Windward
Community Development District

Agenda

November 18, 2026

AGENDA

Windward
Community Development District

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

November 11, 2026

Board of Supervisors
Windward Community
Development District

Dear Board Members:
The regular meeting of the Board of Supervisors of the Windward Community Development District will be held **Wednesday, November 18, 2026 at 1:00 p.m.** at **7813 Four Seasons Blvd., Kissimmee, Florida 34747.** Following is the agenda for the meeting:

Board of Supervisors Meeting

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Public Comment Period
5. Organizational Matters
    A. Consideration of Resolution 2027-02 Declaring Seat No. 4 Vacant
    B. Administration of Oath of Office to Newly Elected Supervisor- Seat 1
    C. Consideration of Resolution 2027-03 Electing Officers
6. Approval of Minutes of the October 21, 2026 Board of Supervisors Meetings
7. Staff Reports
    A. Attorney
    B. Engineer
    C. District Manager
        i. Approval of Check Register
        ii. Paid / Unpaid Invoices for Approval
        iii. Balance Sheet and Income Statement
    D. Field Manager
        i. Consideration of STAR Technology Group Proposals
8. Other Business
9. Supervisors' Requests
10. Adjournment

SECTION V

SECTION A

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 4 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, on November 3, 2026, two (2) members of the Board of Supervisors (**"Board"**) were to be elected by the **"Qualified Electors"** of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period there were no Qualified Electors qualified to run for the available seat 4 for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare the seat vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for election as vacant.

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

1. DECLARATION OF VACANT BOARD SUPERVISOR SEATS. The following seats are hereby declared vacant effective as of November 17, 2026:

Seat 4 (currently Vacant)

2. INCUMBENT BOARD SUPERVISORS. Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions

of this Resolution, or any part thereof.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 18th day of November 2026.

ATTEST:

WINDWARD COMMUNITY DEVELOPMENT DISTRICT

_____
Print Name:_____

_____
Chairperson, Board of Supervisors

SECTION C

RESOLUTION 2027-03

A RESOLUTION ELECTING THE OFFICERS OF THE WINDWARD COMMUNITY DEVELOPMENT DISTRICT, OSCEOLA COUNTY, FLORIDA.

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

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson _____

Vice Chairperson _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Treasurer _____

Assistant Treasurer _____

Assistant Treasurer _____

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, October 21, 2026 at 1:00 p.m. at 7813 Four Seasons Boulevard, Kissimmee, Florida.

Present and constituting a quorum were:

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

Also Present were:

Jason Showe	District Manager
Ryan Eaton	District Counsel
Kristen Trucco	District Counsel by telephone
Dave Hamstra	District Engineer
Jarett Wright	Field Manager

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Showe called the meeting to order.

SECOND ORDER OF BUSINESS **Roll Call**

Mr. Showe called the roll.

THIRD ORDER OF BUSINESS **Pledge of Allegiance**

Mr. Showe led the pledge of allegiance.

FOURTH ORDER OF BUSINESS **Public Comment**

Mr. Timmer stated adjacent to our property at 2117 Antilles Club Drive is what I believe to be CDD landscaping and it is being untouched by Prince or other landscapers since early August.

I sent pictures to Jason and so far, nothing has been done. The podocarpus hedge is about 3-feet overgrown, and weeds are close to waist high. I would like to have that area maintained.

Mr. Bobonik stated we are starting to work on that.

Ms. Hinkle stated I live at 2196 Antilles Club Drive and would like the status on the pergola. We received an email that it was going to be demolished.

Mr. Peltier stated we changed our mind and are not going to do that. We listened to the community and are going to pressure wash and paint it.

Ms. LaDuc stated we are looking forward to the upkeep and care of the property the CDD owns behind the fence that divides our homes from the CDD property. Bush hogging is overdue and there are overgrown trees.

Mr. Showe stated the board talked about that at the workshop, and we are working towards getting vendors in.

Mr. Wright stated there are multiple areas that need it right now and most are currently underwater from the rain. It needs to be dried out so the turf isn't damaged when heavier equipment is brought in. We will do that at the same time as the brush cutting.

FIFTH ORDER OF BUSINESS **Organizational Matters**

A. Appointment of Individual to Fill Board Vacancy with Term Ending November 2026 (seats 4)
Administration of Oath of Office to Newly Appointed Supervisor

B. Consideration of Resolution 2027-01 Appointing Assistant Secretary

This item was tabled.

SIXTH ORDER OF BUSINESS **Approval of the Minutes of the September 16, 2026 Meeting**

On MOTION by Mr. Rose seconded by Mr. Bobonik with all in favor the minutes of the September 16, 2026 meeting were approved as presented.

SEVENTH ORDER OF BUSINESS **Consideration of Agreement for Security Services with Dothan Security, Inc.**

On MOTION by Mr. Peltier seconded by Mr. Rose with all in favor the agreement with Dothan Security, Inc. was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Eaton stated we are still working on the claim against the developer and prior landscape vendor.

B. Engineer

Mr. Hamstra stated we have finished the field review for the 558 claim, we finished the mapping, exhibits, the map books. We met with district counsel last week and are waiting for their next steps and direction.

i. Consideration of 2026/2027 District Engineer Services

On MOTION by Mr. Peltier seconded by Mr. Bobonik with all in favor the proposal for fiscal year 2027 general engineering services was approved.

C. Manager

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 Aquatic Weed pending the report, and Prince and Sons 25132 and 26344 which are paid.

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.

C. Field Manager

i. Consideration of Proposal to Replace the SOS and Knox Switch for Barrier Gates at Mystic Dunes

On MOTION by Mr. Rose seconded by Mr. Bobonik with all in favor the proposal to repair the Mystic Dunes SOS and Knox system in an amount not to exceed $6,000 was approved.

On MOTION by Mr. Rose seconded by Mr. Hofer with all in favor a not to exceed amount of $2,500 was approved to repair the pergola pending the vendor meeting all the qualifications and to include pressure washing.

On MOTION by Mr. Rose seconded by Mr. Hofer with all in favor the two proposals from Prince and sons for Riverstone behind the guard shack as well as the amenity cross walk in an amount not to exceed $5,500 was approved.

On MOTION by Mr. Rose seconded by Mr. Hofer with all in favor the chair was delegated the authority to work with Mr. Wright to approve any additional landscape proposals that come in throughout the month.

On MOTION by Mr. Rose seconded by Mr. Hofer with all in favor additional funding in the amount of $7,500 was approved for holiday lighting subject to approval by the chair.

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

NINTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Supervisor's Requests

Mr. Bobonik highlighted upcoming projects: upgrading cameras at gates, gate upgrades, roundabout enhancement starting today, enhancements at the corners of Flora Pass, Estuary and Coral Shore, Podocarpus along Four Seasons Boulevard, brush hogging and tree trimming

throughout the community, clearing fencelines Whitewood Court, a number of other enhancements and address the pond at the Sand Hill gate, and landscape lighting.

Mr. Rose stated we want to encourage the people who live along Four Seasons to attend the next meeting when we will be discussing the vegetation in that area.

Mr. Hofer stated our landscape beds will get mulch November 9th. We are responsible for the verge and we discussed that today and the timing will be later than November 9th but it will be coming.

ELEVENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Peltier seconded by Mr. Rose with all in favor the meeting adjourned at 1:23 p.m.

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION VII

SECTION C

SECTION 1

Windward
Community Development District

Summary of Check Register

October 8, 2026 to November 3, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	10/14/2026	1342-1343	$	4,487.08
	10/16/2026	1344-1344	$	96,277.00
	10/21/2026	1345-1346	$	1,959.75
	10/22/2026	1347-1357	$	111,915.18
	10/28/2026	1358-1358	$	7,886.28
	10/30/2026	1359-1359	$	2,703.32
		Total Amount	**$**	**225,228.61**

*** CHECK DATES 10/08/2026 - 11/03/2026 *** WINDWARD CDD - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/14/26	00010	10/09/26	5059-09. 24801 SANDY CRK TRL SEP26	202609	320-53800-43000			*	30.80		
		10/09/26	5281-09. 7980 4 SEASONS BLV SEP26	202609	320-53800-43000			*	170.34		
		10/09/26	6274-09. 77001 4 SEASONS BLV SEP26	202609	320-53800-43000			*	45.15		
		10/09/26	6761-09. 78151 4 SEASONS BLV SEP26	202609	320-53800-43000			*	30.80		
		10/09/26	7829-09. 21051 PEBBLE PASS SEP26	202609	320-53800-43000			*	30.80		
		10/09/26	8052-09. 79011 HANSON BAY PL SEP26	202609	320-53800-43000			*	30.80		
		10/12/26	1747-09. 23131 SEAGRASS PT SEP26	202609	320-53800-43000			*	19.92		
		10/12/26	8932-09. 21412 LIMESTONE TRL SEP26	202609	320-53800-43000			*	19.90		
		10/13/26	0124-09. 000 4 SEASONS BLV SEP26	202609	320-53800-43500			*	1,663.01		
		10/13/26	5801-09. 000 SAND HILL RD SEP26	202609	320-53800-43500			*	1,553.84		
							DUKE ENERGY			3,595.36	001342
10/14/26	00001	8/31/26	316 DOG PARK REPAIRS	202608	320-53800-34100			*	891.72		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			891.72	001343
10/16/26	00059	7/10/26	25132 LANDSCAPE REPLACEMENT	202609	320-53800-46800			*	20,398.00		
		9/04/26	26344 LANDSCAPE REPLACEMENT	202609	320-53800-46800			*	75,879.00		
							PRINCE & SONS, INC.			96,277.00	001344
10/21/26	00010	10/19/26	6977-10. 000 SAND HILL RD OCT26	202610	320-53800-43500			*	1,553.08		
							DUKE ENERGY			1,553.08	001345
10/21/26	00004	9/30/26	OSA13311 NOT OF FY27 MYG DATES	202609	310-51300-48000			*	406.67		
							ORLANDO SENTINEL			406.67	001346
10/22/26	00014	9/01/26	261523 WI-PAK MONTHLY SVC SEP26	202609	320-53800-47000			*	120.00		
		9/21/26	260811 GATE SERVICE	202609	320-53800-57400			*	1,906.40		
							ACCESS CONTROL SYSTEMS LLC			2,026.40	001347

*** CHECK DATES 10/08/2026 - 11/03/2026 *** 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	CHECK #
10/22/26	00007	10/01/26	95459	202610	310	51300-54000				*	175.00		
			SPECIAL DISTRICT FEE FY27										
									FLORIDA DEPARTMENT OF COMMERCE			175.00	001348
10/22/26	99999	10/22/26	VOID	202610	000	00000-00000				C	.00		
			VOID CHECK										
									******INVALID VENDOR NUMBER******			.00	001349
10/22/26	00001	9/01/26	314	202609	320	53800-12000				*	2,000.00		
			FIELD MANAGEMENT SEP26										
		9/01/26	315	202609	310	51300-34000				*	4,583.33		
			MANAGEMENT FEES SEP26										
		9/01/26	315	202609	310	51300-35200				*	92.75		
			WEBSITE ADMIN SEP26										
		9/01/26	315	202609	310	51300-35100				*	162.33		
			INFO TECHNOLOGY SEP26										
		9/01/26	315	202609	310	51300-31300				*	841.75		
			DISSEMIANTION AGENT SEP26										
		9/01/26	315	202609	310	51300-51000				*	.12		
			OFFICE SUPPLIES										
		9/01/26	315	202609	310	51300-42000				*	3.12		
			POSTAGE										
		9/01/26	315	202609	310	51300-42500				*	17.40		
			COPIES										
		10/01/26	317	202610	310	51300-34000				*	4,812.50		
			MANAGEMENT FEES OCT26										
		10/01/26	317	202610	310	51300-35200				*	97.42		
			WEBSITE ADMIN OCT26										
		10/01/26	317	202610	310	51300-35100				*	170.42		
			INFO TECHNOLOGY OCT26										
		10/01/26	317	202610	310	51300-31300				*	883.83		
			DISSEMINATION AGENT OCT26										
		10/01/26	317	202610	310	51300-51000				*	.54		
			OFFICE SUPPLIES										
		10/01/26	317	202610	310	51300-42000				*	322.21		
			POSTAGE										
		10/01/26	317	202610	310	51300-42500				*	7.20		
			COPIES										
		10/01/26	318	202610	320	53800-12000				*	2,100.00		
			FIELD MANAGEMENT OCT26										
		10/08/26	319	202609	320	53800-34100				*	165.00		
			CROSS SIGN REPAIR										
		10/08/26	320	202610	310	51300-31700				*	5,843.00		
			ASSESSMENT ROLL - FY27										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			22,102.92	001350

*** CHECK DATES 10/08/2026 - 11/03/2026 *** 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	CHECK #
10/22/26	00068	10/05/26	100526-0	202609	320-53800-47000			*	39,817.50		
			STATUTE 558 CLAIM								
							LANDSCAPE ECONOMICS LLC			39,817.50	001351
10/22/26	00002	9/11/26	157190	202609	310-51300-31500			*	6,146.02		
			GENERAL COUNSEL AUG26								
		9/11/26	157191	202609	310-51300-31500			*	1,824.00		
			CONSTRUCT. DEFECTS AUG26								
		9/11/26	157192	202609	310-51300-31500			*	589.05		
			JUNIPER CLAIM AUG26								
		10/13/26	159325	202609	310-51300-31500			*	1,877.50		
			GENERAL COUNSEL SEP26								
		10/13/26	159326	202609	310-51300-31500			*	2,757.90		
			CONSTRUCT. DEFECT SEP26								
							LATHAM LUNA EDEN & BEAUDINE LLP			13,194.47	001352
10/22/26	00070	9/22/26	228754	202609	310-51300-31100			*	4,724.89		
			ENGINEEER SERVICES AUG26								
							PEGASUS ENGINEERING, LLC			4,724.89	001353
10/22/26	00059	9/01/26	26184	202609	320-53800-46800			*	13,337.00		
			LANDSCAPE MAINT. SEP26								
		10/01/26	26855	202610	320-53800-46800			*	13,337.00		
			LANDSCAPE MAINT. OCT26								
							PRINCE & SONS, INC.			26,674.00	001354
10/22/26	00062	10/01/26	34052	202610	320-53800-46900			*	750.00		
			FOUNTAIN SERVICE OCT26								
							RESORT POOL SERVICES			750.00	001355
10/22/26	00074	10/02/26	1346	202610	320-53800-47000			*	700.00		
			SOS SYSTEM DIAGNOSTIC								
							SMARTECH US CORP			700.00	001356
10/22/26	00064	9/22/26	225859	202609	320-53800-46800			*	1,700.00		
			LANDSCAPE MAINT. SEP26								
		9/30/26	228291	202609	320-53800-46700			*	50.00		
			STRAIGHTEN LEANING TREE								
							FLORIDA ULS OPERATING, LLC DBA			1,750.00	001357
10/28/26	00009	9/23/26	8979-09.	202609	320-53800-43100			*	7,886.28		
			7700 4 SEASONS SEP26 EVEN								
							TOHO WATER AUTHORITY			7,886.28	001358
10/30/26	00063	10/29/26	101018	202610	320-53800-57400			*	2,703.32		
			HOLIDAY LIGHTS 50% DEP.								
							TPG LIGHTING LLC			2,703.32	001359
							TOTAL FOR BANK A		225,228.61		

*** CHECK DATES 10/08/2026 - 11/03/2026 *** WINDWARD CDD - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #

TOTAL FOR REGISTER 225,228.61

SECTION 3

Windward

Community Development District

Unaudited Financial Reporting

October 31, 2026

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7	Series 2020 Capital Projects Income Statement
8	Capital Reserve Fund
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11-12	Long Term Debt Summary
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15	Cost Share Contribution Schedule
16	Accounts Payable Aging Report

Windward

Community Development District

Combined Balance Sheet

October 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	$ 37,492	$ -	$ -	$ -	$ 37,492
State Board of Administration	$ 739,482	$ -	$ -	$ -	$ 739,482
Capital Reserve Account	$ -	$ -	$ -	$ 103,499	$ 103,499
Due from Other	$ 39,046	$ -	$ -	$ -	$ 39,046
Due from General Fund	$ -	$ 3,823	$ -	$ -	$ 3,823
Investments					
Series 2018 A-1/A-2					
Reserve A-1	$ -	$ 119,413	$ -	$ -	$ 119,413
Reserve A-2	$ -	$ 145	$ -	$ -	$ 145
Revenue	$ -	$ 159,506	$ -	$ -	$ 159,506
Prepayment A-1	$ -	$ 24,089	$ -	$ -	$ 24,089
Construction	$ -	$ -	$ 6,222	$ -	$ 6,222
Series 2020 A-1/A-2					
Reserve A-1	$ -	$ 120,150	$ -	$ -	$ 120,150
Revenue	$ -	$ 392,101	$ -	$ -	$ 392,101
Prepayment A-1	$ -	$ 225	$ -	$ -	$ 225
Construction	$ -	$ -	$ 2,935,843	$ -	$ 2,935,843
Total Assets	**$ 816,020**	**$ 819,452**	**$ 2,942,065**	**$ 103,499**	**$ 4,681,036**
Liabilities:					
Accounts Payable	$ 24,608	$ -	$ -	$ -	$ 24,608
Due to Debt Service Fund	$ 3,823	$ -	$ -	$ -	$ 3,823
Total Liabilities	**$ 28,431**	**$ -**	**$ -**	**$ -**	**$ 28,431**
Fund Balances:					
Restricted for:					
Debt Service	$ -	$ 819,452	$ -	$ -	$ 819,452
Capital Projects	$ -	$ -	$ 2,942,065	$ -	$ 2,942,065
Assigned for:					
Capital Reserves	$ -	$ -	$ -	$ 103,499	$ 103,499
Unassigned	$ 787,589	$ -	$ -	$ -	$ 787,589
Total Fund Balances	**$ 787,589**	**$ 819,452**	**$ 2,942,065**	**$ 103,499**	**$ 4,652,605**
Total Liabilities & Fund Balance	$ 816,020	$ 819,452	$ 2,942,065	$ 103,499	$ 4,681,036

Windward

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Assessments - Tax Roll	$ 1,586,593	$ -	$ -	$ -
Interest Income	$ -	$ -	$ 2,982	$ 2,982
Total Revenues	**$ 1,586,593**	**$ -**	**$ 2,982**	**$ 2,982**
Expenditures:				
General & Administrative:				
Supervisors Fees	$ 12,000	$ 1,000	$ -	$ 1,000
FICA Expense	$ 500	$ 42	$ -	$ 42
Engineering	$ 16,000	$ 1,333	$ -	$ 1,333
Attorney	$ 50,000	$ 4,167	$ -	$ 4,167
Arbitrage	$ 900	$ -	$ -	$ -
Dissemination	$ 10,606	$ 884	$ 884	$ 0
Annual Audit	$ 6,800	$ -	$ -	$ -
Trustee Fees	$ 8,539	$ 1,053	$ 1,053	$ -
Assessment Administration	$ 5,843	$ 5,843	$ 5,843	$ 0
Management Fees	$ 57,750	$ 4,812	$ 4,813	$ -
Information Technology	$ 2,045	$ 170	$ 170	$ -
Website Maintenance	$ 1,169	$ 97	$ 97	$ -
Telephone	$ 125	$ 10	$ -	$ 10
Postage	$ 800	$ 67	$ 322	$ (256)
Travel Per Diem	$ 660	$ 55	$ -	$ 55
Printing & Binding	$ 500	$ 42	$ 7	$ 34
Insurance	$ 7,731	$ 7,555	$ 7,555	$ -
Legal Advertising	$ 1,500	$ 125	$ -	$ 125
Other Current Charges	$ 2,000	$ 167	$ 58	$ 109
Office Supplies	$ 150	$ 13	$ 1	$ 12
Property Appraiser	$ 500	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 186,293**	**$ 27,610**	**$ 20,978**	**$ 6,632**

Windward

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Operation & Maintenance				
Field Expenditures				
Field Services	$ 25,200	$ 2,100	$ 2,100	$ -
General Repairs and Maintenance	$ 50,000	$ 4,167	$ -	$ 4,167
Electric	$ 150,000	$ 12,500	$ 7,739	$ 4,761
Water & Sewer	$ 205,000	$ 17,083	$ 6,944	$ 10,140
Security Building Maintenance	$ 25,000	$ 2,083	$ 3,864	$ (1,781)
Security Guards	$ 221,000	$ 18,417	$ -	$ 18,417
Landscape Maintenance	$ 256,844	$ 21,404	$ 13,337	$ 8,067
Landscape Contingency	$ 108,000	$ 9,000	$ -	$ 9,000
Property Insurance	$ 8,000	$ 6,354	$ 6,354	$ -
Fountain Maintenance	$ 20,000	$ 1,667	$ 750	$ 917
Lake Maintenance	$ 22,100	$ 1,842	$ -	$ 1,842
Irrigation Repairs	$ 30,000	$ 2,500	$ -	$ 2,500
Roadway Maintenance	$ 9,000	$ 750	$ -	$ 750
Sidewalk Repair	$ 50,000	$ 4,167	$ -	$ 4,167
Contingency	$ 20,156	$ 1,680	$ 700	$ 980
Total Operations & Maintenance Expenditures	**$ 1,200,300**	**$ 105,712**	**$ 41,788**	**$ 63,925**
Total Expenditures	**$ 1,386,593**	**$ 133,322**	**$ 62,766**	**$ 70,556**
Excess (Deficiency) of Revenues over Expenditures	$ 200,000		$ (59,784)	
Other Financing Sources/(Uses)				
Transfer In/Out	$ (200,000)	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ (200,000)**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ (59,784)**	
Fund Balance - Beginning	$ -		$ 847,374	
Fund Balance - Ending	$ -		$ 787,589	

Windward

Community Development District

Debt Service Fund - Series 2018-A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Assessments - 2018 A1 Tax Roll	$ 243,648	$ -	$ -	$ -
Interest Income	$ 5,202	$ 798	$ 798	$ -
Total Revenues	**$ 248,850**	**$ 798**	**$ 798**	**$ -**
Expenditures:				
Series 2018A-1				
Interest - 11/1	$ 85,908	$ -	$ -	$ -
Principal - 5/1	$ 65,000	$ -	$ -	$ -
Interest - 5/1	$ 85,908	$ -	$ -	$ -
Total Expenditures	**$ 236,815**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 12,035		$ 798	
Fund Balance - Beginning	$ 174,612		$ 304,207	
Fund Balance - Ending	$ 186,646		$ 305,005	

Windward

Community Development District

Debt Service Fund - Series 2020-A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Assessments - 2020 A1 Tax Roll	$ 255,379	$ -	$ -	$ -
Interest Income	$ 12,184	$ 1,466	$ 1,466	$ -
Total Revenues	**$ 267,564**	**$ 1,466**	**$ 1,466**	**$ -**
Expenditures:				
Series 2020A-1				
Interest - 11/1	$ 82,563	$ -	$ -	$ -
Principal - 5/1	$ 90,000	$ -	$ -	$ -
Interest - 5/1	$ 82,563	$ -	$ -	$ -
Total Expenditures	**$ 255,125**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 12,439		$ 1,466	
Fund Balance - Beginning	$ 400,648		$ 512,981	
Fund Balance - Ending	$ 413,086		$ 514,447	

Windward

Community Development District

Capital Projects Fund - Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Interest	$ -	$ -	$ 18	$ 18
Total Revenues	**$ -**	**$ -**	**$ 18**	**$ 18**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -		$ 18	
Fund Balance - Beginning	$ -		$ 6,204	
Fund Balance - Ending	$ -		$ 6,222	

Windward

Community Development District

Capital Projects Fund - Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Interest	$ -	$ -	$ 8,412	$ 8,412
Total Revenues	**$ -**	**$ -**	**$ 8,412**	**$ 8,412**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 8,412	
Fund Balance - Beginning	$ -		$ 2,927,431	
Fund Balance - Ending	$ -		$ 2,935,843	

Windward

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2026

	Adopted Budget	Prorated Budget Thru 10/31/26	Actual Thru 10/31/26	Variance
Revenues				
Interest	$ 880	$ 299	$ 299	$ -
Total Revenues	**$ 880**	**$ 299**	**$ 299**	**$ -**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ 880		$ 299	
Other Financing Sources/(Uses)				
Transfer In (Out)	$ 200,000	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ 200,000**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 200,880**		**$ 299**	
Fund Balance - Beginning	$ 102,693		$ 103,200	
Fund Balance - Ending	$ 303,573		$ 103,499	

Windward

Community Development District

Month to Month

	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Total
Revenues													
Assessments - Tax Roll	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Interest Income	$ 2,982	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,982
Total Revenues	**$ 2,982**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 2,982**
Expenditures:													
General & Administrative:													
Supervisors Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FICA Expense	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Engineering	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 884	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 884
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ 1,053	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,053
Assessment Administration	$ 5,843	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,843
Management Fees	$ 4,813	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,813
Information Technology	$ 170	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 170
Website Maintenance	$ 97	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 97
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ 322	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 322
Travel Per Diem	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Printing & Binding	$ 7	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7
Insurance	$ 7,555	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,555
Legal Advertising	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Other Current Charges	$ 58	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 58
Office Supplies	$ 1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
Property Appraiser	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 20,978**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 20,978**

Windward

Community Development District

Month to Month

	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	Total
Operation & Maintenance													
Field Expenditures													
Field Services	$ 2,100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,100
General Repairs and Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Electric	$ 7,739	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,739
Water & Sewer	$ 6,944	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,944
Security Building Maintenance	$ 3,864	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,864
Security Guards	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Landscape Maintenance	$ 13,337	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,337
Landscape Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property Insurance	$ 6,354	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,354
Fountain Maintenance	$ 750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 750
Lake Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Roadway Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sidewalk Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ 700	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 700
Total Operations & Maintenance Expenses	**$ 41,788**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 41,788**
Total Expenditures	**$ 62,766**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 62,766**
Excess (Deficiency) of Revenues over Expenditures	$ (59,784)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (59,784)
Other Financing Sources /(Uses)													
Transfer In/Out	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (59,784)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (59,784)**

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	$120,150	
RESERVE FUND BALANCE	$120,150	
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 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	$ 2,918	$ 95,831
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	$ 3,666	$ 88,095
	TOTALS	**$ 15,999**	**$ 16,560**	**$ 13,309**	**$ 15,105**	**$ 15,263**	**$ 14,166**	**$ 15,901**	**$ 17,226**	**$ 19,727**	**$ 15,691**	**$ 19,437**	**$ 6,655**	**$ 185,039**
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**	**$ 17,583**	**$ 307,878**

Fiscal Year 2027

ACCOUNT#	SERVICE ADDRESS	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27	Jul-27	Aug-27	Sep-27	TOTAL
Toho Water Authority														
622453-033088619	7900 Four Seasons Even Boulevard Fountain	$ 39												$ 39
622453-033088639	7900 Four Seasons Odd Boulevard Fountain	$ 15												$ 15
622453-033089609	7980 Four Seasons Boulevard GH	$ 30												$ 30
622453-033278979	7700 Four Seasons Block Even	$ 3,828												$ 3,828
622453-033174559	0 Four Seasons Boulevard	$ 3,032												$ 3,032
	TOTALS	**$ 6,944**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 6,944**
Duke Energy														
9100 8619 5059	24081 Sandy Creek Trl - Irrigation	$ 31												$ 31
9100 8619 5281	7980 Four Seasons Blvd - Guard House	$ 201												$ 201
9100 8619 5497	79811 Four Seasons Blvd, Entrance Lighting	$ 360												$ 360
9100 8619 5801	4 SEASONS PH1B SL													$ -
9100 8619 6042	7701 Four Seasons Blvd - Gate Entrance Light	$ 33												$ 33
9100 8619 6274	77001 Four Seasons Blvd Gate - Lite Irrigation	$ 48												$ 48
9100 8619 6513	17031 Key Bay Trail, Irrigation Timer	$ 31												$ 31
9100 8619 6761	78151 Four Seasons Blvd, Landscape Lighting	$ 31												$ 31
9100 8619 6977	000 Sand Hill Rd,Lite	$ 1,553												$ 1,553
9100 8619 7366	000 Shadow Tree Ln Lite	$ 3,946												$ 3,946
9100 8619 7572	0000 Four Seasons Blvd, Lite	$ 1,403												$ 1,403
9100 8619 7829	21051 Pebble Passage, Lite Irrigation	$ 31												$ 31
9100 8619 8052	79011 Hanson Bay Pl - Irrg	$ 31												$ 31
9101 5373 0124	000 Four Seasons Lite													$ -
9101 6904 8932	21421 Limestone Trl	$ 20												$ 20
9101 6905 1747	23131 Seagrass Pt RET-POND	$ 20												$ 20
	TOTALS	**$ 7,739**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 7,739**
	GRAND TOTAL	**$ 14,682**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 14,682**

Windward

Community Development District

Utility Schedule

Variance Fiscal Year 2026 & 2027

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	$ (10)												$ (10)
622453-033088639	7900 Four Seasons Odd Boulevard Fountain	$ 25												$ 25
622453-033089609	7980 Four Seasons Boulevard GH	$ 1												$ 1
622453-033278979	7700 Four Seasons Block Even	$ 4,867												$ 4,867
622453-033174559	0 Four Seasons Boulevard	$ 4,173												$ 4,173
	TOTALS	**$ 9,055**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 9,055**
Duke Energy														
9100 8619 5059	24081 Sandy Creek Trl - Irrigation	$ -												$ -
9100 8619 5281	7980 Four Seasons Blvd - Guard House	$ (38)												$ (38)
9100 8619 5497	79811 Four Seasons Blvd, Entrance Lighting	$ 157												$ 157
9100 8619 5801	4 SEASONS PH1B SL													$ -
9100 8619 6042	7701 Four Seasons Blvd - Gate Entrance Light	$ 6												$ 6
9100 8619 6274	77001 Four Seasons Blvd Gate - Lite Irrigation	$ 4												$ 4
9100 8619 6513	17031 Key Bay Trail, Irrigation Timer	$ (31)												$ (31)
9100 8619 6761	78151 Four Seasons Blvd, Landscape Lighting	$ 21												$ 21
9100 8619 6977	000 Sand Hill Rd,Lite	$ 39												$ 39
9100 8619 7366	000 Shadow Tree Ln Lite	$ 87												$ 87
9100 8619 7572	0000 Four Seasons Blvd, Lite	$ 23												$ 23
9100 8619 7829	21051 Pebble Passage, Lite Irrigation	$ 18												$ 18
9100 8619 8052	79011 Hanson Bay Pl - Irrg	$ -												$ -
9101 5373 0124	000 Four Seasons Lite													$ -
9101 6904 8932	21421 Limestone Trl	$ (1)												$ (1)
9101 6905 1747	23131 Seagrass Pt RET-POND	$ (1)												$ (1)
	TOTALS	**$ 285**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 285**
	GRAND TOTAL	**$ 9,340**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 9,340**

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 FY27

Invoice Number	Prepared Date	Payment Received	Check Number	Check Amount	Total Cost Share	Over/(Short) Balance Due
8979-30	9/2/2026				$ 16,155.99	$ (16,155.99)
4559-18	10/14/2026				$ 6,241.80	$ (6,241.80)
8979-31	10/28/2026				$ 4,968.36	$ (4,968.36)
4559-19	11/10/2026				$ 5,162.61	$ (5,162.61)
8979-32	11/10/2026				$ 6,517.37	$ (6,517.37)
Due from HOA						$ (39,046.13)

Total HOA Contributions **$ -**

Note: Castle Group is the current HOA management company.

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	$ 5,984	$ -	$ -	$ -	$ 5,984
Toho Water Authority	$ 18,624	$ -	$ -	$ -	$ 18,624
	$ 24,608	$ -	$ -	$ -	$ 24,608

SECTION D

WINDWARD CDD

Field Manager Report

NOVEMBER 18, 2026

Board of Supervisors Meeting

Jarett Wright

GMS-CFL Field Services

Site inspection: November 11, 2026



Roundabout enhancements completed



COMPLETED

Reviewed November 11

The roundabout enhancements are complete and have been reviewed.

Establishment watering

Two watering cycles daily for 30 days while plants establish.

Source: November 2026 Action Item List, p. 1; supplied roundabout photograph.

Gate access & irrigation repairs



Mystic Dunes SOS / Knox systems

Gate vendor - in progress

Repair agreement executed. Work was scheduled for November 14, 2026. The action list does not confirm completion.

The fire marshal provided additional guidance for the entry and exit systems for meeting discussion.

Front entrance mainline / valves

The mainline was repaired. Two valves remain leaking; Prince & Sons repair pricing was approved by the Board chair. Valve repairs remain in progress.

Source: November 2026 Action Item List, p. 1; supplied gate-access photograph.

Pond coordination & weather-delayed work



Conservation pond lily pads

Pending - aquatics coordination

Coordinate with the South Florida Water Management District and aquatics vendor on feasibility and restrictions for lily-pad removal from the conservation pond adjacent to Sandhill Road.

Brush cutting / Flora Pass tree trimming

Proposals approved. Schedule after water recedes and access dries enough to avoid property damage.

Source: November 2026 Action Item List, p. 1; supplied conservation-area pond photograph.

Irrigation leaks & entrance erosion



01 Leaking valves

1840 Estuary Lane

Repair leaking valves damaged during the Mystic Dunes mainline boring work.



02 Front entrance verge

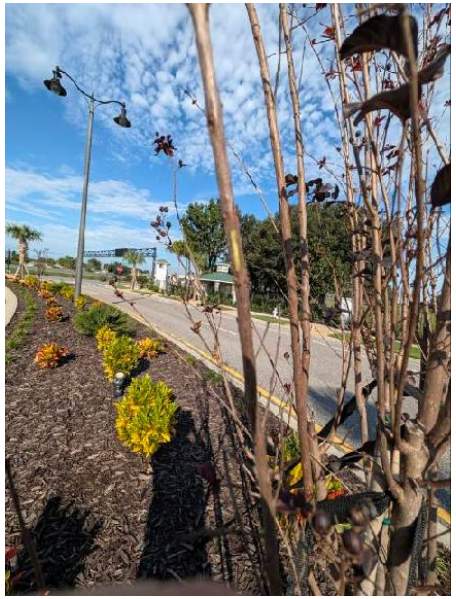
7980 Four Seasons Boulevard

Investigate the erosion issue and provide any necessary repair proposal.

Source: November 11, 2026 Site Inspection, pp. 1-3. Both assigned to landscaper.

Entrance median tree health







7980 Four Seasons Boulevard

Investigate the health of the newly planted trees. Initial bark scratch testing indicated living tissue; the landscaper must confirm the trees' condition.

Source: November 11, 2026 Site Inspection, pp. 3-4. Assigned to landscaper.

Fountain landscape & dry-pond structures



04 Fountain pump housing

7980 Sabal Point Loop

Treat weeds around the pump housing. Trim podocarpus tips so they do not exceed the fence height.



05 Dry-pond MES structures

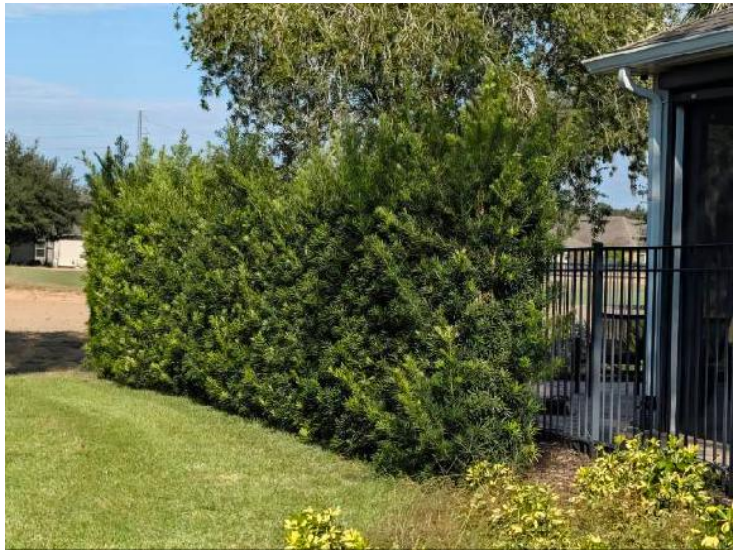
7980 Four Seasons Boulevard

Spray weeds at all dry-pond MES structures and string trim where applicable.

Source: November 11, 2026 Site Inspection, pp. 4-5. Both assigned to landscaper.

Antilles landscape follow-up







2117 Antilles Club Drive

Treat palm-bed weeds and hand pull where applicable. Clean and trim the podocarpus hedge to a maintainable height of no more than 6 feet.

Proposals requested: grind the palm rootball and install sod in barren areas.

Source: November 11, 2026 Site Inspection, pp. 5-6. Assigned to landscaper; proposals requested.

Stormwater maintenance & brush cutting



07 Stormwater control structures

7917 Hanson Bay Place

String trim around the control structures and spray weeds.



08 Brush cutting / bush hogging

Schedule when conditions allow

Prepare to schedule after water levels recede and the ground is dry enough to limit damage.

Source: November 11, 2026 Site Inspection, pp. 6-8. Both assigned to landscaper.

Monthly drainage canal treatment





1987 Key Bay Trail

Obtain pricing to treat the drainage canal on a monthly basis.

Source: November 11, 2026 Site Inspection, p. 8. Assigned to aquatics vendor; pricing requested.

SECTION 1

STAR Technology Group
3877 39th Square
Vero Beach, FL 32960
772-569-0800, 239-422-5503
https://www.startechgrp.com
License No.State of FL ES12001555

CUSTOMER
K Hovnanian's Four Seasons at Orlando
7980 Four Seasons Boulevard
Kissimmee, FL 34747

SHIP TO
7980 Four Seasons Boulevard Kissimmee
7980 Four Seasons Boulevard
Kissimmee, FL, 34747

ESTIMATE 8772
DATE 09/18/2026
Valid for:30 Days

PROJECT
Replacement Camera System
SCOPE OF WORK

SALES REP
Andrew Batelaan

Formosa Gardens Equipment

This estimate covers the requested camera upgrades and changes to be made to the Main Gate for the community.

Phase 1

The existing Cabling, Camera and Network Equipment will need to be removed, identified and managed in order to provide proper documentation and install.

Once that is complete new network equipment will be installed in order to provide POE power to cameras and remote network management. This network equipment will be:

One (1) Managed Network Router
One (1) 8-Port POE Network Switch
One (1) 16-Port POE Network Switch

This equipment will provide more visibility into the network to help with troubleshooting of any camera or internet issues. In addition lithium ion UPS Protection will be installed at each location.

The 8 Port Switch will be installed in the cabinet at the front of the guard house along with the router due to this being the Demarc Location for the Internet. The existing Network rack mounted on the wall will be used to house the new 16 port switch and UPS but no other equipment will be installed.

In addition to the network upgrades we will also install a Wifi Access Point in order to offer the guard house stronger and managed wifi access in the guard house as part of the overall solution.

Phase 2

Once all cabling has been labeled and Identified then all existing cameras will be replaced re-using the same locations but adding 3 new cameras to the system.

Existing Camera locations that will be replaced:

- Main Entrance Drive Up
- Exit Scene
- Resident Scene
- Visitor Scene

- Resident Tag
- Visitor Tag

New cameras that will be installed:

- Interior Scene
- Visitor Face Camera
- Rear Guard House Scene (180 pano camera)

New cabling will be routed to these locations and will be terminated and connected to the switch located in the existing network rack.

In addition network surge protection will be installed in the network rack and connected to ground in order to protect incoming surges from the tag cameras since they leave the building structure itself.

Phase 3

The NVR will have 12TB of local recording storage and will be placed on the desk above the internet equipment or mounted on the wall.

One (1) 65" TV will be installed directly above the NVR so that a HDMI connection to the TV can be made easily.

Installing the NVR in this way is the cost effective and most reliable solution. This way all connections are made directly from the NVR to the TV and local controls such as keyboard and mouse are readily available. If the NVR was located somewhere else then additional cable runs or cable conversion devices would be needed in order to provide video and PC controls.

Guard will have a local log in with restrictions set for viewing and playback of recordings only with no other controls allowed. The NVR will be connected to the local network and remote viewing and support can be performed in this configuration.

Formosa Gardens Equipment SUB-TOTAL	$16,829.17
Formosa Gardens Equipment TAX	$1,252.81
Formosa Gardens Equipment TOTAL	$18,081.98

Mystic Dunes Equipment

This estimate covers the installation of cameras for the Mystic Dunes Entrance and Exit gate.

Phase 1

This phase will include the infrastructure to the be installed for the requested camera system.

One (1) 4x4x12 post will be installed in order to provide a mounting location for the proposed 4 cameras.
One (1) Weatherproof equipment enclosure will be installed near the base if this post for the local recorder

Please Note: The quoted enclosure has built in outlets and fans that will require (1) 120 volt circuit that can be tied into the same circuit that feeds the existing barrier arms. Electrical contractor to provide this circuit is not included in this estimate.

Phase 2

Once the infrastructure is in place then the following equipment will be installed:

- One (1) Hardend industrial PC for recording and viewing
- Two (2) 180 degree panoramic cameras (one camera facing outbound and one inbound)
- Two (2) LPR cameras (one facing inbound and one outbound)
- One (1) 8 port POE switch for network connectivity and power
- One (1) lithium Ion UPS for power and surge protection.

All cameras will be mounted near the top of the camera post and be aimed accordingly.

Note: At the time of this quote there is no local Internet to connect to. (Star can provide a cell option with a data plan if hardwired internet is not an option.

Mystic Dunes Equipment SUB-TOTAL	$10,960.95
Mystic Dunes Equipment TAX	$812.70
Mystic Dunes Equipment TOTAL	$11,773.65

Sand Hill Equipment

This estimate covers the replacement of the existing camera system and network infrastructure.

Phase 1

All existing camera posts, conduit and cabling will be reused for the infrastructure but the existing equipment enclosure is not big enough.

The existing enclosure where the modem is located will be removed and a new 20x16x8 vented enclosure with built in outlets will be installed to provide more room for equipment and organization.

Internet modems will have to be temporarily removed along with the old camera equipment and then the modem may be moved to the other enclosure depending on space.

Once this change is made then the install can progress to the next step.

Phase 2

The entrance lane will receive the following cameras:

- One (1) bullet style camera mounted on the concrete column at the front of the gate
- One (1) turret style camera will be mounted on the existing camera post near the top in place of the existing camera location
- One (1) LPR camera will be mounted on the existing camera post where the existing turret camera is installed for license plate capture

The exit lane will receive the following cameras:

- One (1) turret style camera will be mounted on the existing camera post in place of the existing turret up high
- One (1) LPR camera will be mounted on the existing camera post where the existing turret camera is installed for license plate capture

Phase 3

Once all cameras have been installed then the following equipment will be installed to support the cameras:

- One (1) Hardend PC NVR for recording and viewing
- One (1) 8 port POE Switch for network connectivity and power
- One (1) lithium ion ups for surge and power protection

Surge protection will be added to the camera lines in order to protect the network equipment.

Sand Hill Equipment SUB-TOTAL	$10,329.78
Sand Hill Equipment TAX	$765.36
Sand Hill Equipment TOTAL	$11,095.14

Old Lake Wilson Equipment

This estimate covers the installation of cameras for Old Lake Wilson Gate.

The existing camera posts and equipment enclosure will be re-used for this install and all old equipment will be removed.

Phase 1

The following cameras will be installed on the existing posts:

- One (1) Turret style camera will be mounted at the top of the inside camera post
- Two (2) LPR cameras will be mounted at LPR height on the inside camera post
- One (1) Turret Style Camera will be mounted at the top of the outside camera post

Phase 2

The Following equipment will be installed inside the existing equipment enclosure

- One (1) Hardend PC NVR for recording and viewing
- One (1) 8 Port POE switch for network connectivity and power
- One (1) Lithium Ion UPS for surge and power protection

New surge protection will be installed on the existing camera lines in order to protect all network equipment

Old Lake Wilson Equipment SUB-TOTAL	$8,255.42
Old Lake Wilson Equipment TAX	$609.78
Old Lake Wilson Equipment TOTAL	$8,865.20

Estimate 8772 Replacement Camera System

SUB-TOTAL	$46,375.32
TAX	$3,440.65
Discount	$0.00
TOTAL	$49,815.97

Quote Terms and Conditions

1. **Scope of Work**: The installation of the equipment as detailed in the quote includes all labor, materials, and services necessary to complete the installation as per the agreed specifications as outlined in the Scope of Work.
2. **Change Orders**: Any changes to the scope of work must be documented and approved by both parties. Additional costs or time required due to changes will be agreed upon in writing. The following steps will be followed for handling change orders:
    a. Request: The party requesting a change shall submit a written change order request detailing the proposed changes and the reasons for them.
    b. Evaluation: The receiving party will evaluate the change order request to determine the impact on the project scope, cost, and schedule.
    c. Approval: If both parties agree to the proposed changes, an authorized representative from each party will sign the change order document.

    d. Implementation: Upon approval, the change order will be implemented as part of the project, and any adjustments to costs or schedules will be incorporated.

3. **Unknown Conditions:** If, during the course of the installation, unknown or unforeseen conditions are discovered that were not anticipated in the original scope of work, we will notify the customer immediately. Any necessary adjustments to the scope, cost, and schedule will be addressed through a change order as outlined above. These conditions may include but are not limited to:
    a. Subsurface or hidden conditions that affect the installation.
    b. Hazardous materials or environmental issues
    c. Structural issues or deficiencies not identified during the initial site assessment.
4. **Pricing**: The prices quoted are firm for a period of 30 days from the date of the quote. Prices are based on the information provided and may be subject to change if the scope of work is altered.
5. **Payment Terms**: Payment shall be made as follows:
    a. 50% upon acceptance of the quote
    b. 40% upon substantial completion
    c. Final balance upon final inspection and acceptance by the customer
    d. All payments are due at time of invoicing, with a ten (10) day grace period for all payments. Any amount not paid within the grace period will bear interest from the invoice date until paid at a rate equal to 1.5% per month (18% annually).
6. **Delivery and Installation Schedule**: Any provided estimated delivery and installation schedule is provided for planning purposes only. We will use reasonable efforts to meet the schedule but shall not be liable for any delays due to circumstances beyond our control.
7. **Work Hours**: All proposed work is to be performed during normal operating hours Monday through Friday, 8:00 am - 5:00 pm.
8. **Permits and Approvals**: The customer is responsible for obtaining any necessary approvals required for the installation. Any required permits and permitting fees will be passed through to the customer in final billing.
9. **Site Preparation**: The customer shall ensure that the installation site is prepared and ready for the installation as per our specifications. Any additional costs incurred due to site not being ready will be the customer's responsibility.
10. **Warranty**: The equipment and installation services provided are warranted for a period of 12 months from the date of installation against defects in materials and workmanship. This does not include Acts of God, vandalism and or misuse of equipment by owner or other parties. The warranty period shall start upon completion of the installation and sign off final inspection. All Service or Warranty Calls must be generated by an authorized person who can sign and approve the service ticket.
11. **Liability and Insurance**: We shall maintain adequate insurance coverage for the duration of the installation project. Our liability for any claims arising out of or related to this contract is limited to the amount of the quote.
12. **Confidentiality**: The information provided in this quote is confidential and is intended solely for the use of the recipient in evaluating and accepting the quote. The recipient agrees not to disclose, share, or use this information for any other purpose without the express written consent of the provider.
13. **Shipping Fees:** Unless included in the quote, Shipping and Handling fees will be assessed at the end of the project and billed to the customer.
14. **Governing Law:** This contract shall be governed by and construed in accordance with the laws of Indian River County, Florida.

_____

Signed

_____

Accepted by Print Name

_____

Title

_____

Date

STAR Technology Group
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CUSTOMER
K Hovnanian's Four Seasons at Orlando
7980 Four Seasons Boulevard
Kissimmee, FL 34747

SHIP TO
7980 Four Seasons Boulevard Kissimmee
7980 Four Seasons Boulevard
Kissimmee, FL, 34747

ESTIMATE 8853
DATE 10/12/2026
Valid for:30 Days

PROJECT
Gate System Upgrades and Changes (Revised)

SALES REP
Andrew Batelaan

SCOPE OF WORK

Please note: If the community would like for STAR to take over management and control of the existing PDK hardware then the community will have to send a request to PDK to transfer ownership of the account to either the community or STAR.

If this is not complete then the other vendor will have to be contacted for any and all changes to the access control system.

Replacement Operators for Formosa Gardens Gate (Main Entrance)

Upgrade Barrier Arms at the Main Gate

Phase 1

The existing Liftmaster MegaTowers that are currently in use but experiencing service issues will be removed and all cabling connected to the units will be inspected.

This includes the high and low voltage cabling along with the gate safety loops under the pavers.

Once everything has been identified and tested then the new operators will be prepped for install.

Phase 2

Five (5) New generation Liftmaster Techna Barrier Arm Operators, with swing away arms, will be installed in the same footprint as the Megatowers. New mounting hardware will be used and all the cabling will be connected to the operator for power and low voltage control.
LiftMaster Techna Barrier Arms have a 2 Year Hardware Warranty

Ditek 120 volt surge protection will be added to the incoming power for equipment protection.

Once the operators are up and running the Techna operators will be set for full speed operation.

Phase 3

The existing Doorking telephone entry that is no longer used will be powered down since the system is no longer part of the access control to the community.

In efforts to help with the range of the Liftmaster Clicker Receiver an antenna extension kit will be installed and mounted on the existing column facing the guard house.

Replacement Operators for Formosa Gardens Gate (Main Entrance) SUB-TOTAL	$26,270.60
Replacement Operators for Formosa Gardens Gate (Main Entrance) TAX	$1,960.92
Replacement Operators for Formosa Gardens Gate (Main Entrance) TOTAL	$28,231.52

Replacement Operators for Mystic Dunes Gate

This cost center covers replacing the existing Liftmaster Megatowers with new generation Liftmaster Techna Barrier arms.

Phase 1

The existing Megatowers for entry and exit will be removed and all cabling and safety devices will be inspected to ensure proper operation.

The entry Megatower does have an equipment enclosure mounted to the side of the unit which will need to be removed and relocated to a new mount coming from the dirt and not on the barrier operator itself.

This will require potentially new conduit to be routed from the new operator over to the enclosure that contains all the access control hardware.

Phase 2

Once cabling has been identified and tested then the new Techna operators will be installed in the same footprint as the Megatower and will be calibrated for fast opening and closing operation.
LiftMaster Techna Barrier Arms have a 2 Year Hardware Warranty

Ditek 120 volt surge protection will be installed in the incoming 120 in order to protect the hardware.

All existing keypads and access control equipment will be re-used for this install.

Replacement Operators for Mystic Dunes Gate SUB-TOTAL	$10,699.98
Replacement Operators for Mystic Dunes Gate TAX	$793.12
Replacement Operators for Mystic Dunes Gate TOTAL	$11,493.10

Service Audit and LED Lights for Sandhill Gate

Service Audit and Add LED Lighting to Swing Gates at Sandhill Gate

- Qty 4 Red / Green LED Kit with Track for mounting to bottom of swing gates
- Misc Material
- Complete Service Audit of Operators
- Labor
- Freight Included

Service Audit and LED Lights for Sandhill Gate SUB-TOTAL	$3,547.75
Service Audit and LED Lights for Sandhill Gate TAX	$260.46
Service Audit and LED Lights for Sandhill Gate TOTAL	$3,808.21

Service Audit and LED Lights for Old Wilson Gate

Service Audit and Add LED Lighting to Swing Gates at Old Wilson Gate

- Qty 4 Red / Green LED Kit with Track for mounting to bottom of swing gates
- Misc Material
- Complete Service Audit of Operators
- Labor
- Freight Included

Service Audit and LED Lights for Old Wilson Gate SUB-TOTAL	$3,547.75
Service Audit and LED Lights for Old Wilson Gate TAX	$260.46
Service Audit and LED Lights for Old Wilson Gate TOTAL	$3,808.21

Add RFID Readers at all 4 Gates

Add Long Range RFID Reader at all 4 Gates

- Nedap Long range RFID Reader with Pole Mount and Weather Hood
- 12' Black Aluminum Mounting Post (8' above ground).
- Concrete
- Grounding
- Surge Protection
- Cabling and Conduit
- Misc Material
- Freight Included

Add RFID Readers at all 4 Gates SUB-TOTAL	$39,829.40
Add RFID Readers at all 4 Gates TAX	$2,914.08
Add RFID Readers at all 4 Gates TOTAL	$42,743.48

RFID Tags - Qty 2000

Qty 2000 Nedap RFID Tags

- Headlamp or Windshield
- Freight Included

RFID Tags - Qty 2000 SUB-TOTAL	$19,830.00
RFID Tags - Qty 2000 TAX	$1,453.50
RFID Tags - Qty 2000 TOTAL	$21,283.50

High Security Key fobs - Qty 2000

High security Key Fobs for Residents

- Qty 2000
- Freight Included.

High Security Key fobs - Qty 2000 SUB-TOTAL	$16,625.00
High Security Key fobs - Qty 2000 TAX	$1,237.50
High Security Key fobs - Qty 2000 TOTAL	$17,862.50

Estimate 8853 Gate System Upgrades and Changes (Revised)

SUB-TOTAL	$120,350.48
TAX	$8,880.04
Discount	$0.00
TOTAL	$129,230.52

Quote Terms and Conditions

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    c. Approval: If both parties agree to the proposed changes, an authorized representative from each party will sign the change order document.
    d. Implementation: Upon approval, the change order will be implemented as part of the project, and any adjustments to costs or schedules will be incorporated.
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    b. Hazardous materials or environmental issues
    c. Structural issues or deficiencies not identified during the initial site assessment.
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    b. 40% upon substantial completion
    c. Final balance upon final inspection and acceptance by the customer
    d. All payments are due at time of invoicing, with a ten (10) day grace period for all payments. Any amount not paid within the grace period will bear interest from the invoice date until paid at a rate equal to 1.5% per month (18% annually).
6. **Delivery and Installation Schedule**: Any provided estimated delivery and installation schedule is provided for planning purposes only. We will use reasonable efforts to meet the schedule but shall not be liable for any delays due to circumstances beyond our control.
7. **Work Hours**: All proposed work is to be performed during normal operating hours Monday through Friday, 8:00 am - 5:00 pm.
8. **Permits and Approvals**: The customer is responsible for obtaining any necessary approvals required for the installation. Any required permits and permitting fees will be passed through to the customer in final billing.
9. **Site Preparation**: The customer shall ensure that the installation site is prepared and ready for the installation as per our specifications. Any additional costs incurred due to site not being ready will be the customer's responsibility.
10. **Warranty**: The equipment and installation services provided are warranted for a period of 12 months from the date of installation against defects in materials and workmanship. This does not include Acts of God, vandalism and or misuse of equipment by owner or other parties. The warranty period shall start upon completion of the installation and sign off final

inspection. All Service or Warranty Calls must be generated by an authorized person who can sign and approve the service ticket.

11. **Liability and Insurance**: We shall maintain adequate insurance coverage for the duration of the installation project. Our liability for any claims arising out of or related to this contract is limited to the amount of the quote.
12. **Confidentiality**: The information provided in this quote is confidential and is intended solely for the use of the recipient in evaluating and accepting the quote. The recipient agrees not to disclose, share, or use this information for any other purpose without the express written consent of the provider.
13. **Shipping Fees:** Unless included in the quote, Shipping and Handling fees will be assessed at the end of the project and billed to the customer.
14. **Governing Law:** This contract shall be governed by and construed in accordance with the laws of Indian River County, Florida.

_____

Signed

_____

Accepted by Print Name

_____

Title

_____

Date

STAR Technology Group
3877 39th Square
Vero Beach, FL 32960
772-569-0800, 239-422-5503
https://www.startechgrp.com
License No.State of FL ES12001555

CUSTOMER
K Hovnanian's Four Seasons at Orlando
7980 Four Seasons Boulevard
Kissimmee, FL 34747

SHIP TO
7980 Four Seasons Boulevard Kissimmee
7980 Four Seasons Boulevard
Kissimmee, FL, 34747

ESTIMATE 8967
DATE 11/03/2026
Valid for:30 Days

PROJECT
Access Control System Only with Upgrade to VMS Later
SCOPE OF WORK

SALES REP
Andrew Batelaan

Access Control Upgrades One Time Cost

Access Control Hardware and One Time Costs, Can be upgraded to Visitor Management in the Future

- On boarding, Database work for Resident Credentials.
- Centurion CT-LT Controller for all four gates. 2 Year Hardware Warranty
  - Main Gate
  - Mystic Dunes
  - Sandhill
  - Old Lake Wilson
- High Security Keypad and Fob Reader for all four Gates for Resident Access with pedestal - 2 Year Hardware Warranty
  - Main Gate
  - Mystic Dunes
  - Sandhill
  - Old Lake Wilson
- Cabling/Conduit
- Managed Router and PoE Switches for all four gates - 1 Year Hardware Warranty
- Surge Protection
- Battery Backup for Network and Centurion Controllers - 1 Year Hardware Warranty
- Misc Material
- Labor/Programming
- Freight Included

Access Control Upgrades One Time Cost SUB-TOTAL	$35,472.36
Access Control Upgrades One Time Cost TAX	$2,454.18
Access Control Upgrades One Time Cost TOTAL	$37,926.54

Access Control Recurring Cloud Fees and Licensing - Recurring Monthly

Recurring Monthly Licensing for 560 Homes - No Visitor Management Licensing Included at this time.

- CT-LT License (Main Gate)
- Qty 3 CT-LT Additional Entrance License
  - Mystic Dunes
  - Sandhill
  - Old Lake Wilson
- Centurion Door License for Resident Fob Reader at Gates
  - Main Gate

- Mystic Dunes
- Sandhill
- Old Lake Wilson

Access Control Recurring Cloud Fees and Licensing - Recurring Monthly SUB-TOTAL	$194.00
Access Control Recurring Cloud Fees and Licensing - Recurring Monthly TAX	$0.00
Access Control Recurring Cloud Fees and Licensing - Recurring Monthly TOTAL	$194.00

Estimate 8967 Access Control System Only with Upgrade to VMS Later

SUB-TOTAL	$35,666.36
TAX	$2,454.18
Discount	$0.00
TOTAL	$38,120.54

Quote Terms and Conditions

1. **Scope of Work**: The installation of the equipment as detailed in the quote includes all labor, materials, and services necessary to complete the installation as per the agreed specifications as outlined in the Scope of Work.
2. **Change Orders**: Any changes to the scope of work must be documented and approved by both parties. Additional costs or time required due to changes will be agreed upon in writing. The following steps will be followed for handling change orders:
    a. Request: The party requesting a change shall submit a written change order request detailing the proposed changes and the reasons for them.
    b. Evaluation: The receiving party will evaluate the change order request to determine the impact on the project scope, cost, and schedule.
    c. Approval: If both parties agree to the proposed changes, an authorized representative from each party will sign the change order document.
    d. Implementation: Upon approval, the change order will be implemented as part of the project, and any adjustments to costs or schedules will be incorporated.
3. **Unknown Conditions:** If, during the course of the installation, unknown or unforeseen conditions are discovered that were not anticipated in the original scope of work, we will notify the customer immediately. Any necessary adjustments to the scope, cost, and schedule will be addressed through a change order as outlined above. These conditions may include but are not limited to:
    a. Subsurface or hidden conditions that affect the installation.
    b. Hazardous materials or environmental issues
    c. Structural issues or deficiencies not identified during the initial site assessment.
4. **Pricing**: The prices quoted are firm for a period of 30 days from the date of the quote. Prices are based on the information provided and may be subject to change if the scope of work is altered.
5. **Payment Terms**: Payment shall be made as follows:
    a. 50% upon acceptance of the quote
    b. 40% upon substantial completion
    c. Final balance upon final inspection and acceptance by the customer

d. All payments are due at time of invoicing, with a ten (10) day grace period for all payments. Any amount not paid within the grace period will bear interest from the invoice date until paid at a rate equal to 1.5% per month (18% annually).

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_____

Signed

_____

Accepted by Print Name

_____

Title

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Date