WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
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WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	$ 515,381				$ 515,381
Allowable discounts (4%)	(20,615)				(20,615)
Assessment levy: on-roll - net	494,766	$ 299,879	$ 80,000	$ 379,879	494,766
Assessment levy: off-roll	59,132	178,019	-	178,019	59,132
Interest and miscellaneous income	500	-	500	500	500
Total revenues	554,398	477,898	80,500	558,398	554,398
EXPENDITURES					
Professional & administrative					
Supervisors	12,800	4,800	8,000	12,800	12,800
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Field management	10,000	5,000	10,000	15,000	10,000
Debt service fund accounting	5,500	2,750	2,750	5,500	5,500
Legal	10,000	1,191	8,809	10,000	10,000
Engineering	15,000	4,722	10,278	15,000	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	527	-	527	500
Miscellaneous	500	-	500	500	500
Legal advertising	2,000	1,247	753	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,814	-	5,814	7,041
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	10,308	4,487	2,000	6,487	10,308
Total professional & administrative	136,398	64,844	72,574	137,418	137,439

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Field operations					
Well pump maintenance	5,000	-	5,000	5,000	5,000
Wetland maintenance monitoring contract	125,000	10,375	114,625	125,000	125,000
Pond maintenance contract	60,000	33,915	35,000	68,915	70,000
Pond maintenance	5,000	-	5,000	5,000	5,000
Irrigation system maintenance	85,000	21,940	40,000	61,940	90,000
Irrigation PS maintenance	5,000	12,398	-	12,398	5,000
Irrigation pump maintenance	-	32,221	-	32,221	-
Pond bank maintenance	10,000	-	10,000	10,000	10,000
Streetlights	18,000	31,175	33,000	64,175	65,000
Curb replacement	5,000	-	5,000	5,000	5,000
Effluent water supply	80,000	5,334	30,000	35,334	50,000
Contingencies	20,000	-	10,000	10,000	20,000
Total field operations	418,000	147,358	287,625	434,983	450,000
Total expenditures	554,398	212,202	360,199	572,401	587,439
Excess/(deficiency) of revenues over/(under) expenditures	2	265,696	(279,699)	(14,003)	(33,039)
Fund balance - beginning (unaudited)	502,052	397,783	663,479	397,783	383,780
Fund balance - ending (projected)					
Assigned					
Working capital	143,100	143,100	143,100	143,100	152,141
Unassigned	358,954	520,379	240,680	240,680	198,600
Fund balance - ending	$ 502,054	$ 663,479	$ 383,780	$ 383,780	$ 350,741

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	7,041
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	90,000
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	50,000
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	70,000
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	65,000
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	$ 587,439

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020: A-1, A-2 & A-3
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Special assessment - on-roll	$ 382,275				$ 382,275
Allowable discounts (4%)	(15,291)				(15,291)
Assessment levy: net	366,984	$ 293,538	$ 73,446	$ 366,984	366,984
Special assessment: off-roll	233,075	137,040	96,035	233,075	169,183
Assessment prepayments	-	493,030	-	493,030	-
Interest	-	13,111	-	13,111	-
Lot closing	-	7,241	-	7,241	-
Total revenues	600,059	943,960	169,481	1,113,441	536,167
EXPENDITURES					
Debt service					
Principal - S2020A1	120,000	-	120,000	120,000	125,000
Principal prepayment - S2020A-2	-	235,000	165,000	400,000	-
Principal prepayment - S2020A-3	-	280,000	190,000	470,000	-
Interest - S2020A-1	233,715	116,857	116,858	233,715	230,115
Interest - S2020A-2	80,300	34,540	45,760	80,300	50,600
Interest - S2020A-3	152,775	72,083	80,692	152,775	118,583
Total debt service	586,790	738,480	718,310	1,456,790	524,298
Other fees & charges					
Tax collector	7,646	4,393	3,253	7,646	7,646
Total other fees & charges	7,646	4,393	3,253	7,646	7,646
Total expenditures	594,436	742,873	721,563	1,464,436	531,944
Excess/(deficiency) of revenues over/(under) expenditures	5,623	201,087	(552,082)	(350,995)	4,223
Fund balance:					
Beginning fund balance (unaudited)	500,327	768,889	969,976	768,889	417,894
Ending fund balance (projected)	$ 505,950	$ 969,976	$ 417,894	$ 417,894	422,117
Use of fund balance:					
Debt service reserve account balance (required) - S2020A1					(88,879)
Principal and Interest expense - November 1, 2025 - S2020A1					(112,870)
Principal and Interest expense - November 1, 2025 - S2020A2					(25,300)
Principal and Interest expense - November 1, 2025 - S2020A3					(59,291)
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 135,777

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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
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	**5,345,000.00**		**3,593,550.00**	**8,938,550.00**	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			25,300.00	25,300.00	1,150,000.00
05/01/26			25,300.00	25,300.00	1,150,000.00
11/01/26			25,300.00	25,300.00	1,150,000.00
05/01/27			25,300.00	25,300.00	1,150,000.00
11/01/27			25,300.00	25,300.00	1,150,000.00
05/01/28			25,300.00	25,300.00	1,150,000.00
11/01/28			25,300.00	25,300.00	1,150,000.00
05/01/29			25,300.00	25,300.00	1,150,000.00
11/01/29			25,300.00	25,300.00	1,150,000.00
05/01/30			25,300.00	25,300.00	1,150,000.00
11/01/30			25,300.00	25,300.00	1,150,000.00
05/01/31			25,300.00	25,300.00	1,150,000.00
11/01/31			25,300.00	25,300.00	1,150,000.00
05/01/32			25,300.00	25,300.00	1,150,000.00
11/01/32			25,300.00	25,300.00	1,150,000.00
05/01/33			25,300.00	25,300.00	1,150,000.00
11/01/33			25,300.00	25,300.00	1,150,000.00
05/01/34			25,300.00	25,300.00	1,150,000.00
11/01/34			25,300.00	25,300.00	1,150,000.00
05/01/35			25,300.00	25,300.00	1,150,000.00
11/01/35			25,300.00	25,300.00	1,150,000.00
05/01/36			25,300.00	25,300.00	1,150,000.00
11/01/36			25,300.00	25,300.00	1,150,000.00
05/01/37			25,300.00	25,300.00	1,150,000.00
11/01/37			25,300.00	25,300.00	1,150,000.00
05/01/38			25,300.00	25,300.00	1,150,000.00
11/01/38			25,300.00	25,300.00	1,150,000.00
05/01/39			25,300.00	25,300.00	1,150,000.00
11/01/39			25,300.00	25,300.00	1,150,000.00
05/01/40	1,150,000.00	4.400%	25,300.00	1,175,300.00	-
Total	**1,150,000.00**		**759,000.00**	**1,909,000.00**	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			59,291.25	59,291.25	2,445,000.00
05/01/26			59,291.25	59,291.25	2,445,000.00
11/01/26			59,291.25	59,291.25	2,445,000.00
05/01/27			59,291.25	59,291.25	2,445,000.00
11/01/27			59,291.25	59,291.25	2,445,000.00
05/01/28			59,291.25	59,291.25	2,445,000.00
11/01/28			59,291.25	59,291.25	2,445,000.00
05/01/29			59,291.25	59,291.25	2,445,000.00
11/01/29			59,291.25	59,291.25	2,445,000.00
05/01/30			59,291.25	59,291.25	2,445,000.00
11/01/30			59,291.25	59,291.25	2,445,000.00
05/01/31			59,291.25	59,291.25	2,445,000.00
11/01/31			59,291.25	59,291.25	2,445,000.00
05/01/32			59,291.25	59,291.25	2,445,000.00
11/01/32			59,291.25	59,291.25	2,445,000.00
05/01/33			59,291.25	59,291.25	2,445,000.00
11/01/33			59,291.25	59,291.25	2,445,000.00
05/01/34			59,291.25	59,291.25	2,445,000.00
11/01/34			59,291.25	59,291.25	2,445,000.00
05/01/35			59,291.25	59,291.25	2,445,000.00
11/01/35			59,291.25	59,291.25	2,445,000.00
05/01/36			59,291.25	59,291.25	2,445,000.00
11/01/36			59,291.25	59,291.25	2,445,000.00
05/01/37			59,291.25	59,291.25	2,445,000.00
11/01/37			59,291.25	59,291.25	2,445,000.00
05/01/38			59,291.25	59,291.25	2,445,000.00
11/01/38			59,291.25	59,291.25	2,445,000.00
05/01/39			59,291.25	59,291.25	2,445,000.00
11/01/39			59,291.25	59,291.25	2,445,000.00
05/01/40	2,445,000.00	4.850%	59,291.25	2,504,291.25	-
Total	**2,445,000.00**		**1,778,737.50**	**4,223,737.50**	

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Special assessment - on-roll	$ 490,115				$ 490,115
Allowable discounts (4%)	(19,605)				(19,605)
Assessment levy: net	470,510	$ 163,047	$ 151,756	$ 314,803	470,510
Special assessment: off-roll	264,367	420,074	-	420,074	264,367
Interest	-	16,161	-	16,161	-
Total revenues	734,877	599,282	151,756	751,038	734,877
EXPENDITURES					
Debt service					
Principal	245,000	-	245,000	245,000	250,000
Interest	483,225	241,288	241,937	483,225	475,263
Total debt service	728,225	241,288	486,937	728,225	725,263
Other fees & charges					
Tax collector	9,802	2,400	7,402	9,802	9,802
Total other fees & charges	9,802	2,400	7,402	9,802	9,802
Total expenditures	738,027	243,688	494,339	738,027	735,065
Excess/(deficiency) of revenues over/(under) expenditures	(3,150)	355,594	(342,583)	13,011	(188)
Fund balance:					
Beginning fund balance (unaudited)	699,698	674,746	1,030,340	674,746	687,757
Ending fund balance (projected)	$ 696,548	$ 1,030,340	$ 687,757	$ 687,757	687,569
Use of fund balance:					
Debt service reserve account balance (required)					(396,250)
Principal and Interest expense - November 1, 2026					(233,569)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 57,750

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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
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	**11,745,000.00**		**8,010,987.50**	**19,755,987.50**	

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

On-Roll - Phase 1 (Series 2020A-1)*

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Paired Villas 37.5'	64	$ 580.49	$ 953.57	$ 1,534.06	$ 1,534.06
SF 45'	86	696.59	1,152.23	1,848.82	1,848.82
SF 52'	67	804.94	1,324.40	2,129.34	2,129.34
SF 72'	73	1,114.54	1,827.67	2,942.21	2,942.21
Total	**290**				

On-Roll - Phase 2A & 2B (Series 2022)**

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Townhome	-	$ 386.99	$ 961.75	$ 1,348.74	$ 1,348.74
Villas 37.5'	104	580.49	1,202.52	1,783.01	1,783.01
SF 45'	52	696.59	1,443.03	2,139.62	2,139.62
SF 52'	77	804.94	1,667.49	2,472.43	2,472.43
SF 72'	70	1,114.54	2,308.84	3,423.38	3,423.38
Total	**303**				

On-Roll - Martinique (Series 2022)

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Townhome	120	$ 386.99	$ -	$ 386.99	$ 386.99
Total	**120**				

Off-Roll - Phase 2C (Series 2022)**

Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Unplatted Acres	78.15	$ 756.65	$ 3,382.82	$ 4,139.47	$ 4,139.47
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