

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2025**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2020	5
Amortization Schedule - Series 2020A-1	6 - 7
Amortization Schedule - Series 2020A-2	8
Amortization Schedule - Series 2020A-3	9
Debt Service Fund Budget - Series 2022	10
Amortization Schedule - Series 2022	11 - 12
Assessment Summary	13

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 529,127				\$ 515,381
Allowable discounts (4%)	(21,165)				(20,615)
Assessment levy: on-roll - net	507,962	\$ 211,774	\$ 296,188	\$ 507,962	494,766
Assessment levy: off-roll	60,709	244,087	-	244,087	59,132
Lot closing	-	6,723	-	6,723	-
Interest and miscellaneous income	500	125	375	500	500
Total revenues	569,171	462,709	296,563	759,272	554,398
EXPENDITURES					
Professional & administrative					
Supervisors	12,800	5,000	7,800	12,800	12,800
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Field Management	10,000	5,000	5,000	10,000	10,000
Debt service fund accounting	5,500	2,750	2,750	5,500	5,500
Legal	20,000	1,955	10,000	11,955	10,000
Engineering	20,000	3,780	10,000	13,780	15,000
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	260	240	500	500
Miscellaneous	500	-	500	500	500
Legal advertising	2,000	173	1,827	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,590	-	5,590	6,000
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	10,583	3,166	7,417	10,583	10,308
Total professional & administrative	151,173	56,980	80,018	136,998	136,398

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Adopted Budget FY 2025
Field operations					
Well pump maintenance	5,000	-	5,000	5,000	5,000
Wetland maintenance monitoring contract	125,000	10,650	100,000	110,650	125,000
Pond maintenance contract	50,000	28,566	29,000	57,566	60,000
Pond maintenance	5,000	-	5,000	5,000	5,000
Irrigation system maintenance	125,000	30,406	50,000	80,406	85,000
Irrigation PS maintenance	5,000	233	4,767	5,000	5,000
Pond bank maintenance	10,000	-	10,000	10,000	10,000
Streetlights	18,000	7,676	10,324	18,000	18,000
Curb replacement	5,000	-	5,000	5,000	5,000
Effluent water supply	20,000	45,646	30,000	75,646	80,000
Fruitville road cleanup	30,000	-	-	-	-
Contingencies	-	-	-	-	20,000
Waterline flushing	20,000	-	-	-	-
Total field operations	418,000	123,177	249,091	372,268	418,000
Total expenditures	569,173	180,157	329,109	509,266	554,398
Excess/(deficiency) of revenues over/(under) expenditures	(2)	282,552	(32,546)	250,006	2
Fund balance - beginning (unaudited)	241,778	252,046	534,598	252,046	502,052
Fund balance - ending (projected)					
Assigned					
Working capital	146,418	146,418	146,418	146,418	143,100
Unassigned	95,358	388,180	355,634	355,634	358,954
Fund balance - ending	<u>\$ 241,776</u>	<u>\$ 534,598</u>	<u>\$ 502,052</u>	<u>\$ 502,052</u>	<u>\$ 502,054</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	10,000
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	15,000
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.	
Insurance	6,000
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	10,308

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

Field operations

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	85,000
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	80,000
Covers the costs of purchasing effluent water from Sarasota County for irrigation supply purposes.	
Wetland maintenance monitoring contract	125,000
Covers the costs of maintenance in phases 1, 2 and the addition of 3.	
Pond maintenance contract	60,000
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.	
Contingencies	20,000
Total expenditures	<u><u>\$ 554,398</u></u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020: A-1, A-2 & A-3
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 382,275				\$ 382,275
Allowable discounts (4%)	(15,291)				(15,291)
Assessment levy: net	366,984	\$ 250,260	\$ 116,724	\$ 366,984	366,984
Special assessment: off-roll	363,255	206,944	156,311	363,255	233,075
Assessment prepayments	-	1,416,402	-	1,416,402	-
Interest	-	32,328	-	32,328	-
Total revenues	730,239	1,905,934	273,035	2,178,969	600,059
EXPENDITURES					
Debt service					
Principal - S2020A1	120,000	-	120,000	120,000	120,000
Principal prepayment - S2020A-2	-	2,005,000	335,000	2,340,000	-
Principal prepayment - S2020A-3	-	205,000	75,000	280,000	-
Interest - S2020A-1	237,315	118,657	118,658	237,315	233,715
Interest - S2020A-2	196,900	101,145	95,755	196,900	80,300
Interest - S2020A-3	166,355	85,421	80,934	166,355	152,775
Total debt service	720,570	2,515,223	825,347	3,340,570	586,790
Other fees & charges					
Tax collector	7,646	3,742	3,904	7,646	7,646
Total other fees & charges	7,646	3,742	3,904	7,646	7,646
Total expenditures	728,216	2,518,965	829,251	3,348,216	594,436
Excess/(deficiency) of revenues over/(under) expenditures	2,023	(613,031)	(556,216)	(1,169,247)	5,623
Fund balance:					
Beginning fund balance (unaudited)	515,880	1,669,574	1,056,543	1,669,574	500,327
Ending fund balance (projected)	\$ 517,903	\$ 1,056,543	\$ 500,327	\$ 500,327	505,950
Use of fund balance:					
Debt service reserve account balance (required) - S2020A1					(88,879)
Principal and Interest expense - November 1, 2025 - S2020A1					(115,058)
Principal and Interest expense - November 1, 2025 - S2020A2					(40,150)
Principal and Interest expense - November 1, 2025 - S2020A3					(76,388)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 185,475

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	5,465,000.00		3,827,265.00	9,292,265.00	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			40,150.00	40,150.00	1,825,000.00
05/01/25			40,150.00	40,150.00	1,825,000.00
11/01/25			40,150.00	40,150.00	1,825,000.00
05/01/26			40,150.00	40,150.00	1,825,000.00
11/01/26			40,150.00	40,150.00	1,825,000.00
05/01/27			40,150.00	40,150.00	1,825,000.00
11/01/27			40,150.00	40,150.00	1,825,000.00
05/01/28			40,150.00	40,150.00	1,825,000.00
11/01/28			40,150.00	40,150.00	1,825,000.00
05/01/29			40,150.00	40,150.00	1,825,000.00
11/01/29			40,150.00	40,150.00	1,825,000.00
05/01/30			40,150.00	40,150.00	1,825,000.00
11/01/30			40,150.00	40,150.00	1,825,000.00
05/01/31			40,150.00	40,150.00	1,825,000.00
11/01/31			40,150.00	40,150.00	1,825,000.00
05/01/32			40,150.00	40,150.00	1,825,000.00
11/01/32			40,150.00	40,150.00	1,825,000.00
05/01/33			40,150.00	40,150.00	1,825,000.00
11/01/33			40,150.00	40,150.00	1,825,000.00
05/01/34			40,150.00	40,150.00	1,825,000.00
11/01/34			40,150.00	40,150.00	1,825,000.00
05/01/35			40,150.00	40,150.00	1,825,000.00
11/01/35			40,150.00	40,150.00	1,825,000.00
05/01/36			40,150.00	40,150.00	1,825,000.00
11/01/36			40,150.00	40,150.00	1,825,000.00
05/01/37			40,150.00	40,150.00	1,825,000.00
11/01/37			40,150.00	40,150.00	1,825,000.00
05/01/38			40,150.00	40,150.00	1,825,000.00
11/01/38			40,150.00	40,150.00	1,825,000.00
05/01/39			40,150.00	40,150.00	1,825,000.00
11/01/39			40,150.00	40,150.00	1,825,000.00
05/01/40	1,825,000.00	4.400%	40,150.00	1,865,150.00	-
Total	1,825,000.00		1,284,800.00	3,109,800.00	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			76,387.50	76,387.50	3,150,000.00
05/01/25			76,387.50	76,387.50	3,150,000.00
11/01/25			76,387.50	76,387.50	3,150,000.00
05/01/26			76,387.50	76,387.50	3,150,000.00
11/01/26			76,387.50	76,387.50	3,150,000.00
05/01/27			76,387.50	76,387.50	3,150,000.00
11/01/27			76,387.50	76,387.50	3,150,000.00
05/01/28			76,387.50	76,387.50	3,150,000.00
11/01/28			76,387.50	76,387.50	3,150,000.00
05/01/29			76,387.50	76,387.50	3,150,000.00
11/01/29			76,387.50	76,387.50	3,150,000.00
05/01/30			76,387.50	76,387.50	3,150,000.00
11/01/30			76,387.50	76,387.50	3,150,000.00
05/01/31			76,387.50	76,387.50	3,150,000.00
11/01/31			76,387.50	76,387.50	3,150,000.00
05/01/32			76,387.50	76,387.50	3,150,000.00
11/01/32			76,387.50	76,387.50	3,150,000.00
05/01/33			76,387.50	76,387.50	3,150,000.00
11/01/33			76,387.50	76,387.50	3,150,000.00
05/01/34			76,387.50	76,387.50	3,150,000.00
11/01/34			76,387.50	76,387.50	3,150,000.00
05/01/35			76,387.50	76,387.50	3,150,000.00
11/01/35			76,387.50	76,387.50	3,150,000.00
05/01/36			76,387.50	76,387.50	3,150,000.00
11/01/36			76,387.50	76,387.50	3,150,000.00
05/01/37			76,387.50	76,387.50	3,150,000.00
11/01/37			76,387.50	76,387.50	3,150,000.00
05/01/38			76,387.50	76,387.50	3,150,000.00
11/01/38			76,387.50	76,387.50	3,150,000.00
05/01/39			76,387.50	76,387.50	3,150,000.00
11/01/39			76,387.50	76,387.50	3,150,000.00
05/01/40	3,150,000.00	4.850%	76,387.50	3,226,387.50	-
Total	3,150,000.00		2,444,400.00	5,594,400.00	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 576,673				\$ 490,115
Allowable discounts (4%)	(23,067)				(19,605)
Assessment levy: net	553,606	\$ 35,204	\$ 263,671	\$ 298,875	470,510
Special assessment: off-roll	264,367	519,098	-	519,098	264,367
Assessment prepayments	-	277,367	-	277,367	-
Interest	-	9,636	-	9,636	-
Lot closing	-	40,530	-	40,530	-
Total revenues	817,973	881,835	263,671	1,145,506	734,877
EXPENDITURES					
Debt service					
Principal	265,000	-	265,000	265,000	245,000
Principal prepayment	-	1,130,000	10,000	1,140,000	-
Interest	555,513	279,673	275,840	555,513	483,225
Total debt service	820,513	1,409,673	550,840	1,960,513	728,225
Other fees & charges					
Tax collector	11,533	525	3,932	4,457	9,802
Total other fees & charges	11,533	525	3,932	4,457	9,802
Total expenditures	832,046	1,410,198	554,772	1,964,970	738,027
Excess/(deficiency) of revenues over/(under) expenditures	(14,073)	(528,363)	(291,101)	(819,464)	(3,150)
Fund balance:					
Beginning fund balance (unaudited)	707,811	1,519,162	990,799	1,519,162	699,698
Ending fund balance (projected)	\$ 693,738	\$ 990,799	\$ 699,698	\$ 699,698	696,548
Use of fund balance:					
Debt service reserve account balance (required)					(418,294)
Principal and Interest expense - November 1, 2025					(237,631)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 40,623

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24	-		241,612.50	241,612.50	11,990,000.00
05/01/25	245,000.00	3.250%	241,612.50	486,612.50	11,745,000.00
11/01/25	-		237,631.25	237,631.25	11,745,000.00
05/01/26	250,000.00	3.250%	237,631.25	487,631.25	11,495,000.00
11/01/26	-		233,568.75	233,568.75	11,495,000.00
05/01/27	260,000.00	3.250%	233,568.75	493,568.75	11,235,000.00
11/01/27	-		229,343.75	229,343.75	11,235,000.00
05/01/28	270,000.00	3.625%	229,343.75	499,343.75	10,965,000.00
11/01/28	-		224,450.00	224,450.00	10,965,000.00
05/01/29	280,000.00	3.625%	224,450.00	504,450.00	10,685,000.00
11/01/29	-		219,375.00	219,375.00	10,685,000.00
05/01/30	290,000.00	3.625%	219,375.00	509,375.00	10,395,000.00
11/01/30	-		214,118.75	214,118.75	10,395,000.00
05/01/31	300,000.00	3.625%	214,118.75	514,118.75	10,095,000.00
11/01/31	-		208,681.25	208,681.25	10,095,000.00
05/01/32	310,000.00	3.625%	208,681.25	518,681.25	9,785,000.00
11/01/32	-		203,062.50	203,062.50	9,785,000.00
05/01/33	325,000.00	4.000%	203,062.50	528,062.50	9,460,000.00
11/01/33	-		196,562.50	196,562.50	9,460,000.00
05/01/34	335,000.00	4.000%	196,562.50	531,562.50	9,125,000.00
11/01/34	-		189,862.50	189,862.50	9,125,000.00
05/01/35	350,000.00	4.000%	189,862.50	539,862.50	8,775,000.00
11/01/35	-		182,862.50	182,862.50	8,775,000.00
05/01/36	365,000.00	4.000%	182,862.50	547,862.50	8,410,000.00
11/01/36	-		175,562.50	175,562.50	8,410,000.00
05/01/37	380,000.00	4.000%	175,562.50	555,562.50	8,030,000.00
11/01/37	-		167,962.50	167,962.50	8,030,000.00
05/01/38	395,000.00	4.000%	167,962.50	562,962.50	7,635,000.00
11/01/38	-		160,062.50	160,062.50	7,635,000.00
05/01/39	410,000.00	4.000%	160,062.50	570,062.50	7,225,000.00
11/01/39	-		151,862.50	151,862.50	7,225,000.00
05/01/40	425,000.00	4.000%	151,862.50	576,862.50	6,800,000.00
11/01/40	-		143,362.50	143,362.50	6,800,000.00
05/01/41	445,000.00	4.000%	143,362.50	588,362.50	6,355,000.00
11/01/41	-		134,462.50	134,462.50	6,355,000.00
05/01/42	465,000.00	4.000%	134,462.50	599,462.50	5,890,000.00
11/01/42	-		125,162.50	125,162.50	5,890,000.00
05/01/43	480,000.00	4.250%	125,162.50	605,162.50	5,410,000.00
11/01/43	-		114,962.50	114,962.50	5,410,000.00
05/01/44	505,000.00	4.250%	114,962.50	619,962.50	4,905,000.00
11/01/44	-		104,231.25	104,231.25	4,905,000.00
05/01/45	525,000.00	4.250%	104,231.25	629,231.25	4,380,000.00
11/01/45	-		93,075.00	93,075.00	4,380,000.00
05/01/46	550,000.00	4.250%	93,075.00	643,075.00	3,830,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46	-		81,387.50	81,387.50	3,830,000.00
05/01/47	570,000.00	4.250%	81,387.50	651,387.50	3,260,000.00
11/01/47	-		69,275.00	69,275.00	3,260,000.00
05/01/48	595,000.00	4.250%	69,275.00	664,275.00	2,665,000.00
11/01/48	-		56,631.25	56,631.25	2,665,000.00
05/01/49	625,000.00	4.250%	56,631.25	681,631.25	2,040,000.00
11/01/49	-		43,350.00	43,350.00	2,040,000.00
05/01/50	650,000.00	4.250%	43,350.00	693,350.00	1,390,000.00
11/01/50	-		29,537.50	29,537.50	1,390,000.00
05/01/51	680,000.00	4.250%	29,537.50	709,537.50	710,000.00
11/01/51	-		15,087.50	15,087.50	710,000.00
05/01/52	710,000.00	4.250%	15,087.50	725,087.50	-
Total	11,990,000.00		8,494,212.50	20,484,212.50	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll - Phase 1 (Series 2020A-1)*					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Paired Villas 37.5'	64	\$ 580.49	\$ 953.57	\$ 1,534.06	\$ 1,549.54
SF 45'	86	696.59	1,152.23	1,848.82	1,867.40
SF 52'	67	804.94	1,324.40	2,129.34	2,150.81
SF 72'	73	1,114.54	1,827.67	2,942.21	2,971.94
Total	290				

On-Roll - Phase 2A & 2B (Series 2022)**					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Townhome	-	\$ 386.99	\$ 961.75	\$ 1,348.74	\$ 1,359.06
Villas 37.5'	104	580.49	1,202.52	1,783.01	1,798.49
SF 45'	52	696.59	1,443.03	2,139.62	2,158.20
SF 52'	77	804.94	1,667.49	2,472.43	2,493.90
SF 72'	70	1,114.54	2,308.84	3,423.38	3,453.11
Total	303				

On-Roll - Martinique (Series 2022)					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Townhome	120	\$ 386.99	\$ -	\$ 386.99	\$ 1,359.06
Total	120				

Off-Roll - Phase 2C (Series 2022)**					
Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Unplatted Acres	78.15	\$ 756.65	\$ 3,382.82	\$ 4,139.47	\$ 4,159.65
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