

*Windsor Cay
Community Development District*

Meeting Agenda

September 23, 2026

AGENDA

Windsor Cay

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

September 16, 2026

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

Dear Board Members:

The meeting of the Board of Supervisors of the **Windsor Cay Community Development District** will be held on **Wednesday, September 23, 2026 at 2:00 PM, or shortly thereafter as reasonably possible, 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 August 26, 2026 Meeting
4. Consideration of Landscape and Irrigation Maintenance Agreement with Yellowstone Landscape-Southeast, LLC
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
6. Other Business
7. Supervisors Requests
8. 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 on Wednesday, August 26, 2026 at 2:00 p.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Aaron Struckmeyer	Chairman
Bernard Sullivan	Assistant Secretary
Christopher Cleary	Assistant Secretary

Also present were:

George Flint	District Manager
Ryan Dugan <i>by phone</i>	District Counsel
Bill Whitegon <i>by phone</i>	District Engineer
Ashley Hilyard	Field Manager

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 to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 27, 2026 Meeting

Mr. Flint presented the minutes of the May 27, 2026 Board of Supervisor meeting and asked for any comments, corrections, or changes. The Board had no changes.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, the Minutes of the May 27, 2026 Meeting, were approved, as presented.
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FOURTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2025 Audit Report

Mr. Flint stated that the Board was moving to the review and acceptance of the FY25 audit report, and that it was a clean audit with no findings or recommendations.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, the Fiscal Year 2025 Audit Report, was accepted.

FIFTH ORDER OF BUSINESS

Public Hearing

Mr. Flint asked for a motion to open the public hearing.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, the Public Hearing, was opened.

A. Consideration of Resolution 2026-08 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. Flint reviewed Resolution 2026-08 adopting the Fiscal Year 2027 budget. He stated there were no members of the public and asked for a motion to approve Resolution 2026-08.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, Resolution 2026-08 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint stated there were no members of the public to provide comment on the resolution regarding special assessments and asked for a motion to approve.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, Resolution 2026-09 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, the Public Hearing, was closed.

SIXTH ORDER OF BUSINESS

Ratification of Series 2025 Requisition #9 - #12

Mr. Flint asked for a motion to ratify Series 2025 Requisition #9-#12.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, the Series 2025 Requisition #9 - #12, were ratified.

SEVENTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026

Mr. Flint presented the agreement with Grau & Associates to provide auditing services for the Fiscal Year 2026 and asked for a motion to approve.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026, was approved.

EIGHTH ORDER OF BUSINESS

District Goals & Objectives

A. Adoption of Fiscal Year 2027 Goals and Objectives

Mr. Flint asked for a motion to approve the Fiscal Year 2027 goals and objectives.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, Adoption of Fiscal Year 2027 Goals and Objectives, was approved.

B. Presentation of Fiscal Year 2026 Goals and Objectives and Authorization to Chairman to Execute Final Form

Mr. Flint asked for a motion to authorize the Chair to execute the FY26 goals and objectives.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, Fiscal Year 2026 Goals and Objectives and Authorization to Chairman to Execute Final Form, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Dugan stated that he had nothing to report and offered to answer any questions.

B. Engineer

There being no comments, the next item followed.

C. District Manager's Report

- i. Approval of Check Register**
 - 1. May 14, 2026- June 10, 2026**
 - 2. June 11, 2026-July 9, 2026**

3. July 10, 2026- August 12, 2026

Mr. Flint presented the check register included in the agenda.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials. There is no action required.

iii. Approval of Fiscal Year 2027 Meeting Schedule

Mr. Flint asked for approval of the Fiscal Year 2027 meeting schedule.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, the Fiscal Year 2027 Meeting Schedule, was approved.

D. Field Manager's Report**i. Consideration Of Landscape Maintenance Fee Summary & Proposals****1. Exclusive Landscape Group****2. Yellow Bird Outdoor****3. Yellowstone – Southeast, LLC**

Ms. Hilyard stated that, under contracted services, staff was monitoring weed management due to increased rainfall and that bi-monthly fountain cleaning and servicing was continuing. She also reported that two failed palm trees along the boulevard had been replaced under warranty and that the lowest level of the fountain monument landscaping had been replaced.

She reviewed the landscape maintenance proposals from Exclusive, Yellowbird, and Yellowstone. The FY27 maintenance budget line was \$188,000. Yellowbird proposed \$180,000, which effectively removed them from consideration. Exclusive proposed \$150,372 for essential and extra services, while Yellowstone proposed \$148,565.

She recommended transitioning from Exclusive to Yellowstone beginning October 1 for FY27, citing service consistency issues with Exclusive, Yellowstone's lower price, and Yellowstone's inclusion of an additional mulching. She noted that Yellowstone included two mulchings and one palm trimming, while Exclusive included only one of each.

On MOTION by Mr. Struckmeyer, seconded by Mr. Cleary, with all in favor, the Landscape Maintenance Fee Summary & Proposal from Yellowstone, was approved.

SEVENTH ORDER OF BUSINESS

Other Business

There being no other business, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint asked for a motion to adjourn the meeting.

On MOTION by Mr. Cleary, seconded by Mr. Sullivan, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of _____ 2026, by and between:

WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Lake County, Florida, whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”), and

YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC, a Florida limited liability company, with an address of 1773 Business Center Lane, Kissimmee, Florida 34758 (“**Contractor**”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified, willing and capable to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. CONTRACTOR OBLIGATIONS.

A. Scope of Services. Contractor shall provide the services described in components A, B, C, and D in the Scope of Services attached hereto as **Exhibit A (“Work”)** in accordance with the terms of this Agreement, for the areas identified in the Landscape Maintenance Map attached hereto as **Exhibit B (“Landscape Maintenance Area”)**, both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor’s fee summary attached hereto as **Exhibit C (“Fee Summary”)** and incorporated herein by this reference. Should any work and/or services be required which are not specified in this Agreement or any amendments, addenda, or change orders but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

B. *Acceptance of Site.* By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the execution of this Agreement, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an “as is” basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor or a former contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor’s expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor’s failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

C. *Manner of Contractor’s Performance.* The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with all applicable industry standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

D. *Discipline, Employment, Uniforms.* Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

E. *Rain Days.* In the event that time is lost due to heavy rains (“**Rain Days**”), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).

F. *Protection of Property.* Contractor shall use all due care to protect against any harm to persons or property while performing the Work. If Contractor’s acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

G. *District Representative; Reporting.* The District shall designate in writing a person to act as the District Representative with respect to the Work to be performed under this Agreement. The District Representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Contractor's services, including the Work.

i. The District hereby designates the District Manager with or his designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

H. *Deficiencies.* Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars (\$100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. *Compliance with Laws.* The Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

J. *Safety.* Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

K. *Environmental Activities.* The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

L. *Payment of Taxes; Procurement of Licenses and Permits.* Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. *Subcontractors.* Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

N. *Independent Contractor Status.* In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

3. COMPENSATION; TERM.

A. *Term.* The term of this Agreement shall be from October 1, 2026, to September 30, 2027, unless terminated earlier in accordance with the terms of this Agreement. Thereafter, this Agreement may be renewed in additional, one (1) year terms commencing October 1 of each year for so long as the total compensation under each year and corresponding agreement, including any applicable work authorizations, amendments and change orders thereto, do not exceed the bidding threshold for CATEGORY FOUR pursuant to Sections 190.033 and 297.017, *Florida Statutes*, and the District's Rules of Procedure. Renewal must be agreed to by the parties, in writing, including any increases in price for the renewal year; any renewal or increase in price without such written agreement by the parties shall be null and void.

B. Compensation. As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed **One Hundred Eight Thousand Dollars (\$108,000.00)** annually for Essential Services in accordance with the Fee Summary attached hereto as **Exhibit C**. The Extra Services set forth in the Fee Summary are not included in Essential Services or Scope of Services but may be added as provided in subsection 3.C. herein.

C. Additional Work. Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit D**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's Fee Summary attached hereto as **Exhibit C**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. Payments by the District. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. Payments by Contractor. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. On a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

5. **INSURANCE.**

A. ***Insurance Required.*** Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. ***Types of Insurance Coverage Required.*** Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

ii. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than \$2,000,000 per occurrence,

and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least \$1,000,000 per occurrence and \$1,000,000 on aggregate.

C. ***Additional Insured.*** All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. ***Sub-Contractors.*** Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. ***Payment of Premiums.*** The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. ***Notice of Claims.*** Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. ***Failure to Provide Insurance.*** The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and

representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

E. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

A. *Default and Protection Against Third-party Interference.* A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

B. *Custom and Usage.* It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing or due to oversight; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

C. *Successors.* This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.

D. Assignment. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment without such written approval shall be void.

E. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

F. Attorneys' Fees. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

G. Agreement. This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

H. Amendments. 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 the District and Contractor.

I. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

J. Notices. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

A. If to the District: Windsor Cay
Community Development District
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Yellowstone Landscape-Southeast, LLC
1773 Business Center Lane
Kissimmee, Florida 34758
Attn: Nicole Ailes

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.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 District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees 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 addressees set forth herein.

K. *Third Party Beneficiaries.* This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective Representative, successors, and assigns.

L. *Controlling Law; Venue.* This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Lake County, Florida.

M. *Public Records.* Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Governmental Management Services, LLC** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored

electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT GFLINT@GMSCFL.COM, (407) 841-5524, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 3332801619.

N. *Severability.* The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

O. *Arm's Length Transaction.* This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor 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 any doubtful language will not be interpreted or construed against any party.

P. *Counterparts.* This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Q. *Statement Regarding Chapter 287 Requirements.* Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity,

meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

R. *E-Verify.* The Contractor agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, Florida Statutes. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

S. *Compliance with section 20.055, Florida Statutes.* The Contractor agrees to comply with section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes*.

T. *Anti-Human Trafficking Statement.* The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[Remainder of this page intentionally left blank]

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

ATTEST:

**WINDSOR CAY COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

☐ Secretary

☐ Assistant Secretary

By: _____

☐ Chairperson

☐ Vice Chairperson

WITNESS:

**YELLOWSTONE LANDSCAPE-
SOUTHEAST, LLC**

By: _____

Its: _____

By: _____

Its: _____

Exhibit A: Scope of Services
Exhibit B: Landscape Maintenance Map
Exhibit C: Fee Summary
Exhibit D: Form of Work Authorization

Exhibit A: Scope of Services

Windsor Cay CDD | GMS 2025

Windsor Cay CDD

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into "elements" to define the elements involved and required in the maintenance of the property.

General Services- Component "A"

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

St. Augustine, Bahia turf shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated pond areas and banks will be mowed 34 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5" and 4.5". St Augustine will be cut between 4.5" and 5.5". Mowing heights will be set at 2"-3" for Zoysia turf. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50" mower or larger discharging clippings away from the water. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum or as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. Based on three sections, the contractor will completely detail the entire property once every three weeks at least. The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 42-52 times per year as needed to accomplish the full amount of detail rotations.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12 feet is included in the scope of the work. If pruning is required above the height of 12 feet, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. The branching height of trees shall be raised only for the following reasons:

Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas. Maintain clearance from shrubs in bed areas. Improve visibility in parking lots and around entries.

Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to the branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.

Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with a supplemental proposal.

As needed, the contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. The contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management, the contractor will provide a Monthly Service Calendar for the upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meetings as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" – Turf Care Program

ST. AUGUSTINE

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. The annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

BAHIA – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary.
- July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: Fertilization

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Insect/Disease Control

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible to manage settings of irrigation timers.

Supplemental insecticide applications will be provided in addition to the normal preventive programs needed to provide control.

Weed Control

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. Contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining. The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Component "C" – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud drench for potential disease and infestation.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by the contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component “D” – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in the overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow the contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor’s crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect the irrigation system weekly while performing routine maintenance. Contractor will provide a 24 hour "Emergency" number for irrigation repairs. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractors should and are expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with a clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly.

Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days.

Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out twice per year. Once in the spring, once in the fall. The most desirable months are May and Early November. Mulch will be priced "per yard". Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1" to 2" deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2" thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 12' will be trimmed up to two times per year in June and/or December as needed. All vegetation will be removed from their trunk and nuts and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary.

All palms less than 15' will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

Washingtonia palms in excess of 15' will be trimmed up to two times per year in the months of February and August as needed.

All palms other than Washingtonia, in excess 15' will be trimmed up to once per year in the month of August.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o'clock profile or nine and three o'clock at the discretion of management. "Hurricane" cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving "stubs".

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

Exhibit B: Landscape Area Map

Windsor Cay CDD

Landscape Service Area Map
Phases 1-4



Exhibit C: Fee Summary

Windsor Cay Community Development District Landscape Fee Summary

Contractor: Yellowstone Landscape- Southeast, LLC

Property: Windsor Cay CDD

Address: 1773 Business Center Lane
Kissimmee, FL 34758

Phone: 407-396-0529
Fax: Not Applicable

Contact: Nicole Ailes

Email: nailes@yellowstonelandscape.com

Address: 219 E Livingston St
Orlando, FL 32801

Contact: Ashley Hilyard

Phone: 407-577-8531

Email: ahilyard@terracl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$8,075.00	\$8,075.00	\$8,075.00	\$8,075.00	\$8,075.00	\$8,075.00	\$8,075.00	\$8,075.00	\$8,075.00	\$8,075.00	\$8,075.00	\$8,075.00	\$96,900.00
TURF CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$3,600.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert/OTC/Dranching</i>	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$3,600.00
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$325.00	\$3,900.00
ANNUAL CHANGES - (Component E.1) <i>Per Annual Pricing:</i>	0			0			0			0			\$0.00
BED DRESSING - Estimate mulch yds (Component E.2) <i>Mini Pine Bark Mulch Per Yard Pricing: \$72.00</i>					\$12,960.00 180						\$6,480.00 90		\$19,440.00
PALM TRIMMING 1x Per Year (Component E.3) <i>Per Palm Price: \$65.00</i> <i>Palm count: 325</i>					\$21,125.00 325								\$21,125.00
TOTAL FEE PER MONTH:	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	\$43,085.00	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	\$9,000.00	\$15,480.00	\$9,000.00	\$148,565
Fee Schedule with Extra Services	\$12,380.42	\$12,380.42	\$12,380.42	\$12,380.42	\$12,380.42	#####	\$12,380.42	\$12,380.42	\$12,380.42	\$12,380.42	\$12,380.42	\$12,380.42	\$12,380.42
Fee Schedule Essential Services Only	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$108,000.00												
Extra Services Annual Changes, Palm Pruning, Mulch	\$40,565.00												
TOTAL	\$148,565.00												

Exhibit D: Form of Work Authorization

**WORK AUTHORIZATION NUMBER _____
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION (“Work Authorization”), dated _____, ____ 202__, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, effective _____, 2026 (the “**Agreement**”), by and between:

WINDSOR CAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Lake County, Florida (the “**District**”), and

YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC, a Florida limited liability company, with an address of 1773 Business Center Lane, Kissimmee, Florida 34758 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional _____ services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Additional Services**”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor _____ Dollars (\$ _____). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

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

ATTEST:

**WINDSOR CAY COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

- ☐ Secretary
☐ Assistant Secretary

By: _____

- ☐ Chairperson
☐ Vice Chairperson

YELLOWSTONE LANDSCAPE-SOUTHEAST, LLC

By: _____
Its: _____

Exhibit A Proposal for Additional Services

SECTION V

SECTION C

SECTION 1

Windsor Cay
Community Development District

Summary of Check Register

August 13, 2026 to September 10, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	8/18/26	243-245	\$ 16,002.74
	9/1/26	246-247	\$ 1,482.75
	9/8/26	248-249	\$ 2,924.70
			\$ 20,410.19
Total Amount			
			\$ 20,410.19

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
8/18/26	00017	8/31/26	73483 INSTALL	202607 320-53800-46201 BRUSH PLANTS		EXCLUSIVE LANDSCAPING GROUP, INC	*	1,977.00	1,977.00	000243
8/18/26	00001	8/01/26	76 FIELD MANAGEMENT AUG 26	202608 320-53800-34000			*	1,287.50		
		8/01/26	77 MANAGEMENT FEES AUG 26	202608 310-51300-34000			*	3,647.92		
		8/01/26	77 WEBSITE ADMIN AUG 26	202608 310-51300-35200			*	103.00		
		8/01/26	77 INFORMATION TECH AUG 26	202608 310-51300-35100			*	154.50		
		8/01/26	77 DISSEMINATION SVC AUG 26	202608 310-51300-31300			*	512.50		
		8/01/26	77 OFFICE SUPPLIES	202608 310-51300-51000			*	.21		
		8/01/26	77 POSTAGE	202608 310-51300-42000			*	5.18		
						GOVERNMENTAL MANAGEMENT SERVICES-CF			5,710.81	000244
8/18/26	00018	8/14/26	08142026 DEBT SVC TRANSFER S2024	202608 300-20700-10000		WINDSOR CAY CDD C/O US BANK	*	8,314.93	8,314.93	000245
9/01/26	00010	8/21/26	A0271676 FACILITY RENTAL 8/26/26	202608 310-51300-49000		LAKE SUMTER STATE COLLEGE	*	143.75	143.75	000246
9/01/26	00013	8/28/26	6809 BIMONTHLY POND DISKING	202608 320-53800-47200		TOOLE'S TRACTOR SERVICES &	*	1,339.00	1,339.00	000247
9/08/26	00004	8/31/26	3795624 GENERAL COUNSEL JULY26	202607 310-51300-31500		KUTAK ROCK LLP	*	1,440.00	1,440.00	000248
9/08/26	00025	8/31/26	00078654 NOT BUDGET ASSESS 8/4/26	202608 310-51300-48000			*	1,348.40		
		8/31/26	00078654 NOT DAILY COMM MT 8/11/26	202608 310-51300-48000		USA TODAY MEDIA CORP	*	136.30	1,484.70	000249
						TOTAL FOR BANK A		20,410.19		
						TOTAL FOR REGISTER		20,410.19		

WCCD WINDSOR CAY CD CWRIGHT

SECTION 2

Windsor Cay
Community Development District

Unaudited Financial Reporting
August 31, 2026



Table of Contents

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6	<u>Series 2024 Capital Projects</u>
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8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receivable Schedule</u>

Windsor Cay
Community Development District
Combined Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 91,887	\$ -	\$ -	\$ 91,887
State Board of Administration	\$ 244,904	\$ -	\$ -	\$ 244,904
Series 2024:				
Reserve	\$ -	\$ 332,621	\$ -	\$ 332,621
Revenue	\$ -	\$ 264,645	\$ -	\$ 264,645
Construction	\$ -	\$ -	\$ 46,615	\$ 46,615
Series 2025:				
Reserve	\$ -	\$ 236,875	\$ -	\$ 236,875
Interest	\$ -	\$ 1,132	\$ -	\$ 1,132
Revenue	\$ -	\$ 1,373	\$ -	\$ 1,373
Due from General Fund	\$ -	\$ 36,115	\$ -	\$ 36,115
Prepaid Expenses	\$ 2,477	\$ -	\$ -	\$ 2,477
Total Assets	\$ 339,268	\$ 872,761	\$ 46,615	\$ 1,258,643
Liabilities:				
Accounts Payable	\$ 4,407	\$ -	\$ -	\$ 4,407
Due to Debt Service	\$ 36,115	\$ -	\$ -	\$ 36,115
Total Liabilities	\$ 40,522	\$ -	\$ -	\$ 40,522
Fund Balance:				
Assigned:				
Debt Service - Series 2024	\$ -	\$ 633,381	\$ -	\$ 633,381
Debt Service - Series 2025	\$ -	\$ 239,380	\$ -	\$ 239,380
Capital Projects Series 2024	\$ -	\$ -	\$ 46,615	\$ 46,615
Unassigned	\$ 298,746	\$ -	\$ -	\$ 298,746
Total Fund Balances	\$ 298,746	\$ 872,761	\$ 46,615	\$ 1,218,121
Total Liabilities & Fund Balance	\$ 339,268	\$ 872,761	\$ 46,615	\$ 1,258,643

Windsor Cay
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Assessments - Tax Roll	\$ 297,894	\$ 297,894	\$ 300,292	\$ 2,397
Developer Contributions	\$ 43,098	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 6,400	\$ 6,400
Total Revenues	\$ 340,993	\$ 297,894	\$ 306,692	\$ 8,798
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Engineering	\$ 10,000	\$ 9,167	\$ 673	\$ 8,494
Attorney	\$ 25,000	\$ 22,917	\$ 12,021	\$ 10,896
Audit	\$ 6,300	\$ 6,300	\$ 4,900	\$ 1,400
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,150	\$ 5,638	\$ 5,388	\$ 250
Disclosure Software	\$ -	\$ -	\$ 2,500	\$ (2,500)
Trustee Fees	\$ 9,000	\$ 4,246	\$ 4,246	\$ -
Management Fees	\$ 43,775	\$ 40,127	\$ 40,127	\$ -
Information Technology	\$ 1,854	\$ 1,700	\$ 1,700	\$ -
Website Maintenance	\$ 1,236	\$ 1,133	\$ 1,133	\$ -
Telephone	\$ 300	\$ 275	\$ -	\$ 275
Postage & Delivery	\$ 1,000	\$ 917	\$ 350	\$ 567
Insurance	\$ 6,351	\$ 6,351	\$ 5,512	\$ 839
Printing & Binding	\$ 1,000	\$ 917	\$ 27	\$ 890
Legal Advertising	\$ 5,000	\$ 4,583	\$ 1,862	\$ 2,721
Property Appraiser Fee	\$ -	\$ -	\$ 50	\$ (50)
Other Current Charges	\$ 1,750	\$ 1,604	\$ 1,228	\$ 376
Office Supplies	\$ 625	\$ 573	\$ 2	\$ 571
Travel Per Diem	\$ 660	\$ 605	\$ -	\$ 605
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative	\$ 126,484	\$ 113,084	\$ 87,751	\$ 25,334

Windsor Cay
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Field Expenditures				
<u>Operations & Maintenance</u>				
Field Management	\$ 15,450	\$ 14,163	\$ 14,163	\$ -
Property Insurance	\$ 7,253	\$ 7,253	\$ 6,333	\$ 920
Landscape Maintenance	\$ 80,000	\$ 73,333	\$ 69,922	\$ 3,411
Pond Disking	\$ 8,190	\$ 7,508	\$ 7,917	\$ (410)
Landscape Replacement	\$ 15,000	\$ 13,750	\$ 6,619	\$ 7,131
Tree Trimming	\$ 27,300	\$ 25,025	\$ -	\$ 25,025
Mulch	\$ 26,000	\$ 23,833	\$ -	\$ 23,833
Electric	\$ 3,500	\$ 3,208	\$ -	\$ 3,208
Water & Sewer	\$ 7,200	\$ 6,600	\$ 1,280	\$ 5,320
Irrigation Repairs	\$ 7,500	\$ 6,875	\$ 550	\$ 6,325
Fountain Maintenance	\$ 6,300	\$ 6,300	\$ 7,125	\$ (825)
General Repairs & Maintenance	\$ 7,500	\$ 7,500	\$ 12,822	\$ (5,322)
Contingency	\$ 3,316	\$ 3,040	\$ -	\$ 3,040
Total Operations & Maintenance	\$ 214,509	\$ 198,388	\$ 126,731	\$ 73,939
Total Expenditures	\$ 340,993	\$ 311,472	\$ 214,482	\$ 99,273
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 92,210	
Fund Balance - Beginning	\$ -		\$ 206,536	
Fund Balance - Ending	\$ -		\$ 298,746	

Windsor Cay

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 665,243	\$ 665,243	\$ 670,595	\$ 5,353
Interest	\$ 13,146	\$ 13,146	\$ 21,828	\$ 8,683
Total Revenues	\$ 678,388	\$ 678,388	\$ 692,424	\$ 14,035
Expenditures:				
Interest Expense - 11/1	\$ 261,789	\$ 261,789	\$ 261,789	\$ -
Principal Expense - 5/1	\$ 145,000	\$ 145,000	\$ 145,000	\$ -
Interest Expense - 5/1	\$ 261,789	\$ 261,789	\$ 261,789	\$ -
Total Expenditures	\$ 668,578	\$ 668,578	\$ 668,578	\$ -
Excess (Deficiency) of Revenues over Expendi	\$ 9,811		\$ 23,846	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (11,038)	\$ (11,038)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (11,038)	\$ (11,038)
Net Change in Fund Balance	\$ 9,811		\$ 12,808	
Fund Balance - Beginning	\$ 289,555		\$ 620,573	
Fund Balance - Ending	\$ 299,366		\$ 633,381	

Windsor Cay

Community Development District

Debt Service Fund Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Revenues:</u>				
Assessments - Direct	\$ -	\$ -	\$ 289,593	\$ 289,593
Interest	\$ -	\$ -	\$ 6,830	\$ 6,830
Total Revenues	\$ -	\$ -	\$ 296,423	\$ 296,423
<u>Expenditures:</u>				
Principal Expense - 5/1	\$ -	\$ -	\$ 140,000	\$ 140,000
Interest Expense - 5/1	\$ -	\$ -	\$ 149,593	\$ 149,593
Total Expenditures	\$ -	\$ -	\$ 289,593	\$ 289,593
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 6,830	\$ 6,830
<u>Other Financing Sources/(Uses):</u>				
Bond Proceeds	\$ -	\$ -	\$ 236,875	\$ 236,875
Transfer In/(Out)	\$ -	\$ -	\$ (4,325)	\$ (4,325)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 232,550	\$ 232,550
Net Change in Fund Balance	\$ -	\$ -	\$ 239,380	\$ 239,380
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 239,380	\$ 239,380

Windsor Cay
Community Development District
Capital Projects Fund Series 2024
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 1,343	\$ 1,343
Total Revenues	\$ -	\$ -	\$ 1,343	\$ 1,343
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 1,252	\$ (1,252)
Total Expenditures	\$ -	\$ -	\$ 1,252	\$ (1,252)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 91	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 11,038	\$ 11,038
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 11,038	\$ 11,038
Net Change in Fund Balance	\$ -		\$ 11,129	
Fund Balance - Beginning	\$ -		\$ 35,486	
Fund Balance - Ending	\$ -		\$ 46,615	

Windsor Cay
Community Development District
Capital Projects Fund Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 42,105	\$ 42,105
Total Revenues	\$ -	\$ -	\$ 42,105	\$ 42,105
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 6,539,042	\$ (6,539,042)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 197,550	\$ (197,550)
Total Expenditures	\$ -	\$ -	\$ 6,736,592	\$ (6,736,592)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (6,694,487)	
Other Financing Sources/(Uses):				
Bond Proceed	\$ -	\$ -	\$ 6,690,162	\$ 6,690,162
Transfer In/(Out)	\$ -	\$ -	\$ 4,325	\$ 4,325
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 6,694,487	\$ 6,694,487
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

Windsor Cay
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments Tax Roll	\$ -	\$ 39,080	\$ 214,697	\$ -	\$ 4,261	\$ 13,314	\$ 2,179	\$ -	\$ 6,865	\$ 3,723	\$ 16,172	\$ -	\$ 300,292
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 1	\$ 369	\$ 608	\$ 910	\$ 887	\$ 888	\$ 920	\$ 916	\$ 902	\$ -	\$ 6,400
Total Revenues	\$ -	\$ 39,080	\$ 214,698	\$ 369	\$ 4,869	\$ 14,224	\$ 3,067	\$ 888	\$ 7,785	\$ 4,639	\$ 17,074	\$ -	\$ 306,692
Expenditures:													
General & Administrative:													
Engineering	\$ -	\$ 105	\$ 463	\$ -	\$ -	\$ -	\$ -	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ 673
Attorney	\$ 4,462	\$ 1,365	\$ 1,414	\$ 64	\$ 192	\$ 976	\$ 920	\$ 416	\$ 772	\$ 1,440	\$ -	\$ -	\$ 12,021
Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 429	\$ 429	\$ 429	\$ 513	\$ 513	\$ 513	\$ 513	\$ 513	\$ 513	\$ 513	\$ 513	\$ -	\$ 5,388
Disclosure Software	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 2,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,769	\$ -	\$ -	\$ -	\$ -	\$ 4,246
Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ 40,127
Information Technology	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ 1,700
Website Maintenance	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ -	\$ 1,133
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 6	\$ 7	\$ 6	\$ 4	\$ 4	\$ 3	\$ 4	\$ 1	\$ 2	\$ 307	\$ 5	\$ -	\$ 350
Insurance	\$ 5,512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,512
Copies	\$ -	\$ 2	\$ 15	\$ -	\$ -	\$ -	\$ 7	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ 27
Legal Advertising	\$ 268	\$ 109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,485	\$ -	\$ 1,862
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ -	\$ 50
Boundary Amendment Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ 183	\$ 329	\$ 3	\$ 34	\$ 31	\$ 201	\$ 32	\$ 175	\$ 32	\$ 33	\$ 176	\$ -	\$ 1,228
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 2
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative	\$ 22,825	\$ 8,753	\$ 6,235	\$ 4,521	\$ 4,646	\$ 10,498	\$ 5,381	\$ 6,885	\$ 5,726	\$ 6,198	\$ 6,084	\$ -	\$ 87,751
Field Expenditures													
Operations & Maintenance													
Field Management	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ -	\$ 14,163
Landscape Maintenance	\$ 6,305	\$ 6,305	\$ 6,305	\$ 6,494	\$ 6,494	\$ 6,494	\$ 6,305	\$ 6,305	\$ 6,305	\$ 6,305	\$ 6,305	\$ -	\$ 69,922
Property Insurance	\$ 6,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,333
Pond Diking	\$ 1,300	\$ -	\$ 1,300	\$ -	\$ 1,300	\$ -	\$ 1,339	\$ -	\$ 1,339	\$ -	\$ 1,339	\$ -	\$ 7,917
Landscape Replacement	\$ 4,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,977	\$ -	\$ -	\$ 6,619
Tree Trimming	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mulch	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ 20	\$ 19	\$ 21	\$ 40	\$ 139	\$ 21	\$ 20	\$ 28	\$ 869	\$ 102	\$ -	\$ -	\$ 1,280
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ -	\$ 550
Fountain Maintenance	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 925	\$ 1,700	\$ 500	\$ -	\$ 7,125
General Repairs & Maintenance	\$ -	\$ -	\$ 12,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,822
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 20,388	\$ 8,112	\$ 22,236	\$ 8,322	\$ 9,721	\$ 8,303	\$ 9,452	\$ 8,121	\$ 11,275	\$ 11,371	\$ 9,432	\$ -	\$ 126,731
Total Expenditures	\$ 43,213	\$ 16,865	\$ 28,471	\$ 12,843	\$ 14,367	\$ 18,801	\$ 14,832	\$ 15,005	\$ 17,001	\$ 17,569	\$ 15,515	\$ -	\$ 214,482
Excess (Deficiency) of Revenues over Expenditures	\$ (43,213)	\$ 22,216	\$ 186,227	\$ (12,474)	\$ (9,498)	\$ (4,577)	\$ (11,766)	\$ (14,118)	\$ (9,216)	\$ (12,930)	\$ 1,558	\$ -	\$ 92,210

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
Less: Principal Payment 5/1/25		(\$135,000)
Less: Principal Payment 5/1/26		(\$145,000)
Current Bonds Outstanding		\$9,335,000

Series 2025, Special Assessment Revenue Bonds		
Interest Rate:	4.000%, 4.250%, 5.250%, 5.500%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$236,875	
Reserve Fund Balance	\$236,875	
Bonds Outstanding - 12/4/25		\$7,090,000
Less: Principal Payment 5/1/26		(\$140,000)
Current Bonds Outstanding		\$6,950,000

Windsor Cay
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments \$ 316,909.33 \$ 707,704.66 \$ 1,024,613.99
Net Assessments \$ 297,894.77 \$ 665,242.38 \$ 963,137.15

							30.93%	69.07%	100.00%
							2024 Debt		
Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	Service	Total
11/18/25	10/01-10/31/25	\$3,466.22	(\$138.64)	(\$66.55)	\$0.00	\$3,261.03	\$1,008.62	\$2,252.41	\$3,261.03
11/18/25	10/01-10/31/25	\$8,555.74	(\$342.24)	(\$164.27)	\$0.00	\$8,049.23	\$2,489.60	\$5,559.63	\$8,049.23
11/28/25	11/01-11/15/25	\$37,936.65	(\$1,517.39)	(\$728.39)	\$0.00	\$35,690.87	\$11,039.05	\$24,651.82	\$35,690.87
11/28/25	11/01-11/15/25	\$84,344.36	(\$3,373.90)	(\$1,619.41)	\$0.00	\$79,351.05	\$24,542.99	\$54,808.06	\$79,351.05
12/19/25	11/16-11/21/25	\$56,643.79	(\$2,265.33)	(\$1,087.57)	\$0.00	\$53,290.89	\$16,482.68	\$36,808.21	\$53,290.89
12/19/25	11/16-11/21/25	\$117,573.70	(\$4,703.16)	(\$2,257.40)	\$0.00	\$110,613.14	\$34,212.24	\$76,400.90	\$110,613.14
12/31/25	11/22-11/30/25	\$391,615.14	(\$15,665.14)	(\$7,519.01)	\$0.00	\$368,430.99	\$113,954.35	\$254,476.64	\$368,430.99
12/31/25	11/22-11/30/25	\$171,994.72	(\$6,879.64)	(\$3,302.30)	\$0.00	\$161,812.78	\$50,048.10	\$111,764.68	\$161,812.78
02/02/26	12/01-12/15/25	\$4,227.92	\$0.00	(\$84.56)	\$0.00	\$4,143.36	\$1,281.53	\$2,861.83	\$4,143.36
02/02/26	12/01-12/15/25	\$9,829.58	\$0.00	(\$196.59)	\$0.00	\$9,632.99	\$2,979.45	\$6,653.54	\$9,632.99
03/02/26	12/16-12/31/25	\$4,960.21	(\$148.82)	(\$96.22)	\$0.00	\$4,715.17	\$1,458.38	\$3,256.79	\$4,715.17
03/02/26	12/16-12/31/25	\$10,707.00	(\$321.22)	(\$207.72)	\$0.00	\$10,178.06	\$3,148.04	\$7,030.02	\$10,178.06
03/31/26	01/01-01/31/26	\$8,641.93	(\$177.39)	(\$169.29)	\$0.00	\$8,295.25	\$2,565.69	\$5,729.56	\$8,295.25
03/31/26	01/01-01/31/26	\$20,684.12	(\$421.87)	(\$405.24)	\$0.00	\$19,857.01	\$6,141.70	\$13,715.31	\$19,857.01
04/30/26	02/01-02/28/26	\$2,279.33	(\$22.79)	(\$45.14)	\$0.00	\$2,211.40	\$683.98	\$1,527.42	\$2,211.40
04/30/26	02/01-02/28/26	\$4,983.06	(\$49.83)	(\$98.67)	\$0.00	\$4,834.56	\$1,495.31	\$3,339.25	\$4,834.56
06/01/26	03/01-03/21/26	\$12,051.56	(\$18.60)	(\$240.66)	\$0.00	\$11,792.30	\$3,647.31	\$8,144.99	\$11,792.30
06/01/26	03/01-03/21/26	\$5,119.62	(\$7.38)	(\$102.24)	\$0.00	\$5,010.00	\$1,549.57	\$3,460.43	\$5,010.00
06/30/26	03/22-04/15/26	\$3,792.18	\$0.00	(\$75.84)	\$0.00	\$3,716.34	\$1,149.45	\$2,566.89	\$3,716.34
06/30/26	03/22-04/15/26	\$1,709.50	\$0.00	(\$34.19)	\$0.00	\$1,675.31	\$518.17	\$1,157.14	\$1,675.31
07/31/26	04/16-05/31/26	\$3,820.54	\$0.00	(\$78.70)	\$114.62	\$3,856.46	\$1,192.79	\$2,663.67	\$3,856.46
07/31/26	04/16-05/31/26	\$8,105.70	\$0.00	(\$166.98)	\$243.17	\$8,181.89	\$2,530.63	\$5,651.26	\$8,181.89
08/31/26	06/01-07/31/26	\$35,100.96	\$0.00	(\$733.61)	\$1,579.63	\$35,946.98	\$11,118.27	\$24,828.71	\$35,946.98
08/31/26	06/01-07/31/26	\$15,955.32	\$0.00	(\$333.47)	\$717.99	\$16,339.84	\$5,053.85	\$11,285.99	\$16,339.84
TOTAL		\$ 1,024,098.85	\$ (36,053.34)	\$ (19,814.02)	\$ 2,655.41	\$ 970,886.90	\$ 300,291.75	\$ 670,595.15	\$ 970,886.90

101%	Net Percent Collected
0	Balance Remaining to Collect

Direct Bill Assessments

Pulte Homes LLC			Net Assessments	\$469,967.92		
2026-01						
Date Received	Due Date	Check Number	Amount Received	Net Assessed	Debt Service \$2025	Amount rec'd Debt Svc
3/9/26	3/15/26	95039202	\$289,592.92	\$289,592.92	\$289,592.92	\$289,592.92
	9/15/26			\$180,375.00	\$180,375.00	
			\$ 289,592.92	\$ 469,967.92	\$ 469,967.92	\$ 289,592.92