

WINDING OAKS

**COMMUNITY DEVELOPMENT
DISTRICT**

April 14, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Winding Oaks Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

April 7, 2025

Board of Supervisors
Winding Oaks Community Development District

Dear Board Members:

The Board of Supervisors of the Winding Oaks Community Development District will hold a Regular Meeting on April 14, 2025 at 2:30 p.m., at the Belleview Community Center, 5615 SE 110th Place, Belleview, Florida 34420. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Appointed Supervisor Stephanie Vaughn *(the following will be provided in a separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date
5. Consideration of Resolution 2025-02, Ratifying, Confirming, and Approving the Sale of the Winding Oaks Community Development District Special Assessment Bonds, Series 2024; Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance With the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

6. Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2026; Declaring Special Assessments to Fund the Proposed Budget Pursuant to Chapters 170, 190 and 197, Florida Statutes; Setting Public Hearings; Addressing Publication; Addressing Severability; and Providing an Effective Date
7. Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
8. Ratification of Requisition #4 for Acquisition of Phase 3, Pay Apps 5-6 and Phase 4, Pay App 5
9. Acceptance of Unaudited Financial Statements as of February 28, 2025
10. Approval of September 9, 2024 Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Kimley-Horn and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 12, 2025 at 2:30 PM
 - QUORUM CHECK
12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

SEAT 1	WILLIAM FIFE	☐ IN PERSON	☐ PHONE	☐ No
SEAT 2	KARA DISOTELL	☐ IN PERSON	☐ PHONE	☐ No
SEAT 3	PETE WILLIAMS	☐ IN PERSON	☐ PHONE	☐ No
SEAT 4	STEPHANIE VAUGHN	☐ IN PERSON	☐ PHONE	☐ No
SEAT 5	GREG BELIVEAU	☐ IN PERSON	☐ PHONE	☐ No

If you should have any questions or concerns, please do not hesitate to contact me directly at (904) 295-5714.

Sincerely,



Ernesto Torres
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 782 134 6157

WINDING OAKS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Winding Oaks Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective April 14, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of April 14, 2025:

John Curtis Vice Chair

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Ernesto Torres is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 14th day of April, 2025.

ATTEST:

**WINDING OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WINDING OAKS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024; RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Winding Oaks Community Development District (“District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Bonds, Series 2024, in the par amount of \$5,015,000 (“Series 2024 Bonds”); and

WHEREAS, the District previously adopted a resolution authorizing the finalization of the debt assessment lien securing the Series 2024 Bonds, including but not limited to authorization to finalize the supplemental engineer’s report and supplemental assessment report; and

WHEREAS, the District closed on the sale of the Series 2024 Bonds on November 7, 2024; and

WHEREAS, as prerequisites to the issuance of the Series 2024 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2024 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The sale, issuance, and closing of the Series 2024 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2024 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2024 Bonds, including but not limited to: (1) the execution and delivery of the Closing Documents, (2) the exercise of all authority granted pursuant to Resolution 2024-35 which authorized the issuance of the Bonds, (3) the exercise of all authority pursuant to, and finalization of, Resolution 2024-36 which confirmed the maximum assessment lien securing the Bonds, and (4) the execution and delivery of such other certifications or other documents required for the closing on the Series 2024 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects, and Resolutions 2024-35 and 2024-36 on file with the District Manager and as included in the transcript for the Series 2024 Bonds are hereby determined to be in final form.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of April, 2025.

ATTEST:

**WINDING OAKS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WINDING OAKS

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Winding Oaks Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2025

HOUR: 2:30 PM

LOCATION: Belleview Community Center
5615 SE 110th Place
Belleview, Florida 34420

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Marion County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Marion County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 14th day of April, 2025.

ATTEST:

**WINDING OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026

Exhibit A: Proposed Budget for Fiscal Year 2026

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
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**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Landowner contribution	\$ 99,290	\$ 29,232	\$ 70,058	\$ 99,290	\$ 99,290
Total revenues	99,290	29,232	70,058	99,290	99,290
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	20,000	28,000	48,000	48,000
Legal	25,000	6,128	18,872	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	333	667	1,000	1,000
EMMA software service	1,500		1,500	1,500	1,500
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	11	489	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,250	250	5,500	5,500
Contingencies/bank charges	750	539	211	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total expenditures	99,290	32,727	66,563	99,290	99,290
Excess/(deficiency) of revenues over/(under) expenditures	-	(3,495)	3,495	-	-
Fund balance - beginning (unaudited)	-	-	(3,495)	-	-
Fund balance - ending (projected)	-	(3,495)	-	-	-
Unassigned	-	(3,495)	-	-	-
Fund balance - ending	\$ -	\$ (3,495)	\$ -	\$ -	\$ -

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
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Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.

Legal	25,000
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General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.

Engineering	2,000
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The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.

Audit	5,500
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation*	500
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To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent*	1,000
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The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.

EMMA software service	1,500
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Trustee*	5,500
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Telephone	200
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Postage	500
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Telephone and fax machine.

Printing & binding	500
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Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising	1,750
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Letterhead, envelopes, copies, agenda packages

Annual special district fee	175
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The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Insurance	5,500
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Annual fee paid to the Florida Department of Economic Opportunity.

Contingencies/bank charges	750
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Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance	705
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Website ADA compliance	210
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Total expenditures	\$ 99,290
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**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 346,896
Developer contribution	-	-	137,700	137,700	-
Interest	-	5,126	1,203	6,329	-
Total revenues	-	5,126	138,903	144,029	346,896
EXPENDITURES					
Debt service					
Principal	-	-	-	-	70,000
Principal prepayment	-	-	-	-	-
Interest	-	-	133,110	133,110	275,400
Tax collector	-	-	-	-	-
Cost of issuance	-	150,174	40,376	190,550	-
Underwriter's discount	-	100,300	-	100,300	-
Trustee Fee	-	5,300	-	5,300	-
Total expenditures	-	255,774	173,486	429,260	345,400
Excess/(deficiency) of revenues over/(under) expenditures	-	(250,648)	(34,583)	(285,231)	1,496
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	770,855	-	770,855	-
Total other financing sources/(uses)	-	770,855	-	770,855	-
Net increase/(decrease) in fund balance	-	520,207	(34,583)	485,624	1,496
Fund balance:					
Beginning fund balance (unaudited)	-	(3,888)	516,319	(3,888)	481,736
Ending fund balance (projected)	\$ -	\$ 516,319	\$ 481,736	\$ 481,736	483,232
Use of fund balance:					
Debt service reserve account balance (required)					(346,895)
Interest expense - November 1, 2026					(136,090)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 247

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/25			133,110.00	133,110.00	5,015,000.00
11/01/25			137,700.00	137,700.00	5,015,000.00
05/01/26	70,000.00	4.600%	137,700.00	207,700.00	4,945,000.00
11/01/26			136,090.00	136,090.00	4,945,000.00
05/01/27	75,000.00	4.600%	136,090.00	211,090.00	4,870,000.00
11/01/27			134,365.00	134,365.00	4,870,000.00
05/01/28	80,000.00	4.600%	134,365.00	214,365.00	4,790,000.00
11/01/28			132,525.00	132,525.00	4,790,000.00
05/01/29	80,000.00	4.600%	132,525.00	212,525.00	4,710,000.00
11/01/29			130,685.00	130,685.00	4,710,000.00
05/01/30	85,000.00	4.600%	130,685.00	215,685.00	4,625,000.00
11/01/30			128,730.00	128,730.00	4,625,000.00
05/01/31	90,000.00	4.600%	128,730.00	218,730.00	4,535,000.00
11/01/31			126,660.00	126,660.00	4,535,000.00
05/01/32	95,000.00	5.400%	126,660.00	221,660.00	4,440,000.00
11/01/32			124,095.00	124,095.00	4,440,000.00
05/01/33	100,000.00	5.400%	124,095.00	224,095.00	4,340,000.00
11/01/33			121,395.00	121,395.00	4,340,000.00
05/01/34	105,000.00	5.400%	121,395.00	226,395.00	4,235,000.00
11/01/34			118,560.00	118,560.00	4,235,000.00
05/01/35	110,000.00	5.400%	118,560.00	228,560.00	4,125,000.00
11/01/35			115,590.00	115,590.00	4,125,000.00
05/01/36	115,000.00	5.400%	115,590.00	230,590.00	4,010,000.00
11/01/36			112,485.00	112,485.00	4,010,000.00
05/01/37	125,000.00	5.400%	112,485.00	237,485.00	3,885,000.00
11/01/37			109,110.00	109,110.00	3,885,000.00
05/01/38	130,000.00	5.400%	109,110.00	239,110.00	3,755,000.00
11/01/38			105,600.00	105,600.00	3,755,000.00
05/01/39	135,000.00	5.400%	105,600.00	240,600.00	3,620,000.00
11/01/39			101,955.00	101,955.00	3,620,000.00
05/01/40	145,000.00	5.400%	101,955.00	246,955.00	3,475,000.00
11/01/40			98,040.00	98,040.00	3,475,000.00
05/01/41	155,000.00	5.400%	98,040.00	253,040.00	3,320,000.00
11/01/41			93,855.00	93,855.00	3,320,000.00
05/01/42	160,000.00	5.400%	93,855.00	253,855.00	3,160,000.00
11/01/42			89,535.00	89,535.00	3,160,000.00
05/01/43	170,000.00	5.400%	89,535.00	259,535.00	2,990,000.00
11/01/43			84,945.00	84,945.00	2,990,000.00
05/01/44	180,000.00	5.400%	84,945.00	264,945.00	2,810,000.00
11/01/44			80,085.00	80,085.00	2,810,000.00
05/01/45	190,000.00	5.700%	80,085.00	270,085.00	2,620,000.00
11/01/45			74,670.00	74,670.00	2,620,000.00
05/01/46	200,000.00	5.700%	74,670.00	274,670.00	2,420,000.00
11/01/46			68,970.00	68,970.00	2,420,000.00
05/01/47	210,000.00	5.700%	68,970.00	278,970.00	2,210,000.00
11/01/47			62,985.00	62,985.00	2,210,000.00
05/01/48	225,000.00	5.700%	62,985.00	287,985.00	1,985,000.00
11/01/48			56,572.50	56,572.50	1,985,000.00

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	240,000.00	5.700%	56,572.50	296,572.50	1,745,000.00
11/01/49			49,732.50	49,732.50	1,745,000.00
05/01/50	250,000.00	5.700%	49,732.50	299,732.50	1,495,000.00
11/01/50			42,607.50	42,607.50	1,495,000.00
05/01/51	265,000.00	5.700%	42,607.50	307,607.50	1,230,000.00
11/01/51			35,055.00	35,055.00	1,230,000.00
05/01/52	280,000.00	5.700%	35,055.00	315,055.00	950,000.00
11/01/52			27,075.00	27,075.00	950,000.00
05/01/53	300,000.00	5.700%	27,075.00	327,075.00	650,000.00
11/01/53			18,525.00	18,525.00	650,000.00
05/01/54	315,000.00	5.700%	18,525.00	333,525.00	335,000.00
11/01/54			9,547.50	9,547.50	335,000.00
05/01/55	335,000.00	5.700%	9,547.50	344,547.50	-

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Landowner Contributions (GF)/Off-Roll Assessments (DSF)					
		FY 2026 O&M	FY 2026 DS	FY 2026 Total	FY 2025
		Assessment	Assessment	Assessment	Total
Product/Parcel	Units	per Unit	per Unit	per Unit	per Unit
Villa (Duplex)	34	\$ -	\$ 1,124.83	\$ 1,124.83	n/a
SF 40'	87	-	1,199.81	1,199.81	n/a
SF 50'	117	-	1,499.76	1,499.76	n/a
SF 60'	16	-	1,799.72	1,799.72	n/a
Total	254				

WINDING OAKS

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND
LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE
DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Winding Oaks Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT:**

1. ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of April, 2025.

ATTEST:

**WINDING OAKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

EXHIBIT "A"

WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Bellevue Community Center, 5615 SE 110th Place, Bellevue, Florida 34420</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2025	Regular Meeting	2:30 PM
November 10, 2025	Regular Meeting	2:30 PM
December 8, 2025	Regular Meeting	2:30 PM
January 12, 2026	Regular Meeting	2:30 PM
February 9, 2026	Regular Meeting	2:30 PM
March 9, 2026	Regular Meeting	2:30 PM
April 13, 2026	Regular Meeting	2:30 PM
May 11, 2026	Regular Meeting	2:30 PM
June 8, 2026	Regular Meeting	2:30 PM
July 13, 2026	Regular Meeting	2:30 PM
August 10, 2026	Regular Meeting	2:30 PM
September 14, 2026	Regular Meeting	2:30 PM

WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION
ITEMS

**WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024
(ASSESSMENT AREA ONE PROJECT)**

(Acquisition and Construction)

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

- (A) Requisition Number:
- (B) Identify Acquisition Agreement, if applicable; *Acquisition Agreement, dated November 1, 2024*
- (C) Name of Payee: *KL Winding Oaks, LLC*
- (D) Amount Payable: *\$1,476,637.53*
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Acquisition of partial progress for the following improvements:**

Acquisition of partial progress for Phase 3 Clearing and Demo (Pay Apps #5-6)	\$34,186.81
Acquisition of partial progress for Phase 4 MG/4A Infrastructure (Pay App #5)	\$1,442,450.72
TOTAL:	\$1,476,637.53

- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

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

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; and

4. each disbursement represents a Cost of the 2024 Project which has not previously been paid.

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

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

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

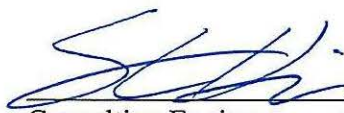
**WINDING OAKS COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

Date: 3/14/25

**CONSULTING ENGINEER'S APPROVAL
FOR NON-COST OF ISSUANCE ONLY**

The undersigned Consulting Engineer hereby certifies that (A) this disbursement is for the Cost of the 2024 Project and is consistent with (i) the Acquisition Agreement; (ii) the report of the District Engineer, as such report shall have been amended or modified; and (iii) the plans and specifications for the corresponding portion of the 2024 Project with respect to which such disbursement is being made; and, further certifies that: (B) the purchase price to be paid by the District for the 2024 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; and (C) the plans and specifications for the 2024 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (D) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the 2024 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (E) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the 2024 Project for which disbursement is made hereby, if an acquisition is being made pursuant to the Acquisition Agreement.

 3/10/2025
Consulting Engineer Stewart L. Hill, P.E.
FL REGISTRATION # 79410
KIMLEY-HORN and ASSOC., INC.
REGISTRY # 35106

WIRE TRANSFER INSTRUCTIONS

**WELLS FARGO BANK N.A.
420 Montgomery
San Francisco, CA 94104**



**FOR CREDIT TO:
KL WINDING OAKS LLC**



****IMPORTANT****

**Must call 561-682-9500 ext. 227
To verify instructions before sending a wire.**

ACQUISITION CERTIFICATE FOR PARTIAL PROGRESS PAYMENT
[WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") – PHASE 3 CLEARING & DEMO PROJECT]

Payment Applications #5-6 (together, "Pay Application")	Total Pay Application Amount: \$43,883.42	CDD Eligible Amount: \$34,186.81
Developer: KL Winding Oaks LLC ("Developer")	Contractor: Hughes Brothers Construction Inc. ("Contractor")	
Site CDD Work Contract: <i>Contractor Agreement</i> , dated July 16, 2024 ("Contract")	Engineer's Report: <i>Engineer's Report</i> , dated May 2024, as may be supplemented from time to time (together, "Engineer's Report")	

DEVELOPER CERTIFICATION - For good and valuable consideration, the undersigned has executed this certificate for and on behalf of the Developer and for the purpose of the District acquiring the "CDD Work" described in the Pay Application attached as **Exhibit A**, and in the CDD Eligible Amount set forth above. By executing this certificate, the Developer certifies that: (1) the Developer is the developer of certain lands within District; (2) the Contract includes various improvements, including but not limited to the CDD Work that is part of the "Project" as defined in the Engineer's Report ("CDD Improvements"); (3) any private improvements (if any) under the Contract have been excluded from the CDD Eligible Amount; (4) the Developer agrees to cause all CDD Improvements under the Contract to be completed in a manner consistent with the Contract (regardless of whether the District has sufficient money to reimburse the full cost of the CDD Improvements) and to ensure that no liens are placed on the CDD Improvements; (5) upon completion of all CDD Improvements, the Developer shall transfer by final bill of sale to the District all such CDD Improvements, and shall transfer to the District any permits or similar approvals, as well as any related work product, necessary for the operation of the Project, and shall provide all maintenance bonds or other forms of security in connection with the turnover of any portions of the CDD Improvements to a local general purpose unit of government; (6) the Developer has paid all amounts due under the Pay Application and desires for the District to acquire the CDD Work, as further evidenced by the contractor partial release attached hereto as **Exhibit B**; (7) no money is currently owed to any contractors or subcontractors for any CDD Work performed under the Contract; and (8) no party is in default under the Contract. The Developer acknowledges that the District intends to rely on this certification for purposes of acquiring the CDD Work identified in **Exhibit A**, and funding such CDD Work subject to the terms of that certain *Acquisition Agreement*, between the District and the Developer and dated _____, 2024.

KL WINDING OAKS LLC

Name: James P. Harvey

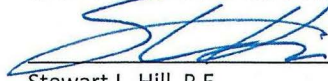
Title: Authorized Signatory

Date: March 17, 2025

DISTRICT ENGINEER CERTIFICATION - For good and valuable consideration, the undersigned has executed this certificate for and on behalf of the District Engineer and for the benefit of the District as of the date set forth below. By executing this certificate, the District Engineer certifies that to the best of Engineer's knowledge and belief: (1) the CDD Work – and specifically the CDD Eligible Amount set forth above – is within the scope of the Engineer's Report and specifically benefits the applicable property within the District; (2) based on Engineer's observations, the CDD Work was conducted in general conformance with the design specifications, and the District Engineer is not aware of any defects in the CDD Work, notwithstanding the foregoing, the District Engineer does not guarantee contractor's performance and assumes no responsibility for contractor's failure to perform in accordance with the Contract; (3) the cost of the CDD Work in the amount of the CDD Eligible Amount ("CDD Costs") is equal to or less than what was actually paid by the Developer for the CDD Work or the reasonable fair market value of the CDD Work, notwithstanding the foregoing, because the District Engineer does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or market conditions, any opinions rendered as to CDD Costs, are made on the basis of District Engineer's experience and its judgment as an experienced and qualified professional, familiar with the industry; (4) all known plans, permits and specifications necessary for the operation and maintenance of the CDD Work, upon completion, have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities; and (5) it is appropriate at this time for the District to acquire the CDD Work. The District Engineer acknowledges that the District intends to rely on this certification for purposes of acquiring the CDD Work.

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

KIMLEY-HORN AND ASSOCIATES, INC.



Stewart L. Hill, P.E.
Florida Registration #79410
Registry #35106

Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200
Ocala, Florida 34471
Date: 3/10/2025

Exhibit A: Payment Applications, with District Items Identified
Exhibit B: Contractor Partial Release for Payment Applications

BILL OF SALE FOR PARTIAL PROGRESS PAYMENT
[WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT – PHASE 3 CLEARING & DEMO PROJECT]

Payment Applications #5-6
(together, "Pay Application")

Total Pay Application Amount:
\$43,883.42

CDD Eligible Amount:
\$32,956.26

Contractor: Hughes Brothers Construction Inc.
("Contractor")

Site Work Contract: *Contractor Agreement*,
dated July 16, 2024 ("Contract")

THIS BILL OF SALE is made to be effective as of the 17th day of March, 2025, by and between KL Winding Oaks LLC, a Delaware limited liability company ("Grantor"), whose address is c/o: 105 NE 1st Street, Delray Beach, FL 33444 and Winding Oaks Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("District" or "Grantee") whose address is c/o: 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, in and to the work (together, "Property") as described in **Exhibit A** to have and to hold for Grantee's own use and benefit forever. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

WHEREFORE, the foregoing Bill of Sale is hereby executed and delivered on the date below.

Signed, sealed and delivered by:

KL WINDING OAKS LLC

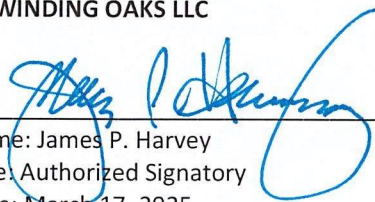

Name: James P. Harvey
Title: Authorized Signatory
Date: March 17, 2025

Exhibit A: Pay Application, with District Items Identified

CONDITIONAL WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$ 15,910.13
hereby waives and releases its lien and right to claim for labor, services, or materials
furnished through December 31st, 2024,
to KL Winding Oaks LLC,
on the job of Winding Oaks Phase 3 Clearing & Demo,

to the following property:

Winding Oaks Phase 3 Clearing & Demo Parcel No: 35512-001-00 & 35512-001-01 Section 9 Twp 16S
Rg 21E As Recorded in OR Book 8380 Pages 313-320 Is Herein Incorporated By this Reference (See
Attached Legal) Marion Co FL

This waiver and release does not cover any retention of labor, services, or materials furnished after the
date specified.

Dated on: December 23, 20 24.

Lienor: Hughes Brothers Construction, Inc.

Address: 948 Walker Rd Wildwood, FL 34785

By: 

Name: Chad Hughes

Title: President

STATE OF Florida

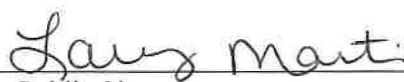
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 23rd day of
December 2024 by Chad Hughes, president of
HBC, Inc., on behalf of the corporation. He (she) is ☒ personally known to me
or ☐ has produced _____ as identification.

(NOTARY SEAL)



Lacey Martin
Comm.: HH 565846
Expires: Jun. 26, 2028
Notary Public - State of Florida


Notary Public Signature

(Name typed, printed or stamped)
My Commission Expires: 6/26/28

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
KL Winding Oaks LLC
14025 Riveredge Drive, Suite 175
Tampa, FL 33637

PROJECT:
WINDING OAKS PH 3 CLEARING/DEMO
2024-134
KOLTER PO #: 3101

APPLICATION NO.: 5
APPLICATION DATE: 12/23/2024
PAY PERIOD: 12/1/24 - 12/31/24
CONTRACT DATE: 7/16/2024

DISTRIBUTION TO:
☒ OWNER
☒ ENGINEER
☐ CONTRACTOR

FROM CONTRACTOR:
Hughes Brothers Construction, Inc.
948 Walker Rd.
Wildwood, Florida 34785
352-399-6829

VIA ENGINEER:
Kimley Horn and Associates, Inc.
1700 SE 17th Street, Suite 200
Ocala, FL 34471
352-438-3000

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract.
Continuation sheets, as applicable, are attached.

1. ORIGINAL CONTRACT SUM		\$ 540,475.00
2. Net change by Change Orders (1 Total to Date)		\$ 31,948.80
3. Contract Sum To Date (Line 1+2)		\$ 572,423.80
4. TOTAL COMPLETED AND STORED TO DATE (Column G on individual sheets)		\$ 559,467.80
5. RETAINAGE:		
a. 5% of completed work		\$ 27,973.39
b. Retainage released to date		\$ -
c. Net retainage held to date		\$ 27,973.39
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		\$ 531,494.41
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)		\$ 515,584.28
8. CURRENT PAYMENT DUE		\$ 15,910.13
9. BALANCE TO FINISH, INCL. RETAINAGE (Line 3 less Line 6)	\$ 40,929.39	

CHANGE ORDER SUMMARY	ADDITION	DEDUCTIONS
Total changes approved in previous months by owner	31,948.80	
Total approved this month		
TOTALS	31,948.80	-
NET CHANGES by Change Order		31,948.80

CDD Eligible Amount
less retainage
\$11,137.09

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents and that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Hughes Brothers Construction, Inc.

By: [Signature] Date: 12/23/24
Project Manager

State of : FLORIDA
County of : SUMTER
Subscribed and sworn to before me
this 23 day of December, 2024



Lacey Martin
Comm.: HH 565846
Expires: Jun. 26, 2028
Notary Public - State of Florida

Notary Public : Lacey Martin
My Commission expires : 6/26/28

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief, the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.
AMOUNT CERTIFIED _____ Date: _____
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this

application and on the Continuation Sheet that are changed to conform to the amount certified.)
Engineer : _____
By: _____ Date: _____

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
	GENERAL CONDITIONS											
1000	Mobilization	1.00	LS	\$ 4,500.00	\$ 4,500.00	1	\$ 4,500.00	0	\$ -	1	\$ 4,500.00	100.00%
1010	Survey Layout	1.00	LS	\$ 18,000.00	\$ 18,000.00	0.1738	\$ 3,127.50	0.826	\$ 14,872.50	1	\$ 18,000.00	100.00%
1030	NPDES Monitoring	1.00	LS	\$ 7,500.00	\$ 7,500.00	0.5	\$ 3,750.00	0.25	\$ 1,875.00	0.75	\$ 5,625.00	75.00%
1040	Silt Fence	10,635.00	LF	\$ 2.00	\$ 21,270.00	10635	\$ 21,270.00	0	\$ -	10635	\$ 21,270.00	100.00%
1050	Tree Protection	1.00	LS	\$ 48,000.00	\$ 48,000.00	1	\$ 48,000.00	0	\$ -	1	\$ 48,000.00	100.00%
1070	Construction Entrance	1.00	EA	\$ 5,400.00	\$ 5,400.00	1	\$ 5,400.00	0	\$ -	1	\$ 5,400.00	100.00%
1090	TOTAL GENERAL CONDITIONS				\$ 104,670.00		\$ 86,047.50		\$ 16,747.50		\$ 102,795.00	
	EARTHWORK											
1100	Demolition	1.00	LS	\$ 210,355.00	\$ 210,355.00	0.969	\$ 203,834.00	0	\$ -	0.969	\$ 203,834.00	96.90%
1110	Clearing & Grubbing	135.00	AC	\$ 1,670.00	\$ 225,450.00	135	\$ 225,450.00	0	\$ -	135	\$ 225,450.00	100.00%
1190	TOTAL EARTHWORK				\$ 435,805.00		\$ 429,284.00		\$ -		\$ 429,284.00	
	TOTAL WINDING OAKS PH 3				\$ 540,475.00		\$ 515,331.50		\$ 16,747.50		\$ 532,079.00	
	CHANGE ORDERS											
	CHANGE ORDER #1											
	GENERAL CONDITIONS											
New	4" Well #1 Abandonment	1.00	LS	\$ 2,400.00	\$ 2,400.00	0	\$ -	0	\$ -	0	\$ -	0.00%
New	4" Well #2 Abandonment	1.00	LS	\$ 2,160.00	\$ 2,160.00	0	\$ -	0	\$ -	0	\$ -	0.00%
New	Asbestos Inspection	1.00	LS	\$ 1,962.00	\$ 1,962.00	1	\$ 1,962.00	0	\$ -	1	\$ 1,962.00	100.00%
New	Grid Digging 349 Excavator w/ GPS w/ Operator	40.00	HR	\$ 467.79	\$ 18,711.60	40	\$ 18,711.60	0	\$ -	40	\$ 18,711.60	100.00%
New	Grid Digging 930K Loader w/ Operator	40.00	HR	\$ 167.88	\$ 6,715.20	40	\$ 6,715.20	0	\$ -	40	\$ 6,715.20	100.00%
	TOTAL CHANGE ORDER #1				\$ 31,948.80		\$ 27,388.80		\$ -		\$ 27,388.80	
	TOTAL CHANGE ORDERS				\$ 31,948.80		\$ 27,388.80		\$ -		\$ 27,388.80	
	GRAND TOTAL WINDING OAKS PH 3				\$ 572,423.80		\$ 542,720.30		\$ 16,747.50		\$ 559,467.80	

CDD Eligible
\$11,723.25

CONDITIONAL WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$ 27,973.29 (retainage)
hereby waives and releases its lien and right to claim for labor, services, or materials
furnished through December 31st, 2024,

to KL Winding Oaks LLC,

on the job of Winding Oaks Phase 3 Clearing & Demo .

to the following property:

Winding Oaks Phase 3 Clearing & Demo Parcel No: 35512-001-00 & 35512-001-01 Section 9 Twp 16S
Rg 21E As Recorded in OR Book 8380 Pages 313-320 Is Herein Incorporated By this Reference (See
Attached Legal) Marion Co FL

This waiver and release does not cover any retention of labor, services, or materials furnished after the
date specified.

Dated on: December 23, 2024.

Lienor: Hughes Brothers Construction, Inc.

Address: 948 Walker Rd Wildwood, FL 34785

By: 

Name: Chad Hughes

Title: President

STATE OF Florida

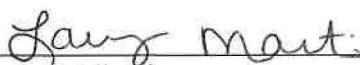
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 23rd day of
December 2024 by Chad Hughes, president of
HBC, Inc., on behalf of the corporation. He (she) is ☒ personally known to me
or ☐ has produced _____ as identification.

(NOTARY SEAL)



Lacey Martin
Comm.: HH 565846
Expires: Jun. 26, 2028
Notary Public - State of Florida


Notary Public Signature

(Name typed, printed or stamped)
My Commission Expires: 12/26/28

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
KL Winding Oaks LLC
14025 Riveredge Drive, Suite 175
Tampa, FL 33637

PROJECT:
WINDING OAKS PH 3 CLEARING/DEMO
2024-134
KOLTER PO #: 3101

APPLICATION NO.: 6
APPLICATION DATE: 12/23/2024
PAY PERIOD: 12/1/24 - 12/31/24
CONTRACT DATE: 7/16/2024

DISTRIBUTION TO:
☒ OWNER
☒ ENGINEER
☐ CONTRACTOR

FROM CONTRACTOR:
Hughes Brothers Construction, Inc.
948 Walker Rd.
Wildwood, Florida 34785
352-399-6829

VIA ENGINEER:
Kimley Horn and Associates, Inc.
1700 SE 17th Street, Suite 200
Ocala, FL 34471
352-438-3000

RETAINAGE

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract.
Continuation sheets, as applicable, are attached.

1. ORIGINAL CONTRACT SUM \$ 540,475.00

2. Net change by Change Orders (1 Total to Date) \$ 31,948.80

3. Contract Sum To Date (line 1+2) \$ 572,423.80

4. TOTAL COMPLETED AND STORED TO DATE \$ 559,467.80
(Column G on individual sheets)

5. RETAINAGE:

a. 5% of completed work \$ 27,973.39

b. Retainage released to date \$ 27,973.29

c. Net retainage held to date \$ 0.10

6. TOTAL EARNED LESS RETAINAGE \$ 559,467.70
(Line 4 less Line 5 Total)

7. LESS PREVIOUS PAYMENTS \$ 531,494.41
(Line 6 from prior Application)

8. CURRENT PAYMENT DUE \$ 27,973.29

9. BALANCE TO FINISH, INCL. RETAINAGE \$ 12,956.10
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITION	DEDUCTIONS
Total changes approved in previous months by owner	31,948.80	
Total approved this month		
TOTALS	31,948.80	-
NET CHANGES by Change Order		31,948.80

78% CDD Eligible
\$21,819.17

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents and that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Hughes Brothers Construction, Inc.

By: [Signature] Date: 12/23/24
Project Manager

State of : FLORIDA
County of : SUMTER
Subscribed and sworn to before me
this 23 day of December 2024



Lacey Martin
Comm.: HH 565846
Expires: Jun. 26, 2028
Notary Public - State of Florida

Notary Public : Lacey Martin
My Commission expires : 6/26/28

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief, the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

AMOUNT CERTIFIED _____ Date: _____
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this

application and on the Continuation Sheet that are changed to conform to the amount certified.)
Engineer : _____
By: _____ Date: _____

SCHEDULE OF VALUES

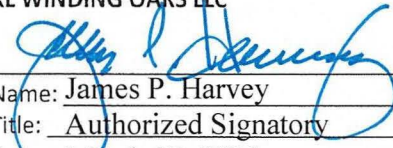
ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
	GENERAL CONDITIONS											
1000	Mobilization	1.00	LS	\$ 4,500.00	\$ 4,500.00	1	\$ 4,500.00	0	\$ -	1	\$ 4,500.00	100.00%
1010	Survey Layout	1.00	LS	\$ 18,000.00	\$ 18,000.00	1	\$ 18,000.00	0.000	\$ -	1	\$ 18,000.00	100.00%
1030	NPDES Monitoring	1.00	LS	\$ 7,500.00	\$ 7,500.00	0.75	\$ 5,625.00	0	\$ -	0.75	\$ 5,625.00	75.00%
1040	Silt Fence	10,635.00	LF	\$ 2.00	\$ 21,270.00	10635	\$ 21,270.00	0	\$ -	10635	\$ 21,270.00	100.00%
1050	Tree Protection	1.00	LS	\$ 48,000.00	\$ 48,000.00	1	\$ 48,000.00	0	\$ -	1	\$ 48,000.00	100.00%
1070	Construction Entrance	1.00	EA	\$ 5,400.00	\$ 5,400.00	1	\$ 5,400.00	0	\$ -	1	\$ 5,400.00	100.00%
1090	TOTAL GENERAL CONDITIONS				\$ 104,670.00		\$ 102,795.00		\$ -		\$ 102,795.00	
	EARTHWORK											
1100	Demolition	1.00	LS	\$ 210,355.00	\$ 210,355.00	0.969	\$ 203,834.00	0	\$ -	0.969	\$ 203,834.00	96.90%
1110	Clearing & Grubbing	135.00	AC	\$ 1,670.00	\$ 225,450.00	135	\$ 225,450.00	0	\$ -	135	\$ 225,450.00	100.00%
1190	TOTAL EARTHWORK				\$ 435,805.00		\$ 429,284.00		\$ -		\$ 429,284.00	
	TOTAL WINDING OAKS PH 3				\$ 540,475.00		\$ 532,079.00		\$ -		\$ 532,079.00	
	CHANGE ORDERS											
	CHANGE ORDER #1											
	GENERAL CONDITIONS											
New	4" Well #1 Abandonment	1.00	LS	\$ 2,400.00	\$ 2,400.00	0	\$ -	0	\$ -	0	\$ -	0.00%
New	4" Well #2 Abandonment	1.00	LS	\$ 2,160.00	\$ 2,160.00	0	\$ -	0	\$ -	0	\$ -	0.00%
New	Asbestos Inspection	1.00	LS	\$ 1,962.00	\$ 1,962.00	1	\$ 1,962.00	0	\$ -	1	\$ 1,962.00	100.00%
New	Grid Digging 349 Excavator w/ GPS w/ Operator	40.00	HR	\$ 467.79	\$ 18,711.60	40	\$ 18,711.60	0	\$ -	40	\$ 18,711.60	100.00%
New	Grid Digging 930K Loader w/ Operator	40.00	HR	\$ 167.88	\$ 6,715.20	40	\$ 6,715.20	0	\$ -	40	\$ 6,715.20	100.00%
	TOTAL CHANGE ORDER #1				\$ 31,948.80		\$ 27,388.80		\$ -		\$ 27,388.80	
	TOTAL CHANGE ORDERS				\$ 31,948.80		\$ 27,388.80		\$ -		\$ 27,388.80	
	GRAND TOTAL WINDING OAKS PH 3				\$ 572,423.80		\$ 559,467.80		\$ -		\$ 559,467.80	

ACQUISITION CERTIFICATE FOR PARTIAL PROGRESS PAYMENT
[WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") – PHASE 4 MASS GRADING &
PHASE 4A INFRASTRUCTURE PROJECT]

Payment Application #5 (together, "Pay Application")	Total Pay Application Amount: \$1,509,132.62	CDD Eligible Amount: \$1,442,450.72
Developer: KL Winding Oaks LLC ("Developer")	Contractor: Hughes Brothers Construction Inc. ("Contractor")	
Site CDD Work Contract: <i>Contractor Agreement</i> , dated July 16, 2024 ("Contract")	Engineer's Report: <i>Engineer's Report</i> , dated May 2024, as may be supplemented from time to time (together, "Engineer's Report")	

DEVELOPER CERTIFICATION - For good and valuable consideration, the undersigned has executed this certificate for and on behalf of the Developer and for the purpose of the District acquiring the "CDD Work" described in the Pay Application attached as **Exhibit A**, and in the CDD Eligible Amount set forth above. By executing this certificate, the Developer certifies that: (1) the Developer is the developer of certain lands within District; (2) the Contract includes various improvements, including but not limited to the CDD Work that is part of the "Project" as defined in the Engineer's Report ("CDD Improvements"); (3) any private improvements (if any) under the Contract have been excluded from the CDD Eligible Amount; (4) the Developer agrees to cause all CDD Improvements under the Contract to be completed in a manner consistent with the Contract (regardless of whether the District has sufficient money to reimburse the full cost of the CDD Improvements) and to ensure that no liens are placed on the CDD Improvements; (5) upon completion of all CDD Improvements, the Developer shall transfer by final bill of sale to the District all such CDD Improvements, and shall transfer to the District any permits or similar approvals, as well as any related work product, necessary for the operation of the Project, and shall provide all maintenance bonds or other forms of security in connection with the turnover of any portions of the CDD Improvements to a local general purpose unit of government; (6) the Developer has paid all amounts due under the Pay Application and desires for the District to acquire the CDD Work, as further evidenced by the contractor partial release attached hereto as **Exhibit B**; (7) no money is currently owed to any contractors or subcontractors for any CDD Work performed under the Contract; and (8) no party is in default under the Contract. The Developer acknowledges that the District intends to rely on this certification for purposes of acquiring the CDD Work identified in **Exhibit A**, and funding such CDD Work subject to the terms of that certain *Acquisition Agreement*, between the District and the Developer and dated _____, 2024.

KL WINDING OAKS LLC


Name: James P. Harvey

Title: Authorized Signatory

Date: March 17, 2025

DISTRICT ENGINEER CERTIFICATION - For good and valuable consideration, the undersigned has executed this certificate for and on behalf of the District Engineer and for the benefit of the District as of the date set forth below. By executing this certificate, the District Engineer certifies that to the best of Engineer's knowledge and belief: (1) the CDD Work – and specifically the CDD Eligible Amount set forth above – is within the scope of the Engineer's Report and specifically benefits the applicable property within the District; (2) based on Engineer's observations, the CDD Work was conducted in general conformance with the design specifications, and the District Engineer is not aware of any defects in the CDD Work, notwithstanding the foregoing, the District Engineer does not guarantee contractor's performance and assumes no responsibility for contractor's failure to perform in accordance with the Contract; (3) the cost of the CDD Work in the amount of the CDD Eligible Amount ("CDD Costs") is equal to or less than what was actually paid by the Developer for the CDD Work or the reasonable fair market value of the CDD Work, notwithstanding the foregoing, because the District Engineer does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or market conditions, any opinions rendered as to CDD Costs, are made on the basis of District Engineer's experience and its judgment as an experienced and qualified professional, familiar with the industry; (4) all known plans, permits and specifications necessary for the operation and maintenance of the CDD Work, upon completion, have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities; and (5) it is appropriate at this time for the District to acquire the CDD Work. The District Engineer acknowledges that the District intends to rely on this certification for purposes of acquiring the CDD Work.

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

KIMLEY-HORN AND ASSOCIATES, INC.



Stewart L. Hill, P.E.

Florida Registration #79410

Registry #35106

Kimley-Horn and Associates, Inc.

1700 SE 17th Street, Suite 200

Ocala, Florida 34471

Date: 3/10/2025

Exhibit A: Payment Applications, with District Items Identified
Exhibit B: Contractor Partial Release for Payment Applications

BILL OF SALE FOR PARTIAL PROGRESS PAYMENT
[WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT – PHASE 4 MASS GRADING &
PHASE 4A INFRASTRUCTURE PROJECT]

Payment Application #5
(together, "Pay Application")

Total Pay Application Amount:
\$1,509,132.62

CDD Eligible Amount:
\$1,442,450.72

Contractor: Hughes Brothers Construction Inc.
(**"Contractor"**)

Site Work Contract: *Contractor Agreement*,
dated July 16, 2024 (**"Contract"**)

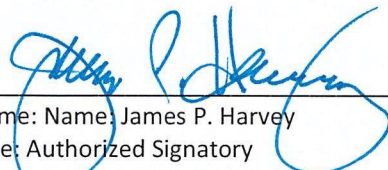
THIS BILL OF SALE is made to be effective as of the 17th day of March, 2025, by and between **KL Winding Oaks LLC**, a Delaware limited liability company (**"Grantor"**), whose address is c/o: 105 NE 1st Street, Delray Beach, FL 33444 and **Winding Oaks Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (**"District"** or **"Grantee"**) whose address is c/o: 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, in and to the work (together, **"Property"**) as described in **Exhibit A** to have and to hold for Grantee's own use and benefit forever. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

WHEREFORE, the foregoing Bill of Sale is hereby executed and delivered on the date below.

Signed, sealed and delivered by:

KL WINDING OAKS LLC



Name: James P. Harvey
Title: Authorized Signatory
Date: March 17, 2025

Exhibit A: Pay Applications, with District Items Identified

CONDITIONAL WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of \$ 1,509,132.62

hereby waives and releases its lien and right to claim for labor, services, or materials

furnished through December 31st, 2024,

to KL Winding Oaks LLC,

on the job of Winding Oaks Phase 4 Mass Grading with 4A Infrastructure,

to the following property:

Winding Oaks Phase 4 Mass Grading with 4A Infrastructure Parcel No: 35512-001-00 & 35512-001-01
Section 9 Twp 16S Rg 21E As Recorded in OR Book 8380 Pages 313-320 Is Herein Incorporated By this
Reference (See Attached Legal) Marion Co FL

This waiver and release does not cover any retention of labor, services, or materials furnished after the
date specified.

Dated on: December 23, 2024.

Lienor: Hughes Brothers Construction, Inc.

Address: 948 Walker Rd Wildwood, FL 34785

By: _____

Name: Chad Hughes

Title: President

STATE OF Florida

COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 23rd day of
December 2024 by Chad Hughes, president of
HBC, Inc., on behalf of the corporation. He (she) is ☒ personally known to me
or ☐ has produced _____ as identification.

(NOTARY SEAL)



Lacey Martin
Comm.: HH 565846
Expires: Jun. 26, 2028
Notary Public - State of Florida

Lacey Martin
Notary Public Signature

(Name typed, printed or stamped)

My Commission Expires: 6/26/28

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
KL Winding Oaks LLC
14025 Riveredge Drive, Suite 175
Tampa, FL 33637

PROJECT:
WINDING OAKS PH 4 MG W/ 4A INFRASTRUCTURE
2024-091-3
KOLTER PO #: 3103

APPLICATION NO.: 5
APPLICATION DATE: 12/23/2024
PAY PERIOD: 12/1/24 - 12/31/24
CONTRACT DATE: 7/16/2024

DISTRIBUTION TO:
☒ OWNER
☒ ENGINEER
☐ CONTRACTOR

FROM CONTRACTOR:
Hughes Brothers Construction, Inc.
948 Walker Rd.
Wildwood, Florida 34785
352-399-6829

VIA ENGINEER:
Kimley Horn & Associates, Inc.
1700 SE 17th Street, Suite 200
Ocala, FL 34471
352-438-3000

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the contract.
Continuation sheets, as applicable, are attached.

1. ORIGINAL CONTRACT SUM		\$ 7,150,827.75
2. Net change by Change Orders (3 Total to Date)		\$ 1,352,519.90
3. Contract Sum To Date (Line 1+2)		\$ 8,503,347.65
4. TOTAL COMPLETED AND STORED TO DATE (Column G on individual sheets)		\$ 4,406,019.14
5. RETAINAGE:		
a. 5% of completed work		\$ 220,300.96
b. Retainage released to date		\$ -
c. Net retainage held to date		\$ 220,300.96
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		\$ 4,185,718.18
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)		\$ 2,676,585.56
8. CURRENT PAYMENT DUE		\$ 1,509,132.62
9. BALANCE TO FINISH, INCL. RETAINAGE (Line 3 less Line 6)	\$ 4,317,629.47	

CHANGE ORDER SUMMARY	ADDITION	DEDUCTIONS
Total changes approved in previous months by owner	1,124,209.30	
Total approved this month	228,310.60	
TOTALS	1,352,519.90	-
NET CHANGES by Change Order		1,352,519.90

CDD Eligible Amount
less retainage
\$1,442,450.72

The undersigned Contractor certifies that to the best of the Contractors knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents and that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Hughes Brothers Construction, Inc.

By: [Signature] Date: 12/23/24
Project Manager

State of : FLORIDA
County of : SUMTER
Subscribed and sworn to before me
this 23 day of December 2024



Lacey Martin
Comm.: HH 565846
Expires: Jun. 26, 2028
Notary Public - State of Florida

Notary Public : [Signature]
My Commission expires : 6/26/28

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief, the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.
AMOUNT CERTIFIED _____ Date: _____
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this

application and on the Continuation Sheet that are changed to conform to the amount certified.)

Engineer : _____
By: _____ Date: _____

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
	GENERAL CONDITIONS											
1000	Mobilization	1.00	LS	\$ 14,500.00	\$ 14,500.00	0.35	\$ 5,075.00	0.15	\$ 2,175.00	0.5	\$ 7,250.00	50.00%
1010	Survey Layout	1.00	LS	\$ 90,000.00	\$ 90,000.00	0.1836	\$ 16,525.80	0.276	\$ 24,840.00	0.45962	\$ 41,365.80	45.96%
1020	As-Builts	1.00	LS	\$ 36,000.00	\$ 36,000.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1030	NPDES Monitoring	1.00	LS	\$ 14,400.00	\$ 14,400.00	0.32	\$ 4,608.00	0.06	\$ 864.00	0.38	\$ 5,472.00	38.00%
1040	Silt Fence	9,630.00	LF	\$ 2.00	\$ 19,260.00	9630	\$ 19,260.00	0	\$ -	9630	\$ 19,260.00	100.00%
1050	Tree Protection	2,740.00	LF	\$ 9.00	\$ 24,660.00	2740	\$ 24,660.00	0	\$ -	2740	\$ 24,660.00	100.00%
1060	Inlet Protection	50.00	EA	\$ 135.00	\$ 6,750.00	3	\$ 405.00	9	\$ 1,215.00	12	\$ 1,620.00	24.00%
1070	Construction Entrance	2.00	EA	\$ 5,400.00	\$ 10,800.00	2	\$ 10,800.00	0	\$ -	2	\$ 10,800.00	100.00%
1090	TOTAL GENERAL CONDITIONS				\$ 216,370.00		\$ 81,333.80		\$ 29,094.00		\$ 110,427.80	
	EARTHWORK											
1100	Demolition	1.00	LS	\$ 248,165.00	\$ 248,165.00	0.902	\$ 223,844.83	0.049	\$ 12,160.09	0.951	\$ 236,004.92	95.10%
1110	Clearing & Grubbing	93.00	AC	\$ 1,670.00	\$ 155,310.00	93	\$ 155,310.00	0	\$ -	93	\$ 155,310.00	100.00%
1120	Site Excavation (Cut/Fill/Balance)	282,105.00	CY	\$ 3.55	\$ 1,001,472.75	224393	\$ 796,595.15	57712	\$ 204,877.60	282105	\$ 1,001,472.75	100.00%
1140	Fine Grade ROW	14,745.00	SY	\$ 0.70	\$ 10,321.50	0	\$ -	0	\$ -	0	\$ -	0.00%
1150	Fine Grade Disturbed Areas	46,600.00	SY	\$ 0.70	\$ 32,620.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1160	Fine Grade Lots	84,415.00	SY	\$ 0.70	\$ 59,090.50	0	\$ -	0	\$ -	0	\$ -	0.00%
1170	Fine Grade DRA	24,010.00	SY	\$ 0.75	\$ 18,007.50	0	\$ -	0	\$ -	0	\$ -	0.00%
1180	Fine Grade Slopes & Swales	22,010.00	SY	\$ 0.75	\$ 16,507.50	0	\$ -	0	\$ -	0	\$ -	0.00%
1190	TOTAL EARTHWORK				\$ 1,541,494.75		\$ 1,175,749.98		\$ 217,037.69		\$ 1,392,787.67	
	GRASSING											
1200	Sod ROW	14,745.00	SY	\$ 3.90	\$ 57,505.50	0	\$ -	0	\$ -	0	\$ -	0.00%
1210	Sod DRA Sideslopes, Slopes & Swales	102,745.00	SY	\$ 3.90	\$ 400,705.50	0	\$ -	0	\$ -	0	\$ -	0.00%
1220	Seed Lots and Disturbed Areas	131,015.00	SY	\$ 0.40	\$ 52,406.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1230	TOTAL GRASSING				\$ 510,617.00		\$ -		\$ -		\$ -	
	ROADWAY											
1240	1.5" SP-9.5 Asphalt	13,565.00	SY	\$ 16.65	\$ 225,857.25	0	\$ -	0	\$ -	0	\$ -	0.00%
1270	8" Limerock Base	13,565.00	SY	\$ 19.80	\$ 268,587.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1280	12" Stabilized Subgrade	17,635.00	SY	\$ 9.55	\$ 168,414.25	0	\$ -	0	\$ -	0	\$ -	0.00%
1290	ADA Handicap Ramp	18.00	EA	\$ 1,500.00	\$ 27,000.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1300	Type A Curb	370.00	LF	\$ 24.05	\$ 8,898.50	0	\$ -	0	\$ -	0	\$ -	0.00%
1310	Type A Curb Handwork	300.00	LF	\$ 42.00	\$ 12,600.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1320	Type F Curb	1,480.00	LF	\$ 26.25	\$ 38,850.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1330	Type D Curb	460.00	LF	\$ 22.65	\$ 10,419.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1340	Type D Curb Handwork	115.00	LF	\$ 42.00	\$ 4,830.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1350	Miami Curb	9,210.00	LF	\$ 23.40	\$ 215,514.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1370	Sidewalk	11,855.00	SF	\$ 8.30	\$ 98,396.50	0	\$ -	0	\$ -	0	\$ -	0.00%
1380	Pavers	3,000.00	SF	\$ 11.25	\$ 33,750.00	0	\$ -	0	\$ -	0	\$ -	0.00%

CDD Eligible
\$20,365.80

CDD Eligible
\$155,574.41

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
1390	Signage & Striping	1.00	LS	\$ 21,600.00	\$ 21,600.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1400	TOTAL ROADWAY				\$ 1,134,716.50		\$ -		\$ -		\$ -	
	RETAINING WALL											
1410	Retaining Wall	12,635.00	SF	\$ 33.10	\$ 418,218.50	0	\$ -	0	\$ -	0	\$ -	0.00%
1420	Handrails	3,515.00	LF	\$ 62.05	\$ 218,105.75	0	\$ -	0	\$ -	0	\$ -	0.00%
1430	TOTAL RETAINING WALL				\$ 636,324.25		\$ -		\$ -		\$ -	
	STORM											
1440	Connect to Existing	1.00	EA	\$ 2,110.00	\$ 2,110.00	1	\$ 2,110.00	0	\$ -	1	\$ 2,110.00	100.00%
1450	18" RCP	595.00	LF	\$ 59.85	\$ 35,610.75	0	\$ -	595	\$ 35,610.75	595	\$ 35,610.75	100.00%
1460	24" RCP	740.00	LF	\$ 80.95	\$ 59,903.00	150	\$ 12,142.50	590	\$ 47,760.50	740	\$ 59,903.00	100.00%
1470	30" RCP	600.00	LF	\$ 104.25	\$ 62,550.00	28	\$ 2,919.00	572	\$ 59,631.00	600	\$ 62,550.00	100.00%
1480	36" RCP	40.00	LF	\$ 134.35	\$ 5,374.00	40	\$ 5,374.00	0	\$ -	40	\$ 5,374.00	100.00%
1490	18" HP	2,710.00	LF	\$ 52.55	\$ 142,410.50	0	\$ -	2710	\$ 142,410.50	2710	\$ 142,410.50	100.00%
1500	24" HP	1,460.00	LF	\$ 76.10	\$ 111,106.00	0	\$ -	1460	\$ 111,106.00	1460	\$ 111,106.00	100.00%
1510	30" HP	360.00	LF	\$ 109.55	\$ 39,438.00	0	\$ -	360	\$ 39,438.00	360	\$ 39,438.00	100.00%
1520	36" HP	540.00	LF	\$ 123.85	\$ 66,879.00	325	\$ 40,251.25	215	\$ 26,627.75	540	\$ 66,879.00	100.00%
1530	42" HP	240.00	LF	\$ 166.10	\$ 39,864.00	0	\$ -	240	\$ 39,864.00	240	\$ 39,864.00	100.00%
1540	18" MES	7.00	EA	\$ 1,315.00	\$ 9,205.00	0	\$ -	7	\$ 9,205.00	7	\$ 9,205.00	100.00%
1550	24" MES	8.00	EA	\$ 1,460.00	\$ 11,680.00	2	\$ 2,920.00	6	\$ 8,760.00	8	\$ 11,680.00	100.00%
1560	30" MES	5.00	EA	\$ 2,330.00	\$ 11,650.00	2	\$ 4,660.00	3	\$ 6,990.00	5	\$ 11,650.00	100.00%
1570	36" MES	1.00	EA	\$ 2,735.00	\$ 2,735.00	1	\$ 2,735.00	0	\$ -	1	\$ 2,735.00	100.00%
1580	Type P-6 Curb Inlet	8.00	EA	\$ 7,430.00	\$ 59,440.00	0.837	\$ 6,218.91	2.7	\$ 20,061.00	3.537	\$ 26,279.91	44.21%
1590	Type VGI-4' ID Inlet	32.00	EA	\$ 4,945.00	\$ 158,240.00	0	\$ -	25.53	\$ 126,245.85	25.53	\$ 126,245.85	79.78%
1600	Type VGI-5' ID Inlet	6.00	EA	\$ 6,770.00	\$ 40,620.00	0	\$ -	5.11	\$ 34,594.70	5.11	\$ 34,594.70	85.17%
1610	Type VGI-5X5' ID Inlet	1.00	EA	\$ 8,235.00	\$ 8,235.00	0	\$ -	0.88	\$ 7,246.80	0.88	\$ 7,246.80	88.00%
1620	Type VGI-6' ID Inlet	1.00	EA	\$ 9,945.00	\$ 9,945.00	0	\$ -	0.9	\$ 8,950.50	0.9	\$ 8,950.50	90.00%
1630	Type VGI-7' ID Inlet	1.00	EA	\$ 11,935.00	\$ 11,935.00	0	\$ -	0.92	\$ 10,980.20	0.92	\$ 10,980.20	92.00%
1640	Type C Inlet	1.00	EA	\$ 4,275.00	\$ 4,275.00	0	\$ -	1	\$ 4,275.00	1	\$ 4,275.00	100.00%
1660	Type P Manhole	8.00	EA	\$ 3,825.00	\$ 30,600.00	0	\$ -	7.2	\$ 27,540.00	7.2	\$ 27,540.00	90.00%
1670	Type J Manhole	4.00	EA	\$ 7,175.00	\$ 28,700.00	2.7	\$ 19,372.50	0.9	\$ 6,457.50	3.6	\$ 25,830.00	90.00%
1690	Rip Rap	235.00	SY	\$ 90.00	\$ 21,150.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1700	Testing	7,285.00	LF	\$ 5.50	\$ 40,067.50	0	\$ -	0	\$ -	0	\$ -	0.00%
1710	TOTAL STORM				\$ 1,013,722.75		\$ 98,703.16		\$ 773,755.05		\$ 872,458.21	
	SEWER											
1720	8" PVC Sewer Main (0-6')	180.00	LF	\$ 41.75	\$ 7,515.00	48	\$ 2,004.00	132	\$ 5,511.00	180	\$ 7,515.00	100.00%
1730	8" PVC Sewer Main (6-8')	865.00	LF	\$ 44.75	\$ 38,708.75	195	\$ 8,726.25	670	\$ 29,982.50	865	\$ 38,708.75	100.00%
1740	8" PVC Sewer Main (8-10')	1,285.00	LF	\$ 48.85	\$ 62,772.25	560	\$ 27,356.00	725	\$ 35,416.25	1285	\$ 62,772.25	100.00%
1750	8" PVC Sewer Main (10-12')	680.00	LF	\$ 54.55	\$ 37,094.00	380	\$ 20,729.00	300	\$ 16,365.00	680	\$ 37,094.00	100.00%

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
1760	8" PVC Sewer Main (12-14')	980.00	LF	\$ 64.55	\$ 63,259.00	398	\$ 25,690.90	582	\$ 37,568.10	980	\$ 63,259.00	100.00%
1770	8" PVC Sewer Main (14-16')	1,120.00	LF	\$ 74.25	\$ 83,160.00	618	\$ 45,886.50	502	\$ 37,273.50	1120	\$ 83,160.00	100.00%
1780	8" PVC Sewer Main (16-18')	620.00	LF	\$ 90.95	\$ 56,389.00	0	\$ -	620	\$ 56,389.00	620	\$ 56,389.00	100.00%
1790	8" PVC Sewer Main (18-20')	340.00	LF	\$ 99.85	\$ 33,949.00	300	\$ 29,955.00	40	\$ 3,994.00	340	\$ 33,949.00	100.00%
1800	10" PVC Sewer Main (16-18')	50.00	LF	\$ 102.00	\$ 5,100.00	50	\$ 5,100.00	0	\$ -	50	\$ 5,100.00	100.00%
1810	Sanitary Manhole (0-6')	4.00	EA	\$ 4,825.00	\$ 19,300.00	0.9	\$ 4,342.50	2.7	\$ 13,027.50	3.6	\$ 17,370.00	90.00%
1820	Sanitary Manhole (6-8')	2.00	EA	\$ 5,685.00	\$ 11,370.00	0.9	\$ 5,116.50	0.9	\$ 5,116.50	1.8	\$ 10,233.00	90.00%
1830	Sanitary Manhole (8-10')	4.00	EA	\$ 6,455.00	\$ 25,820.00	0.9	\$ 5,809.50	2.7	\$ 17,428.50	3.6	\$ 23,238.00	90.00%
1840	Sanitary Manhole (10-12')	3.00	EA	\$ 7,720.00	\$ 23,160.00	1.8	\$ 13,896.00	0.9	\$ 6,948.00	2.7	\$ 20,844.00	90.00%
1850	Sanitary Manhole (12-14')	4.00	EA	\$ 11,245.00	\$ 44,980.00	1.8	\$ 20,241.00	1.8	\$ 20,241.00	3.6	\$ 40,482.00	90.00%
1860	Sanitary Manhole (14-16')	2.00	EA	\$ 13,005.00	\$ 26,010.00	0.9	\$ 11,704.50	0.9	\$ 11,704.50	1.8	\$ 23,409.00	90.00%
1870	Sanitary Manhole (16-18')	1.00	EA	\$ 14,975.00	\$ 14,975.00	0	\$ -	0.9	\$ 13,477.50	0.9	\$ 13,477.50	90.00%
1880	Sanitary Manhole (20-22')	1.00	EA	\$ 18,425.00	\$ 18,425.00	0	\$ -	0.9	\$ 16,582.50	0.9	\$ 16,582.50	90.00%
1890	Sanitary Manhole (14-16') - Lined	1.00	EA	\$ 23,495.00	\$ 23,495.00	0.9	\$ 21,145.50	0	\$ -	0.9	\$ 21,145.50	90.00%
1900	Sanitary Manhole (16-18') - Lined	2.00	EA	\$ 24,525.00	\$ 49,050.00	1.8	\$ 44,145.00	0	\$ -	1.8	\$ 44,145.00	90.00%
1910	Single Service Connection	172.00	EA	\$ 1,435.00	\$ 246,820.00	0	\$ -	50	\$ 71,750.00	50	\$ 71,750.00	29.07%
1920	Testing	6,120.00	LF	\$ 5.50	\$ 33,660.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1930	TOTAL SEWER				\$ 925,012.00		\$ 291,848.15		\$ 398,775.35		\$ 690,623.50	
	LIFT STATION											
1940	Lift Station Package	1.00	LS	\$ 500,530.00	\$ 500,530.00	0.16	\$ 80,084.80	0	\$ -	0.16	\$ 80,084.80	16.00%
1950	TOTAL LIFT STATION				\$ 500,530.00		\$ 80,084.80		\$ -		\$ 80,084.80	
	FORCEMAIN											
1960	Connect to Existing	1.00	EA	\$ 1,685.00	\$ 1,685.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1970	6" PVC Forcemain	1,460.00	LF	\$ 31.95	\$ 46,647.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1980	6" Plug Valve	1.00	EA	\$ 2,651.00	\$ 2,651.00	0	\$ -	0	\$ -	0	\$ -	0.00%
1990	Fittings	1.00	LS	\$ 15,975.00	\$ 15,975.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2000	Testing	1,460.00	LF	\$ 2.00	\$ 2,920.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2010	TOTAL FORCEMAIN				\$ 69,878.00		\$ -		\$ -		\$ -	
	WATERMAIN											
2020	Connect to Existing	1.00	EA	\$ 2,205.00	\$ 2,205.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2030	8" PVC Watermain	5,175.00	LF	\$ 44.90	\$ 232,357.50	0	\$ -	0	\$ -	0	\$ -	0.00%
2040	12" PVC Watermain	450.00	LF	\$ 76.75	\$ 34,537.50	0	\$ -	0	\$ -	0	\$ -	0.00%
2050	8" Gate Valve	23.00	EA	\$ 2,640.00	\$ 60,720.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2060	12" Gate Valve	2.00	EA	\$ 4,625.00	\$ 9,250.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2070	Fittings	1.00	LS	\$ 41,140.00	\$ 41,140.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2080	Fire Hydrant Assembly	11.00	EA	\$ 7,375.00	\$ 81,125.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2090	Single Service Connection	8.00	EA	\$ 1,180.00	\$ 9,440.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2100	Double Service Connection	58.00	EA	\$ 1,520.00	\$ 88,160.00	0	\$ -	0	\$ -	0	\$ -	0.00%

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
2110	Lift Station Water Service	1.00	EA	\$ 2,365.00	\$ 2,365.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2120	Sample Points	5.00	EA	\$ 885.00	\$ 4,425.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2140	Temporary Jumper Assembly	1.00	EA	\$ 2,270.00	\$ 2,270.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2145	Temp Blow-Off Assy	4.00	EA	\$ 2,495.00	\$ 9,980.00	0	\$ -	0	\$ -	0	\$ -	0.00%
2150	Testing	5,625.00	LF	\$ 4.30	\$ 24,187.50	0	\$ -	0	\$ -	0	\$ -	0.00%
2160	TOTAL WATERMAIN				\$ 602,162.50		\$ -		\$ -		\$ -	
	TOTAL WINDING OAKS PH 4A				\$ 7,150,827.75		\$ 1,727,719.89		\$ 1,418,662.09		\$ 3,146,381.98	
	CHANGE ORDERS											
	CHANGE ORDER #1											
	GENERAL CONDITIONS											
New	6" Well #4 Abandonment	1.00	LS	\$ 5,462.50	\$ 5,462.50	0	\$ -	0	\$ -	0	\$ -	0.00%
New	Asbestos Inspection & Abatement	1.00	LS	\$ 16,254.00	\$ 16,254.00	1	\$ 16,254.00	0	\$ -	1	\$ 16,254.00	100.00%
New	Grid Digging Mobilization	1.00	LS	\$ 2,000.00	\$ 2,000.00	1	\$ 2,000.00	0	\$ -	1	\$ 2,000.00	100.00%
New	Grid Digging 349 Excavator w/ GPS w/ Operator	40.00	HR	\$ 467.79	\$ 18,711.60	40	\$ 18,711.60	0	\$ -	40	\$ 18,711.60	100.00%
New	Grid Digging 930K Loader w/ Operator	40.00	HR	\$ 167.88	\$ 6,715.20	40	\$ 6,715.20	0	\$ -	40	\$ 6,715.20	100.00%
	TOTAL CHANGE ORDER #1				\$ 49,143.30		\$ 43,680.80		\$ -		\$ 43,680.80	
	CHANGE ORDER #2											
	GENERAL CONDITIONS											
New	6" Well #5 Abandonment	1.00	LS	\$ 8,220.00	\$ 8,220.00	0	\$ -	0	\$ -	0	\$ -	0.00%
	SUBTOTAL GENERAL CONDITIONS				\$ 8,220.00		\$ -		\$ -		\$ -	
	ADDITIONAL EARTHWORK ONSITE											
1121	Strip Sand from Clay Areas	102,225.00	CY	\$ 3.55	\$ 362,898.75	77082	\$ 273,641.10	25143	\$ 89,257.65	102225	\$ 362,898.75	100.00%
1122	Additional Clay Excavation	38,105.00	CY	\$ 3.55	\$ 135,272.75	31372	\$ 111,370.60	6733	\$ 23,902.15	38105	\$ 135,272.75	100.00%
1123	Sand Cap Clay Areas	119,990.00	CY	\$ 3.55	\$ 425,964.50	55615	\$ 197,433.25	64375	\$ 228,531.25	119990	\$ 425,964.50	100.00%
	SUBTOTAL ADDITIONAL EARTHWORK ONSITE				\$ 924,136.00		\$ 582,444.95		\$ 341,691.05		\$ 924,136.00	
	ADDITIONAL EARTHWORK POND DRA (4-01 / 4-02 / 4-03)											
1124	Strip Sand from Pond DRA (4-01 / 4-02 / 4-03)	7,960.00	CY	\$ 3.55	\$ 28,258.00	7960	\$ 28,258.00	0	\$ -	7960	\$ 28,258.00	100.00%
1125	Additional Clay Excavation Pond DRA (4-01 / 4-02 / 4-03)	10,430.00	CY	\$ 3.55	\$ 37,026.50	10430	\$ 37,026.50	0	\$ -	10430	\$ 37,026.50	100.00%
1126	Sand Cap Pond DRA (4-01 / 4-02 / 4-03)	21,810.00	CY	\$ 3.55	\$ 77,425.50	21810	\$ 77,425.50	0	\$ -	21810	\$ 77,425.50	100.00%
	SUBTOTAL ADDITIONAL EARTHWORK POND DRA (4-01 / 4-02 / 4-03)				\$ 142,710.00		\$ 142,710.00		\$ -		\$ 142,710.00	
	TOTAL CHANGE ORDER #2				\$ 1,075,066.00		\$ 725,154.95		\$ 341,691.05		\$ 1,066,846.00	
	CHANGE ORDER #3											
	EARTHWORK											

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total % Complete
						Qty	Amount	Qty	Amount	Qty	Amount	
1150	Fine Grade Disturbed Areas - 4B & 4C	13,370.00	SY	\$ 0.70	\$ 9,359.00	0	\$ -	9359	\$ 6,551.30	9359	\$ 6,551.30	70.00%
1160	Fine Grade Lots - 4B & 4C	133,420.00	SY	\$ 0.70	\$ 93,394.00	0	\$ -	93394	\$ 65,375.80	93394	\$ 65,375.80	70.00%
	SUBTOTAL EARTHWORK				\$ 102,753.00		\$ -		\$ 71,927.10		\$ 71,927.10	
	GRASSING											
1220	Seed Lots and Disturbed Areas - 4B & 4C	146,790.00	SY	\$ 0.40	\$ 58,716.00	0	\$ -	0	\$ -	0	\$ -	0.00%
	SUBTOTAL GRASSING				\$ 58,716.00		\$ -		\$ -		\$ -	
	MISCELLANEOUS											
	CONDUIT CROSSINGS											
New	Survey Layout & As-BUILTS	1.00	LS	\$ 8,900.00	\$ 8,900.00	0	\$ -	0	\$ -	0	\$ -	0.00%
New	2" Irrigation Crossing	80.00	LF	\$ 16.87	\$ 1,349.60	0	\$ -	0	\$ -	0	\$ -	0.00%
New	4" Irrigation Crossing	760.00	LF	\$ 19.96	\$ 15,169.60	0	\$ -	0	\$ -	0	\$ -	0.00%
New	3" OEU Crossing	460.00	LF	\$ 22.00	\$ 10,120.00	0	\$ -	0	\$ -	0	\$ -	0.00%
New	6" OEU Crossing	340.00	LF	\$ 35.23	\$ 11,978.20	0	\$ -	0	\$ -	0	\$ -	0.00%
New	4" Communications Crossing	660.00	LF	\$ 22.47	\$ 14,830.20	0	\$ -	0	\$ -	0	\$ -	0.00%
New	4" Owner Crossing	200.00	LF	\$ 22.47	\$ 4,494.00	0	\$ -	0	\$ -	0	\$ -	0.00%
	SUBTOTAL MISCELLANEOUS				\$ 66,841.60		\$ -		\$ -		\$ -	
	TOTAL CHANGE ORDER #3				\$ 228,310.60		\$ -		\$ 71,927.10		\$ 71,927.10	
	TOTAL CHANGE ORDERS				\$ 1,352,519.90		\$ 768,835.75		\$ 413,618.15		\$ 1,182,453.90	
	STORED MATERIALS											
	Storm Structures (October)	1.00	LS	\$ 188,432.40	\$ 188,432.40	0	\$ -	0	\$ -	0	\$ -	0.00%
	Sanitary Structures (October)	1.00	LS	\$ 145,157.15	\$ 145,157.15	0	\$ -	0	\$ -	0	\$ -	0.00%
	Storm Structures & RCP (November)	1.00	LS	\$ 256,235.84	\$ 256,235.84	1	\$ 256,235.84	-1	\$ (256,235.84)	0	\$ -	0.00%
	Sanitary Structures (November)	1.00	LS	\$ 64,667.00	\$ 64,667.00	1	\$ 64,667.00	-1	\$ (64,667.00)	0	\$ -	0.00%
	Sanitary Material (December)	1.00	LS	\$ 77,183.26	\$ 77,183.26	0	\$ -	1	\$ 77,183.26	1	\$ 77,183.26	100.00%
	TOTAL STORED MATERIALS				\$ 731,675.65		\$ 320,902.84		\$ (243,719.58)		\$ 77,183.26	
	GRAND TOTAL WINDING OAKS PH 4A				\$ 9,235,023.30		\$ 2,817,458.48		\$ 1,588,560.66		\$ 4,406,019.14	

CDD ELIGIBLE AMOUNT
\$ 1,518,369.18

WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025**

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 20,027	\$ -	\$ -	\$ 20,027
Investments				
Reserve	-	350,334	-	350,334
Construction	-	-	1,476,238	1,476,238
Cost of issuance	-	35,617	-	35,617
Interest	-	134,430	-	134,430
Undeposited funds	6,808	-	-	6,808
Due from Landowner	5,451	40	-	5,491
Total assets	<u>32,286</u>	<u>520,421</u>	<u>1,476,238</u>	<u>2,028,945</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 26,450	\$ 40	\$ -	\$ 26,490
Due to Landowner	-	4,062	-	4,062
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>32,450</u>	<u>4,102</u>	<u>-</u>	<u>36,552</u>
DEFERRED INFLOWS OF RESOURCES				
Unearned revenue	5,001	-	-	5,001
Total deferred inflows of resources	<u>5,001</u>	<u>-</u>	<u>-</u>	<u>5,001</u>
Fund balances:				
Restricted for:				
Debt service	-	516,319	-	516,319
Capital projects	-	-	1,476,238	1,476,238
Unassigned	(5,165)	-	-	(5,165)
Total fund balances	<u>(5,165)</u>	<u>516,319</u>	<u>1,476,238</u>	<u>1,987,392</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 32,286</u>	<u>\$520,421</u>	<u>\$1,476,238</u>	<u>\$ 2,028,945</u>

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ 6,808	\$ 29,232	\$ 99,290	29%
Total revenues	<u>6,808</u>	<u>29,232</u>	<u>99,290</u>	29%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	1,310	6,128	25,000	25%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	333	1,000	33%
EMMA software service	-	-	1,500	0%
Trustee*	-	-	5,500	0%
Telephone	16	83	200	42%
Postage	-	11	500	2%
Printing & binding	41	208	500	42%
Legal advertising	-	-	1,750	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,250	5,500	95%
Contingencies/bank charges	86	539	750	72%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>5,536</u>	<u>32,727</u>	<u>99,290</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	1,272	(3,495)	-	
Fund balances - beginning	(6,437)	(1,670)	-	
Fund balances - ending	<u>\$ (5,165)</u>	<u>\$ (5,165)</u>	<u>\$ -</u>	

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,786	\$ 5,126
Total revenues	<u>1,786</u>	<u>5,126</u>
EXPENDITURES		
Cost of issuance	-	150,174
Underwriter's discount	-	100,300
Trustee Fee	-	5,300
Total debt service	<u>-</u>	<u>255,774</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,786	(250,648)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	770,855
Total other financing sources	<u>-</u>	<u>770,855</u>
Net change in fund balances	1,786	520,207
Fund balances - beginning	514,533	(3,888)
Fund balances - ending	<u>\$ 516,319</u>	<u>\$ 516,319</u>

**WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 13,647	\$ 41,013
Total revenues	<u>13,647</u>	<u>41,013</u>
EXPENDITURES		
Construction costs	<u>2,302,613</u>	<u>2,808,920</u>
Total expenditures	<u>2,302,613</u>	<u>2,808,920</u>
Excess/(deficiency) of revenues over/(under) expenditures	(2,288,966)	(2,767,907)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>-</u>	<u>4,244,145</u>
Total other financing sources/(uses)	<u>-</u>	<u>4,244,145</u>
Net change in fund balances	(2,288,966)	1,476,238
Fund balances - beginning	3,765,204	-
Fund balances - ending	<u><u>\$ 1,476,238</u></u>	<u><u>\$ 1,476,238</u></u>

WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Winding Oaks Community Development District held a Regular Meeting on September 9, 2024 at 2:30 p.m., at the Belleview Community Center, 5615 SE 110th Place, Belleview, Florida 34420.

Present were:

William "Bill" Fife	Chair
John Curtis	Vice Chair
Greg Beliveau	Assistant Secretary
Kara Disotell	Assistant Secretary
Pete Williams (via telephone)	Assistant Secretary

Also present:

Ernesto Torres	District Manager
Jere Earlywine (via telephone)	District Counsel
Stewart L. Hill	District Engineer
Steve Sanford (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Torres called the meeting to order at 2:32 p.m. Supervisors Fife, Curtis, Disotell and Beliveau were present. Supervisor Williams attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Supervisors Pete Williams and Greg Beliveau (the following will also be provided in a separate package)

Mr. Torres stated that the Oath of Office was administered to Mr. Pete Williams before the meeting and he received the notarized Oath from Mr. Williams.

Mr. Torres, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Greg Beliveau. Both are familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Ratification of Resolution 2024-02, Electing Certain Officers of the District, and Providing for an Effective Date

Mr. Torres presented Resolution 2024-02. The slate is as follows:

Chair	William Fife
Vice Chair	John Curtis
Secretary	Craig Wrathell
Assistant Secretary	Kara Disotell
Assistant Secretary	Pete Williams
Assistant Secretary	Greg Beliveau
Assistant Secretary	Ernesto Torres
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

No other nominations were made.

On MOTION by Mr. Curtis and seconded by Mr. Fife, with all in favor, Resolution 2024-02, Designating Certain Officers of the District, and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS

Presentation of First Supplemental Engineer's Report

Mr. Hill presented the First Supplemental Engineer's Report dated September 2024. He noted the following:

- Some minor verbiage revisions were requested.
- There will be 254 lots within the Phase 3A and 4A areas.
- Estimated costs provided by the Developer were used for the 4A area and the costs for the 3A area were extrapolated, as well, along with some known off-site improvement costs from the contractor.
- The Estimated Costs includes a notation for some future cost-sharing Agreements that the Developer is working on with the Marion County Public Schools. That affects the two off-site costs listed in the Estimated Costs Table.

On MOTION by Mr. Curtis and seconded by Mr. Fife, with all in favor, the First Supplemental Engineer's Report, in substantial form for the purposes of the bond issuance, was approved.

SIXTH ORDER OF BUSINESS

Presentation of First Supplemental Special Assessment Methodology Report

Mr. Torres reviewed the pertinent information in the First Supplemental Special Assessment Methodology Report dated September 9, 2024. He noted the following:

- The District intends to issue its Special Assessment Bonds, Series 2024 (Assessment Area One) in the estimated principal amount of \$5,040,000 to fund an estimated \$4,115,050.00 in Capital Improvement Plan (CIP) costs.
- The Development Plan for this area anticipates 254 homes of various product types.
- The total cost of the CIP is \$20,205,799.

Mr. Torres reviewed the Tables on Pages 13 through 15.

On MOTION by Mr. Curtis and seconded by Mr. Fife, with all in favor, the First Supplemental Special Assessment Methodology Report dated September 9, 2024, in substantial form, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-35, Authorizing the Issuance of Not Exceeding \$7,000,000 Winding Oaks Community Development District, Special Assessment Bonds, Series 2024 (Assessment Area One) (the "Bonds") to Finance Certain Public Infrastructure Within the District for the Benefit of a Designated Assessment Area Referred to as Assessment Area One; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture and a First Supplemental Trust Indenture; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date

Mr. Sanford presented Resolution 2024-35, known as the Delegation Resolution, which accomplishes the following:

- Authorizes a not-to-exceed amount of \$7,000,000 in special assessment bonds to finance a portion of the improvements for the benefit Assessment Area One.
- Sets forth the parameters by which the bonds can be marketed and actions can be taken without the need for a meeting.

Mr. Sanford stated that, once the bonds are sold, pursuant to the parameters set forth, the Bond Underwriter will provide a Bond Purchase Contract to be executed by the Chair or Vice Chair. Other documents are included as exhibits to the Resolution and will be approved in conjunction with adoption of this Resolution.

On MOTION by Mr. Curtis and seconded by Mr. Fife, with all in favor, Resolution 2024-35, Authorizing the Issuance of Not Exceeding \$7,000,000 Winding Oaks Community Development District, Special Assessment Bonds, Series 2024 (Assessment Area One) (the "Bonds") to Finance Certain Public Infrastructure Within the District for the Benefit of a Designated Assessment Area Referred to as Assessment Area One; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Appointing the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract with Respect to the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Master Trust Indenture and a First Supplemental Trust Indenture; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to do All Things Deemed Necessary in Connection with the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2024-36,
Setting Forth the Specific Terms of the
Winding Oaks Community Development**

District's Special Assessment Bonds, Series 2024; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update This Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Mr. Earlywine presented Resolution 2024-36.

On MOTION by Mr. Curtis and seconded by Mr. Beliveau, with all in favor, Resolution 2024-36, Setting Forth the Specific Terms of the Winding Oaks Community Development District's Special Assessment Bonds, Series 2024; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update This Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Issuer's Counsel Documents

Mr. Earlywine presented the following:

- A. Acquisition Agreement
- B. Completion Agreement
- C. Declaration of Consent
- D. Disclosure of Public Financing
- E. Notice of Special Assessments

F. True Up Agreement

▪ **Collateral Assignment**

This item was an addition to the agenda.

On MOTION by Mr. Curtis and seconded by Ms. Disotell, with all in favor, the Issuer's Counsel Documents, as listed, and the Collateral Assignment, all in substantial form, were approved.

▪ **Monthly Acquisition of Improvements on Interim Basis**

This item was an addition to the agenda.

On MOTION by Mr. Williams and seconded by Mr. Curtis, with all in favor, monthly acquisition of improvements on an interim basis until the project is completed, in an amount not to exceed the amounts set forth in the Engineer's Report, was approved.

TENTH ORDER OF BUSINESS

**Consideration of Goals and Objectives
Reporting [HB7013 - Special Districts
Performance Measures and Standards
Reporting]**

Mr. Torres presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Beliveau and seconded by Mr. Curtis, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

ELEVENTH ORDER OF BUSINESS**Consideration of Response(s) to Request
for Qualifications (RFQ) for Engineering
Services****A. Affidavit of Publication****B. RFQ Package****C. Respondent: Kimley-Horn and Associates, Inc.**

Mr. Torres stated that Kimley-Horn and Associates, Inc. (Kimley-Horn), was the sole respondent to the RFQ for Engineering Services.

Mr. Earlywine stated that the Board can deem Kimley-Horn a qualified respondent and the #1 ranked respondent and proceed with awarding the contract.

D. Competitive Selection Criteria/Ranking**E. Award of Contract**

On MOTION by Mr. Williams and seconded by Mr. Curtis, with all in favor, deeming Kimley-Horn and Associates, Inc., the sole respondent to the RFQ for Engineering Services, as a qualified respondent; deeming Kimley-Horn and Associates, Inc., as the #1 ranked respondent; and authorizing Staff to negotiate and prepare a form of Agreement, was approved.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of July 31, 2024**

On MOTION by Mr. Curtis and seconded by Mr. Beliveau, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.

THIRTEENTH ORDER OF BUSINESS**Approval of July 17, 2024 Public Hearings
and Regular Meeting Minutes**

On MOTION by Ms. Disotell and seconded by Mr. Curtis, with all in favor, the July 17, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS**Staff Reports**

299

300 **A. District Counsel: Kutak Rock LLP**

301 Mr. Earlywine stated that the bond validation hearing was today. The judge entered a
302 judgement and he expects to be able to issue the bonds within the next 35 to 40 days.

303 **B. District Engineer (Interim): Kimley-Horn and Associates, Inc.**

304 There was no report.

305 **C. District Manager: Wrathell, Hunt and Associates, LLC**

- 306 • **NEXT MEETING DATE: December 9, 2024 at 2:30 PM**

- 307 ○ **QUORUM CHECK**

308

309 **FIFTEENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

310

- 311 ▪ **Resignation of Mr. John Curtis from Seat 4 and Appointment of Stephanie Vaughn to**
312 **Seat 4**

313 **This item was an addition to the agenda.**

314 Mr. Curtis resigned from Seat 4.

315 Mr. Fife nominated Ms. Stephanie Vaughn to fill Seat 4. No other nominations were
316 made.

317

318 **On MOTION by Mr. Fife and seconded by Mr. Beliveau, with all in favor, the**
319 **resignation of Mr. John Curtis from Seat 4, was accepted, and the appointment**
320 **of Ms. Stephanie Vaughn to fill Seat 4, was approved.**

321

322

323 **SIXTEENTH ORDER OF BUSINESS****Public Comments**

324

325 No members of the public spoke.

326

327 **SEVENTEENTH ORDER OF BUSINESS****Adjournment**

328

329 **On MOTION by Mr. Fife and seconded by Ms. Disotell, with all in favor, the**
330 **meeting adjourned at 2:52 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

WINDING OAKS
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Bellevue Community Center, 5615 SE 110th Place, Bellevue, Florida 34420</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
December 9, 2024 CANCELED	Regular Meeting	2:30 PM
January 13, 2025 CANCELED	Regular Meeting	2:30 PM
February 10, 2025 CANCELED	Regular Meeting	2:30 PM
March 10, 2025 CANCELED	Regular Meeting	10:00 AM
April 14, 2025	Regular Meeting	2:30 PM
May 12, 2025	Regular Meeting	2:30 PM
June 9, 2025	Regular Meeting	2:30 PM
July 14, 2025	Regular Meeting	2:30 PM
August 11, 2025	Regular Meeting	2:30 PM
September 8, 2025	Regular Meeting	2:30 PM