

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2024**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
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**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll - gross	\$ 640,613				\$ 529,127
Allowable discounts (4%)	(25,625)				(21,165)
Assessment levy: on-roll - net	614,988	\$ 93,788	\$ 175,000	\$ 268,788	507,962
Assessment levy: off-roll	140,412	483,593	-	483,593	60,709
Lot closing	-	1,163	-	1,163	-
Interest and miscellaneous income	500	-	-	-	500
Total revenues	755,900	578,544	175,000	753,544	569,171
EXPENDITURES					
Professional & administrative					
Supervisors	12,800	6,000	6,800	12,800	12,800
Management/accounting/recording	48,000	29,000	19,000	48,000	48,000
Field Management	10,000	-	10,000	10,000	10,000
Debt service fund accounting	5,500	2,750	2,750	5,500	5,500
Legal	20,000	4,335	10,000	14,335	20,000
Engineering	20,000	3,593	10,000	13,593	20,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	6,000	4,031	1,969	6,000	6,000
Telephone	200	100	100	200	200
Postage	500	84	416	500	500
Miscellaneous	500	-	500	500	500
Legal advertising	2,000	1,328	672	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,375	-	5,375	5,500
Contingencies/bank charges	750	-	750	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser & tax collector	12,812	1,403	11,409	12,812	10,583
Total professional & administrative	153,402	59,174	82,031	141,205	151,173

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Field operations					
Well pump maintenance	5,000	-	5,000	5,000	5,000
Wetland maintenance monitoring contract	110,000	57,225	60,000	117,225	125,000
Pond maintenance contract	40,000	13,142	26,858	40,000	50,000
Pond maintenance	5,000	-	5,000	5,000	5,000
Irrigation system maintenance	210,000	48,836	50,000	98,836	125,000
Irrigation PS maintenance	5,000	-	5,000	5,000	5,000
Pond bank maintenance	10,000	-	10,000	10,000	10,000
Streetlights	18,000	7,400	10,600	18,000	18,000
Curb replacement	5,000	-	5,000	5,000	5,000
Effluent water supply	20,000	4,814	15,186	20,000	20,000
Fruitville road cleanup	2,500	-	2,500	2,500	30,000
Waterline flushing	-	21,900	10,000	31,900	20,000
Hurricane/storm cleanup	-	12,100	-	12,100	-
Total field operations	<u>430,500</u>	<u>165,417</u>	<u>205,144</u>	<u>370,561</u>	<u>418,000</u>
Total expenditures	<u>583,902</u>	<u>224,591</u>	<u>287,175</u>	<u>511,766</u>	<u>569,173</u>
Excess/(deficiency) of revenues over/(under) expenditures	171,998	353,953	(112,175)	241,778	-
Fund balance - beginning (unaudited)	<u>3,633</u>	<u>(3,255)</u>	<u>350,698</u>	<u>-</u>	<u>241,778</u>
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	146,418
Unassigned	175,631	350,698	238,523	241,778	95,360
Fund balance - ending	<u>\$ 175,631</u>	<u>\$ 350,698</u>	<u>\$ 238,523</u>	<u>\$ 241,778</u>	<u>\$ 241,778</u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,800
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. Budget covers one meeting per month plus fica.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Field Management	10,000
Covers the costs of part time field management services to oversee operational contracts and provide quality assurance.	
Debt service fund accounting	5,500
Covers the annual cost of accounting associated with one Bond issue.	
Legal	20,000
Vogler Ashton provides legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	20,000
Stantec provides construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily it is required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	6,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Miscellaneous	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser & tax collector	10,583
Well pump maintenance	5,000
Covers the costs of preventative maintenance and periodic repairs to well pump assembly.	
Irrigation PS maintenance	5,000
Covers the costs of preventative maintenance and periodic repair of the Hoover pump station.	
Irrigation system maintenance	125,000
Covers the costs associated with operations and maintenance of the irrigation distribution and common area sprinkler system, including wetchecks, head adjustments, clock re-programming and repairs.	
Effluent water supply	20,000
Covers the costs of purchasing effluent water from Sarasota County for irrigation supply purposes.	
Fruitville road cleanup	30,000
Covers the costs of periodic maintenance of the roadside ditch.	
Wetland maintenance	
Covers the costs of the required monitoring and reporting of the mitigation area.	
Wetland maintenance monitoring contract	125,000
Covers the costs of maintenance in phases 1, 2 and the addition of 3.	
Pond maintenance contract	50,000
Covers the costs of maintenance in phases 1, 2 and the addition of 3.	
Pond maintenance	5,000
Covers the costs of maintenance within Martinique.	
Pond bank maintenance	10,000
Covers miscellaneous repairs to items such as lake banks drainage pipes.	
Streetlights	18,000
Covers the costs of lease, power, maintenance of 33 lights.	
Curb replacement	5,000
Covers the costs of periodic repairs and replacement of curb and gutter.	
Waterline flushing	20,000
Total expenditures	<u><u>\$ 569,173</u></u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020: A-1, A-2 & A-3
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 382,275				\$ 382,275
Allowable discounts (4%)	(15,291)				(15,291)
Assessment levy: net	366,984	\$ 57,299	\$ 309,685	\$ 366,984	366,984
Special assessment: off-roll	421,995	375,248	46,747	421,995	363,255
Assessment prepayments	-	1,160,972	-	1,160,972	-
Interest	-	15	-	15	-
Lot closing	-	850	-	850	-
Total revenues	<u>788,979</u>	<u>1,594,384</u>	<u>356,432</u>	<u>1,950,816</u>	<u>730,239</u>
EXPENDITURES					
Debt service					
Principal - S2020A1	115,000	-	115,000	115,000	120,000
Principal prepayment - S2020A-2	-	680,000	655,000	1,335,000	-
Interest - S2020A-1	240,765	120,383	120,382	240,765	237,315
Interest - S2020A-2	255,640	132,440	123,200	255,640	196,900
Interest - S2020A-3	166,355	83,177	83,178	166,355	166,355
Total debt service	<u>777,760</u>	<u>1,016,000</u>	<u>1,096,760</u>	<u>2,112,760</u>	<u>720,570</u>
Other fees & charges					
Tax collector	7,646	857	6,789	7,646	7,646
Total other fees & charges	<u>7,646</u>	<u>857</u>	<u>6,789</u>	<u>7,646</u>	<u>7,646</u>
Total expenditures	<u>785,406</u>	<u>1,016,857</u>	<u>1,103,549</u>	<u>2,120,406</u>	<u>728,216</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,573	577,527	(747,117)	(169,590)	2,023
Fund balance:					
Beginning fund balance (unaudited)	415,808	685,470	1,262,997	685,470	515,880
Ending fund balance (projected)	<u>\$ 419,381</u>	<u>\$ 1,262,997</u>	<u>\$ 515,880</u>	<u>\$ 515,880</u>	<u>517,903</u>
Use of fund balance:					
Debt service reserve account balance (required) - S2020A1					(88,879)
Principal and Interest expense - November 1, 2024 - S2020A1					(116,858)
Principal and Interest expense - November 1, 2024 - S2020A2					(98,450)
Principal and Interest expense - November 1, 2024 - S2020A3					(83,178)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 130,538</u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			118,657.50	118,657.50	5,585,000.00
05/01/24	120,000.00	3.000%	118,657.50	238,657.50	5,465,000.00
11/01/24			116,857.50	116,857.50	5,465,000.00
05/01/25	120,000.00	3.000%	116,857.50	236,857.50	5,345,000.00
11/01/25			115,057.50	115,057.50	5,345,000.00
05/01/26	125,000.00	3.500%	115,057.50	240,057.50	5,220,000.00
11/01/26			112,870.00	112,870.00	5,220,000.00
05/01/27	130,000.00	3.500%	112,870.00	242,870.00	5,090,000.00
11/01/27			110,595.00	110,595.00	5,090,000.00
05/01/28	135,000.00	3.500%	110,595.00	245,595.00	4,955,000.00
11/01/28			108,232.50	108,232.50	4,955,000.00
05/01/29	140,000.00	3.500%	108,232.50	248,232.50	4,815,000.00
11/01/29			105,782.50	105,782.50	4,815,000.00
05/01/30	145,000.00	3.500%	105,782.50	250,782.50	4,670,000.00
11/01/30			103,245.00	103,245.00	4,670,000.00
05/01/31	150,000.00	4.300%	103,245.00	253,245.00	4,520,000.00
11/01/31			100,020.00	100,020.00	4,520,000.00
05/01/32	155,000.00	4.300%	100,020.00	255,020.00	4,365,000.00
11/01/32			96,687.50	96,687.50	4,365,000.00
05/01/33	165,000.00	4.300%	96,687.50	261,687.50	4,200,000.00
11/01/33			93,140.00	93,140.00	4,200,000.00
05/01/34	170,000.00	4.300%	93,140.00	263,140.00	4,030,000.00
11/01/34			89,485.00	89,485.00	4,030,000.00
05/01/35	180,000.00	4.300%	89,485.00	269,485.00	3,850,000.00
11/01/35			85,615.00	85,615.00	3,850,000.00
05/01/36	185,000.00	4.300%	85,615.00	270,615.00	3,665,000.00
11/01/36			81,637.50	81,637.50	3,665,000.00
05/01/37	195,000.00	4.300%	81,637.50	276,637.50	3,470,000.00
11/01/37			77,445.00	77,445.00	3,470,000.00
05/01/38	200,000.00	4.300%	77,445.00	277,445.00	3,270,000.00
11/01/38			73,145.00	73,145.00	3,270,000.00
05/01/39	210,000.00	4.300%	73,145.00	283,145.00	3,060,000.00
11/01/39			68,630.00	68,630.00	3,060,000.00
05/01/40	220,000.00	4.300%	68,630.00	288,630.00	2,840,000.00
11/01/40			63,900.00	63,900.00	2,840,000.00
05/01/41	230,000.00	4.500%	63,900.00	293,900.00	2,610,000.00
11/01/41			58,725.00	58,725.00	2,610,000.00
05/01/42	240,000.00	4.500%	58,725.00	298,725.00	2,370,000.00
11/01/42			53,325.00	53,325.00	2,370,000.00
05/01/43	250,000.00	4.500%	53,325.00	303,325.00	2,120,000.00
11/01/43			47,700.00	47,700.00	2,120,000.00
05/01/44	265,000.00	4.500%	47,700.00	312,700.00	1,855,000.00
11/01/44			41,737.50	41,737.50	1,855,000.00
05/01/45	275,000.00	4.500%	41,737.50	316,737.50	1,580,000.00
11/01/45			35,550.00	35,550.00	1,580,000.00
05/01/46	290,000.00	4.500%	35,550.00	325,550.00	1,290,000.00

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46			29,025.00	29,025.00	1,290,000.00
05/01/47	300,000.00	4.500%	29,025.00	329,025.00	990,000.00
11/01/47			22,275.00	22,275.00	990,000.00
05/01/48	315,000.00	4.500%	22,275.00	337,275.00	675,000.00
11/01/48			15,187.50	15,187.50	675,000.00
05/01/49	330,000.00	4.500%	15,187.50	345,187.50	345,000.00
11/01/49			7,762.50	7,762.50	345,000.00
05/01/50	345,000.00	4.500%	7,762.50	352,762.50	-
Total	5,585,000.00		4,064,580.00	9,649,580.00	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			98,450.00	98,450.00	4,475,000.00
05/01/24			98,450.00	98,450.00	4,475,000.00
11/01/24			98,450.00	98,450.00	4,475,000.00
05/01/25			98,450.00	98,450.00	4,475,000.00
11/01/25			98,450.00	98,450.00	4,475,000.00
05/01/26			98,450.00	98,450.00	4,475,000.00
11/01/26			98,450.00	98,450.00	4,475,000.00
05/01/27			98,450.00	98,450.00	4,475,000.00
11/01/27			98,450.00	98,450.00	4,475,000.00
05/01/28			98,450.00	98,450.00	4,475,000.00
11/01/28			98,450.00	98,450.00	4,475,000.00
05/01/29			98,450.00	98,450.00	4,475,000.00
11/01/29			98,450.00	98,450.00	4,475,000.00
05/01/30			98,450.00	98,450.00	4,475,000.00
11/01/30			98,450.00	98,450.00	4,475,000.00
05/01/31			98,450.00	98,450.00	4,475,000.00
11/01/31			98,450.00	98,450.00	4,475,000.00
05/01/32			98,450.00	98,450.00	4,475,000.00
11/01/32			98,450.00	98,450.00	4,475,000.00
05/01/33			98,450.00	98,450.00	4,475,000.00
11/01/33			98,450.00	98,450.00	4,475,000.00
05/01/34			98,450.00	98,450.00	4,475,000.00
11/01/34			98,450.00	98,450.00	4,475,000.00
05/01/35			98,450.00	98,450.00	4,475,000.00
11/01/35			98,450.00	98,450.00	4,475,000.00
05/01/36			98,450.00	98,450.00	4,475,000.00
11/01/36			98,450.00	98,450.00	4,475,000.00
05/01/37			98,450.00	98,450.00	4,475,000.00
11/01/37			98,450.00	98,450.00	4,475,000.00
05/01/38			98,450.00	98,450.00	4,475,000.00
11/01/38			98,450.00	98,450.00	4,475,000.00
05/01/39			98,450.00	98,450.00	4,475,000.00
11/01/39			98,450.00	98,450.00	4,475,000.00
05/01/40	4,475,000.00	4.400%	98,450.00	4,573,450.00	-
Total	4,475,000.00		3,347,300.00	7,822,300.00	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020A-3 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			83,177.50	83,177.50	3,430,000.00
05/01/24			83,177.50	83,177.50	3,430,000.00
11/01/24			83,177.50	83,177.50	3,430,000.00
05/01/25			83,177.50	83,177.50	3,430,000.00
11/01/25			83,177.50	83,177.50	3,430,000.00
05/01/26			83,177.50	83,177.50	3,430,000.00
11/01/26			83,177.50	83,177.50	3,430,000.00
05/01/27			83,177.50	83,177.50	3,430,000.00
11/01/27			83,177.50	83,177.50	3,430,000.00
05/01/28			83,177.50	83,177.50	3,430,000.00
11/01/28			83,177.50	83,177.50	3,430,000.00
05/01/29			83,177.50	83,177.50	3,430,000.00
11/01/29			83,177.50	83,177.50	3,430,000.00
05/01/30			83,177.50	83,177.50	3,430,000.00
11/01/30			83,177.50	83,177.50	3,430,000.00
05/01/31			83,177.50	83,177.50	3,430,000.00
11/01/31			83,177.50	83,177.50	3,430,000.00
05/01/32			83,177.50	83,177.50	3,430,000.00
11/01/32			83,177.50	83,177.50	3,430,000.00
05/01/33			83,177.50	83,177.50	3,430,000.00
11/01/33			83,177.50	83,177.50	3,430,000.00
05/01/34			83,177.50	83,177.50	3,430,000.00
11/01/34			83,177.50	83,177.50	3,430,000.00
05/01/35			83,177.50	83,177.50	3,430,000.00
11/01/35			83,177.50	83,177.50	3,430,000.00
05/01/36			83,177.50	83,177.50	3,430,000.00
11/01/36			83,177.50	83,177.50	3,430,000.00
05/01/37			83,177.50	83,177.50	3,430,000.00
11/01/37			83,177.50	83,177.50	3,430,000.00
05/01/38			83,177.50	83,177.50	3,430,000.00
11/01/38			83,177.50	83,177.50	3,430,000.00
05/01/39			83,177.50	83,177.50	3,430,000.00
11/01/39			83,177.50	83,177.50	3,430,000.00
05/01/40	3,430,000.00	4.850%	83,177.50	3,513,177.50	-
Total	3,430,000.00		2,828,035.00	6,258,035.00	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 490,115				\$ 576,673
Allowable discounts (4%)	(19,605)				(23,067)
Assessment levy: net	470,510	\$ 70,082	\$ 151,930	\$ 222,012	553,606
Special assessment: off-roll	373,429	621,927	-	621,927	264,367
Assessment prepayments	-	275,924	-	275,924	-
Interest	-	19	-	19	-
Lot closing	-	536	-	536	-
Total revenues	<u>843,939</u>	<u>968,488</u>	<u>151,930</u>	<u>1,120,418</u>	<u>817,973</u>
EXPENDITURES					
Debt service					
Principal	265,000	-	265,000	265,000	265,000
Principal prepayment	-	-	275,000	275,000	-
Interest	575,188	287,594	287,594	575,188	555,513
Total debt service	<u>840,188</u>	<u>287,594</u>	<u>827,594</u>	<u>1,115,188</u>	<u>820,513</u>
Other fees & charges					
Tax collector	9,802	1,049	2,274	3,323	11,533
Total other fees & charges	<u>9,802</u>	<u>1,049</u>	<u>2,274</u>	<u>3,323</u>	<u>11,533</u>
Total expenditures	<u>849,990</u>	<u>288,643</u>	<u>829,868</u>	<u>1,118,511</u>	<u>832,046</u>
Excess/(deficiency) of revenues over/(under) expenditures	(6,051)	679,845	(677,938)	1,907	(14,073)
Fund balance:					
Net increase/(decrease) in fund balance	(6,051)	679,845	(677,938)	1,907	(14,073)
Beginning fund balance (unaudited)	757,367	705,904	1,385,749	705,904	707,811
Ending fund balance (projected)	<u>\$ 751,316</u>	<u>\$ 1,385,749</u>	<u>\$ 707,811</u>	<u>\$ 707,811</u>	<u>693,738</u>
Use of fund balance:					
Debt service reserve account balance (required)					(418,294)
Principal and Interest expense - November 1, 2024					(273,450)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 1,994</u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23	-		277,756.25	277,756.25	13,835,000.00
05/01/24	265,000.00	3.250%	277,756.25	542,756.25	13,570,000.00
11/01/24	-		273,450.00	273,450.00	13,570,000.00
05/01/25	275,000.00	3.250%	273,450.00	548,450.00	13,295,000.00
11/01/25	-		268,981.25	268,981.25	13,295,000.00
05/01/26	285,000.00	3.250%	268,981.25	553,981.25	13,010,000.00
11/01/26	-		264,350.00	264,350.00	13,010,000.00
05/01/27	295,000.00	3.250%	264,350.00	559,350.00	12,715,000.00
11/01/27	-		259,556.25	259,556.25	12,715,000.00
05/01/28	305,000.00	3.625%	259,556.25	564,556.25	12,410,000.00
11/01/28	-		254,028.13	254,028.13	12,410,000.00
05/01/29	315,000.00	3.625%	254,028.13	569,028.13	12,095,000.00
11/01/29	-		248,318.75	248,318.75	12,095,000.00
05/01/30	330,000.00	3.625%	248,318.75	578,318.75	11,765,000.00
11/01/30	-		242,337.50	242,337.50	11,765,000.00
05/01/31	340,000.00	3.625%	242,337.50	582,337.50	11,425,000.00
11/01/31	-		236,175.00	236,175.00	11,425,000.00
05/01/32	350,000.00	3.625%	236,175.00	586,175.00	11,075,000.00
11/01/32	-		229,831.25	229,831.25	11,075,000.00
05/01/33	365,000.00	4.000%	229,831.25	594,831.25	10,710,000.00
11/01/33	-		222,531.25	222,531.25	10,710,000.00
05/01/34	380,000.00	4.000%	222,531.25	602,531.25	10,330,000.00
11/01/34	-		214,931.25	214,931.25	10,330,000.00
05/01/35	395,000.00	4.000%	214,931.25	609,931.25	9,935,000.00
11/01/35	-		207,031.25	207,031.25	9,935,000.00
05/01/36	415,000.00	4.000%	207,031.25	622,031.25	9,520,000.00
11/01/36	-		198,731.25	198,731.25	9,520,000.00
05/01/37	430,000.00	4.000%	198,731.25	628,731.25	9,090,000.00
11/01/37	-		190,131.25	190,131.25	9,090,000.00
05/01/38	445,000.00	4.000%	190,131.25	635,131.25	8,645,000.00
11/01/38	-		181,231.25	181,231.25	8,645,000.00
05/01/39	465,000.00	4.000%	181,231.25	646,231.25	8,180,000.00
11/01/39	-		171,931.25	171,931.25	8,180,000.00
05/01/40	485,000.00	4.000%	171,931.25	656,931.25	7,695,000.00
11/01/40	-		162,231.25	162,231.25	7,695,000.00
05/01/41	505,000.00	4.000%	162,231.25	667,231.25	7,190,000.00
11/01/41	-		152,131.25	152,131.25	7,190,000.00
05/01/42	525,000.00	4.000%	152,131.25	677,131.25	6,665,000.00
11/01/42	-		141,631.25	141,631.25	6,665,000.00
05/01/43	545,000.00	4.250%	141,631.25	686,631.25	6,120,000.00
11/01/43	-		130,050.00	130,050.00	6,120,000.00
05/01/44	570,000.00	4.250%	130,050.00	700,050.00	5,550,000.00
11/01/44	-		117,937.50	117,937.50	5,550,000.00
05/01/45	595,000.00	4.250%	117,937.50	712,937.50	4,955,000.00
11/01/45	-		105,293.75	105,293.75	4,955,000.00
05/01/46	620,000.00	4.250%	105,293.75	725,293.75	4,335,000.00

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46	-		92,118.75	92,118.75	4,335,000.00
05/01/47	650,000.00	4.250%	92,118.75	742,118.75	3,685,000.00
11/01/47	-		78,306.25	78,306.25	3,685,000.00
05/01/48	675,000.00	4.250%	78,306.25	753,306.25	3,010,000.00
11/01/48	-		63,962.50	63,962.50	3,010,000.00
05/01/49	705,000.00	4.250%	63,962.50	768,962.50	2,305,000.00
11/01/49	-		48,981.25	48,981.25	2,305,000.00
05/01/50	735,000.00	4.250%	48,981.25	783,981.25	1,570,000.00
11/01/50	-		33,362.50	33,362.50	1,570,000.00
05/01/51	770,000.00	4.250%	33,362.50	803,362.50	800,000.00
11/01/51	-		17,000.00	17,000.00	800,000.00
05/01/52	800,000.00	4.250%	17,000.00	817,000.00	-
Total	13,835,000.00		10,168,618.76	24,003,618.76	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

On-Roll - Phase 1 (Series 2020A-1)*					
Product	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
Paired Villas 37.5'	64	\$ 595.97	\$ 953.57	\$ 1,549.54	\$ 1,746.57
SF 45'	86	715.17	1,152.23	1,867.40	2,103.82
SF 52'	67	826.41	1,324.40	2,150.81	2,424.02
SF 72'	73	1,144.27	1,827.67	2,971.94	3,350.22
Total	290				

On-Roll - Phase 2A & 2B (Series 2022)**					
Product	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
Townhome	-	\$ 397.31	\$ 961.75	\$ 1,359.06	\$ 1,490.41
Villas 37.5'	104	595.97	1,202.52	1,798.49	1,995.52
SF 45'	52	715.17	1,443.03	2,158.20	2,394.62
SF 52'	77	826.41	1,667.49	2,493.90	2,767.11
SF 72'	70	1,144.27	2,308.84	3,453.11	3,831.39
Total	303				

On-Roll - Martinique (Series 2022)					
Product	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
Townhome	120	\$ 397.31	\$ 961.75	\$ 1,359.06	\$ 1,405.79
Total	120				

Off-Roll - Phase 2C (Series 2022)**					
Product	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
Unplatted Acres	78.15	\$ 776.83	\$ 3,382.82	\$ 4,159.65	\$ 4,416.46
Total	78.15				

* Please note that the Phase 1 Units are also subject to the Series 2020A-2 Bonds

** Please note that the Phase 2 Units are also subject to the Series 2020A-3 Bonds