

*Windsor Cay
Community Development District*

Meeting Agenda

August 28, 2024

AGENDA

Windsor Cay

Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

August 21, 2024

**Board of Supervisors
Windsor Cay
Community Development District**

Dear Board Members:

The special meeting of the Board of Supervisors of **Windsor Cay Community Development District** will be held on **Wednesday, August 28, 2024 at 11:30 AM at The Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, FL 34711**. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the May 22, 2024 Meeting
4. Review and Acceptance of Fiscal Year 2023 Audit Report
5. Public Hearing
 - A. Consideration of Resolution 2024-10 Adopting the Fiscal Year 2025 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2024-11 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Fiscal Year 2025 Deficit Funding Agreement
7. Consideration of Fiscal Year 2025 Direct Collection Agreement
8. Adoption of District Goals & Objectives
9. Ratification of Series 2024 Requisitions #2 - #6
10. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Approval of Fiscal Year 2025 Meeting Schedule
 - D. Field Manager's Report
11. Other Business
12. Supervisors Requests
13. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Tucker Mackie, District Counsel
Bill Whitegon, District Engineer

Enclosures

MINUTES

**MINUTES OF MEETING
WINDSOR CAY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Windsor Cay Community Development District was held Wednesday, **May 22, 2024** at 11:30 a.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum:

Aaron Struckmeyer	Chairman
Bernard Sullivan	Assistant Secretary
Chris Cleary	Assistant Secretary

Also present were:

George Flint	District Manager
Bill Whitegon <i>by phone</i>	District Engineer
Tucker Mackie <i>by phone</i>	District Counsel
Alan Scheerer	Field Manager, GMS
Jarrett Wright	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present other than Board and staff.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 1, 2024
Board of Supervisors Meeting**

Mr. Flint presented the minutes of the May 1, 2024, Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, the Minutes of the May 1, 2024, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Organizational Matters:

A. Acceptance of Resignation of Jeff Farhood

Mr. Flint stated after the last meeting they had received a letter of resignation from Jeff Farhood. He asked for a motion to accept that resignation.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, Accepting the Resignation from Jeff Farhood, was approved.

B. Appointment of Individual to Fill Board Vacancy

Mr. Flint stated the Board members may replace the vacancy. He asked for any nominations to fill the vacancy. The Board stated there were no nominations at this time.

C. Administration of Oath to Newly Appointed Board Members

Mr. Flint stated this item will be deferred to a future meeting agenda.

D. Consideration of Resolution 2024-08 Appointing an Assistant Secretary

Mr. Flint stated this resolution will be deferred until the vacancy is appointed.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-09
Approving a Proposed Fiscal Year 2025
Budget and Setting a Public Hearing**

Mr. Flint stated this resolution will approve a proposed budget for Fiscal Year 2025 and will set a public hearing for final adoption. He recommended August 28, 2024 at 11:30 a.m. in the same location for the public hearing. He reviewed the proposed budget and noted it contemplates the accommodation of assessments and a developer contribution of \$25,000 to balance.

He added they are including 540 assessable units. He referred to the per unit assessments which is the same as the current year. He noted the developer fund will not likely be used due to not having 100% of the cost for the whole year depending on when the phases come online. He added there is excess revenue to balance the budget in lieu of using developer contributions. He

stated they would not approve the final budget today. He stated this is just a proposed budget, and this can be modified prior to the public hearing. He noted there is still work to be completed on the estimated costs.

Ms. Mackie confirmed that Phases 1 will be on the roll as soon as they are platted. Phase 2 will be direct collect for debt and O&M for Phase 2. She added the developer contribution for Phase 3 and a deficient funding arrangement as needed. Discussion ensued on revenue, assessment line, and on roll and direct for the public hearing. It was stated that Phase 2 plats go before county commission next month. Mr. Flint noted Phase 2 will likely be direct billed.

Mr. Flint reviewed field cost estimates and assumptions. Mr. Scheerer noted updated pricing had been received and the adjustments are covered and he is comfortable with the numbers.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, Resolution 2024-09 Approving a Proposed Fiscal Year 2025 Budget and Setting the Public Hearing for August 28, 2024, in the Same Location, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Disclosure of Public Finance

Mr. Flint stated this item is the disclosure of public finance. He added the Board had issued the Series 2024 bonds and the disclosure requirements under 190. District Counsel has prepared the disclosure of public finance that will be recorded by the county public records and anyone buying property will inform them of being in a CDD, the assessments, the issued bonds, the total and O&M assessments, how they are collected, and who to contact for additional questions.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, the Disclosure of Public Finance, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Mackie updated the Board on the land acquisition and targeting a June closing. The final acquisition will be for landscape improvements.

B. Engineer

Mr. Whitegon had nothing further to report.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint stated the unaudited financials through the end of March have been provided for review. He noted there was no action from the Board required.

ii. Check Register

Mr. Flint presented the check register for March totaling \$6,342.17 and noted that the detail is behind the summary. He noted part of this is for appraisal on the land, District Counsel and District Manager. He asked for any questions on the check register, if not, he ask for a motion to approve.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, the Check Register totaling \$6,342.17, was approved.

iii. Presentation of Number of Registered Voters: 0

Mr. Flint stated each year there is a requirement to announce the number of registered voters as of April 15th in the boundaries of the District. He noted currently there are zero.

D. Field Manager’s Report

Mr. Scheerer stated the walk through had been completed with Mr. Baker. He noted they were preparing to do pond disking, and numbers will be tweaked by the next meeting. He added they are starting to close the 1st units. He stated the amenity had not been completed at this time, but construction is now underway with expectation to open next year.

EIGHTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**WINDSOR CAY
COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE PERIOD FROM INCEPTION DECEMBER 12, 2022 TO
SEPTEMBER 30, 2023**

**WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-5
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	6
Statement of Activities	7
Fund Financial Statements:	
Balance Sheet – Governmental Funds	8
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	9
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	10
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	11
Notes to Financial Statements	12-17
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	18
Notes to Required Supplementary Information	19
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	20
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	21-22
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	23
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	24-25



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Windsor Cay Community Development District
Lake County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Windsor Cay Community Development District, Lake County, Florida ("District") as of and for the period from inception December 12, 2022 to September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2023, and the respective changes in financial position, thereof for the period from inception December 12, 2022 to September 30, 2023 in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 7, 2024, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 7, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Windsor Cay Community Development District, Lake County, Florida ("District") provides a narrative overview of the District's financial activities for the period from inception December 12, 2022 to September 30, 2023. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement ("GASB") No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A"). However, because this is the first year of operations of the District, comparative information is excluded in this report. Subsequent reports will include the comparative information.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$4,159).
- The change in the District's total net position was (\$4,159), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2023, the District's governmental funds reported combined ending fund balances of \$12,461. The total fund balance is non-spendable for prepaid items and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and capital projects fund, all of which are considered major funds

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded the assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION	
SEPTEMBER 30,	
	2023
Current and other assets	\$ 26,092
Total assets	26,092
Current liabilities	13,631
Long-term liabilities	16,620
Total liabilities	30,251
Net position	
Unrestricted	(4,159)
Total net position	\$ (4,159)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position decreased during the most recent fiscal year.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION	
FOR THE PERIOD FROM INCEPTION DECEMBER 12,	
2022 TO SEPTEMBER 30,	
	<u>2023</u>
Revenues:	
Program revenues	
Operating grants and contributions	\$ 70,471
Total revenues	<u>70,471</u>
Expenses:	
General government	58,010
Bond issue costs	16,620
Total expenses	<u>74,630</u>
Change in net position	(4,159)
Net position - beginning	-
Net position - ending	<u>\$ (4,159)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the period from inception December 12, 2022 to September 30, 2023 was \$74,630. Program revenues are comprised of Developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception December 12, 2022 to September 30, 2023.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

Subsequent to fiscal year end, the District issued \$9,615,000 of Series 2024 Special Assessment Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2031 – May 1, 2054 and fixed interest rates ranging from 4.60% to 5.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Windsor Cay Community Development District's Finance Department at 219 E. Livingston Street, Orlando, FL 32801.

**WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

	Governmental Activities
ASSETS	
Cash	\$ 7,461
Due from Developer	13,631
Prepaid items	5,000
Total assets	26,092
LIABILITIES	
Accounts payable	13,631
Noncurrent liabilities:	
Developer advances	16,620
Total liabilities	30,251
NET POSITION	
Unrestricted	(4,159)
Total net position	\$ (4,159)

See notes to the financial statements

**WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION DECEMBER 12, 2022 TO SEPTEMBER 30, 2023**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>	<u>Operating Grants and Contributions</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>
				Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 58,010	\$ 70,471		\$ 12,461
Bond issue costs	16,620	-		(16,620)
Total governmental activities	<u>74,630</u>	<u>70,471</u>		<u>(4,159)</u>
				Change in net position (4,159)
				Net position - beginning -
				<u>\$ (4,159)</u>

See notes to the financial statements

**WINDSOR CAY COMMUNITY DEVELOPMENT
LAKE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds		Total Governmental Funds
	General	Capital Projects	
ASSETS			
Cash	\$ 7,461	\$ -	\$ 7,461
Due from Developer	1,358	12,273	13,631
Prepaid items	5,000	-	5,000
Total assets	<u>\$ 13,819</u>	<u>\$ 12,273</u>	<u>\$ 26,092</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 1,358	\$ 12,273	\$ 13,631
Total liabilities	<u>1,358</u>	<u>12,273</u>	<u>13,631</u>
Fund balances:			
Nonspendable:			
Prepaid items	5,000	-	5,000
Unassigned:	7,461	-	7,461
Total fund balances	<u>12,461</u>	<u>-</u>	<u>12,461</u>
Total liabilities and fund balances	<u>\$ 13,819</u>	<u>\$ 12,273</u>	<u>\$ 26,092</u>

See notes to the financial statements

**WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Total fund balances - governmental funds	\$	12,461
--	----	--------

Amounts reported for governmental activities in the statement of net position are different because:

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Developer advance	(16,620)	(16,620)
Net position of governmental activities		\$ (4,159)

See notes to the financial statements

**WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE PERIOD FROM INCEPTION DECEMBER 12, 2022 TO SEPTEMBER 30, 2023**

	Major Funds		Total Governmental Funds
	General	Capital Projects	
REVENUES			
Developer contributions	\$ 70,471	\$ -	70,471
Total revenues	70,471	-	70,471
EXPENDITURES			
Current:			
General government	58,010	-	58,010
Debt Service:			
Bond issue costs	-	16,620	16,620
Total expenditures	58,010	16,620	74,630
Excess (deficiency) of revenues over (under) expenditures	12,461	(16,620)	(4,159)
OTHER FINANCING SOURCES (USES)			
Developer proceeds	-	16,620	16,620
Total other financing sources (uses)	-	16,620	16,620
Net change in fund balances	12,461	-	12,461
Fund balances - beginning	-	-	-
Fund balances - ending	\$ 12,461	\$ -	\$ 12,461

See notes to the financial statements

**WINDSOR CAY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

Net change in fund balances - total governmental funds	\$	12,461
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report Developer advances as financial resources whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.		(16,620)
Change in net position of governmental activities	\$	(4,159)

See notes to the financial statements

**WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Windsor Cay Community Development District ("District") was created on December 12, 2022 by Ordinance No. 2022-55 of Lake County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. All of the Board members are affiliated with Pulte Home Company, LLC ("Developer")

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Capital Projects Fund

The capital projects fund is used to account for the costs of major infrastructure acquired by the District and also to accumulate capital reserves for future maintenance costs and capital projects.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 5 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$70,471 which includes a receivable of \$1,358 at September 30, 2023. In addition, the Developer has provided funding related to the future issuance of Bonds and other costs, which will be reimbursed once the bonds are issued. Developer advances of \$16,620 were provided during the current fiscal year. Subsequent to year end, the Developer was reimbursed for these advanced amounts from the proceeds of Series 2024 Bonds.

NOTE 6 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 9 – SUBSEQUENT EVENTS

Bond Issuance

Subsequent to fiscal year end, the District issued \$9,615,000 of Series 2024 Special Assessment Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2031 – May 1, 2054 and fixed interest rates ranging from 4.60% to 5.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

**WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE PERIOD FROM INCEPTION DECEMBER 12, 2022 TO SEPTEMBER 30, 2023**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Developer contributions	\$ 92,248	\$ 70,471	\$ (21,777)
Total revenues	92,248	70,471	(21,777)
EXPENDITURES			
Current:			
General government	92,248	58,010	34,238
Total expenditures	92,248	58,010	34,238
Excess (deficiency) of revenues over (under) expenditures	\$ -	12,461	\$ 12,461
Fund balance - beginning		-	
Fund balance - ending		\$ 12,461	

See notes to required supplementary information

**WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception December 12, 2022 to September 30, 2023.

**WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT
LAKE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	5
Employee compensation	0
Independent contractor compensation	\$ 74,501.18
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - Not applicable Debt service - Not applicable
Special assessments collected	Not applicable
Outstanding Bonds:	Not applicable



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Windsor Cay Community Development District
Lake County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of Windsor Cay Community Development District, Lake County, Florida ("District") as of and for the period from inception December 12, 2022 to September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 7, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 7, 2024



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Windsor Cay Development District
Lake County, Florida

We have examined Windsor Cay Community Development District, Lake County with Rule 10.556(10) of the Auditor General of the State of Florida during the period from inception December 12, 2022 to September 30, 2023. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period from inception December 12, 2022 to September 30, 2023.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Windsor Cay Community Development District, Lake County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 7, 2024



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Windsor Cay Community Development District
Lake County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Windsor Cay Community Development District, Lake County, Florida ("District") as of and for the period from inception December 12, 2022 to September 30, 2023, and have issued our report thereon dated June 7, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 7, 2024, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Windsor Cay Community Development District, Lake County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Windsor Cay Community Development District, Lake County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 7, 2024

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None.

II. PRIOR YEAR FINDINGS

N/A – first year audit

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

N/A – first year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the period from inception December 12, 2022 to September 30, 2023.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the period from inception December 12, 2022 to September 30, 2023.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2023. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 20.

SECTION V

SECTION A

RESOLUTION 2024-10
[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Windsor Cay Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Windsor Cay Community Development District for the Fiscal Year Ending September 30, 2025.”

- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 28TH DAY OF AUGUST 2024.

ATTEST:

**WINDSOR CAY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Exhibit A

Windsor Cay
Community Development District

Proposed Budget
FY2025



Table of Contents

1-2 General Fund

3-6 General Fund Narrative

7 Series 2024 Debt Service Fund

8-9 Series 2024 Amortization Schedule

Windsor Cay

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments	\$ 218,469	\$ 155,690	\$ 62,779	\$ 218,469	\$ 297,894
Developer Contributions	\$ 51,641	\$ 7,347	\$ -	\$ 7,347	\$ 25,311
Boundary Amendment Contributions	\$ -	\$ 2,688	\$ -	\$ 2,688	\$ -
Total Revenues	\$ 270,110	\$ 165,725	\$ 62,779	\$ 228,505	\$ 323,205

Expenditures

General & Administrative

Engineering	\$ 10,000	\$ 2,754	\$ 2,500	\$ 5,254	\$ 10,000
Attorney	\$ 25,000	\$ 10,775	\$ 7,000	\$ 17,775	\$ 25,000
Annual Audit	\$ 4,000	\$ 3,200	\$ -	\$ 3,200	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,250
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 833	\$ 833	\$ 1,667	\$ 5,000
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -	\$ 4,020
Management Fees	\$ 40,000	\$ 33,333	\$ 6,667	\$ 40,000	\$ 42,500
Information Technology	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 1,000	\$ 200	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 20	\$ 20	\$ 300
Postage & Delivery	\$ 1,000	\$ 52	\$ 60	\$ 112	\$ 1,000
Insurance	\$ 5,750	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Printing & Binding	\$ 1,000	\$ 19	\$ 20	\$ 39	\$ 1,000
Legal Advertising	\$ 5,000	\$ 4,742	\$ 3,000	\$ 7,742	\$ 5,000
Property Appraiser Fee	\$ -	\$ 2,175	\$ -	\$ 2,175	\$ -
Boundary Amendment Expense	\$ -	\$ 4,604	\$ 3,000	\$ 7,604	\$ -
Other Current Charges	\$ 1,750	\$ 2,603	\$ 500	\$ 3,103	\$ 1,750
Office Supplies	\$ 625	\$ 1	\$ 20	\$ 21	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 330	\$ 330	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 112,730	\$ 72,766	\$ 24,450	\$ 97,216	\$ 115,230

Windsor Cay

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Projected Thru 9/30/24	Proposed Budget FY2025
-------------	-----------------------------	----------------------------	-------------------------------	------------------------------	------------------------------

Operations & Maintenance

Field Expenditures

Field Management	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Landscape Maintenance	\$ 104,880	\$ -	\$ 52,440	\$ 52,440	\$ 110,784
Pond Disking	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Landscape Replacement	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ 7,875
Mulch	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Electric	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 3,500
Water & Sewer	\$ 20,000	\$ -	\$ 10,000	\$ 10,000	\$ 25,000
Irrigation Repairs	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 7,500
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 6,000
General Repairs & Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 7,500
Contingency	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 3,316

Total Operations & Maintenance	\$ 157,380	\$ -	\$ 78,690	\$ 78,690	\$ 207,975
---	-------------------	-------------	------------------	------------------	-------------------

Total Expenditures	\$ 270,110	\$ 72,766	\$ 103,140	\$ 175,906	\$ 323,205
---------------------------	-------------------	------------------	-------------------	-------------------	-------------------

Excess Revenues/(Expenditures)	\$ -	\$ 92,959	\$ (40,361)	\$ 52,598	\$ -
---------------------------------------	-------------	------------------	--------------------	------------------	-------------

Net Assessments	\$ 297,894
Add: Discount & Collections 6%	\$ 19,015
Gross Assessments	<u>\$ 316,909</u>

Product Type	ERU	Assessable Units	Total ERU	Net Assessment	Net Per Unit	Gross Per Unit
Townhouse - 25'	0.5	230	115.00	\$ 98,941	\$ 430.18	\$ 457.64
Single Family - 40'	0.8	153	122.40	\$ 90,021	\$ 588.37	\$ 625.93
Single Family - 50'	1	157	157.00	\$ 108,932	\$ 693.84	\$ 738.12
		540	394.40	\$ 297,894		

Windsor Cay Community Development District General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Engineering

The District's engineer, Donald W. McIntosh Associates, Inc., provides general engineering services to the District, e.g., attendance and preparation for monthly board meetings, review invoices and various projects as directed by the District Manager.

Attorney

The District's legal counsel, Kutak Rock, LLP, provides general legal services to the District, e.g., attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Windsor Cay Community Development District General Fund Budget

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services – Central Florida, LLC provides these systems.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services – Central Florida, LLC provides these services.

Telephone

Telephone and fax machine.

Postage & Delivery

Mailing of board meeting agenda packages, overnight deliveries, checks for vendors and any other required correspondence.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Windsor Cay Community Development District General Fund Budget

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Field Expenditures:

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Pond Disking

Represents the estimated cost to disk pond floors within the District.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Landscape Contingency

Represents estimated landscape cost that is not associated with landscape contracts.

Tree Trimming

Represents cost to trim trees within the district.

Mulch

Represents costs related to mulch installed in the District.

Electric

Represents estimated electric charges of common areas throughout the District.

Water & Sewer

Represents estimated costs for water and refuse services provided for common areas throughout the District.

Windsor Cay
Community Development District
General Fund Budget

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

Fountain Maintenance

Represents cost to maintain fountains for three days each week.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Windsor Cay
Community Development District
Proposed Budget
Series 2024 Debt Service Fund

Description	Proposed Budget FY2024	Actuals Thru 7/31/24	Projected Next 2 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 665,243
Interest	\$ -	\$ 5,135	\$ -	\$ 5,135	\$ -
Carry Forward	\$ -	\$ -	\$ -	\$ -	\$ 265,694
Total Revenues	\$ -	\$ 5,135	\$ -	\$ 5,135	\$ 930,936
Expenditures					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 263,422
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 135,000
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 264,894
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 663,316
Other Financing Sources/(Uses)					
Bond Proceeds	\$ -	\$ 596,043	\$ -	\$ 596,043	\$ -
Transfer In/(Out)	\$ -	\$ (2,863)	\$ -	\$ (2,863)	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ 593,180	\$ -	\$ 593,180	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 598,315	\$ -	\$ 598,315	\$ 267,620

Interest Expense 11/1/25	\$ 261,789
Total	\$ 261,789

Product	Assessable Units	Total Net Assessments	Net Assessment Per Unit	Gross Assessment Per Unit
Townhouse - 25'	230	\$ 176,787	\$ 768.64	\$ 817.70
Single Family - 40'	153	\$ 213,895	\$ 1,398.00	\$ 1,487.24
Single Family - 50'	157	\$ 274,561	\$ 1,748.79	\$ 1,860.42
	540	\$ 665,243		

Windsor Cay
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicipal	Interest	Total
11/01/24	\$ 9,615,000.00	\$ -	\$ 263,422.12	\$ 263,422.12
05/01/25	\$ 9,615,000.00	\$ 135,000.00	\$ 264,893.75	
11/01/25	\$ 9,480,000.00	\$ -	\$ 261,788.75	\$ 661,682.50
05/01/26	\$ 9,480,000.00	\$ 145,000.00	\$ 261,788.75	
11/01/26	\$ 9,335,000.00	\$ -	\$ 258,453.75	\$ 665,242.50
05/01/27	\$ 9,335,000.00	\$ 150,000.00	\$ 258,453.75	
11/01/27	\$ 9,185,000.00	\$ -	\$ 255,003.75	\$ 663,457.50
05/01/28	\$ 9,185,000.00	\$ 155,000.00	\$ 255,003.75	
11/01/28	\$ 9,030,000.00	\$ -	\$ 251,438.75	\$ 661,442.50
05/01/29	\$ 9,030,000.00	\$ 165,000.00	\$ 251,438.75	
11/01/29	\$ 8,865,000.00	\$ -	\$ 247,643.75	\$ 664,082.50
05/01/30	\$ 8,865,000.00	\$ 170,000.00	\$ 247,643.75	
11/01/30	\$ 8,695,000.00	\$ -	\$ 243,733.75	\$ 661,377.50
05/01/31	\$ 8,695,000.00	\$ 180,000.00	\$ 243,733.75	
11/01/31	\$ 8,515,000.00	\$ -	\$ 239,593.75	\$ 663,327.50
05/01/32	\$ 8,515,000.00	\$ 190,000.00	\$ 239,593.75	
11/01/32	\$ 8,325,000.00	\$ -	\$ 234,416.25	\$ 664,010.00
05/01/33	\$ 8,325,000.00	\$ 200,000.00	\$ 234,416.25	
11/01/33	\$ 8,125,000.00	\$ -	\$ 228,966.25	\$ 663,382.50
05/01/34	\$ 8,125,000.00	\$ 210,000.00	\$ 228,966.25	
11/01/34	\$ 7,915,000.00	\$ -	\$ 223,243.75	\$ 662,210.00
05/01/35	\$ 7,915,000.00	\$ 220,000.00	\$ 223,243.75	
11/01/35	\$ 7,695,000.00	\$ -	\$ 217,248.75	\$ 660,492.50
05/01/36	\$ 7,695,000.00	\$ 235,000.00	\$ 217,248.75	
11/01/36	\$ 7,460,000.00	\$ -	\$ 210,845.00	\$ 663,093.75
05/01/37	\$ 7,460,000.00	\$ 250,000.00	\$ 210,845.00	
11/01/37	\$ 7,210,000.00	\$ -	\$ 204,032.50	\$ 664,877.50
05/01/38	\$ 7,210,000.00	\$ 260,000.00	\$ 204,032.50	
11/01/38	\$ 6,950,000.00	\$ -	\$ 196,947.50	\$ 660,980.00
05/01/39	\$ 6,950,000.00	\$ 275,000.00	\$ 196,947.50	
11/01/39	\$ 6,675,000.00	\$ -	\$ 189,453.75	\$ 661,401.25
05/01/40	\$ 6,675,000.00	\$ 290,000.00	\$ 189,453.75	
11/01/40	\$ 6,385,000.00	\$ -	\$ 181,551.25	\$ 661,005.00
05/01/41	\$ 6,385,000.00	\$ 310,000.00	\$ 181,551.25	
11/01/41	\$ 5,750,000.00	\$ -	\$ 173,103.75	\$ 664,655.00
05/01/42	\$ 5,040,000.00	\$ 325,000.00	\$ 173,103.75	
11/01/42	\$ 5,040,000.00	\$ -	\$ 164,247.50	\$ 662,351.25
05/01/43	\$ 5,040,000.00	\$ 345,000.00	\$ 164,247.50	
11/01/43	\$ 5,040,000.00	\$ -	\$ 154,846.25	\$ 664,093.75
05/01/44	\$ 5,040,000.00	\$ 365,000.00	\$ 154,846.25	
11/01/44	\$ 5,040,000.00	\$ -	\$ 144,900.00	\$ 664,746.25

Windsor Cay
Community Development District
Series 2024 Special Assessment Bonds
Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
05/01/45	\$ 5,040,000.00	\$ 385,000.00	\$ 144,900.00	
11/01/45	\$ 4,655,000.00	\$ -	\$ 133,831.25	\$ 663,731.25
05/01/46	\$ 4,655,000.00	\$ 405,000.00	\$ 133,831.25	
11/01/46	\$ 4,250,000.00	\$ -	\$ 122,187.50	\$ 661,018.75
05/01/47	\$ 4,250,000.00	\$ 430,000.00	\$ 122,187.50	
11/01/47	\$ 3,820,000.00	\$ -	\$ 109,825.00	\$ 662,012.50
05/01/48	\$ 3,820,000.00	\$ 455,000.00	\$ 109,825.00	
11/01/48	\$ 3,365,000.00	\$ -	\$ 96,743.75	\$ 661,568.75
05/01/49	\$ 3,365,000.00	\$ 485,000.00	\$ 96,743.75	
11/01/49	\$ 2,880,000.00	\$ -	\$ 82,800.00	\$ 664,543.75
05/01/50	\$ 2,880,000.00	\$ 510,000.00	\$ 82,800.00	
11/01/50	\$ 2,370,000.00	\$ -	\$ 68,137.50	\$ 660,937.50
05/01/51	\$ 2,370,000.00	\$ 540,000.00	\$ 68,137.50	
11/01/51	\$ 1,830,000.00	\$ -	\$ 52,612.50	\$ 660,750.00
05/01/52	\$ 1,830,000.00	\$ 575,000.00	\$ 52,612.50	
11/01/52	\$ 1,255,000.00	\$ -	\$ 36,081.25	\$ 663,693.75
05/01/53	\$ 1,255,000.00	\$ 610,000.00	\$ 36,081.25	\$ -
11/01/53	\$ 645,000.00	\$ -	\$ 18,543.75	\$ 664,625.00
05/01/54	\$ 645,000.00	\$ 645,000.00	\$ 18,543.75	\$ 663,543.75
		\$ 9,615,000.00	\$ 10,532,758.37	\$ 20,147,758.37

SECTION B

RESOLUTION 2024-11
[FY 2025 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Windsor Cay Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Lake County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2025 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** As indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments and Debt Assessments imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** As indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments and Debt Assessments imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025, and 25% due no later than May 1, 2025.

- ii. *Due Date (Debt Assessments)*. Debt Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[Continued to next page]

PASSED AND ADOPTED this 28th day of August 2024.

ATTEST:

**WINDSOR CAY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll – Tax Roll Property
Assessment Roll – Direct Collect Property

Exhibit B

Windsor Cay CDD FY 25 Assessment Roll
--

ParcelId	Type	Units	O&M	Debt	Total
262426010000000100	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000000200	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000000300	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000000400	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000000500	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000000600	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000000700	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000000800	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000000900	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000001000	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000001100	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000001200	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000001300	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000001400	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000001500	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000001600	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000001700	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000001800	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000001900	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000002000	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000002100	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000002200	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000002300	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000002400	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000002500	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000002600	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000002700	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000002800	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000002900	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000003000	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000003100	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000003200	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000003300	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000003400	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000003500	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000003600	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000003700	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000003800	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000003900	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000004000	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000004100	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000004200	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000004300	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000004400	50'	1	\$738.12	\$1,860.42	\$2,598.54

ParcelId	Type	Units	O&M	Debt	Total
262426010000009200	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000009300	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000009400	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000009500	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000009600	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000009700	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000009800	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000009900	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000010000	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000010100	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000010200	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000010300	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000010400	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000010500	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000010600	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000010700	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000010800	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000010900	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000011000	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000011100	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000011200	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000011300	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000011400	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000011500	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000011600	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000011700	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000011800	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000011900	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000012000	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000012100	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000012200	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000012300	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000012400	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000012500	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000012600	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000012700	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000012800	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000012900	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000013000	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000013100	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000013200	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000013300	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000013400	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000013500	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000013600	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000013700	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000013800	40'	1	\$625.93	\$1,487.24	\$2,113.17

ParcelId	Type	Units	O&M	Debt	Total
262426010000013900	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000014000	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000014100	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000014200	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000014300	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000014400	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000014500	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000014600	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000014700	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000014800	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000014900	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000015000	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000015100	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000015200	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000015300	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000015400	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000015500	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000015600	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000015700	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000015800	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000015900	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000016000	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000016100	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000016200	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000016300	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000016400	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000016500	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000016600	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000016700	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000016800	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000016900	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000017000	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000017100	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000017200	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000017300	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000017400	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000017500	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000017600	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000017700	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000017800	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000017900	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000018000	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000018100	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000018200	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000018300	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000018400	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000018500	25'	1	\$457.64	\$817.70	\$1,275.34

ParcelId	Type	Units	O&M	Debt	Total
262426010000018600	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000018700	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000018800	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000018900	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000019000	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000019100	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000019200	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000019300	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000019400	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000019500	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000019600	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000019700	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000019800	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000019900	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000020000	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000020100	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000020200	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000020300	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000020400	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000020500	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000020600	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000020700	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000020800	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000020900	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000021000	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000021100	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000021200	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000021300	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000021400	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000021500	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000021600	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000021700	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000021800	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000021900	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000022000	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000022100	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000022200	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000022300	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000022400	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000022500	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000022600	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000022700	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000022800	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000022900	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000023000	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000023100	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000023200	50'	1	\$738.12	\$1,860.42	\$2,598.54

ParcelId	Type	Units	O&M	Debt	Total
262426010000023300	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000023400	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000023500	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000023600	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000023700	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000023800	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000023900	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000024000	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000024100	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000024200	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000024300	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000024400	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000024500	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000024600	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000024700	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000024800	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000024900	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000025000	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000025100	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000025200	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000025300	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000025400	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000025500	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000025600	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000025700	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000025800	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000025900	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000026000	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000026100	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000026200	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000026300	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000026400	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000026500	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000026600	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000026700	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000026800	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000026900	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000027000	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000027100	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000027200	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000027300	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000027400	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000027500	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000027600	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000027700	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000027800	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000027900	40'	1	\$625.93	\$1,487.24	\$2,113.17

ParcelId	Type	Units	O&M	Debt	Total
262426010000028000	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000028100	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000028200	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000028300	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000028400	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000028500	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000028600	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000028700	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000028800	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000028900	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000029000	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000029100	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000029200	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000029300	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000029400	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000029500	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000029600	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000029700	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000029800	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000029900	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000030000	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000030100	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000030200	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000030300	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000030400	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000030500	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000030600	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000030700	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000030800	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000030900	50'	1	\$738.12	\$1,860.42	\$2,598.54
262426010000031000	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000031100	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000031200	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000031300	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000031400	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000031500	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000031600	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000031700	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000031800	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000031900	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000032000	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000032100	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000032200	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000032300	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000032400	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000032500	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000032600	40'	1	\$625.93	\$1,487.24	\$2,113.17

ParcelId	Type	Units	O&M	Debt	Total
262426010000032700	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000032800	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000032900	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000033000	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000033100	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000033200	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000033300	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000033400	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000033500	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000033600	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000033700	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000033800	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000033900	40'	1	\$625.93	\$1,487.24	\$2,113.17
262426010000034000	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000034100	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000034200	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000034300	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000034400	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000034500	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000034600	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000034700	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000034800	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000034900	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000035000	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000035100	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000035200	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000035300	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000035400	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000035500	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000035600	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000035700	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000035800	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000035900	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000036000	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000036100	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000036200	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000036300	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000036400	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000036500	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000036600	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000036700	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000036800	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000036900	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000037000	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000037100	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000037200	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000037300	25'	1	\$457.64	\$817.70	\$1,275.34

ParcelId	Type	Units	O&M	Debt	Total
262426010000037400	25'	1	\$457.64	\$817.70	\$1,275.34
262426010000037500	25'	1	\$457.64	\$817.70	\$1,275.34
Total Gross Onroll		375	\$231,581.89	\$535,410.80	\$766,992.69

Total Net Onroll			\$217,686.98	\$503,286.15	\$720,973.13
------------------	--	--	--------------	--------------	--------------

Direct Billing

262426000300005900	Various	165	\$85,327.44	\$172,294.12	\$257,621.56
Total Gross Direct		165	\$85,327.44	\$172,294.12	\$257,621.56

Total Net Direct			\$80,207.79	\$161,956.47	\$242,164.27
------------------	--	--	-------------	--------------	--------------

Total Gross Assessments		540	\$316,909.33	\$707,704.92	\$1,024,614.25
-------------------------	--	-----	--------------	--------------	----------------

Total Net Assessments			\$297,894.77	\$665,242.62	\$963,137.40
-----------------------	--	--	--------------	--------------	--------------

SECTION VI

FISCAL YEAR 2025 DEFICIT FUNDING AGREEMENT

This Agreement (“Agreement”) is made and entered into this ___ day of _____ 2024, by and between:

Windsor Cay Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Lake County, Florida (“**District**”), and

Pulte Home Company, LLC, a Michigan limited liability company, the primary developer of lands within the District, and whose mailing address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 (“**Developer**”).

Recitals

WHEREAS, the District was established by ordinance of Lake County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District has adopted the District’s operations and maintenance budget (“**O&M Budget**”) for the fiscal year ending September 30, 2025 (“**FY 2025**”) in the amount of \$ [REDACTED] attached hereto as **Exhibit A**, and levied special assessments (“**O&M Assessments**”) in the amount of \$ [REDACTED] within the District to fund a portion of the O&M Budget; and

WHEREAS, in connection with the adoption of the O&M Budget and the levy of the O&M Assessments, the Developer has agreed to fund the difference, on an as-needed basis between the amount levied and the amount of the actual O&M Budget (“**O&M Deficit**”); and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. FUNDING OBLIGATION. The Developer agrees to make available to the District any monies necessary to fund the any O&M Deficit for FY 2025, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account and used to fund the actual administrative and operations expenses of the District’s O&M Budget.

The Developer agrees to fund any O&M Deficit for actual expenses of the District and up to the total amount of the O&M Budget; provided, however, that the Developer shall not be responsible for any O&M Deficit resulting from amendments to the O&M Budget, unless the Developer approves of such amendments. The Developer's payment of funds pursuant to this Agreement in no way affects Developer's obligation to pay O&M Assessments levied on lands it owns within the District.

3. AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. AUTHORITY. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

6. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

7. ATTORNEY'S FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

8. BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9. APPLICABLE LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any action under this Agreement shall be in a state circuit court of competent jurisdiction in and for Lake County, Florida.

10. ARM'S LENGTH. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**WINDSOR CAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

Witness

By: _____
Its: _____

EXHIBIT A: O&M Budget with Assessment Schedule

EXHIBIT A

O&M Budget with Assessment Schedule

SECTION VII

**DIRECT COLLECTION AGREEMENT
FY 2025**

This **Agreement** ("**Agreement**") is made and entered into effective as of October 1, 2024, by and between:

WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (hereinafter "**District**"), is located in Lake County, Florida ("**County**"), and whose mailing address is District's Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801; and

PULTE HIME COMPANY, LLC, a Michigan limited liability company and the owner of certain property located within the boundaries of the District (hereinafter, the "**Property Owner**," and together with the District, "**Parties**"), and whose mailing address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811. For purposes of this Agreement, Property Owner's property is more particularly described in **Exhibit A** attached hereto ("**Property**").

RECITALS

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District determined to undertake various operations and maintenance and other activities described in the District's adopted budget ("**Adopted Budget**"); and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District, and, regardless of imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, pursuant to [Resolution 2024-10] ("**Annual Assessment Resolution**"), the District's Board levied special assessments to fund the operations and maintenance of the Adopted Budget ("**O&M Assessments**") in the amounts set forth in Adopted Budget and the assessment roll attached to the Annual Assessment Resolution ("**Assessment Roll**"), and set forth the method by which the O&M Assessments and the FY 2025 installment of the District's previously levied debt service assessments ("**Debt Assessment**," and together with the O&M Assessments, "**Assessments**") shall be collected and enforced; and

WHEREAS, Property Owner agrees that the O&M Assessments, which were imposed on the lands within the District, including the Property, have been validly imposed and constitute valid, legal, and binding liens upon the lands within the District; and

WHEREAS, pursuant to Florida law, the District certified the (i) portion of the Assessment Roll related to certain “**Tax Roll Property**” to the County Tax Collector for collection in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”) and (ii) portion of the Assessment Roll relating to the “**Direct Collect Property**” for direct collection by the District in accordance with Florida law; and

WHEREAS, as the Property is identified on the Assessment Roll as Direct Collect Property, the District and Property Owner desire to arrange for the direct collection and direct payment of the District’s Assessments levied against the Property.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **VALIDITY OF SPECIAL ASSESSMENTS.** Property Owner agrees that the Assessments have been validly imposed and constitute valid, legal, and binding liens upon the lands within the District, including the Property. Property Owner hereby waives and relinquishes any rights it may have to challenge, object to, or otherwise fail to pay such Assessments.

3. **COVENANT TO PAY.** Property Owner agrees to pay the Assessments attributable to the Property, regardless of whether Property Owner owns the Property at the time such payment is due or paid. Nothing herein shall prohibit Property Owner from prorating or otherwise collecting these Assessments from subsequent purchasers of the Property. The District shall send a bill to Property Owner at least thirty (30) days prior to the first Assessment due date, indicating the exact amount of the Assessment being certified for collection in FY 2025. The Assessments attributable to the Property shall be due and payable on the dates and in the amounts set forth in the Annual Assessment Resolution. The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

4. **ENFORCEMENT.** This Agreement shall serve as an alternative, additional method for collection of the Assessments. This Agreement shall not affect the District’s ability to collect and enforce its Assessments by any other method authorized by Florida law. Property Owner acknowledges that the failure to pay the Assessments may result in the initiation of a foreclosure action, or, at the District’s sole discretion, delinquent Assessments may be certified for collection on a future County tax bill. In the event that an Assessment payment is not made in accordance with the schedule stated above, the whole of such Assessment – including any remaining partial, deferred payments for FY 2025, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and

District Counsel, without further authorization by the Board, may initiate legal proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

5. **NOTICE.** All notices, requests, consents and other communications under this Agreement, but excluding invoices (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addresses set forth in this Agreement.

6. **AMENDMENT.** This instrument shall constitute the final and complete expression of the Agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

7. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each Party has complied with all the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this Agreement.

8. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either Party except upon the written consent of the other. Any purported assignment without such consent shall be void.

9. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Property Owner.

10. **ATTORNEYS’ FEES.** In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing Party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the

provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

12. **APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

Attest:

WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____
Its: _____

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

Witness

By: _____
Name: _____
Title: _____

EXHIBIT A Description of the Property

SECTION VIII



Memorandum

To: Board of Supervisors

From: District Management

Date: June 11, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Windsor Cay Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Windsor Cay Community Development District

District Manager: _____

Date: _____

Print Name: _____

Windsor Cay Community Development District

SECTION IX

**WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024
(ASSESSMENT AREA ONE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Windsor Cay Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 2
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Pulte Home Company
- (D) Amount Payable: \$7,378.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Reimbursable Costs for FR# 2
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and
4. each disbursement represents a Cost of Assessment Area One Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

WINDSOR CAY COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 8/15/24

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.


Consulting Engineer

Windsor Cay
Community Development District

Funding Request # 2
April 22, 2024

Bill to: Pulte Group

Capital Projects Fund

Payee

1	Donald W McIntosh Associates Inc.		
	Invoice # 45576 - Capital Infrastructure Consultation for Mar 2024	\$	5,135.00
	Invoice # 45577 - Meetings & General Administration for Mar 2024	\$	422.50
2	Kutak Rock LLP		
	Invoice # 3381444 - Construction Legal for March 2024	\$	980.00
	Invoice # 3377918 - Construction Legal for February 2024	\$	840.50

\$ 7,378.00

Total: \$ 7,378.00

Please make check payable to:

Windsor Cay Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

The undersigned hereby further certifies that the invoices listed are costs of the project which have not previously been paid.



Responsible Officer

Donald W McIntosh Associates Inc.
1950 Summit Park Drive
6th Floor
Orlando, FL 32810
(407) 644-4068

Windsor Cay CDD
Attn: District Manager
219 East Livingston Street
Orlando, FL 32801

Invoice number 45576
Date 04/12/2024
Project 23562 Windsor Cay CDD

For Period Through March 29, 2024

Invoice Summary

Description	Current Billed
Capital infrastructure consultation	5,135.00
Reimbursable Expenses - Capital infrastructure	0.00
Total	5,135.00

Professional Fee Detail

	Hours	Rate	Billed Amount
Sr. Reg. Engineer; Eng. Project Manager	13.00	190.00	2,470.00
Engineer i	20.50	130.00	2,665.00
Professional Fee Detail subtotal	33.50		5,135.00
Invoice total			5,135.00

Invoice Supporting Detail

23562 Windsor Cay CDD

002 Capital Infrastructure consultation

Phase Status: Active

Billing Cutoff: 03/29/2024

	Date	Units	Rate	Amount
Labor WIP Status: Billable				
Sr. Reg. Engineer; Eng. Project Manager				
William C. Whitegon				
Time Per Contract	03/11/2024	4.00	190.00	760.00
	<i>Amended and Restated Engineers Report</i>			
Time Per Contract	03/18/2024	1.00	190.00	190.00
	<i>Review of acquisition estimate with Sean</i>			
Time Per Contract	03/20/2024	1.00	190.00	190.00
	<i>Review of acquisition estimate with Sean</i>			
Time Per Contract	03/25/2024	4.00	190.00	760.00
	<i>Assessment Area No. 1 Acquisition Cost Update</i>			
Time Per Contract	03/26/2024	3.00	190.00	570.00
	<i>Completed Assessment Area No. 1 Acquisition Cost Update and sent to Kutak Rock</i>			
	Subtotal	13.00		2,470.00
Engineer I				
Sean P. Jess				
Time Per Contract	03/08/2024	0.50	130.00	65.00
	<i>Assessment Are No 1 Acquisition Cost Estimate Update - 0.5 hours</i>			
Time Per Contract	03/09/2024	4.00	130.00	520.00
	<i>Assessment Are No 1 Acquisition Cost Estimate Update - 4 hours</i>			
Time Per Contract	03/11/2024	2.00	130.00	260.00
	<i>Assessment Are No 1 Acquisition Cost Estimate Update - 2 hours</i>			
Time Per Contract	03/12/2024	4.50	130.00	585.00
	<i>Assessment Are No 1 Acquisition Cost Estimate Update - 4.5 hours</i>			
Time Per Contract	03/13/2024	5.50	130.00	715.00
	<i>Assessment Are No 1 Acquisition Cost Estimate Update - 5.5 hours</i>			
Time Per Contract	03/19/2024	1.25	130.00	162.50
	<i>Assessment Area No 1 Acquisition Cost Estimate Update - 1.25 hours</i>			
Time Per Contract	03/20/2024	2.75	130.00	357.50
	<i>Pulte Crosland Escrow Final Drawdown Cost Estimate Update - 2.75 hours</i>			
	Subtotal	20.50		2,665.00
	Labor total	33.50		5,135.00

999 Reimbursable Expenses - Capital infrastructure

Phase Status: Active

Billing Cutoff: 03/29/2024

WIP Status:

Date	Units	Rate	Amount
	Subtotal		0.00
	total		0.00

Donald W McIntosh Associates Inc.
1950 Summit Park Drive
6th Floor
Orlando, FL 32810
(407) 644-4068

Windsor Cay CDD
Attn: District Manager
219 East Livingston Street
Orlando, FL 32801

Invoice number 45577
Date 04/12/2024
Project 23562 Windsor Cay CDD

For Period Through March 29, 2024

Invoice Summary

Description	Current Billed
Meetings and general administration	422.50
Reimbursable Expenses - Meetings	0.00
Total	422.50

Professional Fee Detail

	Hours	Rate	Billed Amount
Project Manager Assistant	0.50	85.00	42.50
Sr. Reg. Engineer; Eng. Project Manager	2.00	190.00	380.00
Professional Fee Detail subtotal	2.50		422.50
		Invoice total	422.50

Invoice Supporting Detail

23562 Windsor Cay CDD
 001 Meetings and general administration

Phase Status: Active

Billing Cutoff: 03/29/2024

Labor

WIP Status: Billable

Date	Units	Rate	Amount
------	-------	------	--------

Project Manager Assistant

Stephany Simmonds

Time Per Contract

12/13/2023 0.50 85.00 42.50

Index and save and print a Warranty and Release of Restrictions and Certificate of District Engineer (Phases 1&2 Offsite Roadway Improvements). Also made a transmittal so when we send it back to Pulse its ready.

Subtotal 0.50 42.50

Sr. Reg. Engineer; Eng. Project Manager

William C. Whitegon

Time Per Contract

03/25/2024 2.00 190.00 380.00

Coordination emails with Kutak Rock and Integra on land acquisition acreages.

Subtotal 2.00 380.00

Labor total 2.50 422.60

999 Reimbursable Expenses - Meetings

Phase Status: Active

Billing Cutoff: 03/29/2024

WIP Status:

Date	Units	Rate	Amount
------	-------	------	--------

Subtotal 0.00

total 0.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 22, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3381444

Client Matter No. 30423-3

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Windsor Cay CDD

c/o Governmental Management Services - Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3381444

30423-3

Re: Construction

For Professional Legal Services Rendered

03/28/24	R. Dugan	1.50	420.00	Prepare acquisition documents for onsite roads and stormwater; correspondence regarding acquisition of offsite roads
03/29/24	R. Dugan	2.00	560.00	Prepare acquisition binder for offsite roadway improvements; prepare acquisition documents for onsite roadways and storm improvements; correspondence regarding same
TOTAL HOURS		3.50		

KUTAK ROCK LLP

Windsor Cay CDD
April 22, 2024
Client Matter No. 30423-3
Invoice No. 3381444
Page 2

TOTAL FOR SERVICES RENDERED \$980.00

TOTAL CURRENT AMOUNT DUE \$980.00

UNPAID INVOICES:

December 22, 2023	Invoice No. 3328008	2,872.00
January 23, 2024	Invoice No. 3340853	364.00
April 3, 2024	Invoice No. 3377918	840.50

TOTAL DUE \$5,056.50

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

April 3, 2024

Check Remit To:

Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3377918
Client Matter No. 30423-3
Notification Email: eftgroup@kutakrock.com

Mr. George Flint
Windsor Cay Community Development District
c/o Governmental Management Services - Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

Invoice No. 3377918
30423-3

Re: Construction

For Professional Legal Services Rendered

01/16/24	R. Dugan	0.10	28.00	Telephone conference and correspondence regarding roadway easement agreement for Sandy Cliffs Drive
01/19/24	R. Dugan	0.20	56.00	Telephone conference and correspondence with Warminster parcel owner regarding easement agreement
01/26/24	T. Mackie	0.30	102.00	Conference regarding status of access easement discussions
02/01/24	R. Dugan	0.30	84.00	Review executed acquisition documents; correspondence regarding same
02/05/24	R. Dugan	0.10	28.00	Correspondence regarding Warminster parcel easement agreement
02/12/24	R. Dugan	0.50	140.00	Review proposal for appraisal services for real property acquisition
02/16/24	R. Dugan	0.10	28.00	Correspondence regarding construction and acquisition status

KUTAK ROCK LLP

Windsor Cay Community Development Distri
April 3, 2024
Client Matter No. 30423-3
Invoice No. 3377918
Page 2

02/17/24	R. Dugan	0.10	28.00	Correspondence regarding proposed easement agreement over Warminster parcel
02/20/24	D. Wilbourn	0.70	122.50	Prepare beneficial ownership and disclosure request letters
02/22/24	R. Dugan	0.50	140.00	Review phase 1 construction pay application; prepare acquisition documents; correspondence regarding same
02/29/24	R. Dugan	0.30	84.00	Review appraisal proposal; correspondence regarding same

TOTAL HOURS 3.20

TOTAL FOR SERVICES RENDERED \$840.50

TOTAL CURRENT AMOUNT DUE \$840.50

UNPAID INVOICES:

December 22, 2023	Invoice No. 3328008	2,872.00
January 23, 2024	Invoice No. 3340853	364.00

TOTAL DUE \$4,076.50

**WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024
(ASSESSMENT AREA ONE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Windsor Cay Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 3
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Donald W. McIntosh Associates, Inc.
- (D) Amount Payable: \$1,480.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 45698 - Capital Infrastructure Consultation for Apr 2024
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and
4. each disbursement represents a Cost of Assessment Area One Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

WINDSOR CAY COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

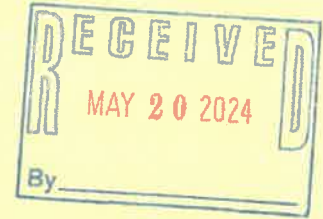
Date: 8/15/24

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.


Consulting Engineer

Donald W McIntosh Associates Inc.
1950 Summit Park Drive
6th Floor
Orlando, FL 32810
(407) 644-4068



Windsor Cay CDD
Attn: District Manager
219 East Livingston Street
Orlando, FL 32801

Invoice number 45698
Date 05/10/2024
Project 23562 Windsor Cay CDD

For Period Through April 26, 2024

Invoice Summary

Description	Current Billed
Capital infrastructure consultation	1,480.00
Reimbursable Expenses - Capital Infrastructure	0.00
Total	1,480.00

Professional Fee Detail

	Hours	Rate	Billed Amount
Project Manager Assistant	1.00	85.00	85.00
Principal	2.75	300.00	825.00
Sr. Reg. Engineer; Eng. Project Manager	3.00	190.00	570.00
Professional Fee Detail subtotal	6.75		1,480.00
		Invoice total	1,480.00

Invoice Supporting Detail

23562 Windsor Cay CDD

002 Capital infrastructure consultation

Phase Status: Active

Billing Cutoff: 04/26/2024

		Date	Units	Rate	Amount
Labor		WIP Status: Billable			
Project Manager Assistant					
Lisa E. Toney					
Time Per Contract		04/26/2024	1.00	85.00	85.00
<i>Transmittal to Kutak Rock with original executed certificates and acknowledgement and UPS of same.</i>					
Subtotal			1.00		85.00
Principal					
Jeffrey J. Newton					
Time Per Contract		04/20/2024	0.75	300.00	225.00
<i>Review documents & discuss w/ District Counsel</i>					
Time Per Contract		04/25/2024	2.00	300.00	600.00
<i>Work w/ Bil' & attorneys on various components of infrastructure acquisition and bond issue.</i>					
Subtotal			2.75		825.00
Sr. Reg. Engineer; Eng. Project Manager					
William C. Whitegon					
Time Per Contract		04/01/2024	1.50	190.00	285.00
<i>Coordination emails on acquisition with Kutak Rock</i>					
Time Per Contract		04/18/2024	1.50	190.00	285.00
<i>Assistance in land acquisition appraisal</i>					
Subtotal			3.00		570.00
Labor total			6.75		1,480.00

999 Reimbursable Expenses - Capital infrastructure

Phase Status: Active

Billing Cutoff: 04/26/2024

		Date	Units	Rate	Amount
WIP Status:					
Subtotal					0.00
total					0.00

the 1990s, the number of people who have been employed in the public sector has increased in all countries.

There are a number of reasons for the increase in public sector employment. One of the main reasons is the increasing demand for public services, such as health care, education, and social security.

Another reason is the increasing size of the public sector, which has led to a corresponding increase in the number of public employees.

Finally, the increasing demand for public services has led to a corresponding increase in the number of public employees.

The increase in public sector employment has led to a corresponding increase in the number of public employees.

The increase in public sector employment has led to a corresponding increase in the number of public employees.

The increase in public sector employment has led to a corresponding increase in the number of public employees.

The increase in public sector employment has led to a corresponding increase in the number of public employees.

The increase in public sector employment has led to a corresponding increase in the number of public employees.

The increase in public sector employment has led to a corresponding increase in the number of public employees.

The increase in public sector employment has led to a corresponding increase in the number of public employees.

The increase in public sector employment has led to a corresponding increase in the number of public employees.

The increase in public sector employment has led to a corresponding increase in the number of public employees.

The increase in public sector employment has led to a corresponding increase in the number of public employees.

The increase in public sector employment has led to a corresponding increase in the number of public employees.

The increase in public sector employment has led to a corresponding increase in the number of public employees.

The increase in public sector employment has led to a corresponding increase in the number of public employees.

**WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024
(ASSESSMENT AREA ONE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Windsor Cay Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 4
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kutak Rock LLP
- (D) Amount Payable: \$4,505.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 3395797 - Legal Construction Services for April 2024
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and
- 4. each disbursement represents a Cost of Assessment Area One Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.


WINDSOR CAY COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 8/15/24

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.


Consulting Engineer

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

May 23, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3395797

Client Matter No. 30423-3

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Windsor Cay CDD

c/o Governmental Management Services - Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3395797

30423-3

Re: Construction

For Professional Legal Services Rendered

04/01/24	R. Dugan	0.50	140.00	Prepare acquisition binder for offsite roadway acquisition; correspondence regarding land and landscaping acquisitions
04/03/24	D. Wilbourn	1.30	227.50	Prepare acquisition documents for Phase 1 and 2 onsite roads and stormwater
04/08/24	R. Dugan	2.00	560.00	Prepare acquisition binder for offsite improvements; prepare acquisition documents for onsite roadway and stormwater improvements; correspondence regarding same
04/09/24	R. Dugan	1.50	420.00	Review county records regarding land purchases; correspondence regarding land acquisition process; prepare phase 1 land acquisition documents
04/09/24	T. Mackie	0.40	136.00	Review offsite acquisition documents and conference regarding same

KUTAK ROCK LLP

Windsor Cay CDD
May 23, 2024
Client Matter No. 30423-3
Invoice No. 3395797
Page 2

04/10/24	R. Dugan	0.80	224.00	Prepare acquisition documents for phases 1 and 2 improvements; telephone conferences and correspondence regarding same
04/10/24	T. Mackie	0.70	238.00	Prepare acquisition documents
04/11/24	R. Dugan	0.10	28.00	Correspondence regarding execution of roadway and stormwater improvements acquisition documents
04/15/24	R. Dugan	1.50	420.00	Correspondence regarding acquisition of landscape and hardscape improvements; review land appraisal report; correspondence regarding same
04/16/24	T. Mackie	2.00	680.00	Conference regarding acquisition of real property and review appraisal and provide comments
04/17/24	R. Dugan	0.20	56.00	Review executed acquisition documents for onsite roads and stormwater; correspondence regarding same
04/17/24	T. Mackie	0.40	136.00	Conference with Pulte regarding sale of property to District
04/18/24	T. Mackie	0.50	170.00	Conference regarding acquisition of improvements and real property
04/19/24	R. Dugan	1.40	392.00	Telephone conference and correspondence regarding roadway and stormwater acquisition documents; review revised appraisal report; correspondence regarding same
04/23/24	R. Dugan	0.80	224.00	Review roadway and storm improvement acquisition documents; correspondence regarding same; review revised land appraisal report
04/26/24	R. Dugan	0.20	56.00	Telephone conference with District Engineer regarding onsite roadway improvement acquisition
04/30/24	R. Dugan	0.50	140.00	Prepare acquisition binder; correspondence regarding same; correspondence regarding real estate closing on CDD land

KUTAK ROCK LLP

Windsor Cay CDD
May 23, 2024
Client Matter No. 30423-3
Invoice No. 3395797
Page 3

04/30/24	T. Mackie	0.50	170.00	Conference regarding requisition status and review correspondence regarding same
04/30/24	D. Wilbourn	0.50	87.50	Compile and organize acquisition documents for roadway and stormwater

TOTAL HOURS 15.80

TOTAL FOR SERVICES RENDERED \$4,505.00

TOTAL CURRENT AMOUNT DUE \$4,505.00

UNPAID INVOICES:

December 22, 2023	Invoice No. 3328008	2,872.00
January 23, 2024	Invoice No. 3340853	364.00

TOTAL DUE \$7,741.00

**WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024
(ASSESSMENT AREA ONE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Windsor Cay Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 5
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Kutak Rock LLP
- (D) Amount Payable: \$3,469.73
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 3328009, 3328008 & 3340853 - Validation & Construction for Nov & Dec 2023
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and
4. each disbursement represents a Cost of Assessment Area One Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

WINDSOR CAY COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 8/15/24

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.


Consulting Engineer

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 22, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3328009

Client Matter No. 30423-4

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Windsor Cay Community Development District

c/o Governmental Management Services - Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3328009

30423-4

Re: Validation

For Professional Legal Services Rendered

11/09/23	R. Dugan	0.20	53.00	Review documents and correspondence regarding certificate of no appeal
11/09/23	D. Wilbourn	0.80	128.00	Prepare and disseminate certificate of no appeal

TOTAL HOURS 1.00

TOTAL FOR SERVICES RENDERED \$181.00

DISBURSEMENTS

Freight and Postage 45.73

Miscellaneous 7.00

VENDOR: LAKE COUNTY COURT CLERK; INVOICE#: 110923; DATE: 11/9/2023 - Certificate of No Appeal

TOTAL DISBURSEMENTS 52.73

TOTAL CURRENT AMOUNT DUE \$233.73

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 22, 2023

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3328008

Client Matter No. 30423-3

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Windsor Cay Community Development District

c/o Governmental Management Services - Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3328008

30423-3

Re: Construction

For Professional Legal Services Rendered

10/30/23	R. Dugan	0.40	106.00	Correspondence regarding acquisition of phase 1 improvements; review contractor pay application
11/03/23	T. Mackie	0.20	66.00	Conference regarding acquisition status
11/10/23	R. Dugan	2.00	530.00	Telephone conference with district engineer regarding construction progress; prepare acquisition documents
11/13/23	R. Dugan	1.00	265.00	Review phase 1 acquisition summary from district engineer; correspondence regarding same
11/14/23	R. Dugan	0.80	212.00	Prepare off-site roadway acquisition documents; correspondence regarding same
11/14/23	T. Mackie	0.40	132.00	Review description of costs and conference regarding same
11/14/23	D. Wilbourn	1.00	160.00	Prepare roadway acquisition documents

KUTAK ROCK LLP

Windsor Cay Community Development Distri
December 22, 2023
Client Matter No. 30423-3
Invoice No. 3328008
Page 2

11/15/23	R. Dugan	1.00	265.00	Correspondence regarding off-site roadway acquisition; prepare acquisition documents
11/15/23	D. Wilbourn	1.80	288.00	Prepare off-site roadway acquisition documents
11/16/23	R. Dugan	1.00	265.00	Prepare easement agreement between District and private entity regarding access and maintenance to Sandy Cliffs Drive extension
11/17/23	R. Dugan	1.00	265.00	Property due diligence on Warminster parcel; prepare easement agreement; correspondence regarding same
11/20/23	R. Dugan	1.00	265.00	Prepare easement agreement for Warminster parcel; correspondence regarding same
11/21/23	R. Dugan	0.20	53.00	Correspondence with district engineer regarding easement agreement for Warminster parcel

TOTAL HOURS 11.80

TOTAL FOR SERVICES RENDERED \$2,872.00

TOTAL CURRENT AMOUNT DUE \$2,872.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 23, 2024

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3340853

Client Matter No. 30423-3

Notification Email: eftgroup@kutakrock.com

Mr. George Flint

Windsor Cay Community Development District

c/o Governmental Management Services - Central Florida, LLC

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3340853

30423-3

Re: Construction

For Professional Legal Services Rendered

12/04/23	R. Dugan	0.10	26.50	Correspondence with district engineer regarding acquisition documents and contractor's release
12/04/23	T. Mackie	0.30	99.00	Prepare offsite roadway acquisition documents
12/07/23	R. Dugan	0.20	53.00	Prepare offsite roadway acquisition documents
12/13/23	R. Dugan	0.20	53.00	Correspondence regarding acquisition documents for offsite improvements
12/18/23	R. Dugan	0.30	79.50	Correspondence regarding offsite improvements acquisition documents
12/19/23	R. Dugan	0.20	53.00	Telephone conference with district engineer regarding conveyance of offsite improvements to FDOT
TOTAL HOURS		1.30		

KUTAK ROCK LLP

Windsor Cay Community Development Distri
January 23, 2024
Client Matter No. 30423-3
Invoice No. 3340853
Page 2

TOTAL FOR SERVICES RENDERED \$364.00

TOTAL CURRENT AMOUNT DUE \$364.00

the 1990s, the number of people with a disability in the United States has increased by 25% (U.S. Census Bureau, 1997).

As a result of the increase in the number of people with disabilities, the need for accessible information has become more acute. The Americans with Disabilities Act (ADA) of 1990 (Public Law 101-354) has provided a legal framework for the development of accessible information. The ADA requires that information be accessible to people with disabilities. This includes the development of accessible electronic information, such as web pages and electronic documents.

The purpose of this paper is to describe the development of accessible electronic information.

The paper is organized as follows. Section 2 describes the development of accessible electronic information.

Section 3 describes the development of accessible electronic information.

Section 4 describes the development of accessible electronic information.

Section 5 describes the development of accessible electronic information.

Section 6 describes the development of accessible electronic information.

Section 7 describes the development of accessible electronic information.

Section 8 describes the development of accessible electronic information.

Section 9 describes the development of accessible electronic information.

Section 10 describes the development of accessible electronic information.

Section 11 describes the development of accessible electronic information.

Section 12 describes the development of accessible electronic information.

Section 13 describes the development of accessible electronic information.

Section 14 describes the development of accessible electronic information.

Section 15 describes the development of accessible electronic information.

Section 16 describes the development of accessible electronic information.

Section 17 describes the development of accessible electronic information.

Section 18 describes the development of accessible electronic information.

Section 19 describes the development of accessible electronic information.

Section 20 describes the development of accessible electronic information.

**WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024
(ASSESSMENT AREA ONE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Windsor Cay Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of April 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of April 1, 2024 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 6
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: Donald W. McIntosh Associates Inc.
- (D) Amount Payable: \$1,365.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 45099 & 45211 - Capital Infrastructure Consultation for Nov. & Dec 2023
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:


1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and
4. each disbursement represents a Cost of Assessment Area One Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

WINDSOR CAY COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 8/15/24

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.


Consulting Engineer

Donald W McIntosh Associates Inc.
2200 Park Avenue North
Winter Park, FL 32789-2355
(407) 644-4068

Windsor Cay CDD
 Attn: District Manager
 219 East Livingston Street
 Orlando, FL 32801

Invoice number **45099**
 Date **12/15/2023**
 Project **23562 Windsor Cay CDD**

For Period Through December 01, 2023

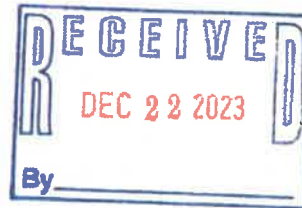
Invoice Summary

Description	Current Billed
Capital infrastructure consultation	1,140.00
Reimbursable Expenses - Capital infrastructure	0.00
Total	1,140.00

Professional Fee Detail

	Hours	Rate	Billed Amount
Sr. Reg. Engineer; Eng. Project Manager	6.00	190.00	1,140.00

Invoice total 1,140.00



Invoice Supporting Detail

23562 Windsor Cay CDD

002 Capital infrastructure consultation

Phase Status: Active

Billing Cutoff: 12/01/2023

Date	Units	Rate	Amount
------	-------	------	--------

Labor WIP Status: Billable

Sr. Reg. Engineer; Eng. Project Manager

William C. Whitegon

Time Per Contract 11/10/2023 2.00 190.00 380.00

Phone call with Ryan Dugan (KutakRock) and updating Cost Estimate for Area of Acquisition No 1.

Time Per Contract 11/13/2023 4.00 190.00 760.00

Updating Assessment Area No 1 Acquisition Cost Estimate for offsite roadway only

Subtotal 6.00 1,140.00

Labor total 6.00 1,140.00

999 Reimbursable Expenses - Capital infrastructure

Phase Status: Active

Billing Cutoff: 12/01/2023

Date	Units	Rate	Amount
------	-------	------	--------

WIP Status:

Subtotal 0.00

total 0.00

RECEIVED

JAN 19 2023

Donald W McIntosh Associates Inc.
2200 Park Avenue North
Winter Park, FL 32789-2355
(407) 644-4068

Windsor Cay CDD
Attn: District Manager
219 East Livingston Street
Orlando, FL 32801

Invoice number 45211
Date 01/12/2024
Project 23562 Windsor Cay CDD

For Period Through December 31, 2023

Invoice Summary

Description	Current Billed
Capital infrastructure consultation	225.00
Reimbursable Expenses - Capital infrastructure	0.00
Total	225.00

Professional Fee Detail

Principal	Hours	Rate	Billed Amount
	0.75	300.00	225.00
		Invoice total	225.00

Invoice Supporting Detail

23562 Windsor Cay CDD

002 Capital infrastructure consultation

Phase Status: Active

Billing Cutoff: 12/31/2023

Labor

WIP Status: Billable

Date	Units	Rate	Amount
------	-------	------	--------

Principal

Jeffrey J. Newton

Time Per Contract

12/18/2023 0.50 300.00 150.00

Assist with conveyance documents

Time Per Contract

12/19/2023 0.25 300.00 75.00

Finalize & execute Acknowledgement & Release

Subtotal 0.75 225.00

Labor total 0.75 225.00

999 Reimbursable Expenses - Capital infrastructure

Phase Status: Active

Billing Cutoff: 12/31/2023

WIP Status:

Date	Units	Rate	Amount
------	-------	------	--------

Subtotal 0.00

total 0.00

SECTION X

SECTION C

SECTION 1

Windsor Cay Community Development District

Summary of Check Register

April 1, 2024 to August 12, 2024

Fund	Date	Check No.'s	Amount
General Fund	4/10/24	44-46	\$ 6,509.89
	4/24/24	47	\$ 3,045.77
	5/1/24	48	\$ 250.00
	5/7/24	49-50	\$ 7,378.00
	5/8/24	51	\$ 700.00
	5/15/24	52-53	\$ 6,086.40
	5/22/24	54	\$ 1,761.25
	5/29/24	55	\$ 2,333.88
	6/5/24	56	\$ 1,529.50
	6/12/24	57-58	\$ 3,672.69
	6/19/24	59	\$ 422.50
	7/3/24	60	\$ 2,313.01
	7/18/24	61-62	\$ 5,302.01
	7/23/24	63	\$ 50.00
	7/31/24	64	\$ 1,158.50
	8/8/24	65-66	\$ 1,749.50
Total Amount			\$ 44,262.90

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/10/24	00001	4/01/24	16	202404	310-51300-34000		MANAGEMENT FEES APR24	*	3,333.33		
4/01/24	16	202404	310-51300-35200			WEBSITE ADMIN APR24	*	100.00			
4/01/24	16	202404	310-51300-35100			INFORMATION TECH APR24	*	150.00			
4/01/24	16	202404	310-51300-51000			OFFICE SUPPLIES APR24	*	.03			
4/01/24	16	202404	310-51300-42000			POSTAGE APR24	*	23.63			
4/01/24	16	202404	310-51300-42500			COPIES APR24	*	18.30			
GOVERNMENTAL MANAGEMENT SERVICES										3,625.29	000044
4/10/24	00012	4/01/24	25586	202404	310-51300-32200		AUDIT FYE 09/30/23	*	2,500.00		
GRAU & ASSOCIATES										2,500.00	000045
4/10/24	00004	4/03/24	3377917	202402	310-51300-31500		GENERAL COUNSEL FEB24	*	384.60		
KUTAK ROCK LLP										384.60	000046
4/24/24	00004	4/22/24	3381443	202403	310-51300-31500		GENERAL COUNSEL MAR24	*	3,045.77		
KUTAK ROCK LLP										3,045.77	000047
5/01/24	00010	3/28/24	03282024	202403	310-51300-49000		RENTAL BOS MEETING MAR24	*	250.00		
LAKE SUMTER STATE COLLEGE										250.00	000048
5/07/24	00007	4/12/24	45576	202405	300-20700-10200		031 FR#2	*	5,135.00		
4/12/24	45577	202405	300-20700-10200			031 FR#2	*	422.50			
DONALD W. MCINTOSH ASSOCIATES, INC.										5,557.50	000049
5/07/24	00004	4/03/24	3377918	202405	300-20700-10200		031 FR#2	*	840.50		
4/22/24	3381444	202405	300-20700-10200			031 FR#2	*	980.00			
KUTAK ROCK LLP										1,820.50	000050
5/08/24	00012	5/07/24	25822	202405	310-51300-32200		AUDIT FYE 09/30/23	*	700.00		
GRAU & ASSOCIATES										700.00	000051

WCCD WINDSOR CAY CD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/15/24	00008	4/30/24	00063993	202404	310-51300-48000			NOTICE OF PUBLIC HEARING GANNETT MEDIA CORP DBA GANNETT	*	2,500.84	2,500.84	000052
5/15/24	00001	5/01/24	18	202405	310-51300-34000			MANAGEMENT FEES MAY24	*	3,333.33		
		5/01/24	18	202405	310-51300-35200			WEBSITE ADMIN MAY24	*	100.00		
		5/01/24	18	202405	310-51300-35100			INFORMATION TECH MAY24	*	150.00		
		5/01/24	18	202405	310-51300-51000			OFFICE SUPPLIES MAY24	*	.12		
		5/01/24	18	202405	310-51300-42000			POSTAGE MAY24	*	2.11		
								GOVERNMENTAL MANAGEMENT SERVICES			3,585.56	000053
5/22/24	00007	5/10/24	45699	202404	310-51300-31100			GENERAL ENGINEERING APR24 DONALD W. MCINTOSH ASSOCIATES, INC.	*	1,761.25	1,761.25	000054
5/29/24	00004	5/23/24	3395792	202404	310-51300-31500			GENERAL COUNSEL APR24 KUTAK ROCK LLP	*	2,333.88	2,333.88	000055
6/05/24	00004	5/24/24	3395799	202404	310-51300-49200			BOUNDARY AMENDMENT APR24 KUTAK ROCK LLP	*	1,529.50	1,529.50	000056
6/12/24	00001	6/01/24	19	202406	310-51300-34000			MANAGEMENT FEES JUN24	*	3,333.33		
		6/01/24	19	202406	310-51300-35200			WEBSITE ADMIN JUN24	*	100.00		
		6/01/24	19	202406	310-51300-35100			INFORMATION TECH JUN24	*	150.00		
		6/01/24	19	202406	310-51300-51000			OFFICE SUPPLIES JUN24	*	.27		
		6/01/24	19	202406	310-51300-42000			POSTAGE JUN24	*	5.76		
								GOVERNMENTAL MANAGEMENT SERVICES			3,589.36	000057
6/12/24	00010	6/04/24	A0203069	202405	310-51300-49000			RENTAL BOS MEETING MAY24 LAKE SUMTER STATE COLLEGE	*	83.33	83.33	000058
6/19/24	00007	6/14/24	45829	202405	310-51300-31100			GENERAL ENGINEERING MAY24 DONALD W. MCINTOSH ASSOCIATES, INC.	*	422.50	422.50	000059

WCCD WINDSOR CAY CD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/03/24	00004	6/27/24	3411439	202405	310	51300	31500		GENERAL COUNSEL MAY24 KUTAK ROCK LLP	*	2,313.01	2,313.01	000060
7/18/24	00001	7/01/24	20	202407	310	51300	34000		MANAGEMENT FEES JUL24	*	3,333.33		
		7/01/24	20	202407	310	51300	35200		WEBSITE ADMIN JUL24	*	100.00		
		7/01/24	20	202407	310	51300	35100		INFORMATION TECH JUL24	*	150.00		
		7/01/24	20	202407	310	51300	31300		DISSEMINATION SVCS JUL24	*	416.67		
		7/01/24	20	202407	310	51300	51000		OFFICE SUPPLIES JUL24	*	.09		
		7/01/24	20	202407	310	51300	42000		POSTAGE JUL24	*	1.92		
									GOVERNMENTAL MANAGEMENT SERVICES			4,002.01	000061
7/18/24	00013	7/02/24	2887	202407	310	51300	49000		1X DISCING OF ALL 6 PONDS TOOLE'S TRACTOR SERVICES &	*	1,300.00	1,300.00	000062
7/23/24	00014	7/11/24	2024NONA	202406	310	51300	49100		NON-AD VALOREM ASSESSMENT LAKE COUNTY PROPERTY APPRAISER	*	50.00	50.00	000063
7/31/24	00004	6/27/24	3411443	202405	310	51300	49200		BOUNDARY AMENDMENT MAY24 KUTAK ROCK LLP	*	1,158.50	1,158.50	000064
8/08/24	00004	7/25/24	3425194	202406	310	51300	31500		GENERAL COUNSEL JUN24 KUTAK ROCK LLP	*	749.50	749.50	000065
8/08/24	00015	7/01/24	23657	202407	310	51300	49000		FOUNTAIN MAINT JUL24	*	500.00		
		8/01/24	23895	202408	310	51300	49000		FOUNTAIN MAINT AUG24 MCDONNELL CORPORATION DBA RESORT	*	500.00	1,000.00	000066
TOTAL FOR BANK A											44,262.90		
TOTAL FOR REGISTER											44,262.90		

SECTION 2

Windsor Cay
Community Development District

Unaudited Financial Reporting
July 31, 2024



Table of Contents

1	<hr/> <u>Balance Sheet</u>
2	<hr/> <u>General Fund</u>
3	<hr/> <u>Series 2024 Debt Service Fund</u>
4	<hr/> <u>Capital Projects Fund</u>
5	<hr/> <u>Month to Month</u>
6	<hr/> <u>Long Term Debt Report</u>
7	<hr/> <u>Assessment Receivable Schedule</u>

Windsor Cay
Community Development District
Combined Balance Sheet
July 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 110,390	\$ -	\$ -	\$ 110,390
Series 2024:				
Reserve	\$ -	\$ 332,621	\$ -	\$ 332,621
Interest	\$ -	\$ 263,422	\$ -	\$ 263,422
Revenue	\$ -	\$ 2,272	\$ -	\$ 2,272
Construction	\$ -	\$ -	\$ 2,845,570	\$ 2,845,570
Cost of Issuance	\$ -	\$ -	\$ 101	\$ 101
Total Assets	\$ 110,390	\$ 598,315	\$ 2,845,671	\$ 3,554,376
Liabilities:				
Accounts Payable	\$ 4,970	\$ -	\$ -	\$ 4,970
Total Liabilities	\$ 4,970	\$ -	\$ -	\$ 4,970
Fund Balance:				
Assigned:				
Debt Service - Series 2024	\$ -	\$ 598,315	\$ -	\$ 598,315
Capital Projects Fund	\$ -	\$ -	\$ 2,845,671	\$ 2,845,671
Unassigned	\$ 105,420	\$ -	\$ -	\$ 105,420
Total Fund Balances	\$ 105,420	\$ 598,315	\$ 2,845,671	\$ 3,549,406
Total Liabilities & Fund Balance	\$ 110,390	\$ 598,315	\$ 2,845,671	\$ 3,554,376

Windsor Cay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments	\$ 218,469	\$ 218,469	\$ 155,690	\$ (62,779)
Developer Contributions	\$ 51,641	\$ 7,347	\$ 7,347	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 2,688	\$ 2,688
Total Revenues	\$ 270,110	\$ 225,817	\$ 165,725	\$ (60,091)
Expenditures:				
<u>General & Administrative:</u>				
Engineering	\$ 10,000	\$ 8,333	\$ 2,754	\$ 5,580
Attorney	\$ 25,000	\$ 20,833	\$ 10,775	\$ 10,058
Audit	\$ 4,000	\$ 4,000	\$ 3,200	\$ 800
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 833	\$ 833	\$ -
Trustee Fees	\$ 4,020	\$ -	\$ -	\$ -
Management Fees	\$ 40,000	\$ 33,333	\$ 33,333	\$ -
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 300	\$ 250	\$ -	\$ 250
Postage & Delivery	\$ 1,000	\$ 833	\$ 52	\$ 782
Insurance	\$ 5,750	\$ 5,750	\$ 5,000	\$ 750
Printing & Binding	\$ 1,000	\$ 833	\$ 19	\$ 814
Legal Advertising	\$ 5,000	\$ 4,167	\$ 4,742	\$ (576)
Property Appraiser Fee	\$ -	\$ -	\$ 2,175	\$ (2,175)
Boundary Amendment Expense	\$ -	\$ -	\$ 4,604	\$ (4,604)
Other Current Charges	\$ 1,750	\$ 1,750	\$ 2,603	\$ (853)
Office Supplies	\$ 625	\$ 521	\$ 1	\$ 520
Travel Per Diem	\$ 660	\$ 550	\$ -	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative	\$ 112,730	\$ 84,663	\$ 72,766	\$ 11,896
Field Expenditures				
<u>Operations & Maintenance</u>				
Field Management	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Landscape Maintenance	\$ 104,880	\$ 87,400	\$ -	\$ 87,400
Landscape Replacement	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Electric	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Water & Sewer	\$ 20,000	\$ 16,667	\$ -	\$ 16,667
Irrigation Repairs	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
General Repairs & Maintenance	\$ 5,000	\$ 4,167	\$ -	\$ 4,167
Contingency	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Total Operations & Maintenance	\$ 157,380	\$ 131,150	\$ -	\$ 131,150
Total Expenditures	\$ 270,110	\$ 215,813	\$ 72,766	\$ 143,046
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 92,959	
Fund Balance - Beginning	\$ -		\$ 12,461	
Fund Balance - Ending	\$ -		\$ 105,420	

Windsor Cay

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 07/31/24		Thru 07/31/24		
Revenues:							
Interest	\$	-	\$	-	\$	5,135	\$ 5,135
Total Revenues	\$	-	\$	-	\$	5,135	\$ 5,135
Expenditures:							
Interest Expense - 11/1	\$	-	\$	-	\$	-	-
Principal Expense - 5/1	\$	-	\$	-	\$	-	-
Interest Expense - 11/1	\$	-	\$	-	\$	-	-
Total Expenditures	\$	-	\$	-	\$	-	-
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	-	\$	5,135	-
Other Financing Sources/(Uses):							
Bond Proceeds	\$	-	\$	-	\$	596,043	\$ 596,043
Transfer In/(Out)	\$	-	\$	-	\$	(2,863)	\$ (2,863)
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	593,180	\$ 593,180
Net Change in Fund Balance	\$	-	\$	-	\$	598,315	-
Fund Balance - Beginning	\$	-	\$	-	\$	-	-
Fund Balance - Ending	\$	-	\$	-	\$	598,315	-

Windsor Cay
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 24,312	\$ 24,312
Total Revenues	\$ -	\$ -	\$ 24,312	\$ 24,312
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 5,819,786	\$ (5,819,786)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 391,608	\$ (391,608)
Total Expenditures	\$ -	\$ -	\$ 6,211,394	\$ (6,211,394)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (6,187,082)	
Other Financing Sources/(Uses):				
Bond Proceed	\$ -	\$ -	\$ 9,018,957	\$ 9,018,957
Developer Advances	\$ -	\$ -	\$ 10,933	\$ 10,933
Transfer In/(Out)	\$ -	\$ -	\$ 2,863	\$ 2,863
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 9,032,753	\$ 9,032,753
Net Change in Fund Balance	\$ -	\$ -	\$ 2,845,671	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 2,845,671	

Windsor Cay
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 103,793	\$ -	\$ -	\$ 51,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,690
Developer Contributions	\$ 3,761	\$ 3,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,347
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,530	\$ -	\$ 1,159	\$ -	\$ -	\$ 2,688
Total Revenues	\$ 3,761	\$ 107,380	\$ -	\$ -	\$ 51,897	\$ -	\$ -	\$ 1,530	\$ -	\$ 1,159	\$ -	\$ -	\$ 165,725
Expenditures:													
General & Administrative:													
Engineering	\$ 570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,761	\$ 423	\$ -	\$ -	\$ -	\$ -	\$ 2,754
Attorney	\$ -	\$ 285	\$ 1,031	\$ 633	\$ 385	\$ 3,046	\$ 2,334	\$ 2,313	\$ 750	\$ -	\$ -	\$ -	\$ 10,775
Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ 3,200
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ -	\$ -	\$ 833
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ 33,333
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 3	\$ 2	\$ 1	\$ 7	\$ 5	\$ 1	\$ 24	\$ 2	\$ 6	\$ 2	\$ -	\$ -	\$ 52
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Copies	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19
Legal Advertising	\$ 465	\$ -	\$ 388	\$ -	\$ -	\$ -	\$ 2,501	\$ -	\$ -	\$ 1,388	\$ -	\$ -	\$ 4,742
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ 2,125	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ 2,175
Boundary Amendment Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,530	\$ 1,159	\$ 1,916	\$ -	\$ -	\$ -	\$ 4,604
Contingencies	\$ 30	\$ 30	\$ 30	\$ 197	\$ 30	\$ 280	\$ 30	\$ 114	\$ 30	\$ 1,830	\$ -	\$ -	\$ 2,603
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative	\$ 9,826	\$ 3,901	\$ 5,034	\$ 4,420	\$ 6,129	\$ 6,911	\$ 14,281	\$ 8,293	\$ 6,752	\$ 7,220	\$ -	\$ -	\$ 72,766
Field Expenditures													
Operations & Maintenance													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 9,826	\$ 3,901	\$ 5,034	\$ 4,420	\$ 6,129	\$ 6,911	\$ 14,281.00	\$ 8,293.08	\$ 6,751.95	\$ 7,220.37	\$ -	\$ -	\$ 72,766
Excess (Deficiency) of Revenues over Expenditures	\$ (6,065)	\$ 103,478	\$ (5,034)	\$ (4,420)	\$ 45,768	\$ (6,911)	\$ (14,281)	\$ (6,764)	\$ (6,752)	\$ (6,062)	\$ -	\$ -	\$ 92,959

Windsor Cay
Community Development District
Long Term Debt Report

Series 2024, Special Assessment Revenue Bonds		
Interest Rate:	4.600%, 5.450%, 5.750%	
Maturity Date:	5/1/2054	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$332,621	
Reserve Fund Balance	\$332,621	
Bonds Outstanding - 5/2/24		\$9,615,000
Current Bonds Outstanding		\$9,615,000

Windsor Cay
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Direct Bill Assessments

Pulte Homes LLC					
2024-01					
Net Assessments				\$207,586.43	\$207,586.43
				\$207,586.43	
				100%	100%
Date Received	Due Date	Check Number	Net Assessed	Amount Received	O & M
11/28/23	12/1/23	95021983	\$103,793.22	\$103,793.22	\$103,793.22
2/1/24	2/1/24	95023641	\$51,896.61	\$51,896.61	\$51,896.61
	5/1/24		\$51,896.61	\$0.00	\$0.00
			\$ 207,586.43	\$ 155,689.83	\$ 155,689.83

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES
WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025**

The Board of Supervisors of the Windsor Cay Community Development District will hold their regular meetings for Fiscal Year 2024/2025 at Cooper Memorial Library, 2525 Oakley Seaver Dr., Clermont, Florida 34711, at 11:30 a.m. unless otherwise indicated as follows:

October 23, 2024
November 27, 2024
December 25, 2024 (National Holiday: Consider rescheduling /cancelling)
January 22, 2025
February 26, 2025
March 26, 2025
April 23, 2025
May 28, 2025
June 25, 2025
July 23, 2025
August 27, 2025
September 24, 2025

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services – Central Florida, LLC or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
District Manager
Governmental Management Services – Central Florida, LLC