

**WINDWARD PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**WINDWARD PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1
Definitions of General Fund Expenditures	2

**WINDWARD PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 1/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY2026
REVENUES					
Landowner contribution	98,790	10,005	75,318	85,323	202,040
Total revenues	98,790	10,005	75,318	85,323	202,040
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	8,000	28,000	36,000	48,000
Legal	25,000	122	24,878	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*	2,000	-	2,000	2,000	2,000
EMMA software service	-	-	-	-	2,000
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	67	133	200	200
Postage	500	9	491	500	500
Printing & binding	500	167	333	500	500
Legal advertising	1,750	195	1,555	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,250	-	5,250	6,000
Contingencies/bank charges	750	371	379	750	1,500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	98,790	14,356	72,184	86,540	102,040
Field operations					
Misc. field operations	-	-	-	-	100,000
Total field operations	-	-	-	-	100,000
Total expenditures	98,790	14,356	72,184	86,540	202,040
Excess/(deficiency) of revenues over/(under) expenditures	-	(4,351)	3,134	(1,217)	-
Fund balance - beginning (unaudited)	-	1,217	(3,134)	1,217	-
Fund balance - ending (projected)	-	-	-	-	-
Assigned	-	-	-	-	-
Working capital	-	-	-	-	-
Unassigned	-	(3,134)	-	-	-
Fund balance - ending	\$ -	\$ (3,134)	\$ -	\$ -	\$ -

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**WINDWARD PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording** \$ 48,000

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

Legal 25,000

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

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

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

Arbitrage rebate calculation* 500

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

Dissemination agent* 2,000

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

EMMA software service 2,000

Trustee* 5,500

Telephone 200

Postage 500

Telephone and fax machine.

Printing & binding 500

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Legal advertising 1,750

Letterhead, envelopes, copies, agenda packages

Annual special district fee 175

The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Insurance 6,000

Annual fee paid to the Florida Department of Economic Opportunity.

Contingencies/bank charges 1,500

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance 705

Website ADA compliance 210

Misc. field operations 100,000

Total expenditures \$ 202,040

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