

Windward at Lakewood Ranch Community Development District

3501 Quadrangle Blvd., Ste. 270, Orlando, FL 32817
Phone 407-723-5900; Fax 407-723-5901
www.windwardatlakewoodranchcdd.com

The following is the agenda for the Board of Supervisors Meeting for the **Windward at Lakewood Ranch Community Development District** scheduled to be held **Wednesday, March 9, 2022 at 12:15 p.m. at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240**. The following is the proposed agenda for this meeting.

Call in number: 1-844-621-3956

Passcode: 790 562 990 #

BOARD OF SUPERVISORS' MEETING AGENDA

Administrative Matters

- Call to Order
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*

Business Matters

1. Consideration of the Minutes of the February 9, 2022, Board of Supervisors Meeting
2. Review and Consideration of the Final Phase 2 Supplement Assessment Methodology (*under separate cover*)
3. Consideration of Resolution 2022-08, Special Assessment Bonds for Series 2022 (*under separate cover*)
4. Review and Consideration of the Eco-Logic Services LLC Proposal
5. Ratification of Funding Requests No.101 – No.103
6. Ratification of Payment Authorizations No.001 – No.019
7. Ratification of Requisitions No.1-4
8. Review of District Financial Statements

Other Business

Staff Reports

District Counsel
District Engineer
District Manager

Supervisor Requests and Audience Comments

Adjournment



**Windward at Lakewood Ranch
Community Development District**

Consideration of the Minutes of the February 9, 2022,
Board of Supervisors Meeting

MINUTES OF MEETING

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING MINUTES
Wednesday, February 9, 2022, at 12:15 p.m.
5800 Lakewood Ranch Blvd,
Sarasota, FL 34240**

Board Members in attendance:

| | |
|------------------|---------------------|
| Pete Williams | Chairperson |
| John Leinaweaver | Vice Chairperson |
| Sandy Foster | Assistant Secretary |
| Dale Weidemiller | Assistant Secretary |
| John Blakley | Assistant Secretary |

Also present or via speakerphone were:

| | | |
|-----------------|---|-------------|
| Vivian Carvalho | District Manager-PFM Group Consulting LLC | |
| Venessa Ripoll | District Manager-PFM Group Consulting LLC | (via phone) |
| Ed Vogler | District Counsel- Vogler Ashton | (via phone) |
| Kim Ashton | District Counsel- Vogler Ashton | (via phone) |
| Mike Kennedy | District Engineer- Stantec | |
| Jim Schier | Neal Communities | |
| John McKay | J.H. McKay, LLC | |
| John Noakes | Homeowner | (via phone) |
| Sete Zare | MBS Capital Markets | (via Phone) |
| Ed Bulleit | Underwriter-MBS Capital Markets, LLC | (via Phone) |
| Kevin Plenzer | PFM Financial Advisors LLC | (via phone) |

FIRST ORDER OF BUSINESS

Administrative Matters

Call to Order and Roll Call

The Board of Supervisors' Meeting for Windward at Lakewood Ranch CDD was called to order at 12:24 p.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above either in person or via speakerphone.

Public Comment Period

Mr. Noakes requested an update from the District Engineer on the lighting issues throughout the community. He also requested a schedule for Phase 2 road completion, and an update on Solitude Phase 1 Lakes and Martinique Lands. Mr. Kennedy stated Mr. Evans should be reaching out to Mr. Noakes in reference to the lighting issues. Mr. Kennedy reported he had a meeting for the completion of the roads and will have an

updated schedule available soon. He also stated will get an update for the rest of Mr. Noakes requests.

Ms. Snow joined the meeting in progress at 12:31pm.

SECOND ORDER OF BUSINESS

Business Matters

Consideration of the Minutes of the January 12, 2022, Board of Supervisors' Meeting

The Board reviewed the Minutes of the January 12, 2022, Board of Supervisors' Meeting.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Minutes of the January 12, 2022, Board of Supervisors' Meeting.

Ratification of Supplemental Engineer's Report

The Board moved to ratify Supplemental Engineer's Report.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified Supplemental Engineer's Report.

Ratification of the Supplemental Assessment Methodology Report

Mr. Plenzler clarified this item is the Supplemental to the Master Assessment Methodology report. No changes have been made since the January Board Meeting

The Board moved to ratify the Supplemental Assessment Methodology Report.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board ratified the Supplemental Assessment Methodology Report.

Consideration of the Lands Legal Description

The Board reviewed the Lands Legal Description. The amended Lands Legal Description is in the Engineer’s Report.

ON MOTION by Mr. Blakley, seconded by Mr. Williams, with all in favor, the Board approved the Lands Legal Description.

Public Hearing Imposing on the Special Assessment for Bonds
a) **Public Comments and Testimony**
b) **Board Comments**
c) **Consideration of Resolution 2022-06, Imposing the Special Assessment for Martinique Lands**

Ms. Carvalho requested a motion to open the Public Hearing.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board Opened the Public Hearing on the Special Assessments for Bonds.

Ms. Ashton reviewed Resolution 2022-06. She stated, Resolution 2022-06 authorizes and confirms District projects for construction and/ or acquisitions of the infrastructure improvements for Martinique Lands; approval of the Districts Engineer’s Report and Assessment Report; Equalizing, approving confirming and levying, for Martinique Land. Martinique Land is approximately 19.70 acres assessed at \$3,220,000.00.

Mr. Shier stated he received notice and agrees with Resolution 2022-06. He requests the Board of Supervisors approve Resolution 2022-06 as outlined by District Counsel.

Ms. Carvalho noted there were no other comments from the Board or the Public.

Ms. Carvalho requested a motion to close the Public Hearing.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board closed the Public Hearing on the Special Assessments for Bonds.

ON MOTION by Mr. Williams, seconded by Mr. Blakley, with all in favor, the Board approved Resolution 2022-06, Imposing Special Assessment for Martinique Lands.

**Review and Consideration of
Resolution 2022-07, Bond
Delegation Award Resolution**

Review and consideration of Resolution 2022-07, Bond Delegation Award Resolution will be discussed at the continued meeting.

**Discussion of Increase of the
Solitude Lakes Agreement**

The Board reviewed the Increase in Solitude Agreement. This agreement does not include Martinique Lands, which is currently under construction.

Ms. Carvalho requested a motion to approve the Increase of the Solitude Lakes Agreement.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board approved the Increase of the Solitude Lakes Agreement.

**Review and Consideration of the
Arbitrage Rebate Compliance
Services Letter**

Ms. Carvalho requested a motion to approve the Arbitrage Rebate Compliance Services Letter.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Arbitrage Rebate Compliance Services Letter.

**Review and Consideration of the
Eco-Logic Services LLC Proposal**

Ms. Carvalho requested a motion to approve the Eco-Logic Services LLC Proposal.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board the Eco-Logic Services LLC Proposal.

**Ratification of Funding Requests
99-100**

The Board reviewed Funding Requests 99-100.

Ms. Carvalho requested a motion to ratify Funding Requests 99-100.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board ratified Funding Requests 99-100.

epor

**Review of District Financial
Statements**

The Board reviewed the Financial Statements through December 31, 2021.

ON MOTION by Mr. Williams, seconded by Mr. Weidemiller, with all in favor, the Board accepted the Financial Statements.

epor

THIRD ORDER OF BUSINESS

**Other Business
Staff Reports**

District Counsel – No Report

District Engineer – Mr. Kennedy advised the Board of an Interlocal agreement with Sarasota County and the District. This Agreement is Developer and County funded, with no cost to the District. The Sarasota County Utilities department requested the District make changes to utilities near Fruitville and Laurel Road. The Agreement will make it possible for the District to be obtain a complete reimbursed for all costs when the project is complete. The project was funded by the Developer under a Developer Agreement. After the project is complete the Sarasota County will reimburse the District, and the District will pay the Developer back. The project is approximately \$118,000.00. Mr. Kennedy asks for the Board to approve and delegate Mr. Kennedy, Ms. Ashton, and Mr. Vogler to finalize an agreement to go before Sarasota County Board of Commissioners Agenda.

Mr. Vogler and Ms. Ashton reviewed the agreement on behalf of the Board and found it to be a customary county reimbursement agreement. Mr. Vogler advised the Board, if they decide to move forward, the proper motion is to approve the Interlocal Agreement for Utilities as presented with the requirement that the cost be advanced under a developer funding agreement, for reimbursement to the Developer, after the District is reimbursed by the County.

ON MOTION by Mr. Weidemiller, seconded by Mr. Williams, with all in favor, the Board approved the Interlocal Agreement as presented.

District Manager – Ms. Carvalho noted that the next meeting is scheduled for March 9, 2022, at this location at 12:15 p.m. however District staff is looking to continue this meeting to February 24, 2022, at 11:00 a.m.

FOURTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Bulleit requested the Board to consider approval of an Investment Banking Agreement in the same form as the previous Agreement for the Martinique Land project.

ON MOTION by Mr. Williams, seconded by Mr. Leinaweaver, with all in favor, the Board approved the Investment Banking Agreement with MBS Capital Markets.

FIFTH ORDER OF BUSINESS

Continuance

There was no additional business to discuss. Ms. Carvalho requested a motion to continue this meeting to February 24, 2022, at 11:00 a.m. at this location.

ON MOTION by Ms. Foster, seconded by Mr. Leinaweaver, with all in favor, the January 12, 2022, Windward at Lakewood Ranch Community Development District was continued at 12:46 p.m. to February 24, 2022, at 11:00 a.m. at this location.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Windward at Lakewood Ranch Community Development District

Review and Consideration of the Final Phase 2 Supplement
Assessment Methodology (under separate cover)

**Windward at Lakewood Ranch
Community Development District**

Consideration of Resolution 2022-08, Special Assessment
Bonds for Series 2022 (under separate cover)

Windward at Lakewood Ranch Community Development District

Review and Consideration of the Eco-Logic Services
LLC Proposal

AGREEMENT FOR ENVIRONMENTAL SERVICES



Proposal Date: February 10, 2022

This Agreement is made effective by and between:

"Client"

Name: Windward Homeowners Association
Address: c/o Castle Management
6311 Atrium Drive Suite #209
Lakewood Ranch, Florida 34202
Phone: 954-792-6000 x3037
Representative: Megan Heins
Email: mheins@castlegroup.com

"Eco-Logic Services"

Name: Eco-Logic Services LLC
Address: PO Box 18204
Sarasota, FL 34276
Phone: (941) 302-1206
Representative: Peter Nabor
Email: Pete@Eco-Logic-Services.com

Project: Windward

Project Location: Sarasota County, FL

Fee Type: Unit price per attached Scope of Services

Retainer: No

Scope of Services: Attached

Special Conditions:

- This document is a proprietary product produced by Eco-Logic Services and represents a considerable investment of resources with no compensation. Any reproduction, transmittal, or reuse of this document, or any portion thereof, by any third party without the express written consent of Eco-Logic Services is prohibited under penalty of legal action.
- All rates and fees shall be subject to renegotiation if this Agreement is not signed and returned within thirty days of date above.
- This Agreement with the attached Scope of Services and Terms and Conditions constitute the complete agreement between Eco-Logic Services and Client with respect to the scope of services hereunder.

Eco-Logic Services LLC

By: 

Print Name: Peter Nabor

Title: Principal / Senior Project Scientist

Date: February 10, 2022

Windward Homeowners Association

By: _____

Print Name: _____

Title: _____

Date: _____

WINDWARD



1.0 Monitoring of the Littoral Shelves

Eco-Logic Services will perform monitoring events for the littoral shelves in Phase 1 of the Windward development (shaded green on Figure 1), as required by Sarasota County Unified Development Code. Monitoring of the littoral shelf will be performed on a semi-annual basis (two events per year) until the success criteria listed in the Code are achieved.

2.0 Maintenance of the Littoral Shelves

Eco-Logic Services will perform necessary management services on the planted littoral shelves at the Windward site. These maintenance events will be conducted on a monthly basis (six events per year). The goal of this maintenance is to keep these areas in compliance with the Sarasota County requirements for the site.

3.0 Lake Management Services

Eco-Logic Services will perform necessary management services at the 15 stormwater retention ponds ("lakes") within the Windward community (shaded blue on Figure 1). Targets of the treatment efforts include algae (filamentous and planktonic), invasive underwater vegetation (such as hydrilla and naiad), and perimeter growth (grasses and turf-weeds growing out from shore). Undesirable growth will be selectively treated with approved herbicides. The goal of this maintenance is to ensure a "clean" look to these aquatic features on the site, as is reasonable and practical. Eco-Logic Services guarantees a prompt response to any complaint or problem encountered with the lakes on the site (i.e., an algae bloom) and will make every reasonable effort to correct the situation in a timely manner.

4.0 Maintenance Specifications

Unless specifically stated otherwise above, the treatment areas detailed above will be aggressively maintained to enhance growth of beneficial native species (where required or desired) and to preclude growth of invasive species which would affect permit compliance or aesthetics of the treatment areas. This effort will also help to ensure that these areas meet or exceed design specifications and permit requirements (where applicable) and help to ensure that the areas provide pleasant vistas for the homesites and roadways. Target species include those species listed in the Florida Exotic Pest Plant Council's 2019 Invasive Plant List. Eco-Logic Services will perform maintenance services using selective applications of appropriate herbicides specifically designed and labeled for such use. All herbicide treatments will be supervised by a state-certified aquatic herbicide applicator. Because the amount of vegetation treated should be minimal or herbaceous in nature, the treated vegetation will be left standing in place to naturally decompose. If directed by the Client, manual cutting and/or removal of treated material may be provided and billed based on an estimated additional fee under the Additional Services task or as an addendum to this Agreement.

5.0 Additional Services

Additional services requested by the Client will be provided and billed as agreed to in writing (including email) under this task. Significant items will be performed under an addendum to this Agreement. Additional Services may include water testing, manual removal of undesirable material, triploid grass carp permitting and stocking,

meetings, coordination or negotiation with the regulatory agencies regarding permit compliance, or other services not specifically detailed in this Scope of Services. Eco-Logic Services is pleased to provide these services, and any fees associated with this task will be incurred only at the request of, or with prior authorization of the Client.

6.0 Cost

Compensation for services rendered pursuant to this Agreement will be paid based on the following:

| | | |
|------------|--|---|
| 1.0 | Monitoring of the Littoral Shelves..... | 2 semi-annual events per year at \$950/event |
| 2.0 | Maintenance of Littoral Shelves | 6 events per year at \$550/event |
| 3.0 | Lake Management Services..... | \$1,325/month |
| 5.0 | Additional Services..... | to be billed as requested |

Invoices will be submitted monthly based on the schedule of services and assumptions provided in this proposal. Additional services will be provided subject to additional compensation, based on verbal or written authorization by the Client. The Client shall pay all invoices within thirty days of receipt. The services specified above will be provided without interruption based upon automatic annual renewals. Eco-Logic Services has the option of increasing the fees up to five percent each calendar year until this Agreement is terminated pursuant to the Terms and Conditions of this Agreement.

7.0 Assumptions of this Proposal

- 7.1 The Client will make provision for Eco-Logic Services to enter the work area as required to perform services under this Agreement.
- 7.2 Upon request or as required to perform the services under this Agreement, the Client will provide all relevant plans and permits.
- 7.3 This proposal was prepared using the best information available to us at the time this Scope was compiled. Additional materials or services will be provided for additional compensation through a written amendment to this Agreement.
- 7.4 This Agreement does not include permit modifications, negotiations with regulatory agencies, or corrective actions for compliance issues.
- 7.5 The lake management fee assumes lakes are in good condition upon initiation of services and not neglected by previous vendor. If not, the Client will be notified upon initiation of our maintenance services and an addendum to this Agreement will be submitted.
- 7.6 The selective use of copper-based algaecides and standard aquatic herbicides (including glyphosate) will be accepted as an appropriate maintenance methodology within the treatment areas. If these products are restricted, banned or otherwise not allowed to be used on the site, additional fees for alternative products will likely be required.
- 7.7 Cutting and/or removal of dead or undesirable plant material or algae is not included in this Agreement. If any hand removal is desired by the Client, or required by any agency, this service will be provided and billed as additional services as a contract addendum or as a separate Scope of Services.
- 7.8 Although not included in this Agreement, garbage and debris may be picked up by Eco-Logic Services as a courtesy to our Client in conjunction with, and incidental to, our lake management activities. Service requests for trash cleanup will be performed based on an estimated additional fee provided in writing prior to the event.
- 7.9 Native aquatic plants provide a host of benefits for stormwater ponds including stabilization of the bank to reduce erosion, providing habitat for wildlife, improving water quality, uptake of nutrients, and other factors. Therefore, the natural recruitment of native aquatic vegetation around the lake perimeters will be allowed to exist, unless directed by the Client. If it is later decided by the Client that this vegetation should be removed, manual removal of the material will require additional fees.

- 7.10 Eco-Logic Services is not responsible for cutting, treating, or removing grasses or other vegetation growing on the banks above the existing waterline, even when water levels decline. It is assumed the lawn maintenance contractor will control the growth in this transition area.
- 7.11 Client will provide access to each pond and a map showing designated access points for launching a boat (when necessary) and access to and around the entirety of each pond with a utility vehicle. Reduced access may result in reduced service or additional fees.
- 7.12 Because it will harm the required plants, no algae control will be provided on the littoral shelf areas.
- 7.13 No maintenance or repair of fountains or aerators is included in this proposal.
- 7.14 Fish kills in stormwater ponds occur for a variety of reasons. The primary cause is a phenomenon called lake turnover, but they can also be triggered by fertilizer or pesticide applications to adjacent upland areas. For this reason, Eco-Logic Services is not responsible for cleanup of dead fish. If this service is requested, Eco-Logic Services will collect and dispose of the fish on based on an estimated additional fee.
- 7.15 The fees in this Agreement do not include any sales, value added, or other taxes that may be required by the government. Any such taxes will be added to invoices as required.
- 7.16 All work products under this Agreement may be used in marketing, advertising, resume, and other similar business development materials. Use of such materials shall be in accordance with industry standards and normal business practices.
- 7.17 This proposal is offered as a package and if only a portion of the proposal is selected, Eco-Logic Services reserves the right to adjust the fees for the tasks selected.

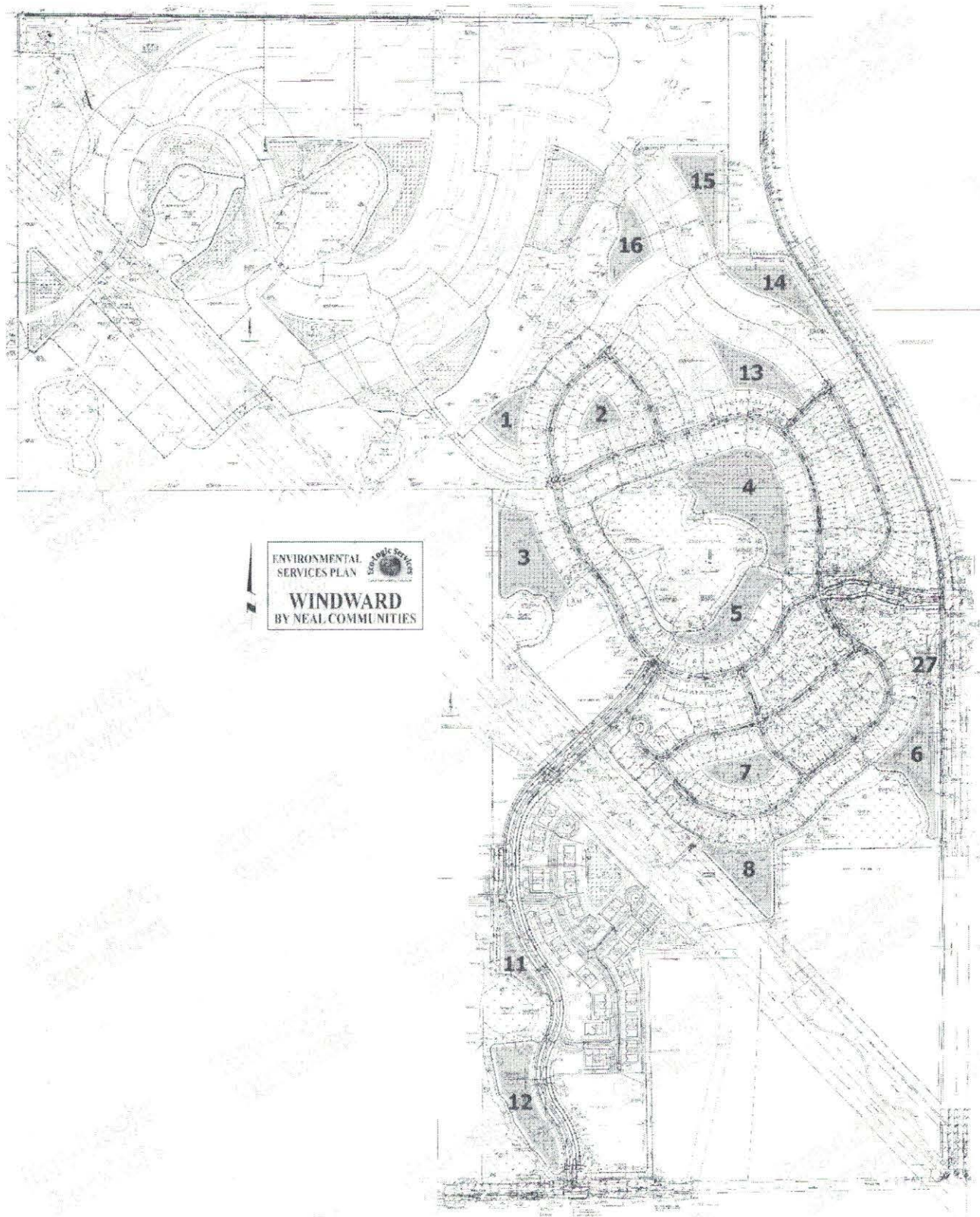


Figure 1. Site map for the Windward community showing locations of the proposed work areas.

TERMS AND CONDITIONS

DESCRIPTION OF SERVICES: Eco-Logic Services will provide the services described in the Scope of Services included in this Agreement to the Client for the stated fee in accordance with these terms and conditions:

PAYMENT: Client agrees to pay Eco-Logic Services according to the Fee Schedule provided in the attached Scope of Services. Invoices shall be submitted monthly for the work performed in the previous month. If any invoice is not paid within 30 days, interest will be added to and payable on all overdue amounts at 1.5% per month (18% per year) or the maximum legal rate of interest allowable. Client shall pay all costs of collection, including without limitation, reasonable attorney fees. If Client disputes any portion of an invoice, the Client must notify Eco-Logic Services in writing of the disputed item within 10 days of the date of the invoice. If any invoice is not paid in full within 60 days of the invoice date, Eco-Logic Services may immediately suspend all or any portion of the services until payment is received in full and Eco-Logic Services has the option to treat such failure to pay as a material breach of this Agreement and/or seek legal remedies.

LIMITATION OF LIABILITY: Neither party will be liable for breach-of-contract damages suffered by the other that are remote or speculative, or that could not reasonably have been foreseen on entry into this agreement. Eco-Logic Services' liability for any breach-of-contract claims under this agreement will not exceed the Compensation received from the Client under this agreement over a six-month period immediately preceding the claim. No claim may be brought against Eco-Logic Services in contract or tort more than one year after the cause of action arose. Any claim, suit, demand or action brought under this Agreement shall be directed and/or asserted only against Eco-Logic Services and not against any employees, shareholders, officers or directors of Eco-Logic Services.

TERM: This Agreement will terminate automatically upon completion of the Scope of Services by Eco-Logic Scope of Services. For ongoing services tasks, the portion of the Agreement directly related to that task will continue in effect until terminated by either party upon 30 days written notice to the other party. In the event of any termination, Eco-Logic Services shall be paid for all services rendered and reimbursables incurred through the date of notice of termination plus this 30-day period.

FORCE MAJEURE: If performance of this Agreement or any obligations under this Agreement is prevented, restricted, or interfered with, either temporarily or permanently, by causes beyond either party's reasonable control ("Force Majeure"), then the obligations of this Agreement shall be suspended to the extent necessary by such event. The term "Force Majeure" shall include without limitation acts of nature, severe weather or other catastrophic conditions, orders or acts of military or civil authority, or by state or national emergencies, riots, or wars, or work stoppages, or any other similar event beyond the reasonable control of either party.

DISPUTE RESOLUTION: The parties will attempt to resolve any dispute out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the matter will be submitted to mediation, in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute, or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association and will be done within Sarasota County, Florida. The arbitrator's award will be final, and judgement may be entered upon it by any court having proper jurisdiction.

SEVERABILITY: If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable as if the invalid or unenforceable had never been contained within.

NOTICE: Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified or registered mail or via email, with receipt of reply, to the party entitled thereto at the address set forth in the opening portion of this Agreement.

WAIVER OF CONTRACTUAL RIGHT: The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

CONSTRUCTION AND INTERPRETATION: The rule requiring construction or interpretation against the drafter is waived. This document shall be deemed as if it were drafted by both parties in a mutual effort.

ATTORNEY'S FEES TO PREVAILING PARTY: In any action arising hereunder or any separate action pertaining to the validity of this Agreement, the prevailing party shall be awarded reasonable attorney's fees and costs, both in the trial court and appeal.

ENTIRE AGREEMENT: This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Agreement. The Agreement supersedes any prior written or oral agreements between the parties.

AGREEMENT FOR ENVIRONMENTAL SERVICES



Proposal Date: February 10, 2022

This Agreement is made effective by and between:

"Client"

Name: Martinique Homeowners Association
Address: c/o Castle Management
6311 Atrium Drive Suite #209
Lakewood Ranch, Florida 34202
Phone: 954-792-6000 x3037
Representative: Megan Heins
Email: mheins@castlegroup.com

"Eco-Logic Services"

Name: Eco-Logic Services LLC
Address: PO Box 18204
Sarasota, FL 34276
Phone: (941) 302-1206
Representative: Peter Nabor
Email: Pete@Eco-Logic-Services.com

Project: Martinique

Project Location: Sarasota County, FL

Fee Type: Unit price per attached Scope of Services

Retainer: No

Scope of Services: Attached

Special Conditions:

- This document is a proprietary product produced by Eco-Logic Services and represents a considerable investment of resources with no compensation. Any reproduction, transmittal, or reuse of this document, or any portion thereof, by any third party without the express written consent of Eco-Logic Services is prohibited under penalty of legal action.
- All rates and fees shall be subject to renegotiation if this Agreement is not signed and returned within thirty days of date above.
- This Agreement with the attached Scope of Services and Terms and Conditions constitute the complete agreement between Eco-Logic Services and Client with respect to the scope of services hereunder.

Eco-Logic Services LLC

By: 

Print Name: Peter Nabor

Title: Principal / Senior Project Scientist

Date: February 10, 2022

Martinique Homeowners Association

By: _____

Print Name: _____

Title: _____

Date: _____

MARTINIQUE



1.0 Monitoring of the Littoral Shelf

Eco-Logic Services will perform monitoring events for the littoral shelves in Lake 9 and Lake 10 within the Martinique community, as required by Sarasota County Unified Development Code. Monitoring of the littoral shelf will be performed on a semi-annual basis (two events per year) until the success criteria listed in the Code are achieved.

2.0 Maintenance of Lakes and Littoral Shelves

Eco-Logic Services will perform necessary management services at the 2 stormwater retention ponds (“lakes”) within the Martinique community (shaded blue on Figure 1). Targets of the treatment efforts include algae (filamentous and planktonic), invasive underwater vegetation (such as hydrilla and naiad), and perimeter growth (grasses and turf-weeds growing out from shore). Undesirable growth will be selectively treated with approved herbicides. The goal of this maintenance is to ensure a “clean” look to these aquatic features on the site, as is reasonable and practical. Eco-Logic Services guarantees a prompt response to any complaint or problem encountered with the lakes on the site (i.e., an algae bloom) and will make every reasonable effort to correct the situation in a timely manner. Additionally, Eco-Logic Services will use selective herbicide applications to ensure invasive species are not allowed to become established on the planted littoral shelves in these lakes (shaded green on Figure 1), as required by Sarasota County.

3.0 Cost

Compensation for services rendered pursuant to this Agreement will be paid based on the following:

| | |
|--|---|
| 1.0 Littoral Shelf Monitoring | 2 semi-annual events per year at \$650/event |
| 2.0 Maintenance of Lakes and Littoral Shelves | \$175/month |
| 3.0 Additional Services | to be billed as requested |

Invoices will be submitted monthly based on the schedule of services and assumptions provided in this proposal. Additional services will be provided subject to additional compensation, based on verbal or written authorization by the Client. The services specified above will be provided without interruption based upon automatic annual renewals. Eco-Logic Services has the option of increasing the fees up to five percent each calendar year until this Agreement is terminated pursuant to the Terms and Conditions of this Agreement.

4.0 Assumptions of this Proposal

- 4.1 The Client will make provision for Eco-Logic Services to enter the work area as required to perform services under this Agreement.
- 4.2 Upon request or as required to perform the services under this Agreement, the Client will provide all relevant plans and permits.
- 4.3 This proposal was prepared using the best information available to us at the time this Scope was compiled. Additional materials or services will be provided for additional compensation through a written amendment to this Agreement.

- 4.4 This Agreement does not include permit modifications, negotiations with regulatory agencies, or corrective actions for compliance issues.
- 4.5 The lake management fee assumes lakes are in good condition upon initiation of services and not neglected by previous vendor. If not, the Client will be notified upon initiation of our maintenance services and an addendum to this Agreement will be submitted.
- 4.6 The selective use of copper-based algaecides and standard aquatic herbicides (including glyphosate) will be accepted as an appropriate maintenance methodology within the treatment areas. If these products are restricted, banned or otherwise not allowed to be used on the site, additional fees for alternative products will likely be required.
- 4.7 Cutting and/or removal of dead or undesirable plant material or algae is not included in this Agreement. If any hand removal is desired by the Client, or required by any agency, this service will be provided and billed as additional services as a contract addendum or as a separate Scope of Services.
- 4.8 Although not included in this Agreement, garbage and debris may be picked up by Eco-Logic Services as a courtesy to our Client in conjunction with, and incidental to, our lake management activities. Service requests for trash cleanup will be performed based on an estimated additional fee provided in writing prior to the event.
- 4.9 Native aquatic plants provide a host of benefits for stormwater ponds including stabilization of the bank to reduce erosion, providing habitat for wildlife, improving water quality, uptake of nutrients, and other factors. Therefore, the natural recruitment of native aquatic vegetation around the lake perimeters will be allowed to exist, unless directed by the Client. If it is later decided by the Client that this vegetation should be removed, manual removal of the material will require additional fees.
- 4.10 Eco-Logic Services is not responsible for cutting, treating, or removing grasses or other vegetation growing on the banks above the existing waterline, even when water levels decline. It is assumed the lawn maintenance contractor will control the growth in this transition area.
- 4.11 Because it will harm the required plants, no algae control will be provided on the littoral shelf areas.
- 4.12 No maintenance or repair of fountains or aerators is included in this proposal.
- 4.13 Fish kills in stormwater ponds occur for a variety of reasons. The primary cause is a phenomenon called lake turnover, but they can also be triggered by fertilizer or pesticide applications to adjacent upland areas. For this reason, Eco-Logic Services is not responsible for cleanup of dead fish. If this service is requested, Eco-Logic Services will collect and dispose of the fish on based on an estimated additional fee.
- 4.14 The fees in this Agreement do not include any sales, value added, or other taxes that may be required by the government. Any such taxes will be added to invoices as required.
- 4.15 All work products under this Agreement may be used in marketing, advertising, resume, and other similar business development materials. Use of such materials shall be in accordance with industry standards and normal business practices.

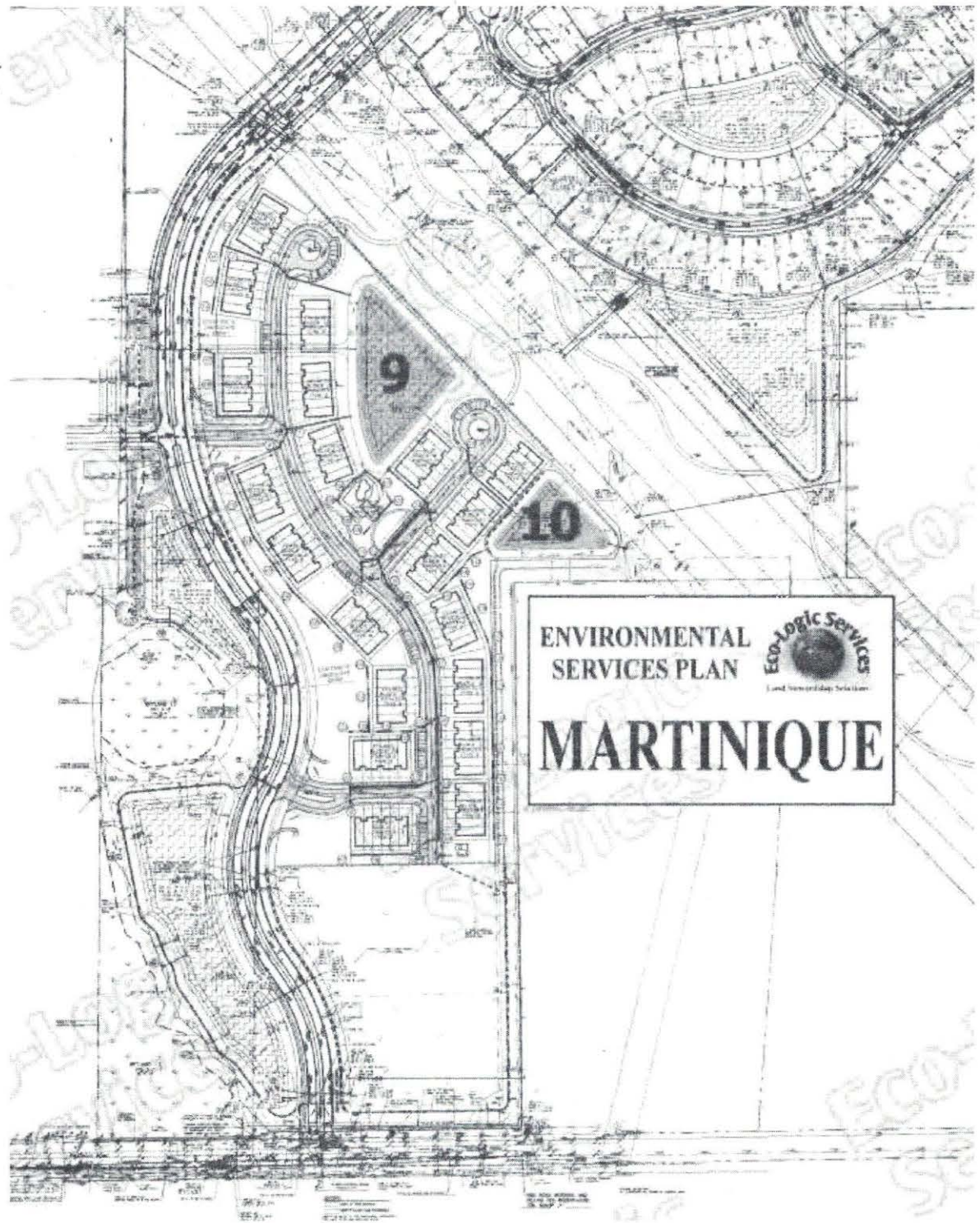


Figure 1. Site map for the Martinique community showing locations of the proposed work areas.

TERMS AND CONDITIONS

DESCRIPTION OF SERVICES: Eco-Logic Services will provide the services described in the Scope of Services included in this Agreement to the Client for the stated fee in accordance with these terms and conditions:

PAYMENT: Client agrees to pay Eco-Logic Services according to the Fee Schedule provided in the attached Scope of Services. Invoices shall be submitted monthly for the work performed in the previous month. If any invoice is not paid within 30 days, interest will be added to and payable on all overdue amounts at 1.5% per month (18% per year) or the maximum legal rate of interest allowable. Client shall pay all costs of collection, including without limitation, reasonable attorney fees. If Client disputes any portion of an invoice, the Client must notify Eco-Logic Services in writing of the disputed item within 10 days of the date of the invoice. If any invoice is not paid in full within 60 days of the invoice date, Eco-Logic Services may immediately suspend all or any portion of the services until payment is received in full and Eco-Logic Services has the option to treat such failure to pay as a material breach of this Agreement and/or seek legal remedies.

LIMITATION OF LIABILITY: Neither party will be liable for breach-of-contract damages suffered by the other that are remote or speculative, or that could not reasonably have been foreseen on entry into this agreement. Eco-Logic Services' liability for any breach-of-contract claims under this agreement will not exceed the Compensation received from the Client under this agreement over a six-month period immediately preceding the claim. No claim may be brought against Eco-Logic Services in contract or tort more than one year after the cause of action arose. Any claim, suit, demand or action brought under this Agreement shall be directed and/or asserted only against Eco-Logic Services and not against any employees, shareholders, officers or directors of Eco-Logic Services.

TERM: This Agreement will terminate automatically upon completion of the Scope of Services by Eco-Logic Scope of Services. For ongoing services tasks, the portion of the Agreement directly related to that task will continue in effect until terminated by either party upon 30 days written notice to the other party. In the event of any termination, Eco-Logic Services shall be paid for all services rendered and reimbursables incurred through the date of notice of termination plus this 30-day period.

FORCE MAJEURE: If performance of this Agreement or any obligations under this Agreement is prevented, restricted, or interfered with, either temporarily or permanently, by causes beyond either party's reasonable control ("Force Majeure"), then the obligations of this Agreement shall be suspended to the extent necessary by such event. The term "Force Majeure" shall include without limitation acts of nature, severe weather or other catastrophic conditions, orders or acts of military or civil authority, or by state or national emergencies, riots, or wars, or work stoppages, or any other similar event beyond the reasonable control of either party.

DISPUTE RESOLUTION: The parties will attempt to resolve any dispute out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the matter will be submitted to mediation, in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute, or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association and will be done within Sarasota County, Florida. The arbitrator's award will be final, and judgement may be entered upon it by any court having proper jurisdiction.

SEVERABILITY: If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable as if the invalid or unenforceable had never been contained within.

NOTICE: Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified or registered mail or via email, with receipt of reply, to the party entitled thereto at the address set forth in the opening portion of this Agreement.

WAIVER OF CONTRACTUAL RIGHT: The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

CONSTRUCTION AND INTERPRETATION: The rule requiring construction or interpretation against the drafter is waived. This document shall be deemed as if it were drafted by both parties in a mutual effort.

ATTORNEY'S FEES TO PREVAILING PARTY: In any action arising hereunder or any separate action pertaining to the validity of this Agreement, the prevailing party shall be awarded reasonable attorney's fees and costs, both in the trial court and appeal.

ENTIRE AGREEMENT: This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Agreement. The Agreement supersedes any prior written or oral agreements between the parties.

**Windward at Lakewood Ranch
Community Development District**

Ratification of Funding Requests No.101 – No.103

WINDWARD AT LAKEWOOD RANCH

| COMMUNITY DEVELOPMENT DISTR | | | |
|------------------------------------|--------------------------------------|---------------|----------------------|
| Funding Request 101-103 | | | |
| FR # | Description | Amount | Total |
| 101 | Jon M. Hall Company | \$ 165,371.91 | |
| | | | \$ 165,371.91 |
| 102 | Westcoast Landscape & Law | \$ 467.00 | |
| | | \$ 371.00 | |
| | | \$ 76.50 | |
| | | \$ 1,650.00 | |
| | | \$ 1,650.00 | |
| | | | \$4,214.50 |
| 103 | Stantec Consulting | \$ 1,656.00 | |
| | | \$ 1,723.00 | |
| | | | \$3,379.00 |
| | | | |
| | | Total | \$172,965.41 |

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 101

2/4/2022

| Item No. | Vendor | Invoice Number | Construction Fund |
|-----------------|---|-----------------------|--------------------------|
| 1 | Jon M. Hall Company N1 Ph 2 & N2 Ph 1 Pay Application 13 Through 01/31/2022 | -- | \$ 165,371.91 |
| TOTAL | | | \$ 165,371.91 |

Venessa Ripoll

Secretary



Board Member

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 102

2/11/2022

| Item No. | Vendor | Invoice Number | General Fund | |
|--|---|----------------|--------------|--------|
| Westcoast Landscape & Lawns | | | | |
| | August Inspection Repairs | 94933 | \$ 467.00 | FY 202 |
| | August Inspection Repairs | 94934 | \$ 371.00 | FY 202 |
| | September Irrigation Repairs | 95099 | \$ 76.50 | FY 202 |
| | August Irrigation Inspection (Monthly) | 95756 | \$ 1,650.00 | _____ |
| | September Irrigation Inspection (Monthly) | 95757 | \$ 1,650.00 | _____ |

TOTAL \$ 4,214.50

Venessa Ripoll

Secretary / Assistant Secretary



Board Member

Windward at Lakewood Ranch CDD
c/o PFM Group Consulting
3501 Quadrangle Boulevard, Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5900

RECEIVED
By Amanda Lane at 10:06 am, Feb 16, 2022

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Funding Request No. 103

2/11/2022

| Item No. | Vendor | Invoice Number | Construction Fund |
|-----------------|--|-----------------------|--------------------------|
| 1 | Stantec Consulting Services | | |
| | Phase 2 Bidding & Limited Construction Services Through 02/04/2022 | 1885469 | \$ 1,656.00 |
| | Revised Engineer's Report Services Through 02/04/2022 | 1885471 | \$ 1,723.00 |
| | | TOTAL | \$ 3,379.00 |

Venessa Ripoll
Secretary / Assistant Secretary


Board Member

**Windward at Lakewood Ranch
Community Development District**

Ratification of Payment Authorizations No.001 – No.019

WINDWARD AT LAKEWOOD RANCH

| COMMUNITY DEVELOPMENT DISTRICT | | | |
|--|--|---------------|--------------------|
| Payment Authorizations Nos. 001-019 | | | |
| PA # | Description | Amount | Total |
| 001 | Egis Insurance & Risk Advisors | \$ 5,000.00 | |
| | PFM Group Consulting | \$ 7,500.00 | |
| | | | \$12,500.00 |
| 002 | Department of Economic Opportuni | \$ 175.00 | |
| | | | \$175.00 |
| 003 | Solitude Lake Management | \$ 1,039.27 | |
| | | | \$1,039.27 |
| 004 | FPL | \$ 984.94 | |
| | PFM Group Consulting | \$ 2,500.00 | |
| | Solitude Lake Management | \$ 650.00 | |
| | Supervisor Fees - 10/13/2021 Meetin | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | | \$5,134.94 |
| 005 | Hoover Pumping Systems | \$ 2,890.00 | |
| | Solitude Lake Management | \$ 125.00 | |
| | VGlobalTech | \$ 125.00 | |
| | | | \$3,140.00 |
| 006 | CA Florida Holdings | \$ 198.00 | |
| | Eco-Logic Services | \$ 16,225.00 | |
| | Solitude Lake Management | \$ 1,039.27 | |
| | | \$ 280.00 | |
| | Westcoast Landscape & Lawns | \$ 1,650.00 | |

| | | | |
|------------|--|-------------|-------------------|
| | | | \$19,392.27 |
| 007 | Solitude Lake Management | \$ 128.75 | |
| | | | |
| | US Bank | \$ 4,031.25 | |
| | | | |
| | VGlobalTech | \$ 125.00 | |
| | | | |
| | Westcoast Landscape & Lawns | \$ 310.00 | |
| | | | \$4,595.00 |
| 008 | PFM Group Consulting | \$ 2,500.00 | |
| | | | |
| | Supervisor Fees - 11/10/2021 Meetin | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | | |
| | Vogler Ashton | \$ 1,120.50 | |
| | | | |
| | Westcoast Landscape & Lawns | \$ 272.50 | |
| | | | \$4,893.00 |
| 009 | CA Florida Holdings | \$ 294.25 | |
| | | | |
| | FPL | \$ 1,360.16 | |
| | | | |
| | Sarasota County Public Utilities Depart | \$ 61.58 | |
| | | \$ 8.02 | |
| | | | \$1,724.01 |
| 010 | PFM Group Consulting | \$ 371.76 | |
| | | \$ 301.87 | |
| | | \$ 1,250.00 | |
| | | \$ 2,500.00 | |
| | | \$ 3.48 | |
| | | | |
| | Sarasota County Public Utilities Depart | \$ 7.85 | |
| | | \$ 8.02 | |
| | | | |
| | Solitude Lake Management | \$ 1,319.27 | |
| | | \$ 128.75 | |
| | | | |
| | Stantec Consulting Services | \$ 265.00 | |
| | | | |
| | Supervisor Fees - 12/08/2021 Meetin | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |

| | | | |
|------------|---|--------------|--------------------|
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | | |
| | VGlobalTech | \$ 125.00 | |
| | | | \$7,281.00 |
| | | | |
| 011 | PFM Group Consulting | \$ 10.75 | |
| | | | |
| | VGlobalTech | \$ 300.00 | |
| | | | \$310.75 |
| | | | |
| 012 | FPL | \$ 1,360.16 | |
| | | | |
| | Vogler Ashton | \$ 796.00 | |
| | | | \$2,156.16 |
| | | | |
| 013 | CA Florida Holdings | \$ 607.75 | |
| | | | |
| | Eco-Logic Services | \$ 16,225.00 | |
| | | | |
| | Supervisor Fees - 01/04/2022 Meeting | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | | |
| | VGlobalTech | \$ 125.00 | |
| | | | |
| | Westcoast Landscape & Lawns | \$ 283.00 | |
| | | | \$18,240.75 |
| | | | |
| 014 | Solitude Lake Management | \$ 1,319.27 | |
| | | \$ 128.75 | |
| | | | |
| | Supervisor Fees - 01/12/2022 Meeting | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | | |
| | Westcoast Landscape & Lawns | \$ 283.50 | |
| | | \$ 88.50 | |
| | | \$ 344.00 | |
| | | \$ 407.00 | |
| | | | \$3,571.02 |
| | | | |
| 015 | PFM Group Consulting | \$ 2,500.00 | |
| | | \$ 6.76 | |
| | | | |

| | | | |
|------------|---|--------------|---------------------|
| | Vogler Ashton | \$ 6,607.50 | |
| | | | \$9,114.26 |
| | | | |
| 016 | FPL | \$ 1,444.73 | |
| | | | \$1,444.73 |
| | | | |
| 017 | CA Florida Holdings | \$ 3,306.25 | |
| | | | |
| | Solitude Lake Management | \$ 1,319.27 | |
| | | \$ 128.75 | |
| | | | |
| | Westcoast Landscape & Lawns | \$ 1,650.00 | |
| | | \$ 1,650.00 | |
| | | \$ 265.50 | |
| | | \$ 361.50 | |
| | | | \$8,681.27 |
| | | | |
| 018 | Supervisor Fees - 02/09/2022 Meeting | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | \$ 200.00 | |
| | | | |
| | Westcoast Landscape & Lawns | \$ 1,650.00 | |
| | | \$ 1,650.00 | |
| | | | \$4,300.00 |
| | | | |
| 019 | PFM Group Consulting | \$ 1,250.00 | |
| | | \$ 2,500.00 | |
| | | \$ 12.89 | |
| | | | |
| | Solitude Lake Management | \$ 8,427.50 | |
| | | \$ 1,391.50 | |
| | | | |
| | Vogler Ashton | \$ 5,770.00 | |
| | | | \$19,351.89 |
| | | | |
| | | Total | \$127,045.32 |

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 001

10/1/2021

| Item No. | Vendor | Invoice Number | General Fund | Fiscal Year |
|----------|---|----------------|--------------|-------------|
| 1 | Egis Insurance & Risk Advisors | | | |
| | FY 2022 Insurance | 14366 | \$ 5,000.00 | FY 2022 |
| | PFM Group Consulting | | | |
| | FY 2022 Tax Roll | FY22-TR-0030 | \$ 7,500.00 | FY 2022 |

TOTAL \$ 12,500.00

| | |
|-----------|---------|
| | FY 2021 |
| 12,500.00 | FY 2022 |

Venessa Ripoll

Officer



Board Member

Windward at Lakewood Ranch CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

RECEIVED
By Amanda Lane at 9:45 am, Oct 05, 2021

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 002

10/8/2021

| Item No. | Vendor | Invoice Number | General Fund | Fiscal Year |
|--------------|---|----------------|------------------|-------------|
| 1 | Department of Economic Opportunity FY 2022 Special District Fee | 85508 | \$ 175.00 | FY 2022 |
| TOTAL | | | \$ 175.00 | |

| | |
|--------|---------|
| | FY 2021 |
| 175.00 | FY 2022 |

Venessa Ripoll

Officer



Board Member

RECEIVED
By Amanda Lane at 2:13 pm, Oct 12, 2021

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 003

10/15/2021

| Item No. | Vendor | Invoice Number | General Fund | Fiscal Year |
|----------|--|----------------|--------------|-------------|
| 1 | Solitude Lake Management October Management Services | PI-A00685796 | \$ 1,039.27 | FY 2022 |

TOTAL \$ 1,039.27

| | |
|----------|---------|
| 1,039.27 | FY 2021 |
| 1,039.27 | FY 2022 |

Venessa Ripoll

Officer



Board Member

Windward at Lakewood Ranch CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

RECEIVED
By Amanda Lane at 8:46 am, Oct 18, 2021

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 004

10/22/2021


| Item No. | Vendor | Invoice Number | General Fund | Fiscal Year |
|----------|--|----------------------------|---|---|
| 1 | FPL Street Lights # Windward ; Service 10/01/2021 - 10/21/2021 | Acct: 10775-85188 | \$ 984.94 | FY 2022 |
| 2 | PFM Group Consulting DM Fee: October 2021 | DM-10-2021-54 | \$ 2,500.00 | FY 2022 |
| 3 | Solitude Lake Management October - March Reporting Services | PI-A00693264 | \$ 650.00 | FY 2022 |
| 4 | Supervisor Fees - 10/13/2021 Meeting John Leinaweaver Sandy Foster Dale Weidemiller Pete Williams John Blakley | -- -- -- -- -- | \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 | FY 2022 FY 2022 FY 2022 FY 2022 FY 2022 |

TOTAL \$ 5,134.94

| | |
|----------|---------|
| - | FY 2021 |
| 5,134.94 | FY 2022 |

Venessa Ripoll

Officer



Board Member

RECEIVED
By Amanda Lane at 9:51 am, Oct 25, 2021

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 005

10/29/2021

| Item No. | Vendor | Invoice Number | General Fund | Fiscal Year |
|----------|---|----------------|--------------|-------------|
| 1 | Hoover Pumping Systems Service Agreement Through 09/30/2022 | 162924 | \$ 2,890.00 | FY 2022 |
| 2 | Solitude Lake Management October Management Services | PI-A00685806 | \$ 125.00 | FY 2022 |
| 3 | VGlobalTech October Website Maintenance | 3188 | \$ 125.00 | FY 2022 |

TOTAL \$ 3,140.00

| | |
|----------|---------|
| | FY 2021 |
| 3,140.00 | FY 2022 |

Venessa Ripoll

Officer



Board Member

Windward at Lakewood Ranch CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

RECEIVED
By Amanda Lane at 10:08 am, Nov 01, 2021

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 006

11/5/2021

| Item No. | Vendor | Invoice Number | General Fund | Fiscal Year |
|----------|---|----------------|--------------|-------------|
| 1 | CA Florida Holdings Legal Advertising on 10/06/2021 (Ad: 6308617) | 4157288 | \$ 198.00 | FY 2022 |
| 2 | Eco-Logic Services October Maintenance | 1514 | \$ 16,225.00 | FY 2022 |
| 3 | Solitude Lake Management November Management Services | PI-A00703940 | \$ 1,039.27 | FY 2022 |
| | November Management Services | PI-A00707040 | \$ 280.00 | FY 2022 |
| 4 | Westcoast Landscape & Lawns Monthly Irrigation Inspection | 95773 | \$ 1,650.00 | FY 2022 |

TOTAL \$ 19,392.27

| | |
|-----------|---------|
| 19,392.27 | FY 2021 |
| | FY 2022 |

Venessa Ripoll
Officer



RECEIVED
By Amanda Lane at 1:07 pm, Nov 08, 2021

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 007

11/12/2021

| Item No. | Vendor | Invoice Number | General Fund | Fiscal Year |
|----------|--|----------------|--------------|-------------|
| 1 | Solitude Lake Management November Management Services for Martinique | PI-A00703950 | \$ 128.75 | FY 2022 |
| 2 | US Bank Series 2020 Trustee Services 10/01/2021 - 09/30/2021 | 6304528 | \$ 4,031.25 | FY 2022 |
| 3 | VGlobalTech November Website Maintenance | 3269 | \$ 125.00 | FY 2022 |
| 4 | Westcoast Landscape & Lawns October Inspection Repairs | 96920 | \$ 310.00 | FY 2022 |

4,595.00

TOTAL \$ 4,595.00

| | |
|----------|---------|
| 4,595.00 | FY 2021 |
| | FY 2022 |

Venessa Ripoll

Officer



Board Member

RECEIVED
By Amanda Lane at 7:05 pm, Nov 15, 2021

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT

Payment Authorization No. 008

11/19/2021

| Item No. | Vendor | Invoice Number | General Fund | Fiscal Year |
|----------|--|----------------|---|---|
| 1 | PFM Group Consulting DM Fee: November 2021 | DM-11-2021-54 | \$ 2,500.00 | FY 2022 |
| 2 | Supervisor Fees - 11/10/2021 Meeting John Leinaweaver Sandy Foster Dale Weidemiller Pete Williams John Blakley | | \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 | FY 2022 FY 2022 FY 2022 FY 2022 FY 2022 |
| 3 | Vogler Ashton General Counsel Through 10/31/2021 | 7281 | \$ 1,120.50 | FY 2022 |
| 4 | Westcoast Landscape & Lawns October Inspection Repairs | 97019 | \$ 272.50 | FY 2022 |

TOTAL \$ 4,893.00

| | |
|----------|---------|
| | FY 2021 |
| 4,893.00 | FY 2022 |

Vivian Carvalho

Offi



Windward at Lakewood Ranch CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

RECEIVED
By Amanda Lane at 10:28 am, Nov 22, 2021

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 009

12/3/2021

| Item No. | Vendor | Invoice Number | General Fund |
|--------------|--|--|---------------------|
| 1 | CA Florida Holdings Legal Advertising on 11/03/2021 (Ad: 6460140) | 4219591 | \$ 294.25 |
| 2 | FPL Street Lights # Windward ; Service 10/21/2021 - 11/19/2021 | Acct: 10775-85188 | \$ 1,360.16 |
| 3 | Sarasota County Public Utilities Department 2554 Paradise Plum Dr Flush ; Service 11/02/2021 - 12/02/2021 2586 Wild Cherry Path Flush Mtr ; Service 11/02/2021 - 12/02/2021 | Acct: 457713-636114 Acct: 457713-642468 | \$ 61.58 \$ 8.02 |
| TOTAL | | | \$ 1,724.01 |

Venessa Ripoll
Officer



RECEIVED
By Amanda Lane at 10:40 am, Dec 08, 2021

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 010

12/10/2021

| Item No. | Vendor | Invoice Number | General Fund |
|--------------|---|---------------------|--------------------|
| 1 | PFM Group Consulting | | |
| | Billable Expenses | 117961 | \$ 371.76 |
| | Billable Expenses | 118293 | \$ 301.87 |
| | Quarterly Dissemination 10/01/2021 - 12/31/2021 | 118317 | \$ 1,250.00 |
| | DM Fee: December 2021 | DM-12-2021-54 | \$ 2,500.00 |
| | October Reimbursables | OE-EXP-11-45 | \$ 3.48 |
| 2 | Sarasota County Public Utilities Department | | |
| | 3051 Laceleaf Blvd Reuse ; Service 11/04/2021 - 12/07/2021 | Acct: 457713-635530 | \$ 7.85 |
| | 2586 Wild Cherry Path Flush Mtr ; Service 11/02/2021 - 12/02/2021 | Acct: 457713-642468 | \$ 8.02 |
| 3 | Solitude Lake Management | | |
| | December Management Services | PI-A00722295 | \$ 1,319.27 |
| | December Management Services | PI-A00722296 | \$ 128.75 |
| 4 | Stantec Consulting Services | | |
| | Engineering Services Through 12/03/2021 | 1864774 | \$ 265.00 |
| 5 | Supervisor Fees - 12/08/2021 Meeting | | |
| | John Leinaweaver | -- | \$ 200.00 |
| | Sandy Foster | -- | \$ 200.00 |
| | Dale Weidemiller | -- | \$ 200.00 |
| | Pete Williams | -- | \$ 200.00 |
| | John Blakley | -- | \$ 200.00 |
| 6 | VGlobalTech | | |
| | December Website Maintenance | 3355 | \$ 125.00 |
| TOTAL | | | \$ 7,281.00 |

Venessa Ripoll

Officer



Board Member

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 011

12/17/2021

| Item No. | Vendor | Invoice Number | General Fund |
|--------------|---|----------------|------------------|
| 1 | PFM Group Consulting November Reimbursables | OE-EXP-12-42 | \$ 10.75 |
| 2 | VGlobalTech Quarterly Website Audit | 3439 | \$ 300.00 |
| TOTAL | | | \$ 310.75 |

Venessa Ripoll

Officer



Board Member

Windward at Lakewood Ranch CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

RECEIVED

By Amanda Lane at 1:39 pm, Dec 20, 2021

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 012

12/23/2021

| Item No. | Vendor | Invoice Number | General Fund |
|--------------|--|----------------|--------------------|
| 1 | FPL Street Lights # Windward ; Service 11/19/2021 - 12/20/2021 | | \$ 1,360.16 |
| 2 | Vogler Ashton General Counsel Through 11/30/2021 | 7395 | \$ 796.00 |
| TOTAL | | | \$ 2,156.16 |

Venessa Ripoll

Officer



Windward at Lakewood Ranch CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

RECEIVED

By Amanda Lane at 10:47 am, Dec 30, 2021

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 013

1/7/2022

| Item No. | Vendor | Invoice Number | General Fund |
|--------------|--|----------------|---|
| 1 | CA Florida Holdings Legal Advertising on 12/01/2021 and 12/28/2021 | 4283892 | \$ 607.75 |
| 2 | Eco-Logic Services December Maintenance | 1634 | \$ 16,225.00 |
| 3 | Supervisor Fees - 01/04/2022 Meeting John Leinaweaver Sandy Foster Dale Weidemiller Pete Williams John Blakley | | \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 \$ 200.00 |
| 4 | VGlobalTech January Website Maintenance | 3490 | \$ 125.00 |
| 5 | Westcoast Landscape & Lawns November Inspection Repairs | 98040 | \$ 283.00 |
| TOTAL | | | \$ 18,240.75 |

Vivian Carvalho

Offi



Windward at Lakewood Ranch CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

RECEIVED

By Amanda Lane at 4:13 pm, Jan 10, 2022

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 014

1/14/2022

| Item No. | Vendor | Invoice Number | General Fund |
|--------------|---|----------------|--------------------|
| 1 | Solitude Lake Management | | |
| | January Management Services | PI-A00737332 | \$ 1,319.27 |
| | January Management Services | PI-A00737333 | \$ 128.75 |
| | Supervisor Fees - 01/12/2022 Meeting | | |
| | John Leinaweaver | | \$ 200.00 |
| | Sandy Foster | | \$ 200.00 |
| | Dale Weidemiller | | \$ 200.00 |
| | Pete Williams | | \$ 200.00 |
| | John Blakley | | \$ 200.00 |
| 3 | Westcoast Landscape & Lawns | | |
| | November Inspection Repairs | 98041 | \$ 283.50 |
| | Irrigation Repairs | 98268 | \$ 88.50 |
| | December Inspection Repairs | 98689 | \$ 344.00 |
| | December HOA/Commons Inspection Repairs | 98690 | \$ 407.00 |
| TOTAL | | | \$ 3,571.02 |

Venessa Ripoll

Officer



Board Member

Windward at Lakewood Ranch CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

RECEIVED

By Amanda Lane at 10:16 am, Jan 21, 2022

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 015

1/21/2022

| Item No. | Vendor | Invoice Number | General Fund |
|--------------|------------------------------------|----------------|--------------------|
| 1 | PFM Group Consulting | | |
| | DM Fee: January 2022 | DM-01-2022-054 | 2,500.00 |
| | December Reimbursables | OE-EXP-01-044 | \$ 6.76 |
| 2 | Vogler Ashton | | |
| | General Counsel Through 12/31/2021 | 7588 | \$ 6,607.50 |
| TOTAL | | | \$ 9,114.26 |

Vivian Carvalho

Of



Windward at Lakewood Ranch CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

RECEIVED

By Amanda Lane at 3:14 pm, Jan 24, 2022

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 016

1/28/2022

| Item No. | Vendor | Invoice Number | General Fund |
|--------------|--|-------------------|--------------------|
| 1 | FPL Street Lights # Windward ; Service 12/20/2021 - 01/21/2022 | Acct: 10775-85188 | \$ 1,444.73 |
| TOTAL | | | \$ 1,444.73 |

Vivian Carvalho

Officer



Board Member

Windward at Lakewood Ranch CDD
c/o PFM Group Consulting
3501 Quadrangle Blvd. Ste. 270
Orlando, FL 32817
LaneA@pfm.com // (407) 723-5925

RECEIVED

By Amanda Lane at 9:23 am, Jan 31, 2022

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 017

2/4/2022

| Item No. | Vendor | Invoice Number | General Fund |
|--------------|---|----------------------------------|--|
| 1 | CA Florida Holdings Legal Advertising Through 01/20/2022 ; Ads: 6730114, 6763175 | 4346183 | \$ 3,306.25 |
| 2 | Solitude Lake Management February Management Services February Management Services | PI-A00751833 PI-A00751834 | \$ 1,319.27 \$ 128.75 |
| 3 | Westcoast Landscape & Lawns January Irrigation Inspection (Monthly) February Irrigation Inspection (Monthly) January CDD Inspection Repairs January HOA Inspection Repairs | 99324 99325 99372 99373 | \$ 1,650.00 \$ 1,650.00 \$ 265.50 \$ 361.50 |
| TOTAL | | | \$ 8,681.27 |

Venessa Ripoll

Offi



RECEIVED
By Amanda Lane at 10:42 am, Feb 07, 2022

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 018

2/11/2022

| Item No. | Vendor | Invoice Number | General Fund |
|--------------|---|----------------|--------------------|
| 1 | Supervisor Fees - 02/09/2022 Meeting | | |
| | John Leinaweaver | | \$ 200.00 |
| | Sandy Foster | | \$ 200.00 |
| | Dale Weidemiller | | \$ 200.00 |
| | Pete Williams | | \$ 200.00 |
| | John Blakley | | \$ 200.00 |
| 2 | Westcoast Landscape & Lawns | | |
| | October Irrigation Inspection (Monthly) | 95772 | \$ 1,650.00 |
| | December Irrigation Inspection (Monthly) | 99323 | \$ 1,650.00 |
| TOTAL | | | \$ 4,300.00 |

Venessa Ripoll

Officer



Board Member

RECEIVED

By Amanda Lane at 10:06 am, Feb 16, 2022

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 019

2/18/2022

| Item No. | Vendor | Invoice Number | General Fund |
|--------------|-------------------------------------|-------------------|---------------------|
| 1 | PFM Group Consulting | | |
| | Series 2020 Quarterly Dissemination | 119138 | \$ 1,250.00 |
| | DM Fee: February 2022 | DM-02-2022-054 | \$ 2,500.00 |
| | January Reimbursables | OE-EXP-02-055 | \$ 12.89 |
| 2 | Solitude Lake Management | | |
| | Spring 2022 Planting (50% Deposit) | SMOR-564019 | \$ 8,427.50 |
| | Planting Ponds 9 & 10 (50% Deposit) | SMOR-564020 | \$ 1,391.50 |
| 3 | Vogler Ashton | | |
| | General Counsel Through 01/31/2022 | 7684 | \$ 5,770.00 |
| TOTAL | | | \$ 19,351.89 |

Venessa Ripoll

Officer



Board Member

Windward at Lakewood Ranch Community Development District

Ratification of Requisitions No.1-4

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

| Requisitions 1-4 | | | |
|-------------------------|--|-----------------|------------------------|
| Req # | Description | Amount | Total |
| 1 | Jon M. Hall Company | \$ 267,120.00 | |
| | | | \$ 267,120.00 |
| 2 | Real Communities of Southwest Florida | \$12,626,623.12 | |
| | | | \$12,626,623.12 |
| 3 | Real Communities of Southwest Florida | \$23,129.17 | |
| | | | \$23,129.17 |
| 4 | Real Communities of Southwest Florida | \$327,019.20 | |
| | | | \$327,019.20 |
| | | Total | \$13,243,891.49 |

Windward at Lakewood Ranch CDD
Series 2020
Summary of Requisition(s): 1

| <u>Requisition</u> | <u>Vendor</u> | <u>Amount</u> | <u>Special Instructions</u> | <u>Submit Payment</u> |
|--------------------|---------------------|---------------|--|---|
| 1 | Jon M. Hall Company | \$ 267,120.00 | Please overnight the payment and reference project 20035 pay app(s) 1 on the payment. | Please overnight the payment to: Jon M. Hall Company 8409 Laurel Fair Circle, Suite 100 Tampa, FL 33610 |
| Total | | \$ 267,120.00 | | |

Windward at Lakewood Ranch CDD
Series 2020
Summary of Requisition(s): 2

| <u>Requisition</u> | <u>Vendor</u> | <u>Amount</u> | <u>Special Instructions</u> | <u>Submit Payment</u> |
|--------------------|---------------------------------------|------------------|--|-----------------------|
| 2 | Neal Communities of Southwest Florida | \$ 12,626,623.12 | Please wire the funds per the instructions on page 7 of the .pdf file and reference Phase 1 with the wire. | Via wire |
| Total | | \$ 12,626,623.12 | | |

Windward at Lakewood Ranch CDD
Series 2020
Summary of Requisition(s): 3

| <u>Requisition</u> | <u>Vendor</u> | <u>Amount</u> | <u>Special Instructions</u> | <u>Submit Payment</u> |
|--------------------|---------------------------------------|---------------|--|-----------------------|
| 3 | Neal Communities of Southwest Florida | \$ 23,129.17 | Please wire the funds per the instructions on page 6 of the .pdf file and reference Phase 1 with the wire. | Via wire |
| Total | | \$ 23,129.17 | | |

Windward at Lakewood Ranch CDD
 Series 2020
 Summary of Requisition(s): 4

| <u>Requisition</u> | <u>Vendor</u> | <u>Amount</u> | <u>Special Instructions</u> | <u>Submit Payment</u> |
|--------------------|---------------------------------------|-------------------------------------|--|-----------------------|
| 4 | Neal Communities of Southwest Florida | Please see page 3 of the .pdf file. | Please wire the funds per the instructions on page 6 of the .pdf file and reference Phase 1 with the wire. | Via wire |
| Total | | \$ - | | |

Windward at Lakewood Ranch Community Development District

Review of District Financial Statements

Windward at Lakewood Ranch CDD

Statement of Financial Position

As of 1/31/2022

| | General Fund | Debt Service Fund | Capital Projects Fund | Long-Term Debt Group | Total |
|--|--------------------|-----------------------|-----------------------|------------------------|------------------------|
| <u>Assets</u> | | | | | |
| <u>Current Assets</u> | | | | | |
| General Checking Account | \$86,670.09 | | | | \$86,670.09 |
| Deposits | 25.00 | | | | 25.00 |
| Debt Service Reserve (Series 2020-A1) | | \$88,878.75 | | | 88,878.75 |
| Revenue (Series 2020-A1, A2) | | 266,369.76 | | | 266,369.76 |
| Revenue (Series 2020-A3) | | 0.13 | | | 0.13 |
| Prepayment (Series 2020-A2) | | 859,465.69 | | | 859,465.69 |
| Accounts Receivable - Due from Developer | | | \$13,397.00 | | 13,397.00 |
| Acq/Constr (Series 2020-A3) | | | 3,317,087.51 | | 3,317,087.51 |
| Total Current Assets | \$86,695.09 | \$1,214,714.33 | \$3,330,484.51 | \$0.00 | \$4,631,893.93 |
| <u>Investments</u> | | | | | |
| Amount Available in Debt Service Funds | | | | \$1,214,714.33 | \$1,214,714.33 |
| Amount To Be Provided | | | | 15,275,285.67 | 15,275,285.67 |
| Total Investments | \$0.00 | \$0.00 | \$0.00 | \$16,490,000.00 | \$16,490,000.00 |
| Total Assets | \$86,695.09 | \$1,214,714.33 | \$3,330,484.51 | \$16,490,000.00 | \$21,121,893.93 |
| <u>Liabilities and Net Assets</u> | | | | | |
| <u>Current Liabilities</u> | | | | | |
| Accounts Payable | \$1,444.73 | | | | \$1,444.73 |
| Accounts Payable | | | \$13,397.00 | | 13,397.00 |
| Retainage Payable | | | 558,949.90 | | 558,949.90 |
| Deferred Revenue | | | 13,397.00 | | 13,397.00 |
| Total Current Liabilities | \$1,444.73 | \$0.00 | \$585,743.90 | \$0.00 | \$587,188.63 |
| <u>Long Term Liabilities</u> | | | | | |
| Revenue Bonds Payable - Long-Term | | | | \$16,490,000.00 | \$16,490,000.00 |
| Total Long Term Liabilities | \$0.00 | \$0.00 | \$0.00 | \$16,490,000.00 | \$16,490,000.00 |
| Total Liabilities | \$1,444.73 | \$0.00 | \$585,743.90 | \$16,490,000.00 | \$17,077,188.63 |
| <u>Net Assets</u> | | | | | |
| Net Assets - General Government | \$5,028.49 | | | | \$5,028.49 |
| Current Year Net Assets - General Government | 80,221.87 | | | | 80,221.87 |
| Net Assets, Unrestricted | | \$521,722.73 | | | 521,722.73 |
| Current Year Net Assets, Unrestricted | | 692,991.60 | | | 692,991.60 |
| Net Assets, Unrestricted | | | \$3,216,197.74 | | 3,216,197.74 |
| Current Year Net Assets, Unrestricted | | | (471,457.13) | | (471,457.13) |
| Total Net Assets | \$85,250.36 | \$1,214,714.33 | \$2,744,740.61 | \$0.00 | \$4,044,705.30 |
| Total Liabilities and Net Assets | \$86,695.09 | \$1,214,714.33 | \$3,330,484.51 | \$16,490,000.00 | \$21,121,893.93 |

Windward at Lakewood Ranch CDD

Statement of Activities

As of 1/31/2022

| | General Fund | Debt Service Fund | Capital Projects Fund | Long-Term Debt Group | Total |
|--|---------------------|-----------------------|-----------------------|----------------------|-----------------------|
| <u>Revenues</u> | | | | | |
| Off-Roll Assessments | \$174,926.01 | | | | \$174,926.01 |
| Other Income & Other Financing Sources | 0.01 | | | | 0.01 |
| Off-Roll Assessments | | \$257,882.04 | | | 257,882.04 |
| Other Assessments | | 1,147,291.19 | | | 1,147,291.19 |
| Developer Contributions | | | \$1,297,532.77 | | 1,297,532.77 |
| Total Revenues | \$174,926.02 | \$1,405,173.23 | \$1,297,532.77 | \$0.00 | \$2,877,632.02 |
| <u>Expenses</u> | | | | | |
| Supervisor Fees | \$5,000.00 | | | | \$5,000.00 |
| Public Officials' Liability Insurance | 2,250.00 | | | | 2,250.00 |
| Trustee Services | 4,031.25 | | | | 4,031.25 |
| Management | 10,000.00 | | | | 10,000.00 |
| Engineering | 265.00 | | | | 265.00 |
| Dissemination Agent | 1,250.00 | | | | 1,250.00 |
| District Counsel | 8,524.00 | | | | 8,524.00 |
| Assessment Administration | 7,500.00 | | | | 7,500.00 |
| Postage & Shipping | 20.99 | | | | 20.99 |
| Legal Advertising | 1,100.00 | | | | 1,100.00 |
| Miscellaneous | 0.01 | | | | 0.01 |
| Web Site Maintenance | 800.00 | | | | 800.00 |
| Dues, Licenses, and Fees | 175.00 | | | | 175.00 |
| Wetland Upland Maintenance | 5,500.00 | | | | 5,500.00 |
| Wetlands Monitoring | 26,950.00 | | | | 26,950.00 |
| Pond Contract | 5,508.33 | | | | 5,508.33 |
| Lake/Pond Repair | 650.00 | | | | 650.00 |
| General Insurance | 2,750.00 | | | | 2,750.00 |
| Irrigation | 1,650.00 | | | | 1,650.00 |
| Irrigation Parts | 5,629.58 | | | | 5,629.58 |
| Streetlights | 5,149.99 | | | | 5,149.99 |
| Principal Payments - Series 2020-A2 | | \$340,000.00 | | | 340,000.00 |
| Interest Payments - Series 2020-A1 | | 122,032.50 | | | 122,032.50 |
| Interest Payments - Series 2020-A2 | | 166,980.00 | | | 166,980.00 |
| Interest Payments - Series 2020-A3 | | 83,177.50 | | | 83,177.50 |
| Engineering | | | \$5,705.00 | | 5,705.00 |
| Contingency | | | 1,436,309.39 | | 1,436,309.39 |
| Developer Repayment | | | 327,019.20 | | 327,019.20 |
| Total Expenses | \$94,704.15 | \$712,190.00 | \$1,769,033.59 | \$0.00 | \$2,575,927.74 |

Windward at Lakewood Ranch CDD

Statement of Activities

As of 1/31/2022

| | General Fund | Debt Service Fund | Capital Projects Fund | Long-Term Debt Group | Total |
|--|---------------------------|------------------------------|------------------------------|-----------------------------|------------------------------|
| <u>Other Revenues (Expenses) & Gains (Losses)</u> | | | | | |
| Interest Income | | \$8.37 | | | \$8.37 |
| Interest Income | | | \$43.69 | | 43.69 |
| Total Other Revenues (Expenses) & Gains (Losses) | <u>\$0.00</u> | <u>\$8.37</u> | <u>\$43.69</u> | <u>\$0.00</u> | <u>\$52.06</u> |
| Change In Net Assets | \$80,221.87 | \$692,991.60 | (\$471,457.13) | \$0.00 | \$301,756.34 |
| Net Assets At Beginning Of Year | <u>\$5,028.49</u> | <u>\$521,722.73</u> | <u>\$3,216,197.74</u> | <u>\$0.00</u> | <u>\$3,742,948.96</u> |
| Net Assets At End Of Year | <u><u>\$85,250.36</u></u> | <u><u>\$1,214,714.33</u></u> | <u><u>\$2,744,740.61</u></u> | <u><u>\$0.00</u></u> | <u><u>\$4,044,705.30</u></u> |

Windward at Lakewood Ranch CDD
 Budget to Actual
 For the Month Ending 01/31/2022

| | Year to Date | | | FY 2022 Adopted Budget |
|---|----------------------|---------------------|---------------------|------------------------------|
| | Actual | Budget | Variance | |
| <u>Revenues</u> | | | | |
| Off-Roll Assessments | \$ 174,926.01 | \$ 78,713.00 | \$ 96,213.01 | \$ 236,139.00 |
| Other Income & Other Financing Sources | 0.01 | - | 0.01 | - |
| Net Revenues | \$ 174,926.02 | \$ 78,713.00 | \$ 96,213.02 | \$ 236,139.00 |
| <u>General & Administrative Expenses</u> | | | | |
| Supervisor Fees | \$ 5,000.00 | \$ 4,000.00 | \$ 1,000.00 | \$ 12,000.00 |
| Public Officials' Insurance | 2,250.00 | 825.00 | 1,425.00 | 2,475.00 |
| Trustee Services | 4,031.25 | 2,000.00 | 2,031.25 | 6,000.00 |
| Management | 10,000.00 | 10,000.00 | - | 30,000.00 |
| Engineering | 265.00 | 5,000.00 | (4,735.00) | 15,000.00 |
| Dissemination Agent | 1,250.00 | 1,666.67 | (416.67) | 5,000.00 |
| District Counsel | 8,524.00 | 6,666.67 | 1,857.33 | 20,000.00 |
| Assessment Administration | 7,500.00 | 2,500.00 | 5,000.00 | 7,500.00 |
| Reamortization Schedules | - | 83.33 | (83.33) | 250.00 |
| Audit | - | 2,000.00 | (2,000.00) | 6,000.00 |
| Postage & Shipping | 20.99 | 100.00 | (79.01) | 300.00 |
| Legal Advertising | 1,100.00 | 1,333.33 | (233.33) | 4,000.00 |
| Bank Fees | - | 60.00 | (60.00) | 180.00 |
| Miscellaneous | 0.01 | 166.66 | (166.65) | 500.00 |
| Office Supplies | - | 83.33 | (83.33) | 250.00 |
| Web Site Maintenance | 800.00 | 900.00 | (100.00) | 2,700.00 |
| Dues, Licenses, and Fees | 175.00 | 58.33 | 116.67 | 175.00 |
| General Insurance | 2,750.00 | 1,008.33 | 1,741.67 | 3,025.00 |
| Total General & Administrative Expenses | \$ 43,666.25 | \$ 38,451.65 | \$ 5,214.60 | \$ 115,355.00 |
| <u>Project Maintenance Expenses</u> | | | | |
| Well Pump Maintenance | \$ - | \$ 1,500.00 | \$ (1,500.00) | \$ 4,500.00 |
| Wetland Maintenance | 5,500.00 | 8,333.33 | (2,833.33) | 25,000.00 |
| Wetland Contract | 26,950.00 | 12,000.00 | 14,950.00 | 36,000.00 |
| Pond Maintenance Contract | 5,508.33 | 5,028.00 | 480.33 | 15,084.00 |
| Pond Maintenance | 650.00 | 6,666.67 | (6,016.67) | 20,000.00 |
| Irrigation Pump Maintenance Contract | 1,650.00 | 1,066.67 | 583.33 | 3,200.00 |
| Irrigation Pump Maintenance | 5,629.58 | 1,666.67 | 3,962.91 | 5,000.00 |
| Drainage Maintenance | - | 1,666.67 | (1,666.67) | 5,000.00 |
| Streetlights | 5,149.99 | 1,666.67 | 3,483.32 | 5,000.00 |
| Curb Replacement | - | 666.67 | (666.67) | 2,000.00 |
| Total Project Maintenance Expenses | \$ 51,037.90 | \$ 40,261.35 | \$ 10,776.55 | \$ 120,784.00 |
| Total Expenses | \$ 94,704.15 | \$ 78,713.00 | \$ 15,991.15 | \$ 236,139.00 |
| Net Income (Loss) | \$ 80,221.87 | \$ - | \$ 80,221.87 | \$ - |