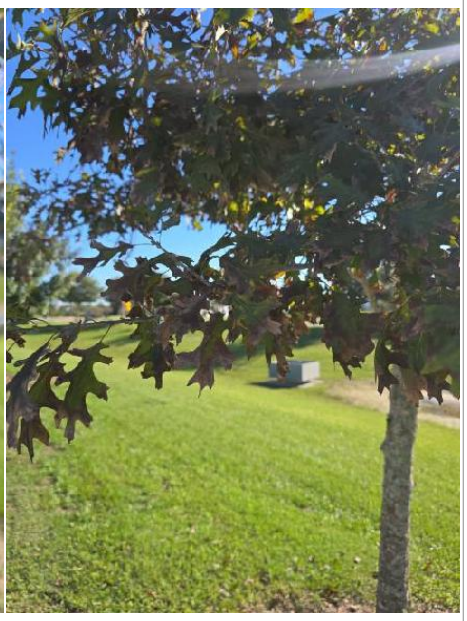
ISSUE DETAILS 3 OF 7

Issue Details

Date / Time	Oct 13, 2026 9:17:00 AM EDT
Assignment	Landscaper
GeoLocation	1570 Whitewood Ct, Kissimmee, FL 34747, USA latitude: 28.303557392404436 altitude: 0.0 longitude: -81.59397102892399 [viewMap]

Action Item Picture







Action Item Description	Inspect the oak leaf due the primary issue appear to be a fungal disease or extensive insect feeding damage. and provide proposal for installation of Japanese Holly trees.
Request Vendor Proposal	Yes

ISSUE DETAILS 4 OF 7

Issue Details

Date / Time	Oct 13, 2026 9:17:00 AM EDT
Assignment	Landscaper
GeoLocation	7905 Hanson Bay Pl, Kissimmee, FL 34747, USA latitude: 28.311411602256072 altitude: 0.0 longitude: -81.60372655838728 [viewMap]

Action Item Picture



Action Item Description	Remove all invading weeds and grasses from the liriope beds to restore a clean look and improve their overall health.
Request Vendor Proposal	No

ISSUE DETAILS 5 OF 7

Issue Details

Date / Time	Oct 13, 2026 9:17:00 AM EDT
Assignment	Landscaper
GeoLocation	7612 Sand Pierre Ct, Kissimmee, FL 34747, USA latitude: 28.30615092796048 altitude: 0.0

longitude: -81.59093543887138 [viewMap]

Action Item Picture



Action Item Description Provide proposal to sods Installation for Immediate Slope Stabilization & Erosion Control.

Request Vendor Proposal Yes

ISSUE DETAILS 6 OF 7

Issue Details

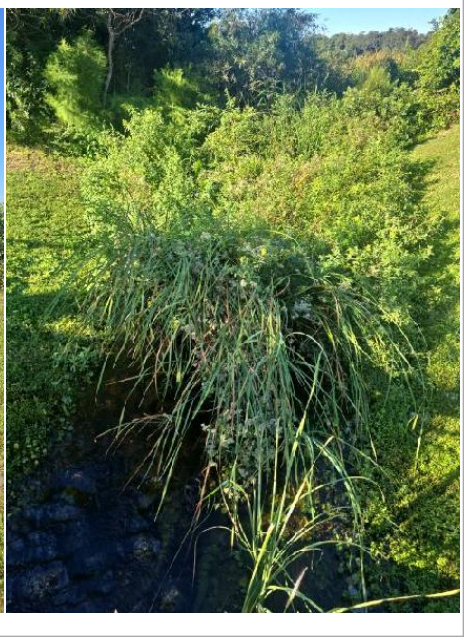
Date / Time Oct 13, 2026 9:17:00 AM EDT

Assignment Aquatics Vendor

GeoLocation 1987 Key Bay Trail, Kissimmee, FL 34747, USA
latitude: 28.30773606481604 altitude: 0.0
longitude: -81.5903614461422 [viewMap]

Action Item Picture





Action Item Description	Provide a proposal for immediate vegetation control and long-term maintenance of the water channel.
Request Vendor Proposal	Yes

ISSUE DETAILS 7 OF 7

Issue Details

Date / Time	Oct 13, 2026 9:17:00 AM EDT
Assignment	Landscaper
GeoLocation	7980 Four Seasons Blvd, Kissimmee, FL 34747, USA latitude: 28.3081263 altitude: 11.200001 longitude: -81.6061124 [viewMap]

Action Item Picture






Action Item Description	Trim and shape the bamboo plants as needed to maintain a uniform appearance. Ensure all vines are removed at the roots when accessible to help prevent regrowth. Collect and dispose of all plant debris, leaving the area clean and well-maintained.
Request Vendor Proposal	No

SECTION 1

SECTION a.

Itemized Quote

Access Control Systems, LLC
1028 West Washington Street Orlando, FL 32805
Phone: 407-422-8850
Email: servicefl@guardianaccess.com

Date: 09/18/2026
Invoice #: 261536
Client #: 813

Billed To: Windward CDD
C/O Governmental Management Services
6200 Lee Vista Blvd, Suite 300
Orlando FL 32822

Property: 2200 Formosa Gardens Blvd
Kissimmee FL 34747

Contact: Jarett Wright **Phone: 407-750-3599**

Quantity	Description	Ext. Price
6.0000	Labor	$1,170.00
2.0000	Trip Charge	$140.00
1.0000	Siren Operated Sensor	$810.00
2.0000	Knox Switch (Single)	$987.60
2.0000	Single Deep Gang Box 3/4 WDB1375	$46.70
1.0000	Altronix ACM8 Power Relay Board	$193.70
1.0000	Misc. Materials	$100.00
1.0000	Shipping & Handling	$128.28
-1.0000	SAB Discount	-$213.80

QUOTE DETAILS:
10/07/26-REVISED CL/RSB:
09/28/26 CL/JS: REF #260811
THIS COMMUNITY FALLS UNDER THE MUNICIPALITY OF OSCEOLA COUNTY AND YOUR GATE SYSTEM REQUIRES AN SOS AND SINGLE KNOX SWITCH FOR EMERGENCY VEHICLES. THE TECHNICIAN FOUND THE SOS AND KNOX SWITCH FOR THE BARRIER GATE ON SANDY CREEK TRAIL THAT LEADS OUT TO MYSTIC DUNES HAVE FAILED. HE ALSO FOUND THE BARRIER GATE ON SANDY CREEK TRAIL LEADING INTO MYSTIC DUNES

This estimate is based on all other components of the system being in working condition. If during the course of the installation any other items need repair or malfunction we can repair them as necessary at an additional charge.

The customer may terminate this contract for any reason by giving a notice in writing to Access Control Systems, LLC dba Guardian Access Solutions within three (3) business days of the date the contract is signed. Such termination shall not be deemed a breach of contract. Customer agrees to pay ACS for all unpaid invoices, for the cost reasonably incurred in anticipation for performance of the services and uncompensated staff time and expenses up to the date of termination.

I accept this quote as written and understand there may be additional parts needed due to unseen field conditions or parts which could not be field tested.

By:_____

Date:_____ PO#:_____

Non-Taxable Amount:		3,362.48
Taxable Amount:		0.00
Sales Tax:		0.00
Quote Total:	**$**	**3,362.48**

Quantity	Description	Ext. Price

THERE IS NO KNOX SWITCH. THESE EMERGENCY DEVICES ARE REQUIRED TO BE REPLACED FOR EMERGENCY ACCESS. THIS ESTIMATE COVERS LABOR AND MATERIALS TO REPLACE THE EMERGENCY DEVICES.

-

PERMITTING DISCLAIMER:
PLEASE NOTE THIS ESTIMATE MUST BE SIGNED AND DOES NOT INCLUDE PERMITTING FEES. ALL FEES WILL BE ADDED TO THE INVOICE.

-

TARIFF DISCLAIMER:
PLEASE BE ADVISED THAT RECENT INCREASES IN INTERNATIONAL TARIFF RATES HAVE REQUIRED ADJUSTMENTS TO THE PRICING OF PARTS SOURCED FROM VARIOUS MANUFACTURERS. THESE CHANGES ARE NOW REFLECTED IN OUR QUOTATIONS TO ENSURE THE MOST ACCURATE AND UP-TO-DATE PRICING. PLEASE NOTE THAT ANY SUBSTANTIAL PRICE CHANGES BETWEEN THE ISSUANCE OF THE QUOTATION AND THE APPROVAL OF THE QUOTATION WILL BE REFLECTED IN THE FINAL PRICING. WE APPRECIATE YOUR UNDERSTANDING AND CONTINUED SUPPORT.

SECTION b.

SMARTECH US CORP
Cell: 718-650-1549 | Office: 863-288-0250
luis.cruz@smartechus.net | www.smartechus.com

SOS EMERGENCY ACCESS SYSTEM REPLACEMENT PROPOSAL

Four Seasons HOA - Mystic Dunes Gate Entrance

Customer	Four Seasons HOA
Location	Mystic Dunes Gate Entrance
Project	Replace two SOS devices, new entrance cable run, junction box, and 12V power adapter

Project Overview

Following onsite diagnostics, Smartech US Corp proposes replacement of the two existing SOS emergency access devices, installation of a new entrance-side security/control cable run, and replacement of the entrance-side 12V security power adapter. The entrance-side circuit was measured at approximately 7 volts, while the exit-side wiring tested properly. A small junction box will also be installed at the pedestal to improve cable management and reduce compression of wiring inside the conduit.

Scope of Work

- Remove the two failed SOS emergency access devices.
- Install and terminate two new SOS entry system modules.
- Install a new entrance-side security/control cable run (approximately 68 feet).
- Temporarily remove and reinstall the entrance pedestal as required to access the conduit and complete the new wire run.
- Install one junction box at the pedestal for improved cable management and protection.
- Replace the entrance-side power adapter with one new 12V security power adapter.
- Verify power, wiring, relay/interface connections, and operation with the existing gate/access-control system.
- Perform final functional testing to confirm emergency vehicle access operation.

Pricing

Description	Qty / Hours	Unit / Rate	Extended
New SOS Entry System Modules	2	$549.99 ea.	**$1,099.98**
Replacement Installation Labor	4 hrs	$175.00/hr	**$700.00**
Entrance Cable Material Allowance	1	$229.99	**$229.99**
Entrance Cable Run Labor	2 hrs	$175.00/hr	**$350.00**
Junction Box	1	$19.99	**$19.99**
12V Security Power Adapter	1	$39.99	**$39.99**
		PROPOSAL TOTAL	**$2,439.95**

Notes & Assumptions

- Pricing is based on the replacement and cable-run rates established in the prior Mystic Dunes SOS proposal.
- The junction box is included at $19.99 to improve cable organization at the pedestal.

• The entrance pedestal will need to be temporarily removed and reinstalled to access the conduit and complete the new 68-foot cable run.

- One 12V security power adapter is included at $39.99 to provide the required operating voltage for the entrance-side SOS device.
- Major conduit replacement, trenching beyond the stated cable-run scope, electrical service repairs, civil work, restoration, or unrelated gate repairs are excluded unless separately authorized.
- Applicable freight, permits, manufacturer fees, and taxes are additional unless specifically stated or valid tax-exempt documentation applies.

Customer Authorization

Authorized Name / Title	Date
_____	_____
Signature	PO / Reference
_____	_____
Smartech US Corp Representative	Date
_____	_____

SECTION 2

SMARTECH US CORP
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luis.cruz@smartechus.net | www.smartechus.com

PROJECT DEPLOYMENT & CONVERSION PLAN

Four Seasons HOA - Replacement Access Control & Barrier Conversion

Customer	Four Seasons HOA
Project	Replacement of Existing Access Control System & Barrier Conversion
Equipment Shipping Lead Time	Approximately 2-3 weeks after approval / order placement
Field Deployment & Completion	Approximately 3-4 weeks from field start to substantial completion

Overall Deployment Window

The anticipated project sequence is approximately 2-3 weeks for equipment shipping and staging, followed by approximately 3-4 weeks of onsite installation, conversion, programming, testing, and turnover. The expected overall duration from approved notice to proceed / equipment order to substantial completion is approximately 5-7 weeks, subject to material availability, owner approvals, Internet/cellular readiness, weather, permitting/inspection requirements, and unforeseen site conditions.

Locations Included

- Four Seasons Main Gate - five LiftMaster TECHNA barrier operators plus integrated DoorKing access control.
- Mystic Dunes - two LiftMaster TECHNA barrier operators plus DoorKing access control.
- Sand Hill Street - replace existing access-control equipment; retain the existing gate operator. No new barrier operator is included.
- Old Lake Wilson - replace existing access-control equipment; retain the existing gate operator. No new barrier operator is included.

Deployment Objectives

DoorKing 1835 / call-box clarification: the DoorKing unit is provided primarily for resident database management and access control. Resident gate access may use approved cards, key fobs, RFID tags, or compatible remotes. Telephone/voice calling is optional, is not required for credential access, and requires separately selected/authorized communications service if enabled.

- Maintain controlled resident and authorized-user access throughout the conversion whenever practical.
- Remove or isolate legacy equipment in a controlled sequence to minimize service interruption.
- Install, terminate, program, and test new barrier and DoorKing access-control equipment by location.
- Collect and validate resident access data, then import approved records into DoorKing at no additional initial data-import labor cost.
- Commission resident access using approved proximity cards, key fobs, RFID tags, and compatible remote controls.
- Complete final testing, management handoff, documentation, and support activation.

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DEPLOYMENT PHASES & PROCESS BREAKDOWN

Phase 1 - Authorization & Pre-Deployment

Target timing: Days 0-5 after approval

- Receive executed approval / purchase order / notice to proceed.
- Confirm final equipment quantities, operator cabinet color (white), arm lengths, access-control hardware, RFID mounting materials, wiring, four (4) 24x20 outdoor power-equipment junction boxes, four (4) electric-panel surge protectors, security anchors, and network requirements.
- Confirm contacts for CDD/HOA management, site access, resident data, Spectrum/network coordination, and after-hours access if required.
- Issue equipment orders and establish project communication/escalation path.

Phase 2 - Equipment Shipping & Staging

Target timing: Approximately 2-3 weeks

- Receive LiftMaster, DoorKing, RFID, wiring, aluminum mounting tube, safety devices, and related project materials.
- Inspect shipment for damage and verify equipment against the approved bill of materials.
- Pre-stage labels, device assignments, IP/network information, programming records, and installation kits.
- Coordinate anticipated field-start date once critical-path material has arrived.

Phase 3 - Resident Data & Access Preparation

Target timing: Runs in parallel with shipping

- Management provides approved resident/user list and credential assignment information.
- Smartech reviews source data for required fields and prepares it for DoorKing import.
- Approved resident data is imported into DoorKing at no additional initial data-import labor cost.
- Access groups, credential types, visitor access and optional optional telephone/call access, and remote-control permissions are prepared for cutover.

Phase 4 - Site Preparation & Legacy Demolition

Target timing: Field Week 1

- Verify power, conduit, network/cellular path, mounting locations, safety-device locations, and field conditions.
- Perform the included 15 hours of old-equipment demolition/removal and make safe any abandoned conductors/equipment.

- Install required mounting hardware, security anchors, four (4) 24x20 outdoor junction boxes for power-equipment allocation, RFID mounting posts/tubes, conduit/wiring, and junction points. Install four (4) electric-panel surge protectors with one (1) labor hour allocated per protector.
- Coordinate Spectrum Ethernet handoff or approved cellular alternative at required locations.

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INSTALLATION, CUTOVER & COMMISSIONING

Phase 5 - Barrier Operator Installation

Barrier commissioning includes testing/verification of applicable existing vehicle ground loops and configuration/testing of monitored entrapment-protection photoeyes. Failed ground loops requiring replacement will be documented and quoted separately unless already included in the approved scope.

Barrier operator installation is planned at five (5) labor hours per operator at $175.00 per hour, consistent with the approved proposal.

Electrical protection scope includes four (4) surge protectors at one (1) installation hour each, for four (4) additional labor hours at $175.00 per hour.

Location	Barrier Scope	Planned Labor
Four Seasons Main Gate	5 operators	25 labor hours
Mystic Dunes	2 operators	10 labor hours

- Mount white LiftMaster TECHNA operator cabinets and LED barrier arms.
- Install and connect loop detectors, photoeye safety devices, control wiring, and required interfaces.
- Configure operator limits, direction, safety logic, timing, and access-control commands.
- Perform multiple open/close cycles and safety-device tests before placing the lane into normal service.

Phase 6 - DoorKing Access Control Conversion

DoorKing-only locations are planned at fourteen (14) labor hours each for installation and configuration. Mystic Dunes includes ten (10) hours for DoorKing database/access-control installation and commissioning as listed in the project proposal.

Location	DoorKing / Access Scope	Planned Labor
Mystic Dunes	Database / access control	10 hours
Sand Hill Street	Replace DoorKing access control; retain existing gate operator	14 hours
Old Lake Wilson	Replace DoorKing access control; retain existing gate operator	14 hours

Phase 7 - Cutover, Testing & Validation

- Verify each barrier lane operates from the assigned DoorKing credential/access source.
- Validate proximity cards, key fobs, RFID tags, and compatible remote controls selected for the final system.

- Test optional telephone/call access, card/RFID access, remote controls, existing ground loops, entrapment-protection photoeyes, barrier operation, and network communications.
- Confirm transaction/event reporting and device naming for each entrance.
- Correct punch-list items identified during commissioning before final turnover.

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LOCATION SEQUENCE & OUTAGE MANAGEMENT

Recommended Field Sequence

Step	Location	Primary Work	Deployment Intent
1	Four Seasons Main Gate	Barrier + access-control conversion	Establish primary system and resident-access baseline.
2	Mystic Dunes	2 barriers + DoorKing	Complete secondary barrier entrance after main-gate baseline is stable.
3	Sand Hill Street	Access-control replacement; retain existing gate operator	Convert access equipment with no barrier-arm work.
4	Old Lake Wilson	Access-control replacement; retain existing gate operator	Complete final DoorKing-only conversion and system-wide validation.

Service-Interruption Strategy

- Perform demolition and final cutover only after replacement equipment and required connectivity are onsite and ready whenever practical.
- Where possible, keep an existing entry method operational until the corresponding replacement system has passed initial testing.
- Coordinate temporary manual access or alternate-entry procedures with management before any planned outage.
- Schedule high-impact cutovers during lower-traffic periods when approved by the CDD/HOA.
- Immediately communicate unexpected outages, damaged infrastructure, or network issues that could extend the cutover window.

Internet / Cellular Readiness

All four access-control locations require reliable Internet/Ethernet or cellular connectivity. Spectrum Internet with an Ethernet handoff is the preferred connection. Smartech cellular service may be provided as an optional alternative at $1,300.00 upfront per cellular box plus $79.00 per month per box. Lack of an active network connection at a required location may delay programming, remote communication, or final commissioning.

Weather / Site Conditions

Because this is an outdoor Florida project, severe weather, lightning, flooding, tropical systems, unsafe wind conditions, utility outages, or other site hazards may require rescheduling field work. Weather delays and Acts of God are outside the planned deployment duration and warranty coverage as defined in the project proposal.

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FINAL TURNOVER, TRAINING & SUPPORT

Phase 8 - Management Turnover

- Review installed equipment by location and verify final naming/identification.
- Provide management with available system credentials, access-control administration information, and applicable closeout records.
- Confirm resident-access database is active and approved credentials are functioning.
- Review basic DoorKing management workflow for adding, disabling, or updating authorized users.
- Review ticket submission process through www.smartechus.com.

Acceptance Criteria

- Barrier operators complete normal open/close cycles and respond to intended access-control commands.
- Existing ground loops are tested/verified and monitored entrapment-protection photoeyes are configured and tested for the applicable barrier lanes.
- DoorKing telephone/card/RFID functions operate at the locations included in the contract.
- Required Spectrum/Ethernet or cellular communications are online for the commissioned functions.
- Approved resident credentials successfully authorize access according to assigned permissions.
- Open punch-list items are documented with responsible party and target correction date.

Six-Month Complimentary Onsite Support

The installed system includes six (6) months of complimentary onsite support beginning at final acceptance, subject to the warranty/support terms in the project proposal. Priority service tickets may be submitted through www.smartechus.com with a target response time of 1-48 hours depending on severity, technician availability, parts availability, weather, and site access.

Project Schedule Summary

Milestone	Estimated Duration	Notes
Approval / Order Release	Day 0	PO / notice to proceed and equipment order.
Equipment Shipping / Staging	2-3 weeks	Subject to manufacturer/distributor availability.
Onsite Deployment / Conversion	3-4 weeks	From field start through substantial completion.
Overall Expected Window	5-7 weeks	From approved order through substantial completion, excluding external delays.
Support Period	6 months	Complimentary onsite support begins at final acceptance.

Schedule Assumptions

- Critical equipment is available within the stated 2-3 week shipping window.
- CDD/HOA approvals, resident data, site access, electrical power, and network connectivity are provided on schedule.
- No major concealed underground, electrical, structural, or civil conditions are discovered.
- Permitting or inspection requirements do not impose extended external review periods.
- Weather conditions permit safe outdoor work.

This deployment plan is intended to establish the anticipated sequence and coordination process. Actual dates will be finalized after project approval, equipment availability confirmation, and coordination with Four Seasons HOA/CDD management.

EQUIPMENT VISUAL REFERENCE & SPECIFICATIONS

LiftMaster TECHNA CBG24DC and DoorKing DKS 1835 90 Series

LIFTMASTER TECHNA CBG24DC **DOORKING DKS 1835 - 90 SERIES**



White operator cabinet with LED barrier arm

- Power: 120/230 VAC, single-phase.
- Motor: 24 VDC drive; continuous-duty operation.
- Speed: 2.5-second open/close time.
- Battery backup: standard 2 x 12V 7Ah; optional 33Ah batteries.
- Connectivity: built-in Wi-Fi; myQ / myQ Facility / myQ Enterprise compatible.
- Receiver: Security+ 2.0, 3-channel, up to 64 remotes; expansion supported with 811MX/813MX.
- Controls: soft start/stop and five programmable relays.
- Diagnostics: local event logging with expanded diagnostics through myQ Facility.
- Enclosure: IP65; project finish specified as white.
- Warranty: 2-year manufacturer warranty.
- Commissioning: test applicable ground loops and configure/test monitored entrapment-protection photoeyes.



DKS 1835 90 Series

Database management and integrated access-control platform; telephone/voice calling optional

- Memory: up to 3,000 phone numbers and 255 area codes.
- Entry codes: 3,000 four-digit codes; device codes: 8,000.
- Door control: 3 entry points standard; expandable to 48 wired or 24 wireless.
- Directory: single-line, 20-character LCD display.
- Transaction buffer: 8,000 events.
- Programming: DKS Cloud or PC Remote Account Manager.
- Connectivity: cellular, Internet/VoIP, or POTS options depending on selected hardware/service.
- Access integration: cards, key fobs, RFID tags, wireless transmitters/remotes and Wiegand devices as configured.
- Security: 31 security/permission levels and programmable time zones.
- Enclosure: NEMA 4X; approx. 12.75 in W x 14.75 in H x 3.75 in D.
- Standards: UL 294 / ULC S319 per manufacturer literature.

Visuals are illustrative references. Final supplied equipment will be the approved manufacturer models and project configuration.

Manufacturer sources: LiftMaster CBG24DC product specifications; DoorKing 1835 90 Series technical literature. Specifications may change by manufacturer.

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BARRIER ARM & ACCESS CONTROL QUOTATION

Four Seasons HOA - Replacement of Existing Access Control System and All Barrier Arms

Customer	Four Seasons HOA	**Quote Date**	September 26, 2026
Project	Replacement of Existing Access Control System and Barrier Arms	**Validity**	30 Days

Project Scope

DoorKing 1835 / call-box clarification: the DoorKing unit is provided primarily for resident database management and access control. Resident gate access may use approved cards, key fobs, RFID tags, or compatible remotes. Telephone/voice calling is optional, is not required for credential access, and requires separately selected/authorized communications service if enabled.

This project provides for replacement of the existing access-control system and replacement of all barrier-arm operators included at the Four Seasons Main Gate and Mystic Dunes locations. Sand Hill Street and Old Lake Wilson will retain their existing gate operators; work at those two entrances is limited to the new DoorKing access-control system, related credential/RFID equipment, wiring, connectivity, testing, and configuration.

As part of commissioning, Smartech US Corp will test the existing vehicle ground loops serving the applicable gate lanes and will configure and test monitored entrapment-protection photoeye devices associated with the barrier operators. Existing ground loops that fail testing or require replacement are outside the base scope unless separately listed or approved by change order.

Provide and install integrated gate access improvements for Four Seasons HOA. Scope includes the Main Gate entrance/exit, Mystic Dunes additional entry/exit, and DoorKing-only access-control upgrades at Sand Hill Street and Old Lake Wilson. Barrier-arm locations include LiftMaster TECHNA operators, loop detectors, photoeye safety sensors, LED barrier arms at $975.00 each, and related installation. DoorKing-only locations include DoorKing 1835, DoorKing 1815-350 RFID kit, DoorKing 1815-330, installation/configuration labor, and required internet/network connection. Resident access may be administered using approved proximity cards, key fobs, RFID tags, or compatible remote controls, subject to District/Association access policy and credential enrollment.

Commissioning requirement: verify applicable vehicle ground-loop operation and configure/test monitored entrapment-protection photoeyes for each replaced barrier operator before turnover.

Combined Project Summary

Location / Package	Scope	Subtotal
Four Seasons Main Gate Entrance & Exit	5 barrier operators	$43,137.93
Mystic Dunes Additional Entry / Exit	2 barrier operators	$21,084.96
Sand Hill Street Entrance - DoorKing Equipment Only	No barrier arms	$8,448.98
Old Lake Wilson Entrance - DoorKing Equipment Only	No barrier arms	$8,448.98
Shared RFID / Wiring / Demo / Power Protection Materials	-	**$25,889.86**
COMBINED PROJECT TOTAL		**$107,010.71**

Payment Schedule

50% Deposit - due upon approval / scheduling	**$53,505.36**
50% Balance due at project completion	**$53,505.35**

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BARRIER LAYOUT & NUMBERED GATE POSITIONS

Four Seasons HOA - Main Gate Entrance & Exit



Barrier / Device Position Key

1	Exit Barrier 1	**5**	Main Entrance Barrier 3
2	Exit Barrier 2	**7**	Database / Card / RFID / Remote Access
3	Main Entrance Barrier 1	**8**	RFID Scanner
4	Main Entrance Barrier 2		

Field reference: positions 1-5 identify the five LiftMaster TECHNA barrier operators; Position 7 identifies Database / Card / RFID / Remote Access; Position 8 identifies the RFID Scanner.

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DETAILED PRICING

Four Seasons Main Gate Entrance & Exit

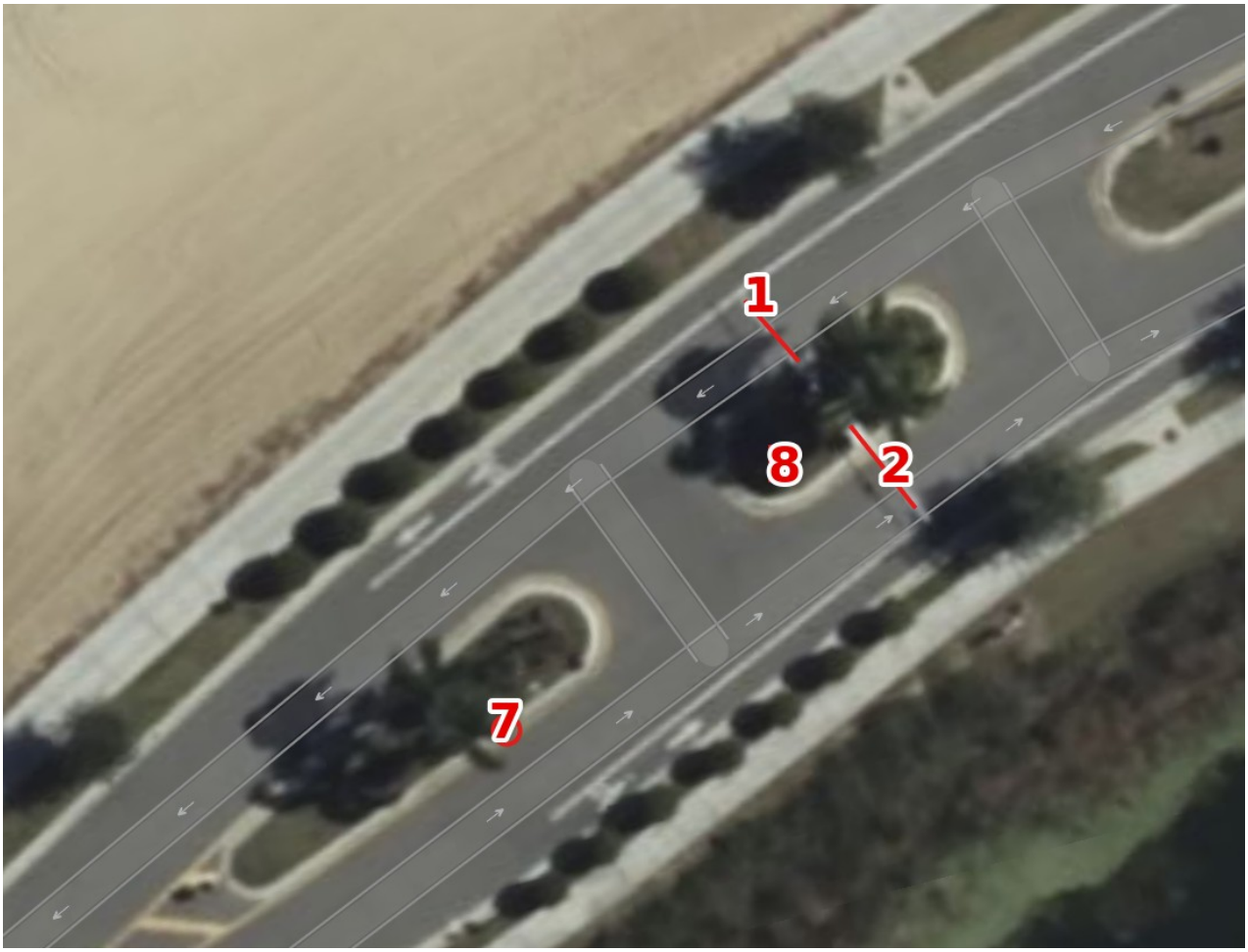
Main Gate Equipment & Labor

Description	Qty	Unit	Unit Price	Extended
LiftMaster TECHNA Barrier Gate Operator - White Cabinet	5	Each	$3,829.00	$19,145.00
Loop Detector - One per Operator	5	Each	$699.00	$3,495.00
Photoeye Safety Sensor - One per Operator	5	Each	$289.99	$1,449.95
LED Barrier Arm - One per Operator	5	Each	$975.00	$4,875.00
DoorKing Access Control System	1	Each	$3,499.00	$3,499.00
DoorKing 1815-350 Kit	1	Each	$2,199.99	$2,199.99
DoorKing 1815-330	1	Each	$299.99	$299.99
Freight / Shipping	1	Each	$1,299.00	$1,299.00
Barrier Operator Installation Labor - 25 Hours	25	Hour	$175.00	$4,375.00
Additional Materials - connectors, conduit, electrical wire, adhesive/silicone, low-voltage wire	1	Each	$750.00	$750.00
Additional Materials - connectors, conduit, electrical wire, adhesive/silicone, low-voltage wire	1	Each	$750.00	$750.00
Existing Ground Loop Testing / Verification	Included	Lot	Included	Included
Entrapment Protection Photoeye Configuration / Testing	Included	Lot	Included	Included
			SUBTOTAL	**$43,137.93**

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BARRIER LAYOUT & NUMBERED GATE POSITIONS

Mystic Dunes - Additional Entry / Exit



Mystic Dunes Position Key

1	Exit Barrier 1	7	Database / Card / RFID / Remote Access
2	Main Entrance Barrier 1	8	RFID Scanner

Mystic Dunes requires an active internet connection / Ethernet network handoff. ISP activation and recurring service fees are excluded unless added by written change order.

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DETAILED PRICING

Mystic Dunes Additional Entry / Exit

Mystic Dunes Equipment & Labor

Description	Qty	Unit	Unit Price	Extended
LiftMaster TECHNA Barrier Gate Operator - White Cabinet	2	Each	$3,829.00	$7,658.00
Loop Detector - One per Operator	2	Each	$699.00	$1,398.00
Photoeye Safety Sensor - One per Operator	2	Each	$289.99	$579.98
LED Barrier Arm - One per Operator	2	Each	$975.00	$1,950.00
DoorKing 1835 Database Management / Access Control	1	Each	$3,499.00	$3,499.00
DoorKing 1815-350 RFID Kit	1	Each	$2,199.99	$2,199.99
DoorKing 1815-330	1	Each	$299.99	$299.99
DoorKing Database / Access Control Setup - 10 Hours	10	Hour	$175.00	$1,750.00
DoorKing Database / Access Control Setup - 10 Hours	10	Hour	$175.00	$1,750.00
Existing Ground Loop Testing / Verification	Included	Lot	Included	Included
Entrapment Protection Photoeye Configuration / Testing	Included	Lot	Included	Included
			SUBTOTAL	**$21,084.96**

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DOORKING-ONLY ENTRANCE PRICING

Sand Hill Street & Old Lake Wilson

Scope Summary

Sand Hill Street and Old Lake Wilson do not include barrier arms. Each entrance includes DoorKing 1835 access control, DoorKing 1815-350 RFID kit, DoorKing 1815-330 equipment, required internet/network connection, and fourteen (14) hours of installation/configuration labor at $175/hour.

Sand Hill Street Equipment & Labor

Existing gate operator to remain in service - access-control replacement only.

Description	Qty	Unit	Unit Price	Extended
DoorKing 1835 Database Management / Access Control	1	Each	$3,499.00	$3,499.00
DoorKing 1815-350 RFID Kit	1	Each	$2,199.99	$2,199.99
DoorKing 1815-330	1	Each	$299.99	$299.99
Sand Hill Street Installation / Configuration - 14 Hours	14	Hour	$175.00	$2,450.00
			SUBTOTAL	**$8,448.98**

Old Lake Wilson Equipment & Labor

Existing gate operator to remain in service - access-control replacement only.

Description	Qty	Unit	Unit Price	Extended
DoorKing 1835 Database Management / Access Control	1	Each	$3,499.00	$3,499.00
DoorKing 1815-350 RFID Kit	1	Each	$2,199.99	$2,199.99
DoorKing 1815-330	1	Each	$299.99	$299.99
Old Lake Wilson Installation / Configuration - 14 Hours	14	Hour	$175.00	$2,450.00
			SUBTOTAL	**$8,448.98**

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DEVICE LAYOUT & NUMBERED POSITIONS

Sand Hill Street Entrance



Sand Hill Street Device Position Key

Position	Description
7	Database / Card / RFID / Remote Access
8	RFID Scanner

Sand Hill Street requires an active internet connection / Ethernet network handoff at the access-control equipment location.

DEVICE LAYOUT & NUMBERED POSITIONS

Old Lake Wilson Entrance



Old Lake Wilson Device Position Key

7	Database / Card / RFID / Remote Access		
8	RFID Scanner		

Old Lake Wilson requires an active internet connection / Ethernet network handoff at the access-control equipment location.

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SHARED MATERIALS & PAYMENT SCHEDULE

Integrated Project Total

Shared RFID Mount / Security Wire Materials

Description	Qty	Unit	Unit Price	Extended
20 FT Aluminum Square Tube Bronze for RFID Mount	3	Each	$695.00	$2,085.00
Security Wire - 1000 FT Roll	2	Roll	$369.99	$739.98
RFID Tags	2000	Each	$8.95	**$17,900.00**
Existing Equipment Demolition / Removal - 15 Hours	15	Hour	$175.00	**$2,625.00**
Security Anchors	4	Box	$59.99	**$239.96**
24x20 Outdoor Junction Box - Power Equipment	4	Each	$189.99	**$759.96**
Electric Panel Surge Protector	4	Each	$209.99	**$839.96**
Surge Protector Installation Labor - 1 Hour Each	4	Hour	$175.00	**$700.00**
			SUBTOTAL	**$25,889.86**

Combined Project Summary

Location / Package	Scope	Subtotal
Four Seasons Main Gate Entrance & Exit	5 barrier operators	$43,137.93
Mystic Dunes Additional Entry / Exit	2 barrier operators	$21,084.96
Sand Hill Street Entrance - DoorKing Equipment Only	No barrier arms	$8,448.98
Old Lake Wilson Entrance - DoorKing Equipment Only	No barrier arms	$8,448.98
Shared RFID / Wiring / Demo / Power Protection Materials	-	**$25,889.86**
COMBINED PROJECT TOTAL		**$107,010.71**

Payment Schedule

50% Deposit - due upon approval / scheduling	**$53,505.36**
50% Balance - due at project completion	**$53,505.35**

Additional installation materials include four (4) boxes of security anchors, four (4) 24x20 outdoor junction boxes for power-equipment allocation, and four (4) electric-panel surge protectors. The proposal also includes fifteen (15) labor hours for demolition/removal of existing equipment and four (4) labor hours for surge-protector installation at $175.00 per hour.

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LIFTMASTER TECHNA SYSTEM SPECIFICATIONS

CBG24DC Commercial / Community Barrier Gate Operator - Basis of Design

Project configuration: seven (7) TECHNA barrier gate operators with white operator cabinets, loop detection, photoeye protection, and LED barrier arms as listed in this proposal.

Specification	Project / Manufacturer Basis
Model / Application	LiftMaster TECHNA CBG24DC commercial/community barrier gate operator.
Cabinet Finish	White operator cabinet, as specified for this proposal.
Power	120/230 VAC, single phase.
Motor / Drive	24 VDC motor drive; brushless/direct-drive platform.
Duty	Continuous duty.
Open / Close Time	2.5 seconds (manufacturer published specification).
Battery Backup	Standard two 12 V, 7 Ah batteries; optional higher-capacity batteries available.
Connectivity	Built-in Wi-Fi; compatible with myQ / myQ Facility / myQ Enterprise.
Radio Receiver	Security+ 2.0, three-channel receiver; remote capacity per manufacturer configuration.
Diagnostics	Local event diagnostics; expanded history available through compatible myQ services.
Programmable Relays	Five relays: one main-board relay plus four auxiliary-board relays.
Soft Start / Stop	Yes.
Enclosure	IP65-rated operator enclosure per manufacturer product information.
Warranty	Manufacturer published warranty: 2 years.
Project Safety	Dedicated loop detector and photoeye safety sensor for each barrier operator.
LED Barrier Arm	LED barrier arm at each barrier location; project unit price $975.00 each.

Manufacturer reference: LiftMaster CBG24DC product information current as of September 2026. Final installation and safety configuration remain subject to the approved submittal, manufacturer instructions, applicable codes, and field conditions.

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DOORKING 1835 ACCESS CONTROL SPECIFICATIONS

Primary project use: resident database management and access control. Telephone/voice calling is optional and may be enabled only if separately selected by the District/Association.

Telephone Entry / Access Control - 90 Series Basis of Design

Specification	Project / Manufacturer Basis
System Type	DoorKing 1835 database management / access-control system for gated-community applications; telephone/voice calling is optional.
Resident Directory	Up to 3,000 telephone numbers / resident entries.
Device Codes	Up to 8,000 device codes, subject to system configuration.
Entry Codes	Up to 3,000 four-digit entry codes.
Transaction Buffer	Stores the most recent 8,000 events.
Native Door Control	Three form-C relays / three entry points.
Expansion	Compatible expansion hardware supports additional entry points; manufacturer states up to 48 wired or 24 wireless.
Communications	Internet/VoIP, cellular, or POTS depending on selected hardware/service.
Internet Functions	TCP/IP connection supports network programming and live transactions with compatible DKS hardware/services.
Programming	DKS Cloud or compatible DoorKing account-management / PC tools, depending on connection method.
Credential Interface	Supports Wiegand access-control devices; project includes RFID/card-reader equipment at identified locations.
Power	16 VAC; manufacturer literature indicates two transformers supplied.
Environmental	Published operating range approximately 10°F to 145°F (-12°C to 62°C).
Listing / Standard	Manufacturer literature identifies UL 294 compliance/listing.
Network Requirement	Mystic Dunes, Sand Hill Street, and Old Lake Wilson require active Internet/Ethernet handoff.

Resident Access Credential Clause

Residents may use District/Association-approved proximity cards, key fobs, RFID tags, or compatible remote controls for authorized gate access. Credentials must be enrolled/authorized and may be activated, suspended, replaced, or deactivated under the District/Association access policy. Telephone/voice calling through the DoorKing 1835 is optional and remains separate from resident credential access; the proposed system may be used for database management and access control without enabling the telephone call feature.

Manufacturer reference: DoorKing 1835-90 Series product information, September 2026. Final enclosure, network adapter, service subscription, reader interface, and expansion hardware shall match the approved submittal.

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RESIDENT CREDENTIAL & REMOTE PRICING

Optional / Replacement Access Media - Batch Pricing

Pricing below is for additional or replacement access media purchased in batches of one hundred (100). These optional batches are not added to the base project total unless authorized by purchase order or written change order.

Credential / Access Device	Batch Qty	Unit	Unit Price	Batch Price
RFID Tags	100	Each	$8.95	**$895.00**
Proximity Cards	100	Each	$8.95	**$895.00**
Compatible Remote Controls	100	Each	$11.00	**$1,100.00**

Credential Ordering Notes

- Batch pricing is based on 100 units per credential type.
- RFID tags: $8.95 each when purchased in a batch of 100 ($895.00 per batch).
- Proximity cards: $8.95 each when purchased in a batch of 100 ($895.00 per batch).
- Compatible remote controls: $11.00 each when purchased in a batch of 100 ($1,100.00 per batch).
- Compatible key fobs may also be issued to residents; key-fob pricing is by selected model/technology and is not included on this pricing page.
- The 2,000 RFID tags already included in the base project remain included at $8.95 each. This page is for future/additional batch purchases.
- Programming, resident assignment, labeling, freight, or taxes are included only when specifically stated in the applicable order or change authorization.

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FLORIDA CDD PROCUREMENT & CONTRACT READINESS

Community Development District Review Conditions

This proposal is formatted for Florida Community Development District review. The provisions below support public-agency procurement and contracting but do not replace the District Manager or District Counsel's final contract form, required notices, certifications, or procurement procedures.

CDD / Public-Agency Conditions

- Board Approval / Notice to Proceed: Work begins only after required District approval and receipt of an executed agreement, purchase order, or written notice to proceed.
- Procurement: Award is subject to District purchasing policies and applicable Florida competitive-solicitation requirements.
- Public Records: Smartech US Corp will maintain/provide service-contract records as required by applicable Florida law. The final contract should contain the District-specific statutory public-records notice and custodian contact information.
- E-Verify: Public-agency contractor and subcontractor employment-verification requirements will be administered under the final District contract and applicable Florida law.
- Public Entity Crime / Vendor Eligibility: Award remains subject to eligibility requirements applicable to Florida public entities.
- Insurance / Licensing: Required certificates and applicable licensing information will be provided as required by the District/final agreement.
- Permits / Inspections: Permits, inspections, code compliance, and utility coordination are included only to the extent expressly stated in this proposal.
- Written Changes: Work outside the stated scope, quantities, allowances, or site assumptions requires written change authorization.
- Internet / Network: At locations requiring Internet/Ethernet, the District/Association will provide or authorize a suitable active network handoff unless separate network/ISP work is added.
- Public Records Status: Proposal, contract, submittal, invoice, and related records held by/on behalf of the District may be subject to public disclosure unless a specific exemption applies.

Required Contract Completion Item

PUBLIC RECORDS NOTICE: Before execution, District staff/counsel should insert the Chapter 119 contract notice with the District custodian's telephone number, email address, and mailing address.

Florida references for this readiness section: Chapter 190; Section 119.0701; Section 448.095; and Section 287.133, Florida Statutes. Final applicability and wording should be confirmed by District Counsel.

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NETWORK, RESIDENT DATA, SUPPORT & WARRANTY TERMS

Four Seasons HOA - All Four Access-Control Locations

Resident Data Collection & DoorKing Import

Smartech US Corp will assist with collecting the resident access-control data supplied by the District/Association or its authorized management company and will import the approved resident data into the DoorKing system at no additional labor charge as part of the initial system deployment.

- Resident data may include approved names, telephone numbers, credential assignments, proximity cards, key fobs, RFID tags, remote-control assignments, and other access permissions supported by the final DoorKing configuration.
- The District/Association remains responsible for validating resident information and approving which residents, tenants, staff, vendors, and credentials are authorized before import.
- Initial resident-data import is included at no cost. Large-scale re-imports, database cleanup caused by incomplete/incorrect source data, or later bulk changes may be quoted separately if they exceed normal system administration.

Internet / Cellular Service Requirement

All four access-control locations require a reliable data connection for the proposed DoorKing system functions. The preferred connection is Spectrum Internet with an Ethernet/network handoff at the access-control equipment location. Where wired Internet is not practical, a cellular connection may be used.

Connectivity Option	Qty / Basis	Upfront Cost	Monthly Service
Spectrum Internet / Ethernet handoff	Per location	Provided by Owner / ISP	Owner / ISP service
Smartech Cellular Unit	Per box	$1,300.00	$79.00 / month
Cellular if used at all 4 locations	4 boxes	$5,200.00	$316.00 / month

Cellular equipment and monthly cellular service are optional and are not included in the base project total unless specifically authorized. Each cellular box selected will add $1,300.00 in upfront equipment cost and $79.00 per month in recurring service. Internet service provider installation, activation, recurring Spectrum charges, and network extensions beyond the quoted wiring/material scope are excluded unless separately authorized.

Six-Month Complimentary Onsite Support

Smartech US Corp will provide six (6) months of complimentary onsite service support for the installed systems beginning on the date of final system acceptance.

- Priority service tickets may be submitted through www.smartechus.com.
- Target response time for a priority support request is 1 to 48 hours, based on issue severity, technician availability, site access, parts availability, weather, and other conditions outside Smartech's control.
- Complimentary onsite support covers reasonable troubleshooting and correction of installation/configuration issues attributable to Smartech's installed scope. It does not include damage, vandalism, misuse, third-party modifications, ISP outages, utility failures, consumables, replacement credentials, or replacement equipment not covered by the applicable warranty.

Warranty / Acts of God / Weather Exclusion

Warranty coverage applies only to defects in Smartech's workmanship and to manufacturer-covered equipment failures within the applicable warranty period. Warranty coverage is void for damage or failure caused by an Act of God or weather-related event, including but not limited to lightning, hurricane, tropical storm, tornado, flooding, storm surge, wind, hail, fire, extreme heat, power surge, brownout, utility disturbance, water intrusion, falling trees or debris, or any other natural or environmental event beyond the reasonable control of Smartech US Corp.

- Damage resulting from vandalism, vehicle impact, improper use, unauthorized repair or modification, insects/animals, corrosion caused by environmental exposure, or work performed by third parties is also excluded from warranty coverage.
- Warranty exclusions do not prevent the District/Association from requesting paid emergency service, repair, replacement, or insurance-support documentation from Smartech.
- Manufacturer warranties remain subject to the individual manufacturer's published terms, exclusions, and claim procedures.

CDD / Association Administrative Provision

These support, connectivity, resident-data, and warranty provisions are intended to be incorporated into the final purchase order, agreement, or CDD-approved contract documents. If the District's attorney, manager, insurer, or procurement policy requires different wording, the final executed agreement will control.

NOTES, ASSUMPTIONS & APPROVAL

Combined Proposal

Notes & Assumptions

- Pricing is based on the quantities and equipment listed. Changes in field conditions or customer-requested scope changes will be quoted separately.
- All barrier operators include five (5) installation labor hours each at $175/hour.
- DoorKing database / access-control installation and configuration labor is included as listed by location: Main Gate 10 hours, Mystic Dunes 10 hours, Sand Hill Street 14 hours, and Old Lake Wilson 14 hours.
- LED barrier arms are priced at $975.00 each for all barrier-arm locations included in this proposal.
- Sand Hill Street and Old Lake Wilson do not include barrier arms.
- Existing electrical service, mounting locations, underground pathways, and network availability are assumed to be serviceable unless otherwise noted after field verification.
- Permit fees, major concrete/civil work, trenching beyond listed allowances, utility upgrades, ISP activation, recurring internet costs, and concealed-condition repairs are excluded unless added by written change order.
- Applicable taxes, if required, are additional unless specifically shown on the final invoice.

Equipment finish: all LiftMaster TECHNA barrier gate operator cabinets are specified in white. Shared materials include 2,000 RFID tags at $8.95 each. Residents may use authorized proximity cards, key fobs, RFID tags, or compatible remote controls.

• Resident credential policy: authorized residents may use proximity cards, key fobs, RFID tags, or compatible remote controls. Credentials are subject to District/Association issuance, enrollment, suspension, replacement, and deactivation policies.

CDD Contract Note: Final award and execution remain subject to Board approval, applicable procurement requirements, and District Counsel/Manager review of the final contract form and public-records notice.

Customer Approval

Authorized Name / Title	Date
_____	_____
Signature	PO / Reference (if applicable)
_____	_____
Smartech US Corp Representative	Date
_____	_____

EQUIPMENT VISUAL REFERENCE & SPECIFICATIONS

LiftMaster TECHNA CBG24DC and DoorKing DKS 1835 90 Series

LIFTMASTER TECHNA CBG24DC **DOORKING DKS 1835 - 90 SERIES**



White operator cabinet with LED barrier arm

- Power: 120/230 VAC, single-phase.
- Motor: 24 VDC drive; continuous-duty operation.
- Speed: 2.5-second open/close time.
- Battery backup: standard 2 x 12V 7Ah; optional 33Ah batteries.
- Connectivity: built-in Wi-Fi; myQ / myQ Facility / myQ Enterprise compatible.
- Receiver: Security+ 2.0, 3-channel, up to 64 remotes; expansion supported with 811MX/813MX.
- Controls: soft start/stop and five programmable relays.
- Diagnostics: local event logging with expanded diagnostics through myQ Facility.
- Enclosure: IP65; project finish specified as white.
- Warranty: 2-year manufacturer warranty.
- Commissioning: test applicable ground loops and configure/test monitored entrapment-protection photoeyes.



DKS 1835 90 Series

Database management and integrated access-control platform; telephone/voice calling optional

- Memory: up to 3,000 phone numbers and 255 area codes.
- Entry codes: 3,000 four-digit codes; device codes: 8,000.
- Door control: 3 entry points standard; expandable to 48 wired or 24 wireless.
- Directory: single-line, 20-character LCD display.
- Transaction buffer: 8,000 events.
- Programming: DKS Cloud or PC Remote Account Manager.
- Connectivity: cellular, Internet/VoIP, or POTS options depending on selected hardware/service.
- Access integration: cards, key fobs, RFID tags, wireless transmitters/remotes and Wiegand devices as configured.
- Security: 31 security/permission levels and programmable time zones.
- Enclosure: NEMA 4X; approx. 12.75 in W x 14.75 in H x 3.75 in D.
- Standards: UL 294 / ULC S319 per manufacturer literature.

Visuals are illustrative references. Final supplied equipment will be the approved manufacturer models and project configuration.

Manufacturer sources: LiftMaster CBG24DC product specifications; DoorKing 1835 90 Series technical literature. Specifications may change by manufacturer.

SECTION 3

SECTION a.

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CCTV SYSTEM - 4-WEEK DEPLOYMENT PLAN

Four Seasons HOA - Four Gate Locations

Customer	Four Seasons HOA
Project	Smartech NDAA-Compliant 4K CCTV Systems at Four Gate Locations
Locations	Four Seasons Main Gate, Sand Hill Street, Mystic Dunes, Old Lake Wilson
Tax Status	No sales tax included - customer to provide valid tax-exemption certificate

Deployment Scope

Provide and install a complete Smartech 4K IP video surveillance solution across all four gate locations. The project includes twenty-three (23) NDAA-compliant 4K turret IP cameras, four Smartech 4K NVRs, four (4) 6TB surveillance-grade hard drives - one installed in each NVR - site-specific network and mounting accessories, a security-guard monitoring workstation at the Main Entrance, camera aiming/focusing, recorder programming, recording verification, and final testing.

Camera specification basis: Smartech 4K Ultra HD Weatherproof Turret IP Security Camera with 2.7-13.5mm Motorized Varifocal Lens (L8ZT), NDAA compliant.

Site Connectivity Requirements

Active Internet Connection Required at Every Location

Every CCTV location requires an active, reliable internet connection for remote viewing, centralized security-guard access, remote support, and network-dependent functions. The connection may be customer-provided wired Ethernet, an approved wireless link, or a cellular hotspot/router where wired service is unavailable. If a site lacks suitable connectivity, Smartech can provide a separate quote for cabling, wireless bridge equipment, hotspot hardware, or related network work.

The customer is responsible for active ISP/cellular service, data plans, modem/router operation, network credentials, permissions, and adequate bandwidth unless specifically included in Smartech's scope. Local NVR recording can continue without internet when the local camera network remains operational, but remote and centralized access may be unavailable.

Location	Connection Options	Purpose	Customer Requirement
Four Seasons Main Gate	Wired preferred; wireless/hotspot acceptable	Central viewing, remote access/support	Active service and network permissions
Sand Hill Street	Wired, wireless bridge, or hotspot	Remote/centralized viewing	Active service with stable bandwidth

Mystic Dunes	Wired, wireless, or hotspot	Remote/centralized viewing	Active service with stable bandwidth
Old Lake Wilson	Point-to-point bridge with upstream internet	NVR/camera link and remote viewing	Active source internet and clear wireless path

Important Connectivity Notes

• Network/firewall settings may be required depending on the final design; customer IT cooperation may be necessary.

• Hotspot and wireless performance depends on carrier coverage, signal quality, interference, bandwidth, and data-plan limitations.

• Point-to-point links require suitable mounting, adequate signal quality, line of sight where applicable, and an active upstream network/internet source.

• ISP/carrier outages, failed customer network equipment, expired data plans, or third-party network changes are not covered by the CCTV equipment warranty or complimentary support unless caused by Smartech workmanship.

Four-Week Deployment Plan

Deployment begins after the required deposit has been received and the project is released for ordering. The schedule below is a target four-week deployment sequence and is subject to product availability, site access, weather, customer network readiness, and coordination with gate/security operations. Smartech will sequence the work to minimize disruption and preserve existing coverage whenever practical.

Week	Phase	Planned Activities	Expected Milestone
1	Procurement & Pre-Deployment	Confirm deposit and project release; order cameras, NVRs, four 6TB surveillance-grade hard drives (one per NVR), point-to-point antenna, rack, display, workstation, post, cable and accessories; verify model quantities; coordinate site access; confirm internet/network readiness at all four locations; create device naming/IP plan; stage configuration templates.	Equipment ordered and deployment schedule confirmed
2	Staging & Existing Equipment Removal	Receive and inventory equipment; install one 6TB hard drive in each NVR; bench-test cameras/NVRs and verify drive detection/health; preload firmware and baseline settings; label devices by location; back up/document existing system settings where accessible; coordinate controlled removal of existing cameras/recorders and obsolete hardware; preserve reusable pathways/cabling that pass testing.	New equipment staged; existing system documented and removal underway

3	Primary Installation	Prioritize Four Seasons Main Gate: install 10 cameras, 16CH NVR with 6TB hard drive, 12U rack, 85-inch display, HDMI connection and Dell Mini Desktop; install remaining cameras/NVRs with one 6TB hard drive per NVR at Sand Hill Street, Mystic Dunes and Old Lake Wilson; install Mystic Dunes 20FT post; install and align Old Lake Wilson point-to-point antenna; complete required network connections.	Major equipment physically installed at all four locations
4	Commissioning, Testing & Turnover	Complete camera aiming/focus; confirm each NVR recognizes its dedicated 6TB hard drive; verify local recording, playback, date/time and retention settings; test point-to-point link; verify internet connectivity and remote/centralized viewing; configure security-guard workstation; perform final labeling and cleanup; correct punch-list items; provide customer orientation and obtain final acceptance.	All locations commissioned, tested and turned over

Deployment Sequencing & Customer Coordination

• Main Gate will receive the largest labor allocation and will be treated as the primary deployment location because it includes the highest camera count and the centralized security-guard monitoring equipment.

• Existing equipment will be removed in a controlled sequence. Where practical, operational cameras will remain online until replacement equipment is ready to be installed to reduce surveillance gaps.

• The customer should provide gate/access authorization, an onsite point of contact, access to electrical/network rooms, available network credentials, and confirmation that internet service is active before commissioning.

• Any concealed damage, failed cabling, blocked pathways, unavailable power, unsuitable mounting conditions, or customer network issues discovered during deployment may require a change order or schedule adjustment.

• The four-week schedule is a target deployment window, not a guarantee of uninterrupted consecutive workdays. Weather, shipping delays, permitting/access restrictions, and third-party ISP/network dependencies may affect timing.

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CCTV SURVEILLANCE SYSTEM PROPOSAL

Four Seasons HOA - Four Gate Locations

Customer	Four Seasons HOA
Project	Smartech NDAA-Compliant 4K CCTV Systems at Four Gate Locations
Locations	Four Seasons Main Gate, Sand Hill Street, Mystic Dunes, Old Lake Wilson
Tax Status	No sales tax included - customer to provide valid tax-exemption certificate

Project Scope

Provide and install a complete Smartech 4K IP video surveillance solution across all four gate locations. The project includes twenty-three (23) NDAA-compliant 4K turret IP cameras, four Smartech 4K NVRs, site-specific network and mounting accessories, a security-guard monitoring workstation at the Main Entrance, camera aiming/focusing, recorder programming, recording verification, and final testing.

Camera specification basis: Smartech 4K Ultra HD Weatherproof Turret IP Security Camera with 2.7-13.5mm Motorized Varifocal Lens (L8ZT), NDAA compliant.

System Summary by Location

Location	Recorder / Cameras	Additional Equipment	Labor	Location Subtotal
Four Seasons Main Gate	16CH NVR + 6TB HDD / 10 Cameras	12U rack, 85-inch Samsung TV, TV mount, 25FT HDMI, Dell Mini Desktop	30 hrs	$11,983.88
Sand Hill Street	8CH NVR + 6TB HDD / 5 Cameras	Standard camera/NVR installation	10 hrs	$3,944.94
Mystic Dunes	4CH NVR + 6TB HDD / 3 Cameras	20FT aluminum square post; post burial	12 hrs	$4,329.96
Old Lake Wilson	8CH NVR + 6TB HDD / 5 Cameras	Point-to-Point antenna kit	8 hrs	$4,244.93
Shared Additional Materials				**$785.00**
COMBINED PROJECT TOTAL				**$25,288.71**

Payment Schedule

50% Deposit - due upon approval / scheduling	**$12,644.36**
50% Balance - due at project completion	**$12,644.35**

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Detailed Equipment & Pricing

Description	Qty	Unit	Unit Price	Extended
4K L8ZT NDAA-Compliant Turret IP Camera	23	Each	$229.99	$5,289.77
16CH Smartech 4K NDAA NVR - Main Gate	1	Each	$899.99	$899.99
8CH Smartech 4K NDAA NVR - Sand Hill Street	1	Each	$695.00	$695.00
4CH Smartech 4K NDAA NVR - Mystic Dunes	1	Each	$495.00	$495.00
8CH Smartech 4K NDAA NVR - Old Lake Wilson	1	Each	$695.00	$695.00
20 FT Aluminum Square Post - Mystic Dunes	1	Each	$695.00	$695.00
Point-to-Point Antenna Kit - Old Lake Wilson	1	Kit	$649.99	$649.99
12U Network Rack - Main Entrance	1	Each	$545.00	$545.00
85-inch Samsung TV - Main Entrance	1	Each	$1,345.00	$1,345.00
TV Mount - Main Entrance	1	Each	$125.00	$125.00
25FT HDMI Cable - Main Entrance	1	Each	$69.00	$69.00
Dell Mini Desktop - Security Guard Camera Host	1	Each	$1,100.00	$1,100.00

Description	Qty	Unit	Unit Price	Extended
6TB Surveillance-Grade Hard Drive - One per NVR	4	Each	$349.99	$1,399.96
Additional Materials - connectors, cable, concrete mix, hardware, conduit	1	Lot	$785.00	$785.00
Installation Labor - 60 Hours Total	60	Hour	$175.00	$10,500.00
PROJECT TOTAL				**$25,288.71**

Installation Labor Allocation

Location	Hours	Rate	Extended
Four Seasons Main Gate	30	$175.00	$5,250.00
Sand Hill Street	10	$175.00	$1,750.00
Mystic Dunes - includes post burial	12	$175.00	$2,100.00
Old Lake Wilson	8	$175.00	$1,400.00

Labor is allocated across all four locations for a total of sixty (60) hours. The Four Seasons Main Gate receives the largest allocation because it includes the highest camera count, rack installation, large-format display mounting, security-guard workstation setup, and centralized viewing configuration. Mystic Dunes includes additional time for burial, setting, alignment, and concrete stabilization of the 20 FT aluminum square post.

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Equipment Specifications & Functional Scope

Camera Specification

- Smartech model L8ZT - 4K Ultra HD weatherproof turret IP security camera.
- 2.7-13.5mm motorized varifocal lens for field-adjustable framing and coverage.
- NDAA-compliant platform for commercial/community surveillance applications.
- Final camera aiming, focus, naming, recording verification, and playback testing included.

NVR Specification Basis

- Smartech 4K Ultra HD NDAA-Compliant IP Network Video Recorders.
- Main Gate: 16-channel recorder with one dedicated 6TB surveillance-grade hard drive.
- Sand Hill Street: 8-channel Smartech 4K NVR with one dedicated 6TB surveillance-grade hard drive.
- Mystic Dunes: 4-channel Smartech 4K NVR with one dedicated 6TB surveillance-grade hard drive.
- Old Lake Wilson: 8-channel Smartech 4K NVR with one dedicated 6TB surveillance-grade hard drive.
- Storage: Four (4) 6TB surveillance-grade hard drives at $349.99 each, with one hard drive installed in each NVR for dedicated local video recording.

Main Entrance Security Guard Monitoring Station

- 12U network rack for organized NVR/network equipment mounting.
- 85-inch Samsung TV with wall mount for live camera display.
- 25FT HDMI cable for display connection.
- Dell Mini Desktop configured as the security-guard host workstation for centralized access to cameras at all four gate locations.
- Final remote-viewing functionality is subject to available LAN/WAN connectivity, network permissions, and bandwidth between sites.

Additional Materials Allowance - $785.00

Includes normal project consumables and field materials such as connectors, low-voltage/network cable, concrete mix for the Mystic Dunes post installation, mounting hardware, conduit, fittings, fasteners, and similar incidental installation materials. Major trenching, extensive conduit runs, electrical service upgrades, or concealed-condition repairs are not included unless specifically authorized.

Optional Additional Camera Pricing - Not Included in Project Total

Additional cameras may be added at $229.99 each, plus installation labor at $175.00 per hour and any required materials. Budgetary installed add-on: $404.99 per camera when one standard labor hour is sufficient and existing cable, network, and mounting pathways are serviceable. Trenching, lifts, conduit, network hardware, difficult access, or other nonstandard conditions will be quoted separately. This optional pricing is not included in the project total.

Per-Location Work

Four Seasons Main Gate: Install 10 cameras, one 16CH NVR with one dedicated 6TB surveillance-grade hard drive, 12U rack, 85-inch Samsung display, TV mount, HDMI cable, and Dell Mini Desktop security-guard host. Configure local display and centralized camera access. Labor allocation is thirty (30) hours due to the camera volume, TV mounting, network-rack installation, workstation setup, network configuration, testing, and extension/connection of the Security Guard camera monitoring system.

Sand Hill Street: Install 5 cameras and one 8CH Smartech 4K NVR with one dedicated 6TB surveillance-grade hard drive. Configure recording, naming, aiming/focus, and system verification. Labor allocation is ten (10) hours.

Mystic Dunes: Install 3 cameras, one 4CH Smartech 4K NVR with one dedicated 6TB surveillance-grade hard drive, and one 20 FT aluminum square post. Work includes post excavation/burial, concrete stabilization, mounting, cable routing, camera setup, alignment, and final testing. Labor allocation is twelve (12) hours.

Old Lake Wilson: Install 5 cameras, one 8CH Smartech 4K NVR with one dedicated 6TB surveillance-grade hard drive, and one point-to-point antenna kit. Align and test the wireless bridge and confirm camera/NVR communications. Labor allocation is eight (8) hours.

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Site Connectivity Requirements

Active Internet Connection Required at Every Location

Every CCTV location requires an active, reliable internet connection for remote viewing, centralized security-guard access, remote support, and network-dependent functions. The connection may be customer-provided wired Ethernet, an approved wireless link, or a cellular hotspot/router where wired service is unavailable. If a site lacks suitable connectivity, Smartech can provide a separate quote for cabling, wireless bridge equipment, hotspot hardware, or related network work.

The customer is responsible for active ISP/cellular service, data plans, modem/router operation, network credentials, permissions, and adequate bandwidth unless specifically included in Smartech's scope. Local NVR recording can continue without internet when the local camera network remains operational, but remote and centralized access may be unavailable.

Location	Connection Options	Purpose	Customer Requirement
Four Seasons Main Gate	Wired preferred; wireless/hotspot acceptable	Central viewing, remote access/support	Active service and network permissions
Sand Hill Street	Wired, wireless bridge, or hotspot	Remote/centralized viewing	Active service with stable bandwidth
Mystic Dunes	Wired, wireless, or hotspot	Remote/centralized viewing	Active service with stable bandwidth
Old Lake Wilson	Point-to-point bridge with upstream internet	NVR/camera link and remote viewing	Active source internet and clear wireless path

Important Connectivity Notes

• Network/firewall settings may be required depending on the final design; customer IT cooperation may be necessary.

• Hotspot and wireless performance depends on carrier coverage, signal quality, interference, bandwidth, and data-plan limitations.

• Point-to-point links require suitable mounting, adequate signal quality, line of sight where applicable, and an active upstream network/internet source.

• ISP/carrier outages, failed customer network equipment, expired data plans, or third-party network changes are not covered by the CCTV equipment warranty or complimentary support unless caused by Smartech workmanship.

Warranty, Support & Project Terms

Two-Year Warranty

Smartech US Corp will provide a two (2) year warranty on Smartech-supplied CCTV cameras and NVR equipment included in this proposal, subject to normal use, proper environmental conditions,

and applicable manufacturer warranty terms. Warranty service covers defects in supplied equipment and Smartech installation workmanship within the covered scope.

Twelve Months Complimentary Onsite Support

The project includes twelve (12) months of complimentary onsite support beginning at final system acceptance. Support includes reasonable onsite troubleshooting of the installed CCTV system, camera/NVR configuration corrections, verification of recording and playback, and reasonable assistance restoring normal operation when the issue is attributable to covered Smartech-supplied equipment or Smartech installation workmanship. Priority support requests may be submitted through www.smartechus.com. Replacement equipment, consumables, cable replacement, lift rental, trenching, electrical work, or repairs required because of excluded causes are not included in complimentary support.

Optional Service Plans Available Upon Request

After the complimentary twelve-month onsite support period, Smartech US Corp can provide ongoing CCTV service and maintenance plans upon customer request. Available plans may include scheduled preventive maintenance, priority response, remote support, onsite troubleshooting, camera cleaning and alignment, recording-health checks, NVR configuration review, and discounted or bundled service hours. Service-plan pricing and response terms will be provided separately based on the coverage level, number of locations, equipment count, and requested service frequency. Optional service plans remain subject to the warranty and service exclusions stated below.

Warranty & Service Exclusions - Acts of God, Power Events, Damage, and Third-Party Causes

The equipment warranty, workmanship warranty, complimentary onsite support, and any optional service plan do not cover damage, failure, degradation, or service calls caused by Acts of God, severe weather, environmental events, or external conditions beyond the reasonable control of Smartech US Corp. Excluded causes include, but are not limited to, lightning or lightning strikes, direct or indirect electrical surge, power surge, voltage spike, brownout, blackout, utility disturbance, generator or transfer-switch event, improper grounding, hurricane, tropical storm, tornado, flooding, storm surge, wind, hail, fire, extreme heat, water intrusion, falling trees or debris, pest/animal/insect damage, corrosion from abnormal environmental exposure, vandalism, theft, vehicle impact, construction damage, unauthorized repair or modification, third-party cabling or network changes, ISP/network outages, customer-supplied equipment failure, misuse, negligence, or operation outside manufacturer specifications. Any inspection, repair, replacement, or restoration required because of an excluded cause may be quoted separately at prevailing labor, equipment, material, travel, and specialty-equipment rates.

Assumptions & Exclusions

- No sales tax is included because the customer will provide a valid tax-exemption certificate before invoicing.
- Pricing assumes serviceable mounting areas and reasonable access to existing power/network pathways.
- Major trenching, asphalt/concrete restoration, new electrical circuits, utility work, permits, lifts, extensive core drilling, or major conduit replacement are excluded unless specifically added.
- Existing cabling/pathways are subject to field verification. Failed or unsuitable cabling discovered during installation may require additional authorized work.
- Internet service, ISP recurring fees, cellular service, and third-party network remediation are excluded unless specifically listed.

- Point-to-point wireless performance depends on line of sight, mounting height, interference, and available network connectivity.
- The Dell Mini Desktop is intended as the security-guard host for centralized viewing/access. Final multi-site remote connectivity depends on customer network architecture and permissions.

Customer Authorization

Project Total	**$25,288.71**
50% Deposit	**$12,644.36**

Authorized Name / Signature	Date
_____	_____
Smartech US Corp Representative	Date
_____	_____

SECTION b.

Proposal: 25551-1-0
10/16/2026

Four Seasons Gate Camera System

Prepared for:
Erik Rose

Four Seasons CDD
7813 Four Seasons Blvd
Kissimmee, FL

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Prepared by:
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Proposal Issued:
10/16/2026

Proposal Valid To:
11/15/2026

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ABOUT US

What does DSI stand for?

Our motto is simple – Do What You Say You Will Do.
DSI Security Services takes pride in staying true to our word with both our clients and employees by instilling "DWYSYWD" into every aspect of our company. It goes back to over half a century ago when our founder, A.B. Clark, would seal deals with just a handshake. Our commitment to doing what we say we will do is not just our company motto – it's our promise to you.

The History of DSI

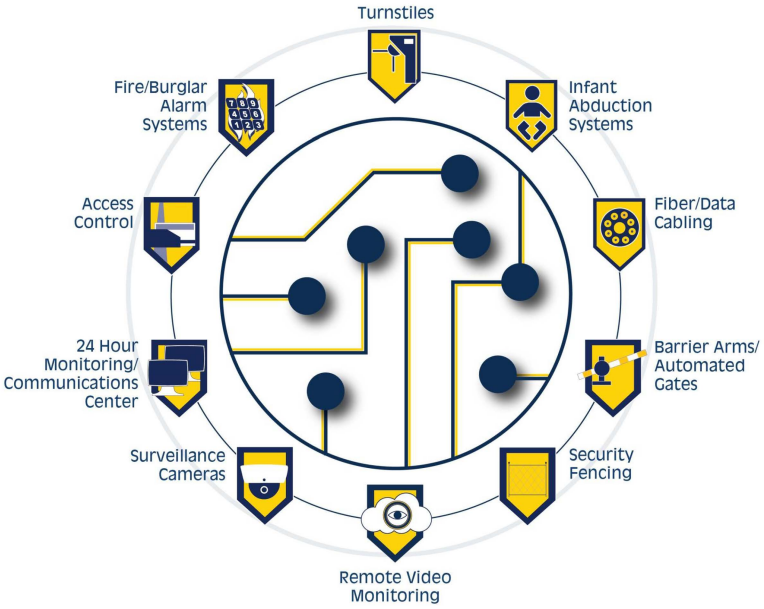
DSI (Dothan Security Inc.) originated in 1969 when Sheriff A.B. Clark started a security service firm in response to a request from the construction company building the nearby Farley Nuclear Plant. As its reputation grew for providing quality security service, DSI began to expand, currently operating 28 offices spanning 33 states across the U.S. A.B. Clark launched DSI with the belief that his company could fill a void with a dependable, competent team of people. DSI now consists of thousands of carefully selected and highly trained security guard personnel.

DSI is still a family-owned and managed company, led by A.B.'s son Alan, Chairman of the Board, along with his wife Marty, President. Alan and Marty's two sons work with DSI in various capacities as well. DSI has also benefited from its well-rounded, experienced, and professional management staff that have helped in building DSI's reputation as a leader in the security service industry. Following sound business practices through the years, DSI Security has been able to maintain a high quality of clientele. Many of our clients have experimented with less expensive security suppliers prior to choosing DSI, but have ultimately chosen the more personal way of doing business DSI provides.

OUR SERVICES

DSI Security Services offers complete Electronic Security Solutions for all of your residential, commercial, and industrial needs.

Here are some of the solutions we offer:



Residential Electronic Security

DSI's electronic security systems provide added safety, security, and peace-of-mind for your family. Let DSI protect your home, your family, and your personal assets with a residential alarm system and cameras. DSI can provide a solution to meet all of your residential security needs, and can create a custom security plan for any residence. We install all required hardware and actively monitor the security of your property and the integrity of the security system.

Commercial and Industrial Electronic Security

For over 48 years DSI Security has been a loyal friend to small business owners, helping them achieve their goals and assisting in protecting the assets of the companies we call friends. At DSI, we understand the safety and security needs small business owners face, and we can design a customized solution to meet your business' needs.

DSI's electronic security experts can design and install a comprehensive electronic monitoring system for your business. Our security systems are capable of alerting you the moment a security threat is detected, and can also automatically notify the local authorities. DSI's security systems provide peace-of-mind, and can also help lower your insurance costs.

DSI was built on a strong history of service to a wide range of industries in our country. At DSI, we believe in protecting these industries from threats of all kinds, and ensuring the safety and security of the many men and woman that work in these facilities.

We can install HD IP Video Surveillance security systems, access control systems, security gates and fencing, turnstiles, biometric readers, and even Remote Video Monitoring with voice down capability and motion detection analytics.

Healthcare

DSI specializes in hospital and healthcare facility safety and security, serving over 130 facilities across the United States. For such an ever-evolving industry, DSI has a dedicated Healthcare Services Director who stays informed on healthcare issues, mandates, and industry guidelines.

DSI is also capable of providing infant abduction systems, remote video monitoring, and access control for these facilities.

PROJECT DESCRIPTION

Name: Four Seasons CDD
Four Seasons Gate Camera System

Site: Four Seasons CCD
7813 Four Seasons Blvd
Kissimmee, FL

Billing: Four Seasons CDD
7813 Four Seasons Blvd
Kissimmee, FL

Contact
Erik Rose
P: (201) 280-2252
E: erosecdd@gmail.com

PROJECT SUMMARY

DSI will do the following work at Four Season Community in Kissimmee, FL.

Main Gate:
Replace the existing cameras with Eagle Eye 4 MP cameras
-Entrance pedestal 2 bullets
-Entrance area up high 3 dome cameras
-Exit area up high 1 dome
Add the following cameras with Eagle Eye 4MP cameras
-Visitors entrance (driver view) 1 dome
-Inside guardhouse 1 dome
-Rear guard house view 1 dome

Head End Equipment
-Install 43' Monitor and mount
-Install Eagle Eye storage 24TB(local Storage)
-Install Eagle Eye POE switch 8 POE ports

DSI will provide all required cabling, mounting hardware and labor

Customer will need to supply 120VAC constant power and internet service

Mystic Gate:
DSI will install 10' aluminum pole near sidewalk area to place 2 Eagle cameras, NEMA enclosure, network and storage devices 4TB (Local Storage).
-2 bullet cameras to view entrance and exit gates

DSI will provide all required cabling, mounting hardware and labor

Customer will need to supply 120VAC constant power and internet service

Sandhill Gate:
DSI will replace existing cameras and network equipment
-Replace 5 existing cameras with 4MP bullet
-replace existing network equipment with Eagle Eye 8 port POE switch
-Add Eagle Eye storage 4TB (Local Storage).
-Use existing NEMA enclosure and replace fans

DSI will provide all required cabling, mounting hardware and labor

Customer will need to supply 120VAC constant power and internet service

Old Lake Wilson Gate:
DSI will replace existing cameras and network equipment
-Replace 4 existing cameras with 4MP bullet
-replace existing network equipment with Eagle Eye 8 port POE switch
-Add Eagle Eye storage 4TB (Local Storage).
-Use existing NEMA enclosure and replace fans

DSI will provide all required cabling, mounting hardware and labor

Customer will need to supply 120VAC constant power and internet service

Warranty:
3 years on equipment and 1 year on labor.

Service warranty/Break fix
$165 per hour
Trip charge: $550

Note:
Below services are for pricing references only. A MSA contract will be provided with these options.

Master Service:
Only on equipment DSI installs
Includes labor, trip charge and equipment
$500 per month

Preventative Maintenence:
Existing cable or existing equipment not included.
Service provided once per year
-clean all cameras and adjust views per customer's request
-check to make sure no damage cable
- clean and inspect NEMA enclosures and fans
-update any camera or recorder software
-train operators on software or app if needed
-clean and inspect and point to point devices

Cost:Reccomend this be done after first 15 months
$7000 per year which can be billed quarterly or monthly.

INVESTMENT

Main Gate — $17,713.66

QTY	Manufacturer	Part #	Description	Unit Price	Ext.Price
1	SAMSUNG	UN43DU720	Samsung 43 Inch Monitor	$522.47	$522.47
1	Video Mount Products	LCD-2537B	UNIV LCD MONITOR WALL MOUNT 25"-37"- BLA	$220.77	$220.77
1	Eagle Eye Networks Inc.	EN-BR426p-0	Must Be Certified / Eagle Eye CMVR 426+ (20 Cameras@4MP, 24TB)	$3,886.02	$3,886.02
1	Eagle Eye Networks Inc.	EN-SW10g-001	Must Be Certified / Eagle Eye Switch SW10g (8 Port Gigabit Managed PoE+ Switch with 2xSFP, 130W)	$387.20	$387.20
2	Eagle Eye Networks Inc.	EN-CDUB-011a	Must Be Certified / Eagle Eye Camera DB11 Outdoor Bullet 4Mpix, NDAA, IR, IP67, 2.7mm-13.5mm Moto Lens, WDR, POE, SDCard	$464.96	$929.92
2	Eagle Eye Networks Inc.	EN-CABX-007	Must Be Certified / Eagle Eye Camera Junction Box BX007 (DB11,DB13)	$62.20	$124.40
7	Eagle Eye Networks Inc.	EN-CDUD-008a	Must Be Certified / Eagle Eye Camera DD08 Outdoor Vandal Dome 4Mpix, NDAA, IR, IP66, IK10, 2.7mm-13.5mm Moto lens, WDR, POE, SDCard	$464.96	$3,254.72
6	Eagle Eye Networks Inc.	EN-CACP-002	Must Be Certified / Eagle Eye Camera Cap CP002 (DD08,DD11)	$46.66	$279.96
6	Eagle Eye Networks Inc.	EN-CAWA-006	Must Be Certified / Eagle Eye Camera Wall Arm WA006 (DD07-DD11, DM08, DF03, DT01, DZ03)	$62.20	$373.20

Labor:

QTY	Description	Ext.Price
17.4	Installation Lead Tech	2610
1	Project Management	150
24	Trip Travel Time	3600

Supplies & Materials:

QTY	Description	Ext.Price
1	Project Consumables and Misc Items	$125.00
4	Hotel & Per Diem 1 Tech	$1,250.00

Recurring Services:

Description	Ext.Price
Eagle Eye Cloud Storage 30 Days	$150.00

Equipment Subtotal	**$9,978.66**
Labor Subtotal	**$6,360.00**
Supplies & Materials Subtotal	**$1,375.00**
Main Gate Subtotal	**$17,713.66**
Monthly Recurring Services Subtotal	**$150.00**

Mystic Gate — $7,941.47

QTY	Manufacturer	Part #	Description	Unit Price	Ext.Price
1	T & C	$1,120,924.00	4 X.125 Sq Tube - Aluminum Pole- Black	$838.61	$838.61
1	Altelix	NFC161208P	16x12x8 NEMA 3X Fiberglass Weatherproof Enclosure	$507.96	$507.96
0.25	Genesis Cable	WG-51101008	Genesis CAT 6 Direct Burial 1000 Rl Black	$818.59	$204.65
1	Eagle Eye Networks Inc.	EN-BR324p-0	Must Be Certified / Eagle Eye CMVR 324+ (20 Cameras@4MP, 16TB)	$2,486.50	$2,486.50
1	Eagle Eye Networks Inc.	EN-SW10g-001	Must Be Certified / Eagle Eye Switch SW10g (8 Port Gigabit Managed PoE+ Switch with 2xSFP, 130W)	$387.20	$387.20
2	Eagle Eye Networks Inc.	EN-CDUB-011a	Must Be Certified / Eagle Eye Camera DB11 Outdoor Bullet 4Mpix, NDAA, IR, IP67, 2.7mm-13.5mm Moto Lens, WDR, POE, SDCard	$464.96	$929.92
2	Eagle Eye Networks Inc.	EN-CABX-007	Must Be Certified / Eagle Eye Camera Junction Box BX007 (DB11,DB13)	$62.20	$124.40

Labor:

QTY	Description	Ext.Price
13	Installation Lead Tech	1950
1	Project Administration	150
2	Trip Travel Time	210

Supplies & Materials:

QTY	Description	Ext.Price
1	Project Consumables and Misc Items	$152.23

Equipment Subtotal	**$5,479.24**
Labor Subtotal	**$2,310.00**
Supplies & Materials Subtotal	**$152.23**
Mystic Gate Subtotal	**$7,941.47**

Sandhill Gate — $7,244.20

QTY	Manufacturer	Part #	Description	Unit Price	Ext.Price
1	Eagle Eye Networks Inc.	EN-BR324p-0	Must Be Certified / Eagle Eye CMVR 324+ (20 Cameras@4MP, 16TB)	$2,486.50	$2,486.50
1	Eagle Eye Networks Inc.	EN-SW10g-001	Must Be Certified / Eagle Eye Switch SW10g (8 Port Gigabit Managed PoE+ Switch with 2xSFP, 130W)	$387.20	$387.20
5	Eagle Eye Networks Inc.	EN-CDUB-011a	Must Be Certified / Eagle Eye Camera DB11 Outdoor Bullet 4Mpix, NDAA, IR, IP67, 2.7mm-13.5mm Moto Lens, WDR, POE, SDCard	$464.96	$2,324.80
5	Eagle Eye Networks Inc.	EN-CABX-007	Must Be Certified / Eagle Eye Camera Junction Box BX007 (DB11,DB13)	$62.20	$311.00
1	DSI	Misc	Replace existing fans in NEMA enclosure	$62.20	$62.20

Labor:

QTY	Description	Ext.Price
8.75	Installation Lead Tech	1312.5
0.5	Project Management	75
2	Trip Travel Time	210

Supplies & Materials:

QTY	Description	Ext.Price
1	Project Consumables and Misc Items	$75.00

Equipment Subtotal	**$5,571.70**
Labor Subtotal	**$1,597.50**
Supplies & Materials Subtotal	**$75.00**
Sandhill Gate Subtotal	**$7,244.20**

Old Lake Wilson Gate — $6,549.54

QTY	Manufacturer	Part #	Description	Unit Price	Ext.Price
1	Eagle Eye Networks Inc.	EN-BR324p-0	Must Be Certified / Eagle Eye CMVR 324+ (20 Cameras@4MP, 16TB)	$2,486.50	$2,486.50
1	Eagle Eye Networks Inc.	EN-SW10g-001	Must Be Certified / Eagle Eye Switch SW10g (8 Port Gigabit Managed PoE+ Switch with 2xSFP, 130W)	$387.20	$387.20
4	Eagle Eye Networks Inc.	EN-CDUB-011a	Must Be Certified / Eagle Eye Camera DB11 Outdoor Bullet 4Mpix, NDAA, IR, IP67, 2.7mm-13.5mm Moto Lens, WDR, POE, SDCard	$464.96	$1,859.84
4	Eagle Eye Networks Inc.	EN-CABX-007	Must Be Certified / Eagle Eye Camera Junction Box BX007 (DB11,DB13)	$62.20	$248.80
1	DSI	Misc	Replace existing fans in NEMA enclosure	$62.20	$62.20

Labor:

QTY	Description	Ext.Price
7.5	Installation Lead Tech	1125
0.5	Project Management	75
2	Trip Travel Time	210

Supplies & Materials:

QTY	Description	Ext.Price
1	Project Consumables and Misc Items	$95.00

Equipment Subtotal	**$5,044.54**
Labor Subtotal	**$1,410.00**
Supplies & Materials Subtotal	**$95.00**
Old Lake Wilson Gate Subtotal	**$6,549.54**

Total Equipment **$26,074.14**

Total Labor	**$11,677.50**
Total Supplies & Materials	**$1,697.23**
Total Purchase Price	**$39,448.87**
Recurring Cost	**$150.00**

Warranty/Exclusions

- Customer to provide 120vac power as needed.
- Customer to supply access to all areas of work.
- Customer to aid DSI technician in coordination in working areas and be able to complete work with few obstructions. DSI will aid in preventing the fewest possible delays or disruption in normal business as possible.
- Product and labor are warrantied on all NEW work for 1 year from installation date.
- The warranty on repair work is 30 days.
- Act of God, vandalism, abuse, and/or issues caused by uncommon methods are not covered under the warranty and will be addressed at an added charge to the customer.

Mobilization and Project Kickoff

- Mobilization and Kickoff of the project will begin once we have fully executed contracts in place. Once this is in place, we will have a meeting with all stakeholders to include IT and go over the particulars of the transition and any potential areas of disruption.

Billing and Invoicing Schedule

- Terms at Net 30 Upon Invoice
- Invoice Schedule: 50% Deposit at time of contract / 50% At completion of agreement
- Recurring Service Charges begin at substantial completion. Billing is quoted annually (can be monthly with ACH or quarterly via emailed invoice.

Acceptance of Proposal

By signing below, Customer is an authorized representative of their respective party, understands the defined scope of work and solution proposed in this document, and AGREES to pay the above amount for equipment and services in this proposal. This agreement constitutes work that has been initiated, in such case, this is contractual, and a legal binding agreement, in which discontinuance of requires written consent by DSI Security Services, and the Customer.

DSI Security Services		**Four Seasons CDD**	
Name:	_____	Name:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____

SECTION 4

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

SUBMITTED TO:	Job Name / Location:
Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Attn: Jarrett Wright Phone: (407) 750-3599 Email: jwright@gmscfl.com	Four Seasons at Orlando 2117 Antilles Club, Kissimmee, FL 34747 Four Seasons Blvd Left and Right Side Antilles Lift Station

Proposal to replace All Viburnum Awabuki with Podocarpus throughout property

	Qty	Unit	Unit Cost	TOTAL
Podocarpus (Four Seasons Blvd and lift station on antilles)	849	3Gal	$20.00	$16,980.00
Cocoa Brown Mulch	45	Cy	$65.00	$2,925.00
Demo Labor/ Prep	65	Hr	$65.00	$4,225.00
			Total:	**$24,130.00**

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: September 19,2026

Accepted by: _____
Date Accepted: _____

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: October 16, 2026

SUBMITTED TO:	Job Name / Location:
Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Attn: Jarrett Wright Phone:(407)-750-3599 Email: jwright@gmscfl.com	Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Antilles dog park

PROPOSAL TO PLANT MATERIAL AND RIVERSTONE

	Qty	Unit	Unit Cost	TOTAL
Black edging	5	pc	$96.00	$480.00
Stone Glue	2	btl	$75.00	$150.00
Brown River Rock	3	yard	$450.00	$1,350.00
Bottle Brush	20	3gal	$20.00	$400.00
Plant Removal	2	Hr	$65.00	$130.00
Irrigation Adjustment	1	Ea	$75.00	$75.00
			Total:	**$2,585.00**

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: America Rodriguez
Date Submitted:October 16, 2026

Accepted by:_____
Date Accepted: _____

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: October 16,2026

SUBMITTED TO:	Job Name / Location:
Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Attn: Jarrett Wright Phone: (407)-750-3599 Email: jwright@gmscfl.com	Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Crosswalk Amenity Center

PROPOSAL TO INSTALL RIVER STONE AT END CAP

	Qty	Unit	Unit Cost	TOTAL
Black Edging	2	Ea	$96.00	$192.00
Brown River Stone	4	yard	$450.00	$1,800.00
Filter Fabric	1	Ea	$125.00	$125.00
Labor	2	Hr	$65.00	$130.00
			Total:	**$2,247.00**

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:October 16,2026

Accepted by:_____
Date Accepted: _____

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: October 19, 2026

SUBMITTED TO:	Job Name / Location:
Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Attn: Jarrett Wright Phone:(407)-750-3599 Email: jwright@gmscfl.com	Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 End Cap Behind Guard Shack (AREA 1)

PROPOSAL TO REMOVE PLANTS AND REPLACE WITH BROWN RIVER STONE

		Qty	Unit	Unit Cost	TOTAL
Brown River Stone	(3 inches at curb line)	5	CY	$450.00	$2,250.00
Filter Fabric		1	EA	$50.00	$50.00
Bed Prep and Labor		8	HR	$65.00	$520.00
Irigation Ajdustment	Cap existing irrigation	1	EA	$75.00	$75.00
				Total:	**$2,995.00**

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: October 19, 2026

Accepted by:_____
Date Accepted: _____

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: October 16, 2026

SUBMITTED TO:	Job Name / Location:
Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Attn: Jarrett Wright Phone:(407)-750-3599 Email: jwright@gmscfl.com	Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Estuary Entrance / Coral Shore Entrance

PROPOSAL TO REMOVE DEAD PLANTS AND INSTALL PLANT MATERIAL AND RIVERSTONE

	Qty	Unit	Unit Cost	TOTAL
Petra Croton	40	3gal	$20.00	$800.00
Gold Dust Croton	40	3gal	$20.00	$800.00
Purple Oyster Plants	80	1gal	$10.00	$800.00
Big Blue Liriope	80	1gal	$10.00	$800.00
Brown Riverstone (1" - 2")	12	CY	$450.00	$5,400.00
Plant Removal	2	Hr	$65.00	$130.00
Irrigation Adjustment	1	Ea	$75.00	$75.00
			Total:	**$8,805.00**

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: America Rodriguez
Date Submitted:October 16, 2026

Accepted by:_____
Date Accepted: _____

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: October 16,2026

SUBMITTED TO:	Job Name / Location:
Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Attn: Jarrett Wright Phone: Email: jwright@gmscfl.com	Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Sandy Creek Island Outside Gate

PROPOSAL TO REMOVE DEAD PLANTS AND INSTALL NEW PLANT MATERIAL

	Qty	Unit	Unit Cost	TOTAL
Liriope	30	1gl	$10.00	$300.00
Blue Agave	2	7gal	$75.00	$150.00
Gold Dust Crotons	10	3gal	$20.00	$200.00
Black Diamond Crepe	1	30gal	$357.50	$357.50
European Palm	1	30gal	$357.50	$357.50
Coco Brown Mulch	8	CY	$75.00	$600.00
Brown Riverstone (1" to 2")	6	CY	$450.00	$2,700.00
Plant Removal	4	HR	$65.00	$260.00
Irrigation Adjustment	1	EA	$150.00	$150.00
			Total:	**$5,075.00**

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: America Rodriguez
Date Submitted:October 16,2026

Accepted by:_____
Date Accepted: _____

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: October 16,2026

SUBMITTED TO:	Job Name / Location:
Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Attn: Jarrett Wright Phone:(407)-750-3599 Email: jwright@gmscfl.com	Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Flora Pass Entrance

PROPOSAL TO REMOVE DEAD PLANTS AND INSTALL NEW PLANT MATERIAL

	Qty	Unit	Unit Cost	TOTAL
Purple Oysters	30	1gl	$10.00	$300.00
Liriope	30	1gal	$10.00	$300.00
Petra Crotons	12	3gal	$20.00	$240.00
Gold Dust Crotons	12	3gal	$20.00	$240.00
Plant Removal	4	HR	$65.00	$260.00
Brown Riverstone (1" - 2")	6	Cy	$450.00	$2,700.00
Irrigation Adjustment	1	Ea	$75.00	$75.00
			Total:	**$4,115.00**

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: America Rodriguez

Date Submitted:October 16, 2026

Accepted by:_____

Date Accepted: _____

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: October 16,2026

SUBMITTED TO:	Job Name / Location:
Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Attn: Jarrett Wright Phone: Email: jwright@gmscfl.com	Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Sandy Creek Gate

PROPOSAL TO REMOVE DEAD PLANTS AND INSTALL NEW PLANT MATERIAL

	Qty	Unit	Unit Cost	TOTAL
Liriope	30	1gal	$10.00	$300.00
Little John Bottle Brush	12	3gal	$20.00	$240.00
Petra Crotons	8	3gal	$20.00	$160.00
Plant Removal	2	HR	$65.00	$130.00
Irrigation Adjustment	1	Ea	$75.00	$75.00
			Total:	**$905.00**

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: America Rodriguez
Date Submitted:October 16,2026

Accepted by:_____
Date Accepted: _____

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: October 16,2026

SUBMITTED TO:	Job Name / Location:
Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Attn: Jarrett Wright Phone: (407)-750-3599 Email: jwright@gmscfl.com	Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Four Seasons Blvd Back Entrance (inside gate)/Seagrass

PROPOSAL TO INSTALL RIVERSTONE IN BED

	Qty	Unit	Unit Cost	TOTAL
Brown River Stone	3	yard	$450.00	$1,350.00
Filter Fabric	1	Ea	$125.00	$125.00
Labor	2	Hr	$65.00	$130.00
			Total:	**$1,605.00**

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:October 16,2026

Accepted by:_____
Date Accepted: _____

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: October 19, 2026

SUBMITTED TO:	Job Name / Location:
Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Attn: Jarrett Wright Phone:(407)-705-3599 Email: jwright@gmscfl.com	Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Four Seasons BLVD Back Entrance (Outside Gate)

PROPOSAL TO REMOVE 3 ROBELLINI PALMS AND INSTALL EUROPEAN PALM AND CREPE MYRTLE

	Qty	Unit	Unit Cost	TOTAL
Black Diamond Crepe Myrtle	2	30gal	$357.50	$715.00
European Fan Palm	3	30gal	$357.50	$1,072.50
Purple Oysters	50	1gal	$10.00	$500.00
Petra Crotons	10	3gal	$20.00	$200.00
Irigation Ajdustment	1	EA	$75.00	$75.00
			Total:	**$2,562.50**

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: October 20, 2026

Accepted by:_____
Date Accepted: _____

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: October 19, 2026

SUBMITTED TO:	Job Name / Location:
Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Attn: Jarrett Wright Phone:(407)-705-3599 Email: jwright@gmscfl.com	Four Seasons at Orlando 2117 Antilles Club Kissimmee, FL 34747 Four Seasons BLVD Back Entrance (Inside Gate)

PROPOSAL TO REMOVE 3 ROBELLINI PALMS AND INSTALL EUROPEAN PALM AND CREPE MYRTLE

	Qty	Unit	Unit Cost	TOTAL
Black Diamond Crepe Myrtle	1	30gal	$357.50	$357.50
European Fan Palm	1	30gal	$357.50	$357.50
Palm Removal	1	EA	$150.00	$150.00
Irigation Ajdustment	1	EA	$75.00	$75.00
			Total:	**$904.00**

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: October 20, 2026

Accepted by:_____
Date Accepted: _____