

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

August 17, 2022

**PUBLIC HEARINGS AND
REGULAR MEETING
AGENDA**

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Windward at Lakewood Ranch 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

August 10, 2022

ATTENDEES:

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

Board of Supervisors

Windward at Lakewood Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Windward at Lakewood Ranch Community Development District will hold Multiple Public Hearings and a Regular Meeting on August 17, 2022, at 12:00 P.M., at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items *(limited to 3 minutes per individual)*
3. Consideration of Resolution 2022-17, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2022/2023; Amending Resolution 2022-09 to Reset the Hearing Thereon; Providing a Severability Clause; and Providing an Effective Date
4. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2022-18, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
5. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2022-19, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

- 6. Consideration of Hoover Pumping Systems Maintenance Agreement MA#5273
- 7. Ratification of Termination of Contract with Jon M. Hall Company
- 8. Consideration of Eco-Logic Services LLC, Agreement for Environmental Services, Phases 2 and 3
- 9. Acceptance of Unaudited Financial Statements as of June 30, 2022
- 10. Approval of July 13, 2022 Regular Meeting Minutes
- 11. Staff Reports
 - A. District Counsel: *Vogler Ashton, PLLC*
 - B. District Engineer: *Stantec*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: September 14, 2022 at 12:00 P.M.

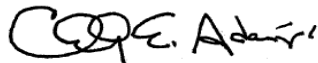
- QUORUM CHECK

JOHN LEINAWEAVER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SANDY FOSTER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
DALE WEIDEMILLER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
PETE WILLIAMS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
JOHN BLAKLEY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

- 12. Board Members' Comments/Requests
- 13. Public Comments: Non-Agenda Items (*limited to 3 minutes per individual*)
- 14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley (Chuck) E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 229 774 8903

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

3

RESOLUTION 2022-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTION OF THE DISTRICT MANAGER IN RE-SETTING THE DATE OF THE PUBLIC HEARING ON THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AMENDING RESOLUTION 2022-09 TO RESET THE HEARING THEREON; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Windward at Lakewood Ranch Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on May 11, 2022, at a duly noticed public meeting, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2022-09 approving the proposed budget for Fiscal Year 2022/2023 and setting a public hearing on the proposed budget for August 10, 2022 at 12:00 p.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240; and

WHEREAS, on July 13, 2022, at a duly noticed public meeting, the Board decided to reschedule the date of the public hearing to August 17, 2022 at the same time location as set forth in Resolution 2022-09, and the District Manager has caused the notice of the public hearing, with the new date to be published in a newspaper of general circulation in Sarasota County, Florida, consistent with the requirements of Chapters 190 and 197, *Florida Statutes*; and

WHEREAS, the Board desires to ratify the its action in resetting the public hearing date and the District Manager’s action in publishing the required notice.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET. The actions of the Board in resetting the public hearing and the District Manager in publishing the notice of public hearing are hereby ratified. Resolution 2022-09 is hereby amended to reflect that the public hearing is re-set on August 17, 2022, at 12:00 p.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240; and

SECTION 2. RESOLUTION 2022-09 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2022-09 continue in full force and effect.

SECTION 3. 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.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 17th day of August, 2022.

ATTEST:

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

4A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

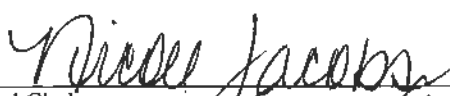
Daphne Gillyard
Windward at Lakewood Ranch
2300 Glades RD # 401W
Boca Raton FL 33431-7386

STATE OF FLORIDA, COUNTY OF Sarasota

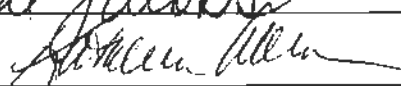
The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/28/2022

and that the fees charged are legal.
Sworn to and subscribed before on 07/28/2022



Legal Clerk



Notary, State of WI, County of Brown
1-7-85

My commision expires

Publication Cost: \$1035.00
Order No: 7570282 # of Copies:
Customer No: 773434 -1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

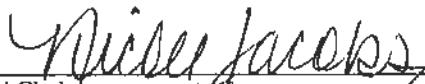
Daphne Gillyard
Daphne Gillyard
Windward at Lakewood Ranch
2300 Glades RD # 401W
Boca Raton FL 33431-7386

STATE OF FLORIDA, COUNTY OF Sarasota

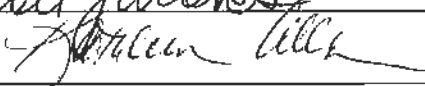
The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/04/2022

and that the fees charged are legal.
Sworn to and subscribed before on 08/04/2022



Legal Clerk



Notary, State of WI, County of Brown
1-7-25

My commission expires

Publication Cost: \$1035.00
Order No: 7570282 # of Copies:
Customer No: 773434 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") of the Laurel Road Community Development District ("District") will hold the following two (2) public hearings:

DATE: August 17, 2022
TIME: 12:00 PM
LOCATION: 5800 Lakewood Ranch Blvd.
Sarasota, FL 34240

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment*
Townhome	120	0.480769	\$528.66
Paired Villas 37.5'	168	0.721154	\$793.00
Single Family 45'	138	0.865385	\$951.59
Single Family 52'	144	1.000000	\$1,099.62
Single Family 72'	143	1.384615	\$1,527.55
Undeveloped Property	78.15	1.000000	\$1,099.62

*Assessed on Sarasota County real estate tax bill - includes costs of collection and early payment discount allowance

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the District's Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

4B

RESOLUTION 2022-18

THE ANNUAL APPROPRIATION RESOLUTION OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Windward at Lakewood Ranch Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Windward at Lakewood Ranch Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST, 2022.

ATTEST:

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget(s)

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2020	5
Amortization Schedule - Series 2020A-1	6 - 7
Amortization Schedule - Series 2020A-2	8
Amortization Schedule - Series 2020A-3	9
Debt Service Fund Budget - Series 2022	10
Amortization Schedule - Series 2022	11 - 12
Assessment Summary	13

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 5/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy: on-roll - gross					\$ 640,613
Allowable discounts (4%)					(25,625)
Assessment levy: on-roll - net					614,988
Assessment levy: off-roll					140,412
Off roll Assessments	\$236,139	\$ 228,520	\$ 7,619	\$ 236,139	-
Landowner contribution	-	5,020	202,327	207,347	-
Interest and Miscellaneous Income	-	6,105	-	6,105	500
Total revenues	236,139	239,645	209,946	443,486	755,900
EXPENDITURES					
Professional & administrative					
Supervisors	12,000	9,800	2,200	12,000	12,800
Management/accounting/recording	30,000	20,000	10,000	30,000	48,000
Field Management	-	-	-	-	10,000
Debt service fund accounting	-	-	-	-	5,500
Legal	20,000	24,475	15,000	39,475	20,000
Engineering	15,000	1,513	13,487	15,000	20,000
Assessment roll prep	7,500	7,500	-	-	-
Reammortization Schedules	250	-	-	-	-
Audit	6,000	-	6,000	6,000	5,000
Arbitrage rebate calculation	-	-	-	-	750
Dissemination agent	5,000	2,500	2,500	5,000	2,000
Trustee	6,000	4,031	1,969	6,000	6,000
Telephone	-	-	-	-	200
Postage	300	109	191	300	500
Miscellaneous	500	-	500	500	500
Legal advertising	4,000	5,031	2,000	7,031	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Office Supplies	250	245	5	250	
Contingencies/bank charges	180	-	180	180	750
Website hosting & maintenance	2,700	1,630	1,070	2,700	705
Website ADA compliance	-	-	-	-	210
Property appraiser & tax collector	-	-	-	-	12,812
Total professional & administrative	115,355	82,009	55,102	129,611	153,402

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 5/31/2022	Projected through 9/30/2022		
Field operations					
Well pump maintenance	4,500	-	4,500	4,500	5,000
Wetland maintenance	25,000	30,638	-	30,638	-
Wetland maintenance monitoring contract	36,000	57,210	30,000	87,210	110,000
Pond maintenance contract	15,084	10,831	4,253	15,084	40,000
Pond maintenance	20,000	650	19,350	20,000	5,000
Irrigation System Maintenance	3,200	38,083	75,000	113,083	210,000
Irrigation PS Maintenance	5,000	-	5,000	5,000	5,000
Irrigation pump maintenance	5,000	17,431	-	17,431	10,000
Streetlights	5,000	10,929	8,000	18,929	18,000
Curb Replacement	2,000	-	2,000	2,000	5,000
Effluent Water Supply	-	-	-	-	20,000
Fruitville Road Cleanup	-	-	-	-	2,500
Total field operations	<u>120,784</u>	<u>165,772</u>	<u>148,103</u>	<u>313,875</u>	<u>430,500</u>
Total expenditures	<u>236,139</u>	<u>247,781</u>	<u>203,205</u>	<u>443,486</u>	<u>583,902</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(8,136)	6,741	-	171,998
Net increase/(decrease) of fund balance	-	(8,136)	6,741	-	171,998
Fund balance - beginning (unaudited)	-	5,028	(3,108)	3,633	3,633
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(3,108)	3,633	3,633	175,631
Fund balance - ending	<u>\$</u>	<u>\$(3,108)</u>	<u>\$ 3,633</u>	<u>\$ 3,633</u>	<u>\$ 175,631</u>

*These items will be realized when bonds are issued

***These items will be realized when the CDD takes ownership of the related assets.

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 12,800
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. Budget covers one meeting per month plus fica.	
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.	
Field Management	10,000
Covers the costs of part time field management services to oversee operational contracts and provide quality assurance.	
Debt service fund accounting	5,500
Covers the annual cost of accounting associated with one Bond issue.	
Legal	20,000
Vogler Ashton provides legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	20,000
Stantec provides 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	5,000
Statutorily it is required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
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.	
Trustee	6,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Miscellaneous	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser & tax collector	12,812
Well pump maintenance	5,000
Covers the costs of preventative maintenance and periodic repairs to well pump assembly.	
Irrigation PS Maintenance	5,000
Covers the costs of preventative maintenance and periodic repair of the Hoover pump station.	
Irrigation System Maintenance	210,000
Covers the costs associated with operations and maintenance of the irrigation distribution and common area sprinkler system, including wetchecks, head adjustments, clock re-programming and repairs.	
Effluent Water Supply	20,000
Covers the costs of purchasing effluent water from Sarasota County for irrigation supply purposes.	
Fruitville Road Cleanup	2,500
Covers the costs of periodic maintenance of the roadside ditch.	
Wetland maintenance	
Covers the costs of the required monitoring and reporting of the mitigation area.	
Wetland maintenance monitoring contract	110,000
Covers the costs of maintenance in phases 1, 2 and the addition of 2B.	
Pond maintenance contract	40,000
Covers the costs of maintenance in phases 1, 2 and the addition of 2B.	
Pond maintenance	5,000
Covers the costs of maintenance within Martinique.	
Irrigation pump maintenance	10,000
Covers miscellaneous repairs to items such as lake banks drainage pipes.	
Streetlights	18,000
Covers the costs of lease, power, maintenance of 33 lights.	
Curb Replacement	5,000
Covers the costs of periodic repairs and replacement of curb and gutter.	
Total expenditures	<u><u>\$ 583,902</u></u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020: A-1, A-2 & A-3
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 5/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 382,275
Allowable discounts (4%)	-				(15,291)
Assessment levy: net	-	\$ -	\$ -	\$ -	366,984
Special assessment: off-roll	1,224,920	922,902	205,197	1,128,099	421,995
Assessment prepayments	-	1,326,350	26,293	1,352,643	-
Interest	-	24	-	24	-
Lot closing	-	39,064	-	39,064	-
Total revenues	<u>1,224,920</u>	<u>2,288,340</u>	<u>231,490</u>	<u>2,519,830</u>	<u>788,979</u>
EXPENDITURES					
Debt service					
Principal - S2020A1	110,000	110,000	-	110,000	115,000
Principal prepayment - S2020A-2	-	1,330,000	450,000	1,780,000	-
Interest - S2020A-1	244,065	244,065	-	244,065	240,765
Interest - S2020A-2	333,960	320,375	4,950	325,325	255,640
Interest - S2020A-3	166,355	166,355	-	166,355	166,355
Total debt service	<u>854,380</u>	<u>2,170,795</u>	<u>454,950</u>	<u>2,625,745</u>	<u>777,760</u>
Other fees & charges					
Tax collector	-	-	-	-	7,646
Total other fees & charges	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,646</u>
Total expenditures	<u>854,380</u>	<u>2,170,795</u>	<u>454,950</u>	<u>2,625,745</u>	<u>785,406</u>
Excess/(deficiency) of revenues over/(under) expenditures	370,540	117,545	(223,460)	(105,915)	3,573
Fund balance:					
Beginning fund balance (unaudited)		521,723	639,268	521,723	415,808
Ending fund balance (projected)	<u>\$ 370,540</u>	<u>\$ 639,268</u>	<u>\$ 415,808</u>	<u>\$ 415,808</u>	<u>419,381</u>
Use of fund balance:					
Debt service reserve account balance (required) - S2020A1					(88,879)
Principal and Interest expense - November 1, 2023 - S2020A1					(118,658)
Principal and Interest expense - November 1, 2023 - S2020A2					(127,820)
Principal and Interest expense - November 1, 2023 - S2020A3					(83,178)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 846</u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22			120,382.50	120,382.50	5,700,000.00
05/01/23	115,000.00	3.000%	120,382.50	235,382.50	5,585,000.00
11/01/23			118,657.50	118,657.50	5,585,000.00
05/01/24	120,000.00	3.000%	118,657.50	238,657.50	5,465,000.00
11/01/24			116,857.50	116,857.50	5,465,000.00
05/01/25	120,000.00	3.000%	116,857.50	236,857.50	5,345,000.00
11/01/25			115,057.50	115,057.50	5,345,000.00
05/01/26	125,000.00	3.500%	115,057.50	240,057.50	5,220,000.00
11/01/26			112,870.00	112,870.00	5,220,000.00
05/01/27	130,000.00	3.500%	112,870.00	242,870.00	5,090,000.00
11/01/27			110,595.00	110,595.00	5,090,000.00
05/01/28	135,000.00	3.500%	110,595.00	245,595.00	4,955,000.00
11/01/28			108,232.50	108,232.50	4,955,000.00
05/01/29	140,000.00	3.500%	108,232.50	248,232.50	4,815,000.00
11/01/29			105,782.50	105,782.50	4,815,000.00
05/01/30	145,000.00	3.500%	105,782.50	250,782.50	4,670,000.00
11/01/30			103,245.00	103,245.00	4,670,000.00
05/01/31	150,000.00	4.300%	103,245.00	253,245.00	4,520,000.00
11/01/31			100,020.00	100,020.00	4,520,000.00
05/01/32	155,000.00	4.300%	100,020.00	255,020.00	4,365,000.00
11/01/32			96,687.50	96,687.50	4,365,000.00
05/01/33	165,000.00	4.300%	96,687.50	261,687.50	4,200,000.00
11/01/33			93,140.00	93,140.00	4,200,000.00
05/01/34	170,000.00	4.300%	93,140.00	263,140.00	4,030,000.00
11/01/34			89,485.00	89,485.00	4,030,000.00
05/01/35	180,000.00	4.300%	89,485.00	269,485.00	3,850,000.00
11/01/35			85,615.00	85,615.00	3,850,000.00
05/01/36	185,000.00	4.300%	85,615.00	270,615.00	3,665,000.00
11/01/36			81,637.50	81,637.50	3,665,000.00
05/01/37	195,000.00	4.300%	81,637.50	276,637.50	3,470,000.00
11/01/37			77,445.00	77,445.00	3,470,000.00
05/01/38	200,000.00	4.300%	77,445.00	277,445.00	3,270,000.00
11/01/38			73,145.00	73,145.00	3,270,000.00
05/01/39	210,000.00	4.300%	73,145.00	283,145.00	3,060,000.00
11/01/39			68,630.00	68,630.00	3,060,000.00
05/01/40	220,000.00	4.300%	68,630.00	288,630.00	2,840,000.00
11/01/40			63,900.00	63,900.00	2,840,000.00
05/01/41	230,000.00	4.500%	63,900.00	293,900.00	2,610,000.00
11/01/41			58,725.00	58,725.00	2,610,000.00
05/01/42	240,000.00	4.500%	58,725.00	298,725.00	2,370,000.00
11/01/42			53,325.00	53,325.00	2,370,000.00
05/01/43	250,000.00	4.500%	53,325.00	303,325.00	2,120,000.00
11/01/43			47,700.00	47,700.00	2,120,000.00
05/01/44	265,000.00	4.500%	47,700.00	312,700.00	1,855,000.00
11/01/44			41,737.50	41,737.50	1,855,000.00
05/01/45	275,000.00	4.500%	41,737.50	316,737.50	1,580,000.00
11/01/45			35,550.00	35,550.00	1,580,000.00
05/01/46	290,000.00	4.500%	35,550.00	325,550.00	1,290,000.00

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020A-1 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46			29,025.00	29,025.00	1,290,000.00
05/01/47	300,000.00	4.500%	29,025.00	329,025.00	990,000.00
11/01/47			22,275.00	22,275.00	990,000.00
05/01/48	315,000.00	4.500%	22,275.00	337,275.00	675,000.00
11/01/48			15,187.50	15,187.50	675,000.00
05/01/49	330,000.00	4.500%	15,187.50	345,187.50	345,000.00
11/01/49			7,762.50	7,762.50	345,000.00
05/01/50	345,000.00	4.500%	7,762.50	352,762.50	-
Total	5,700,000.00		4,305,345.00	10,005,345.00	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020A-2 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
10/07/20				-	7,590,000.00
11/01/20			-	-	7,590,000.00
05/01/21			-	-	7,590,000.00
11/01/21	340,000.00		166,980.00	506,980.00	7,250,000.00
02/01/22	555,000.00		6,105.00	561,105.00	6,695,000.00
05/01/22	435,000.00		147,290.00	582,290.00	6,260,000.00
08/01/22	450,000.00		4,950.00	454,950.00	5,810,000.00
11/01/22			127,820.00	127,820.00	5,810,000.00
05/01/23			127,820.00	127,820.00	5,810,000.00
11/01/23			127,820.00	127,820.00	5,810,000.00
05/01/24			127,820.00	127,820.00	5,810,000.00
11/01/24			127,820.00	127,820.00	5,810,000.00
05/01/25			127,820.00	127,820.00	5,810,000.00
11/01/25			127,820.00	127,820.00	5,810,000.00
05/01/26			127,820.00	127,820.00	5,810,000.00
11/01/26			127,820.00	127,820.00	5,810,000.00
05/01/27			127,820.00	127,820.00	5,810,000.00
11/01/27			127,820.00	127,820.00	5,810,000.00
05/01/28			127,820.00	127,820.00	5,810,000.00
11/01/28			127,820.00	127,820.00	5,810,000.00
05/01/29			127,820.00	127,820.00	5,810,000.00
11/01/29			127,820.00	127,820.00	5,810,000.00
05/01/30			127,820.00	127,820.00	5,810,000.00
11/01/30			127,820.00	127,820.00	5,810,000.00
05/01/31			127,820.00	127,820.00	5,810,000.00
11/01/31			127,820.00	127,820.00	5,810,000.00
05/01/32			127,820.00	127,820.00	5,810,000.00
11/01/32			127,820.00	127,820.00	5,810,000.00
05/01/33			127,820.00	127,820.00	5,810,000.00
11/01/33			127,820.00	127,820.00	5,810,000.00
05/01/34			127,820.00	127,820.00	5,810,000.00
11/01/34			127,820.00	127,820.00	5,810,000.00
05/01/35			127,820.00	127,820.00	5,810,000.00
11/01/35			127,820.00	127,820.00	5,810,000.00
05/01/36			127,820.00	127,820.00	5,810,000.00
11/01/36			127,820.00	127,820.00	5,810,000.00
05/01/37			127,820.00	127,820.00	5,810,000.00
11/01/37			127,820.00	127,820.00	5,810,000.00
05/01/38			127,820.00	127,820.00	5,810,000.00
11/01/38			127,820.00	127,820.00	5,810,000.00
05/01/39			127,820.00	127,820.00	5,810,000.00
11/01/39			127,820.00	127,820.00	5,810,000.00
05/01/40	5,810,000.00	4.400%	127,820.00	5,937,820.00	-
Total	5,810,000.00		4,345,880.00	4,345,880.00	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020A-3 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
10/07/20				-	3,430,000.00
11/01/20			-	-	3,430,000.00
05/01/21			-	-	3,430,000.00
11/01/21			83,177.50	83,177.50	3,430,000.00
05/01/22			83,177.50	83,177.50	3,430,000.00
11/01/22			83,177.50	83,177.50	3,430,000.00
05/01/23			83,177.50	83,177.50	3,430,000.00
11/01/23			83,177.50	83,177.50	3,430,000.00
05/01/24			83,177.50	83,177.50	3,430,000.00
11/01/24			83,177.50	83,177.50	3,430,000.00
05/01/25			83,177.50	83,177.50	3,430,000.00
11/01/25			83,177.50	83,177.50	3,430,000.00
05/01/26			83,177.50	83,177.50	3,430,000.00
11/01/26			83,177.50	83,177.50	3,430,000.00
05/01/27			83,177.50	83,177.50	3,430,000.00
11/01/27			83,177.50	83,177.50	3,430,000.00
05/01/28			83,177.50	83,177.50	3,430,000.00
11/01/28			83,177.50	83,177.50	3,430,000.00
05/01/29			83,177.50	83,177.50	3,430,000.00
11/01/29			83,177.50	83,177.50	3,430,000.00
05/01/30			83,177.50	83,177.50	3,430,000.00
11/01/30			83,177.50	83,177.50	3,430,000.00
05/01/31			83,177.50	83,177.50	3,430,000.00
11/01/31			83,177.50	83,177.50	3,430,000.00
05/01/32			83,177.50	83,177.50	3,430,000.00
11/01/32			83,177.50	83,177.50	3,430,000.00
05/01/33			83,177.50	83,177.50	3,430,000.00
11/01/33			83,177.50	83,177.50	3,430,000.00
05/01/34			83,177.50	83,177.50	3,430,000.00
11/01/34			83,177.50	83,177.50	3,430,000.00
05/01/35			83,177.50	83,177.50	3,430,000.00
11/01/35			83,177.50	83,177.50	3,430,000.00
05/01/36			83,177.50	83,177.50	3,430,000.00
11/01/36			83,177.50	83,177.50	3,430,000.00
05/01/37			83,177.50	83,177.50	3,430,000.00
11/01/37			83,177.50	83,177.50	3,430,000.00
05/01/38			83,177.50	83,177.50	3,430,000.00
11/01/38			83,177.50	83,177.50	3,430,000.00
05/01/39			83,177.50	83,177.50	3,430,000.00
11/01/39			83,177.50	83,177.50	3,430,000.00
05/01/40	3,430,000.00	4.850%	83,177.50	3,513,177.50	-
Total	3,430,000.00		2,828,035.00	2,828,035.00	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 5/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 490,115
Allowable discounts (4%)	-				(19,605)
Assessment levy: net	-	\$ -	\$ -	\$ -	470,510
Special assessment: off-roll	-	-	-	-	373,429
Assessment prepayments	-	-	-	-	-
Interest	-	4	-	4	-
Total revenues	-	4	-	4	843,939
EXPENDITURES					
Debt service					
Principal	-	-	-	-	265,000
Principal - series B	-	-	-	-	-
Principal prepayment	-	-	-	-	-
Interest	-	70,301	-	70,301	575,188
Total debt service	-	70,301	-	70,301	840,188
Other fees & charges					
Costs of issuance	-	148,250	-	148,250	-
Tax collector	-	-	-	-	9,802
Total other fees & charges	-	148,250	-	148,250	9,802
Total expenditures	-	218,551	-	218,551	849,990
Excess/(deficiency) of revenues over/(under) expenditures	-	(218,547)	-	(218,547)	(6,051)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	1,255,348	-	1,255,348	-
Underwriter's discount	-	(279,434)	-	(279,434)	-
Total other financing sources/(uses)	-	975,914	-	975,914	-
Fund balance:					
Net increase/(decrease) in fund balance	-	757,367	-	757,367	(6,051)
Beginning fund balance (unaudited)	-	-	757,367	-	757,367
Ending fund balance (projected)	\$ -	\$ 757,367	\$ 757,367	\$ 757,367	751,316
Use of fund balance:					
Debt service reserve account balance (required)					(418,294)
Principal and Interest expense - November 1, 2023					(283,288)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 49,734</u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/22			287,593.75	287,593.75	14,375,000.00
05/01/23	265,000.00	3.250%	287,593.75	552,593.75	14,110,000.00
11/01/23			283,287.50	283,287.50	14,110,000.00
05/01/24	270,000.00	3.250%	283,287.50	553,287.50	13,840,000.00
11/01/24			278,900.00	278,900.00	13,840,000.00
05/01/25	280,000.00	3.250%	278,900.00	558,900.00	13,560,000.00
11/01/25			274,350.00	274,350.00	13,560,000.00
05/01/26	290,000.00	3.250%	274,350.00	564,350.00	13,270,000.00
11/01/26			269,637.50	269,637.50	13,270,000.00
05/01/27	300,000.00	3.250%	269,637.50	569,637.50	12,970,000.00
11/01/27			264,762.50	264,762.50	12,970,000.00
05/01/28	310,000.00	3.625%	264,762.50	574,762.50	12,660,000.00
11/01/28			259,143.75	259,143.75	12,660,000.00
05/01/29	320,000.00	3.625%	259,143.75	579,143.75	12,340,000.00
11/01/29			253,343.75	253,343.75	12,340,000.00
05/01/30	335,000.00	3.625%	253,343.75	588,343.75	12,005,000.00
11/01/30			247,271.88	247,271.88	12,005,000.00
05/01/31	345,000.00	3.625%	247,271.88	592,271.88	11,660,000.00
11/01/31			241,018.75	241,018.75	11,660,000.00
05/01/32	360,000.00	3.625%	241,018.75	601,018.75	11,300,000.00
11/01/32			234,493.75	234,493.75	11,300,000.00
05/01/33	375,000.00	4.000%	234,493.75	609,493.75	10,925,000.00
11/01/33			226,993.75	226,993.75	10,925,000.00
05/01/34	390,000.00	4.000%	226,993.75	616,993.75	10,535,000.00
11/01/34			219,193.75	219,193.75	10,535,000.00
05/01/35	405,000.00	4.000%	219,193.75	624,193.75	10,130,000.00
11/01/35			211,093.75	211,093.75	10,130,000.00
05/01/36	420,000.00	4.000%	211,093.75	631,093.75	9,710,000.00
11/01/36			202,693.75	202,693.75	9,710,000.00
05/01/37	440,000.00	4.000%	202,693.75	642,693.75	9,270,000.00
11/01/37			193,893.75	193,893.75	9,270,000.00
05/01/38	455,000.00	4.000%	193,893.75	648,893.75	8,815,000.00
11/01/38			184,793.75	184,793.75	8,815,000.00
05/01/39	475,000.00	4.000%	184,793.75	659,793.75	8,340,000.00
11/01/39			175,293.75	175,293.75	8,340,000.00
05/01/40	495,000.00	4.000%	175,293.75	670,293.75	7,845,000.00
11/01/40			165,393.75	165,393.75	7,845,000.00
05/01/41	515,000.00	4.000%	165,393.75	680,393.75	7,330,000.00
11/01/41			155,093.75	155,093.75	7,330,000.00
05/01/42	535,000.00	4.000%	155,093.75	690,093.75	6,795,000.00
11/01/42			144,393.75	144,393.75	6,795,000.00
05/01/43	555,000.00	4.250%	144,393.75	699,393.75	6,240,000.00
11/01/43			132,600.00	132,600.00	6,240,000.00
05/01/44	580,000.00	4.250%	132,600.00	712,600.00	5,660,000.00
11/01/44			120,275.00	120,275.00	5,660,000.00
05/01/45	605,000.00	4.250%	120,275.00	725,275.00	5,055,000.00
11/01/45			107,418.75	107,418.75	5,055,000.00
05/01/46	635,000.00	4.250%	107,418.75	742,418.75	4,420,000.00

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46			93,925.00	93,925.00	4,420,000.00
05/01/47	660,000.00	4.250%	93,925.00	753,925.00	3,760,000.00
11/01/47			79,900.00	79,900.00	3,760,000.00
05/01/48	690,000.00	4.250%	79,900.00	769,900.00	3,070,000.00
11/01/48			65,237.50	65,237.50	3,070,000.00
05/01/49	720,000.00	4.250%	65,237.50	785,237.50	2,350,000.00
11/01/49			49,937.50	49,937.50	2,350,000.00
05/01/50	750,000.00	4.250%	49,937.50	799,937.50	1,600,000.00
11/01/50			34,000.00	34,000.00	1,600,000.00
05/01/51	785,000.00	4.250%	34,000.00	819,000.00	815,000.00
11/01/51			17,318.75	17,318.75	815,000.00
05/01/52	815,000.00	4.250%	17,318.75	832,318.75	-
Total	14,375,000.00		10,946,506.26	25,321,506.26	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

On-Roll - Phase 1 (Series 2020A-1)*					
		FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
Product	Units				
Paired Villas 37.5'	64	\$ 793.00	\$ 953.57	\$ 1,746.57	\$ 1,179.31
SF 45'	86	951.59	1,152.23	2,103.82	1,423.03
SF 52'	67	1,099.62	1,324.40	2,424.02	1,637.40
SF 72'	73	1,522.55	1,827.67	3,350.22	2,261.11
Total	290				

On-Roll - Phase 2A & 2B (Series 2022)**					
		FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
Product	Units				
Townhome	-	\$ 528.66	\$ 961.75	\$ 1,490.41	n/a
Villas 37.5'	104	793.00	1,202.52	1,995.52	n/a
SF 45'	52	951.59	1,443.03	2,394.62	n/a
SF 52'	77	1,099.62	1,667.49	2,767.11	n/a
SF 72'	70	1,522.55	2,308.84	3,831.39	n/a
Total	303				

Off-Roll - Martinique (Series 2022)					
		FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
Product	Units				
Townhome	120	\$ 496.94	\$ 908.85	\$ 1,405.79	n/a
Total	120				

Off-Roll - Phase 2C (Series 2022)**					
		FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
Product	Units				
Unplatted Acres	78.15	\$ 1,033.64	\$ 3,382.82	\$ 4,416.46	n/a
Total	78.15				

* Please note that the Phase 1 Units are also subject to the Series 2020A-2 Bonds

** Please note that the Phase 2 Units are also subject to the Series 2020A-3 Bonds

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

5A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

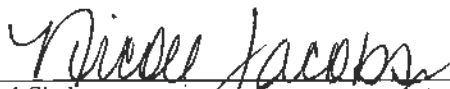
Daphne Gillyard
Windward at Lakewood Ranch
2300 Glades RD # 401W
Boca Raton FL 33431-7386

STATE OF FLORIDA, COUNTY OF Sarasota

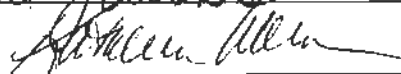
The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

07/28/2022

and that the fees charged are legal.
Sworn to and subscribed before on 07/28/2022



Legal Clerk



Notary, State of WI, County of Brown
1-7-85

My commision expires

Publication Cost: \$1035.00
Order No: 7570282 # of Copies:
Customer No: 773434 -1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

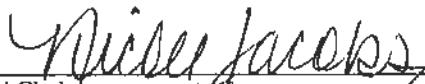
Daphne Gillyard
Daphne Gillyard
Windward at Lakewood Ranch
2300 Glades RD # 401W
Boca Raton FL 33431-7386

STATE OF FLORIDA, COUNTY OF Sarasota

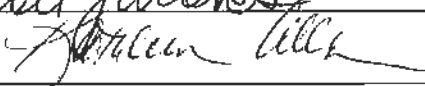
The Herald-Tribune, a newspaper printed and published in the city of Sarasota, and of general circulation in the Counties of Sarasota, Manatee, and Charlotte, State of Florida and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

08/04/2022

and that the fees charged are legal.
Sworn to and subscribed before on 08/04/2022



Legal Clerk



Notary, State of WI, County of Brown
1-7-25

My commission expires

Publication Cost: \$1035.00
Order No: 7570282 # of Copies:
Customer No: 773434 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") of the Laurel Road Community Development District ("District") will hold the following two (2) public hearings:

DATE: August 17, 2022
 TIME: 12:00 PM
 LOCATION: 5800 Lakewood Ranch Blvd.
 Sarasota, FL 34240

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment*
Townhome	120	0.480769	\$528.66
Paired Villas 37.5'	168	0.721154	\$793.00
Single Family 45'	138	0.865385	\$951.59
Single Family 52'	144	1.000000	\$1,099.62
Single Family 72'	143	1.384615	\$1,527.55
Undeveloped Property	78.15	1.000000	\$1,099.62

*Assessed on Sarasota County real estate tax bill - includes costs of collection and early payment discount allowance

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the District's Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

5B

Windward at Lakewood Ranch 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

THIS IS NOT A BILL – DO NOT PAY

VIA FIRST CLASS MAIL

July 27, 2022

AGUIAR RAMON
2766 BUTTERFLY JASMINE TRL
SARASOTA, FL 34240
PARCEL ID: 0208090005

RE: Windward at Lakewood Ranch Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapter 2020-191, Laws of Florida (“**Act**”), and Chapter 197, *Florida Statutes*, the Windward at Lakewood Ranch Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 17, 2022, at 12:00 p.m., and at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240. The District is a special purpose unit of local government established under the Act for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”), during normal business hours or on the District’s website at <https://northriverranchisd.com>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,

A handwritten signature in black ink that reads "C.E. Adams, Jr." The letters are cursive and somewhat stylized, with the first name "Chesley" being more prominent than the last name.

Chesley (Chuck) E. Adams, Jr.
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$789,987.85** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as a **SF 52’**.
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment*
Townhome	120	0.480769	\$528.66
Paired Villas 37.5’	168	0.721154	\$793.00
SF 45’	138	0.865385	\$951.59
SF 52’	144	1.000000	\$1,099.62
SF 72’	143	1.384615	\$1,522.55
Undeveloped Property	78.15	1.000000	\$1,099.62

*Assessed on Sarasota County real estate tax bill - includes costs of collection and early payment discount allowance

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$327.09	\$1,099.62	\$772.53

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the Sarasota County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO**

MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Individual

ID	Name1	Name2	Name3	name4	name5	City	State	Zip
0208090005	AGUIAR RAMON	AGUIAR MAYRA	LEET JOSH DARRELL	2766 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0207160246	AIEZZA RENEE LYNN			2724 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0207160289	BERGER JORDAN MATTHEW	ZELLERS KARA RACHELLE		2684 STAR APPLE WAY		SARASOTA	FL	34240
0208100065	BOGUSZEWSKI ERIC CHRISTOPHER			8471 FRANGIPANI TER		SARASOTA	FL	34240
0207150228	BOVICH LAUREN MICHELLE	HILL MICHAEL LAWRENCE		2586 WILD CHERRY PATH		SARASOTA	FL	34240
0207160284	BRYDE SHELLEY LOUISE			2664 STAR APPLE WAY		SARASOTA	FL	34240
0207160291	CASTRO PAUL G	CASTRO CAROLYN		3378 FOUNDERS CLUB DR		SARASOTA	FL	34240
0207160150	CEDERSUND PER REIDAR	CEDERSUND KARI KAY		2697 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0207160245	CYMBAL DANIEL WALTER	CYMBAL REBECCA ANN		2720 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0207150173	DANIEL WOOD AND KATHLEEN WOOD FAMILY TRUST			2605 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0208090107	DESTASIO RICHARD T	DESTASIO LINDA M		8515 FRANGIPANI TER		SARASOTA	FL	34240
0208100069	DIANE H BARRINGTON REVOCABLE LIVING TRUST			8455 FRANGIPANI TER		SARASOTA	FL	34240
0207150210	DUNFORD HAYLEY COLE	DUNFORD SPENCER DANIEL		2604 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0207150208	FEENEY KARI	FEENEY MICHAEL		2530 PARADISE PLUM DR		SARASOTA	FL	34240
0207160252	FLICK GREGORY DALE JR	THOMAS-FLICK LAURIN HEATHER		2661 STAR APPLE WAY		SARASOTA	FL	34240
0208090004	G AND T DELLICARPINI LIVING TRUST	DELLICARPINI GIOVANNI (TTEE)	DELLICARPINI TERESA L (TTEE)	2762 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0207160290	GIURA VINCENT ANDREW	GIURA KATHERINE ROSE		2688 STAR APPLE WAY		SARASOTA	FL	34240
0207160288	GREEN ERICA RUTH	AIRD RYAN A		2680 STAR APPLE WAY		SARASOTA	FL	34240
0207160244	GREIFINGER ALLYSON BROOKE			2716 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0208100053	HARTLEY ROSE MARIE			8478 FRANGIPANI TER		SARASOTA	FL	34240
0207160258	HENDERSON DEBRA LYNN			2637 STAR APPLE WAY		SARASOTA	FL	34240
0208100068	HILLIARD PATRICIA ANN	HILLIARD DENNY R		103 SADDLEBROOK DR		INDIANA	PA	15701
0207160253	KENNEDY CHRISTOPHER MICHAEL	KENNEDY ARIANA VALENTINE		2657 STAR APPLE WAY		SARASOTA	FL	34240
0207160241	KHRIPTIYEVSKIY VITALIY	KHRIPTIYEVSKIY MILA		17513 NE 25TH ST		VANCOUVER	WA	98684
0208100055	KILLIGREW KIERAN MICHAEL			8486 FRANGIPANI TER		SARASOTA	FL	34240
0207160292	KLIEGER PATRICIA MAE	KLIEGER MATTHEW JORDAN		2696 STAR APPLE WAY		BRADENTON	FL	34203
0207160287	KNESTAUT KYLE GREGORY	TAUSON ANDREA JOY		2676 STAR APPLE WAY		SARASOTA	FL	34240
0207160285	KORMU JARMO J	KORMU MELODY HARPER		2668 STAR APPLE WAY		SARASOTA	FL	34240
0207160255	LACHANCE JACQUELYN ELIZABETH			2649 STAR APPLE WAY		SARASOTA	FL	34240
0208100052	LAO NORMA BATAK			8474 FRANGIPANI TER		SARASOTA	FL	34240
0207160151	LIPFORD FAMILY TRUST			2693 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0207160236	LONG JEFFREY WAYNE	LONG LAURIE GAY		2684 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0208100056	LONGO DYLAN ALEXANDER	DOUGLAS BRIANNA NICOLE		8490 FRANGIPANI TER		SARASOTA	FL	34240
0208100060	LOUDERMILK MICHELE			8491 FRANGIPANI TER		SARASOTA	FL	34240
0208090110	LOUDERMILK MICHELE LEE			8503 FRANGIPANI TER		SARASOTA	FL	34240
0207160238	LUNGU ALENA	LUNGU IVAN		1309 NE 152ND AVE		VANCOUVER	WA	98684
0207160254	MAGNO MARCELLO	FREIRE MAUREN DEPINHO		2653 STAR APPLE WAY		SARASOTA	FL	34240
0207160248	MALIK MUHAMMAD IMTISAL			9706 SORBONNE LOOP		SEFFNER	FL	33584
0208100064	MATSEVILO SERGEY	MATSEVILO NINA		8475 FRANGIPANI TER		SARASOTA	FL	34240
0208090006	MAZZEO MARK W	MAZZEO LIZABETH J		2770 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0208100059	MCDERMOTT DENISE ERIN			8495 FRANGIPANI TER		SARASOTA	FL	34240
0207160155	MERRILL MICHAEL JOHN	RAMOS MARYI ALEXANDRA		2677 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0207160243	MONDE JARRET DEAN			2712 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0208090085	MOSKALUK BIRUTE A	MOSKALUK GEORGE		2815 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0207160152	MOSS BRIAN WILLIAM	MOSS YVONNE RAE		8611 RIVER PRESERVE DR		BRADENTON	FL	34212
0208100063	NIXON JOSEPH F			8479 FRANGIPANI TER		SARASOTA	FL	34240
0207160249	NOAKES JOHN BRADLEY	NOAKES KATHERINE KILEY		2673 STAR APPLE WAY		SARASOTA	FL	34240
0208100051	PEPKOWSKI LYNN			8470 FRANGIPANI TER		SARASOTA	FL	34240
0207160256	PESOGNELLI BRANDON FRANK	PESOGNELLI STACEY ANN		2645 STAR APPLE WAY		SARASOTA	FL	34240
0207160240	PHILLIPS AUTUMN S	PHILLIPS WHITNEY SCOTT		2700 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0207150209	PRESSLEY ROBERT RAYMOND	PRESSLEY JO ANNE		2534 PARADISE PLUM DR		SARASOTA	FL	34240
0207160247	QUISPE VICTOR ANDRES	QUISPE LOLA MARLENE		2728 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0207160251	RENTA TINA SHERRIE	RENTA DANE KEIR SR		2665 STAR APPLE WAY		SARASOTA	FL	34240
0207160250	RODGERS BROOKE NOEL	RODGERS GREGORY DEANE		2669 STAR APPLE WAY		SARASOTA	FL	34240
0208100062	RODRIGUES MICHAEL ANTONIO	RODRIGUES MARIA PATRICIA		8483 FRANGIPANI TER		SARASOTA	FL	34240
0208100067	RUTH BROWN REVOCABLE TRUST			6928 GOSPORT COVE		LAKWOOD RANCH	FL	34202
0207160257	SAMULA CZESLAW	SAMULA ELIZABETH J		2641 STAR APPLE WAY		SARASOTA	FL	34240
0208100066	SANDERLIN KIERK HEATH	SANDERLIN PAMELA LYNN		8467 FRANGIPANI TER		SARASOTA	FL	34240
0207160242	SANDS STEPHANIE MARR	SANDS JOSHUA J	MARR DANIEL COLLINS	2708 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0208100054	SOMMA LINDA			8482 FRANGIPANI TER		SARASOTA	FL	34240

Individual

ID	Name1	Name2	Name3	name4	name5	City	State	Zip
0208090109	TROMBLEY GILLIAN ELIZABETH			8507 FRANGIPANI TER		SARASOTA	FL	34240
0207160239	VOZNYAK NELYA	VOZNYAK SERGEY A		1615 SE 44TH CT CIR		BRUSH PRAIRIE	WA	98606
0208100070	WALKER MICHELLE ANN			8451 FRANGIPANI TER		SARASOTA	FL	34240
0208100061	WALLER MARY SUSY	DEARING JAMIE SUSAN		8487 FRANGIPANI TER		SARASOTA	FL	34240
0207160157	WATTS DANIEL TALIAFERRO	WATTS FONDREN GRIFFIN		2669 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0207160158	WOLFGANG ERIC D	WOLFGANG KAREN L		2665 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0207160286	WOODRUFF WILLIAM SCOTT	WOODRUFF TRACY MARIE		2672 STAR APPLE WAY		SARASOTA	FL	34240
0207160153	WROBEL GERALD EDWARD	WROBEL CYNTHIA M		2685 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0207160156	YERMOLAEVA GALINA	YERMOLAEV ALEXANDER		2673 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240
0207160154	ZACCARIA JAMES V	ZACCARIA KATHLEEN P		2681 BUTTERFLY JASMINE TRL		SARASOTA	FL	34240

Windward at Lakewood Ranch 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

THIS IS NOT A BILL – DO NOT PAY

VIA FIRST CLASS MAIL

July 27, 2022

NEAL COMMUNITIES OF SOUTHWEST FLORIDA LLC
5800 LAKEWOOD RANCH BLVD N
SARASOTA, FL 34240
PARCEL ID: See Exhibit B

RE: Windward at Lakewood Ranch Community Development District
Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapter 2020-191, Laws of Florida (“**Act**”), and Chapter 197, *Florida Statutes*, the Windward at Lakewood Ranch Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 17, 2022, at 12:00 p.m., and at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240. The District is a special purpose unit of local government established under the Act for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”), during normal business hours or on the District’s website at <https://northriverranchisd.com>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,

A handwritten signature in black ink that reads "C.E. Adams, Jr." The letters are cursive and somewhat stylized, with the initials "C.E." being particularly prominent.

Chesley (Chuck) E. Adams, Jr.
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$789,987.85** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your properties are classified as **120 Townhomes, 150 Paired Villas 37.5’, 114 SF 45’, 129 SF 52’, 130 SF 72’ and 78.15 Acres of Undeveloped Property.**
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment*
Townhome	120	0.480769	\$528.66
Paired Villas 37.5’	168	0.721154	\$793.00
SF 45’	138	0.865385	\$951.59
SF 52’	144	1.000000	\$1,099.62
SF 72’	143	1.384615	\$1,522.55
Undeveloped Property	78.15	1.000000	\$1,099.62

*Assessed on Sarasota County real estate tax bill - includes costs of collection and early payment discount allowance

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
\$398,492.59	\$716,588.24	\$318,095.65

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the Sarasota County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE,**

OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B
Parcel Identification List

0207020001	0207100342	0207110566	0207110665	0207110715	0207130602	0207150165	0207160160
0207100293	0207100343	0207110568	0207110666	0207110716	0207130603	0207150166	0207160161
0207100294	0207100344	0207110569	0207110667	0207110717	0207130604	0207150167	0207160229
0207100295	0207100345	0207110570	0207110668	0207110718	0207130605	0207150168	0207160230
0207100296	0207100346	0207110571	0207110669	0207110719	0207130606	0207150169	0207160231
0207100297	0207100347	0207110572	0207110670	0207110720	0207130607	0207150170	0207160232
0207100298	0207100348	0207110573	0207110671	0207110721	0207130608	0207150171	0207160233
0207100299	0207100349	0207110574	0207110672	0207110722	0207130609	0207150172	0207160234
0207100300	0207100350	0207110575	0207110673	0207110723	0207130610	0207150174	0207160235
0207100301	0207100351	0207110576	0207110674	0207110724	0207130611	0207150193	0207160237
0207100302	0207100352	0207110577	0207110675	0207110725	0207130612	0207150194	0207160259
0207100303	0207100353	0207110578	0207110676	0207110726	0207130613	0207150195	0207160260
0207100304	0207100354	0207110579	0207110677	0207110727	0207130614	0207150196	0207160261
0207100305	0207100355	0207110580	0207110678	0207110728	0207130615	0207150197	0207160262
0207100306	0207100356	0207110581	0207110679	0207110729	0207130616	0207150198	0207160263
0207100307	0207100357	0207110582	0207110680	0207110730	0207130617	0207150199	0207160264
0207100308	0207100358	0207110583	0207110681	0207110731	0207130618	0207150200	0207160265
0207100309	0207100359	0207110584	0207110682	0207110732	0207130619	0207150201	0207160266
0207100310	0207100360	0207110585	0207110683	0207110733	0207130620	0207150202	0207160267
0207100311	0207100361	0207110586	0207110684	0207110734	0207130621	0207150203	0207160268
0207100312	0207100362	0207110587	0207110685	0207110735	0207130622	0207150204	0207160269
0207100313	0207100363	0207110588	0207110686	0207110736	0207130623	0207150205	0207160270
0207100314	0207100364	0207110589	0207110687	0207110737	0207130624	0207150206	0207160271
0207100315	0207100365	0207110590	0207110688	0207110738	0207130625	0207150207	0207160272
0207100316	0207100366	0207110591	0207110689	0207110739	0207130626	0207150211	0207160273
0207100317	0207100367	0207110592	0207110690	0207110740	0207130627	0207150212	0207160274
0207100318	0207100368	0207110593	0207110691	0207110741	0207130628	0207150213	0207160275
0207100319	0207100369	0207110594	0207110692	0207110742	0207130629	0207150214	0207160276
0207100320	0207100370	0207110595	0207110693	0207110743	0207130630	0207150215	0207160277
0207100321	0207100371	0207110596	0207110694	0207110744	0207130631	0207150216	0207160278
0207100322	0207100372	0207110597	0207110695	0207110745	0207130632	0207150217	0207160279
0207100323	0207100373	0207110598	0207110696	0207110746	0207130633	0207150218	0207160280
0207100324	0207100374	0207110599	0207110697	0207110747	0207130634	0207150219	0207160281
0207100325	0207100375	0207110600	0207110698	0207110748	0207130635	0207150220	0207160282
0207100326	0207100376	0207110649	0207110699	0207110749	0207130636	0207150221	0207160283
0207100327	0207100377	0207110650	0207110700	0207110750	0207130637	0207150222	0208020122
0207100328	0207100378	0207110651	0207110701	0207110751	0207130638	0207150223	0208020123
0207100329	0207100379	0207110652	0207110702	0207110752	0207130639	0207150224	0208020124
0207100330	0207100380	0207110653	0207110703	0207110753	0207130640	0207150225	0208020125
0207100331	0207100381	0207110654	0207110704	0207110754	0207130641	0207150226	0208020126
0207100332	0207100382	0207110655	0207110705	0207110755	0207130642	0207150227	0208020127
0207100333	0207100567	0207110656	0207110706	0207110756	0207130643	0207150383	0208020128
0207100334	0207110558	0207110657	0207110707	0207110757	0207130644	0207150384	0208020129
0207100335	0207110559	0207110658	0207110708	0207110758	0207130645	0207150385	0208020130
0207100336	0207110560	0207110659	0207110709	0207110759	0207130646	0207150386	0208020131
0207100337	0207110561	0207110660	0207110710	0207110760	0207130647	0207150387	0208020132
0207100338	0207110562	0207110661	0207110711	0207110761	0207130648	0207150388	0208020133
0207100339	0207110563	0207110662	0207110712	0207110762	0207150162	0207150389	0208020134
0207100340	0207110564	0207110663	0207110713	0207110763	0207150163	0207160149	0208020135
0207100341	0207110565	0207110664	0207110714	0207130601	0207150164	0207160159	0208020136

Exhibit B
Parcel Identification List

0208020137	0208090092	0208100041
0208020138	0208090093	0208100042
0208020139	0208090094	0208100043
0208020140	0208090095	0208100044
0208020141	0208090096	0208100045
0208020142	0208090097	0208100046
0208020143	0208090098	0208100047
0208020144	0208090099	0208100048
0208020145	0208090100	0208100057
0208020146	0208090101	0208100058
0208020147	0208090102	0208100071
0208020148	0208090103	0208100072
0208020175	0208090104	0208100073
0208020176	0208090105	0208100074
0208020177	0208090106	0208100075
0208020178	0208090108	0208100076
0208020179	0208090111	0208100077
0208020180	0208090112	0208100078
0208020181	0208090113	0208100079
0208020182	0208090114	0208100080
0208020183	0208090115	0208100081
0208020184	0208090116	0208100082
0208020185	0208090117	0208100083
0208020186	0208090118	0208100084
0208020187	0208090119	
0208020188	0208090120	
0208020189	0208090121	
0208020190	0208100018	
0208020191	0208100019	
0208020192	0208100020	
0208090001	0208100021	
0208090002	0208100022	
0208090003	0208100023	
0208090007	0208100024	
0208090008	0208100025	
0208090009	0208100026	
0208090010	0208100027	
0208090011	0208100028	
0208090012	0208100029	
0208090013	0208100030	
0208090014	0208100031	
0208090015	0208100032	
0208090016	0208100033	
0208090017	0208100034	
0208090086	0208100035	
0208090087	0208100036	
0208090088	0208100037	
0208090089	0208100038	
0208090090	0208100039	
0208090091	0208100040	

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

5C

RESOLUTION 2022-19

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Windward at Lakewood Ranch Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT:

1. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the

assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- b. Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- c. Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i.** Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2022/2023.
 - ii.** Debt service assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial,

deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **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.

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

PASSED AND ADOPTED this 17th day of August, 2022.

ATTEST:

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A: Budget

Exhibit B: Assessment Roll

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

6



Date: 7/5/2022
To: Windward at Lakewood Ranch CDD
Megan Heins
Subject: Hoover Maintenance Agreement, MA#5273
Contract Term: 12 months 10/1/2022 - 9/30/2023
Site IDs: #8875

Phone:

The Hoover Maintenance Program includes 2 preventative maintenance site visits per year by a Hoover Certified Pump Technician. The following preventative maintenance will be furnished for each pump system as required:

- **Priority Scheduling** - When repair service is required. No \$289.00 Evaluation fee for service requests.
- **Pump Control Panel** - Test control logic, torque electrical connections to specification, treat components with anti-oxidant protective spray, test and replace surge protection components.
- **Variable Frequency Drive(s)** (if applicable) - Test and confirm proper operation. Change parameters if required.
- **Pump motor(s)** - Service bearings, check operation and current draw against specification.
- **Pump(s)** - Check condition of seal. Confirm flow and pressure performance.
- **Air Conditioner** (if applicable) - Check and confirm proper operation. Clean filter.
- **Control Valve** (if applicable) - Check pilots and service. Clean filter. Calibrate valve and replace worn diaphragm if required.
- **Flow Meter** (if applicable) - Test flow meter and pressure transducer for proper operation. Calibrate flow meter as required by Florida Water Management District upon client request.
- **Pressure Tank** (if applicable) - Check and adjust tank precharge pressure as required.
- **Suction Intake** (if applicable) - Evaluate intake performance and recommend screen cleaning as required.
- **Fiberglass Enclosure** (if applicable) - Check lockable handle, hinges and opening mechanism.
- **Discounted Pricing** - Discount off list price for numerous replacement components.
- **Report** - To be submitted upon completion of service call with findings and recommendations.

The following items are excluded from the Hoover Maintenance Program:

- Suction intake cleaning or adjustments due to changing water levels



Date: 7/5/2022
To: Windward at Lakewood Ranch CDD
Megan Heins
Subject: Hoover Maintenance Agreement, MA#5273
Contract Term: 12 months 10/1/2022 - 9/30/2023
Site IDs: #8875

Phone:

- Repairs due to failure of any electrical or mechanical components due to mistreatment of the system and other causes not covered by Hoover Pumping Systems warranty
- Repairs due to failures or recurring problems caused by poor water quality including chemical or biological fouling or field irrigation system problems
- Repairs due to vandalism, accidents, negligence or natural events including wind, flood, power surge and lightning
- Repairs due to operating the irrigation system in a manner that exceeds the limits of pump system design performance, or due to repeated rapid cycling of pump system due to irrigation system leaks.
- Disc-Filter cleaning not included

For Hoover Flowguard pump systems the Hoover Maintenance Program includes:

- **24/7 Control** and remote automatic monitoring of the irrigation and pump system
- **Automated system alerts** and warnings via e-mail, proactive system support, and up to 8 hours assistance from the Hoover Help Desk.
- **Broadband Internet Service Connection.**
- **Graphical web display** of Water Management system status, alarm enunciators, controls, history, trends, data logs, maintenance alerts, service counters, and configuration.
- **Unlimited Free webinars** to learn best practices for using Flowguard.
- **Water restriction controls** to prevent over/under watering, save energy and water consumption, and rapid cycling due to field issues.
- **Remote system Shut-down** and Reset features with shutoff valves.
- **Protection features** to indicate low pressure, high flow rate including automatic, adjustable shut down.
- **Printable water management usage reports** for graphing, events, usage, and configurations.

The following are the Flowguard Sites on this agreement

Site ID	Site Name	Model #
8875	Windward at Lakewood Ranch	HC3F-50J15PDV-460/3-FHMSR3L-Z

Total Annual Price \$2,890.00

****Save Time and Costs** of additional service visits by pre-authorizing a Hoover tech to repair non-maintenance related, system performance, or safety-critical component problems while on site for maintenance. Please select ONE of two options:

- YES, I authorize Hoover to complete non-maintenance related repairs up to \$750.00 while on site during a Maintenance visit. *The Hoover Technician will call the on-site manager to discuss the repair prior to completing the work. For repairs exceeding \$750.00, approval will be obtained immediately or in advance.*
- NO, I want to approve each non-maintenance related repair. If an authorized manager is not available to provide immediate approval, an additional service visit will be scheduled after approval is obtained.

Terms: This agreement is automatically renewable for one year unless written notice is provided by either party 30 days prior to its expiration. Hoover Pumping systems Standard Terms and Conditions of Sales will apply.

Accepted by:
Hoover Pumping Systems



Nakaye Allen 7/5/2022

Accepted by:
Windward at Lakewood Ranch CDD

Signature/Date

Name Printed

P.O. Number (if required)

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

7

August 15, 2022

Windward at Lakewood Ranch Community Development District
 Attn.: Mike Kennedy
 6900 Professional Parkway East
 Sarasota FL 34240-8414

**REFERENCE: Windward Neighborhood 1, Phase 2 and Neighborhood 2, Phase 1
 (a.k.a. Windward Phase 2A and 2B respectively)
 Engineer of Record's Outstanding Punch List Items**

Dear Mr. Kennedy,

Let this letter serve as a summary of items for Windward Neighborhood 1, Phase 2 and Neighborhood 2, Phase 1 that are not in conformance with the Contract Documents as determined by Morris Engineering. This list has been compiled based on on-site observations, review of as-built data, and a roadway assessment performed by Driggers Engineering. Below is a list of outstanding items and recommended action to bring into compliance. This list is not final, and contingent on additional asbuilt review and site inspections performed by Sarasota County prior to final certification of the project.

Punch List Items		Corrective Action Needed
1	Replace and or install all fire hydrant RPM's as needed throughout project.	Replace and or install all fire hydrant RPM's as needed throughout project.
2	Check and relocate fire hydrant tracer wire to terminate at hydrant, with at least 1' exposed above grade. Several locations throughout.	Check and relocate fire hydrant tracer wire to terminate at hydrant, with at least 1' exposed above grade. Several locations throughout.
3	Replace approximately 1,500 LF feet (+ or -) of damaged curb.	Replace approximately 1,500 LF feet (+ or -) of damaged curb.
4	Repair all impacted Valley Gutter Inlets (VGI's) (approximately 14) and corresponding curb due to curb failure at the box structures. All pavement affected to be removed and replaced 25' in either direction from centerline of VGI structure extending to crown of roadway.	Repair all impacted Valley Gutter Inlets (VGI's) (approximately 14) and corresponding curb due to curb failure at the box structures. All pavement affected to be removed and replaced 25' in either direction from centerline of VGI structure extending to crown of roadway.

5	Lake Bank Washouts.	Sediment washed into the lakes shall be removed and bank shall be graded per plan and restabilized.
6	Area southeast of Lake 18 holding water and not graded per plan.	Properly grade from TOB Lake 18 to south existing elevation as noted on plans. Restabilize.
7	Areas holding water.	Areas holding water shall be regraded to ensure positive drainage and restabilized.
8	Missing auto flushers.	Install missing auto flushers.
9	Remove auto flusher from little road connection, move auto flusher to new permanent location.	Remove auto flusher from little road connection, move auto flusher to new permanent location.
10	Complete water main tie-in at 2A/2B phase line.	Complete water main tie-in at 2A/2B phase line.
11	Relocate jumpers and install blow-offs after DEP clearance.	Relocate jumpers and install blow-offs after DEP clearance.
12	Missing sidewalk connections.	Install missing sidewalk connections.
13	Some lot stabilization missing.	Stabilize all lots.
14	Miscellaneous Construction Material Stored on site.	Remove miscellaneous construction material from job site.
15	Patch 48" Storm RCP at junction box DTH-2A.	Patch 48" Storm RCP at junction box DTH-2A.
16	Some pond slopes missing sod.	Replace missing sod on lake banks.
17	Missing 6' wide concrete walking trail between lots 580 and 581.	Construct missing 6' wide concrete walking trail between lots 580 and 581.
18	Retaining wall behind units 625-630 not complete.	Complete retaining wall behind units 625-630.
19	Inlet 17-19 and associated 186 LF of 30" RCP possibly not installed. Missing on Drainage Record Drawings.	Verify this infrastructure has been installed. If not, this infrastructure shall be installed.
20	Roadway grade on Star Apple Way appears flat per Drainage Record Drawings from Approx. Sta. 40+75 to Sta. 42+00	Verify and roadway grading may need to be revised.
21	Contract included Excavation, Place and Compact 28,000 CY on Lots in NH 2 PH 2. Need asbuilt data to verify this scope of work has been completed.	Verify this scope of work has been completed. If not, this scope of work shall be completed.
22	Rim of Valley gutter inlet 23-04 set 6-inches higher than design elevation.	Verify and roadway grading may need to be revised.

23	VGI 20-08 Rim set 2-inches higher than design elevation, causing gutter grade from Sta. 33+25 to 34+00 to be fairly flat at about 0.13% slope.	Verify and roadway grading may need to be revised.
24	Multiple Locations where Lake Top of Banks are not meeting minimum top of bank elevation.	Multiple Locations where Lake Top of Banks are not meeting minimum top of bank elevation. Regrade and stabilize.
25	Windows in Structure WL3-1A missing. (Bubbler to Wetland 7).	Windows in side of structure shall be cut out per Stantec's Control Structure Table.
26	High Point near Sta. 16+50 on Dasheen Place is low by 3 to 4 inches and causing the gutter grade to be relatively flat from about Sta. 16+50 to 17+75.	Verify and roadway grading may need to be revised.
27	Rear yard swale grading needs to be completed for lots 625-630.	Rear yard swales need to be regraded per plan to ensure positive drainage and restabilized.
28	Repair of roadways to allow for proper placement of final lift (Curb Reveal)	<p>Scenario 1: Curb reveal less than 1/2-inch: Mill existing asphalt to allow 1/2-inch curb reveal for final lift. Verify paving section still meets minimum specification after milling or further action may be required for full depth asphalt and base replacement.</p> <p>Scenario 2: Curb reveal between 1/2-inch - 1-inch: Mill existing asphalt for sufficient asphalt paving of minimum 1" SP-12.5, repave SP-12.5 and ensure 1/2-inch reveal at curb.</p> <p>Scenario 3: Curb reveal between 1-inch and 1.5-inches: Mill enough to allow for repaving minimum 1" thickness of SP-12.5 with 1/2-inch curb reveal, repave SP-12.5 and ensure 1/2-inch reveal at curb.</p> <p>Scenario 4: Curb reveal greater than 1.5-inches: Add another lift of SP-12.5 asphalt to achieve 1/2-inch curb reveal.</p>

29	Repair of roadways to allow for proper placement of final lift (Crown of Road)	Multiple Locations where crown of asphalt is more than 1-inch lower than design elevation so final lift in these areas will require more than a 1-inch thick final lift to ensure proper cross slope of asphalt pavement from crown of road to gutter. Mill existing asphalt for sufficient asphalt paving of minimum 1" SP-12.5, repave SP-12.5 and ensure 1-inch hold-down at crown of road to allow for proper placement of 1-inch final lift.
----	--	---

Based on the delays and poor performance of Jon M. Hall Company, LLC (JMH), we recommend terminating JMH and hiring another contractor to finish the outstanding items and complete the project in accordance with the construction documents. We trust that this information provided meets your needs at this time. However, if you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,

MORRIS ENGINEERING & CONSULTING, LLC



Matthew J. Morris, P.E.
President

[FL Reg No. 68434]

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

8

AGREEMENT FOR ENVIRONMENTAL SERVICES



Proposal Date: August 10, 2022

This Agreement is made effective by and between:

“Client”

Name: Windward at Lakewood Ranch CDD
Address: c/o Wrathell, Hart, Hunt and Associates,
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: (239) 464-7114
Representative: Mr. Chuck Adams
Email: adamsc@whhassociates.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: August 10, 2022

Windward at Lakewood Ranch CDD

By: _____

Print Name: _____

Title: _____

Date: _____

WINDWARD AT LAKEWOOD RANCH PHASES 2 AND 3



1.0 Monitoring of the Littoral Shelves

Eco-Logic Services will perform monitoring events for the littoral shelves in Phase 2 (in the lakes shaded light blue on Figure 1) and Phase 3 (in the lakes shaded dark blue 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. Monitoring services for each phase will commence after all of the littoral shelves in the phase are planted.

2.0 Maintenance of the Littoral Shelves

Eco-Logic Services will perform necessary management services on the planted littoral shelves in Phases 2 and 3 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. Maintenance services for each phase will commence after the littoral shelves in the phase are planted.

3.0 Lake Management Services

Eco-Logic Services will perform necessary management services at the stormwater retention ponds (“lakes”) in Phases 2 and 3 of the Windward community (Phase 2 lakes shaded light blue and Phase 3 lakes shaded dark 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. Maintenance services for each phase will commence after the lakes in the phase are constructed and stabilized. If only some of the lakes in the phase are finished, interim services will be prorated based on lake acreage.

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	
Phase 2.....	2 semi-annual events per year at \$850/event
Phase 3.....	2 semi-annual events per year at \$675/event
2.0 Maintenance of Littoral Shelves	
Phase 2.....	6 events per year at \$375/event
Phase 3.....	6 events per year at \$175/event
3.0 Lake Management Services	
Phase 2.....	\$750/month
Phase 3.....	\$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. 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.

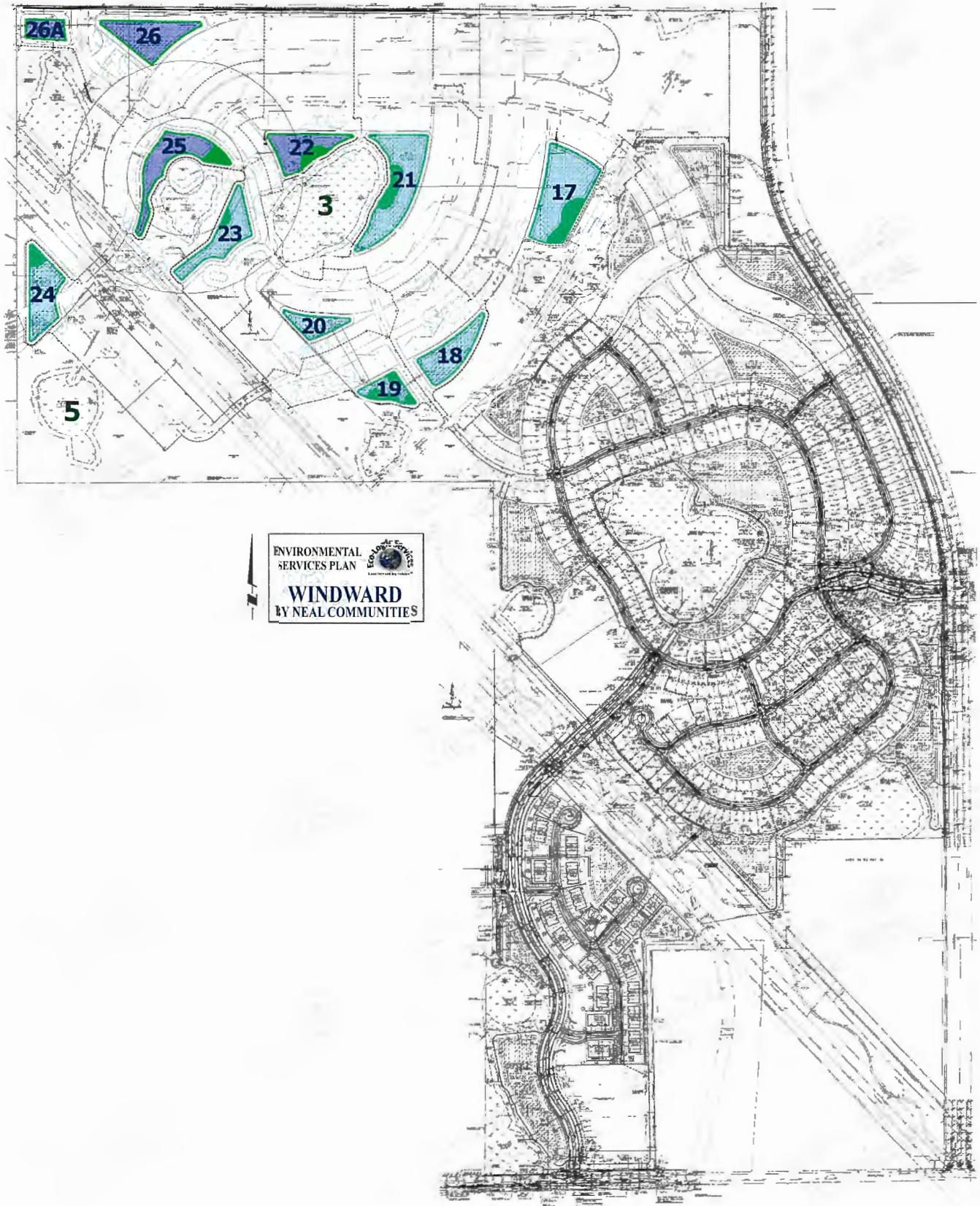


Figure 1. Site map for Phases 2 and 3 at Windward showing locations of the proposed work areas.

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**

9

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2022**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2022**

	General Fund	Debt Service Fund Series 2020	Debt Service Fund Series 2022	Capital Projects Fund Series 2020	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS						
Cash	\$ 21,924	\$ -	\$ -	\$ -	\$ -	\$ 21,924
Investments						
Reserve	-	88,880	418,298	-	-	507,178
Prepayment	-	450,790	-	-	-	450,790
Revenue	-	126,183	-	-	-	126,183
Construction	-	-	-	3,317,156	6,415,641	9,732,797
Capitalized Interest	-	-	287,596	-	-	287,596
Deposits	25	-	-	-	-	25
Total assets	<u>\$ 21,949</u>	<u>\$ 665,853</u>	<u>\$ 705,894</u>	<u>\$ 3,317,156</u>	<u>\$ 6,415,641</u>	<u>\$ 11,126,493</u>
LIABILITIES						
Liabilities:						
Accounts payable	\$ 36,906	\$ -	\$ -	\$ -	\$ -	\$ 36,906
Retainage payable	-	-	-	625,762	40,518	666,280
Total liabilities	<u>36,906</u>	<u>-</u>	<u>-</u>	<u>625,762</u>	<u>40,518</u>	<u>703,186</u>
FUND BALANCES						
Restricted for:						
Debt service	-	665,853	705,894	-	-	1,371,747
Capital projects	-	-	-	2,691,394	6,375,123	9,066,517
Unassigned	(14,957)	-	-	-	-	(14,957)
Total fund balances	<u>(14,957)</u>	<u>665,853</u>	<u>705,894</u>	<u>2,691,394</u>	<u>6,375,123</u>	<u>10,423,307</u>
Total liabilities and fund balances	<u>\$ 21,949</u>	<u>\$ 665,853</u>	<u>\$ 705,894</u>	<u>\$ 3,317,156</u>	<u>\$ 6,415,641</u>	<u>\$ 11,126,493</u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 228,520	\$ 236,139	97%
Developer contribution	-	5,020	-	N/A
Lot closing	-	6,105	-	N/A
Total revenues	<u>-</u>	<u>239,645</u>	<u>236,139</u>	101%
EXPENDITURES				
Professional & administrative				
Supervisor's fees	800	10,600	12,000	88%
Management/accounting/recording	4,000	24,000	30,000	80%
Legal	1,564	26,039	20,000	130%
Engineering	-	1,513	15,000	10%
Audit	3,500	3,500	6,000	58%
Assessment roll prep	-	7,500	7,500	100%
Reamortization schedules	-	-	250	0%
Dissemination agent	167	2,667	5,000	53%
Trustee	-	4,031	6,000	67%
Telephone	16	16	-	N/A
Postage	8	117	300	39%
Printing & binding	42	42	-	N/A
Legal advertising	309	5,339	4,000	133%
Annual special district fee	-	175	175	100%
Public officials' insurance	-	2,250	2,475	91%
General insurance	-	2,750	3,025	91%
Contingencies/bank charges	-	-	180	0%
Miscellaneous	-	-	500	0%
Office supplies	-	245	250	98%
Website	-	1,630	2,700	60%
Total professional & administrative	<u>10,406</u>	<u>92,414</u>	<u>115,355</u>	80%
Field Operations				
Well pump maintenance	-	-	4,500	0%
Wetland maintenance	-	30,638	25,000	123%
Wetland monitoring contract	-	57,210	36,000	159%
Pond maintenance contract	-	10,831	15,084	72%
Pond maintenance	-	650	20,000	3%
Irrigation pump maintenance contract	-	38,083	3,200	1190%
Irrigation pump maintenance	-	17,431	5,000	349%
Drainage maintenance	-	-	5,000	0%
Streetlights	1,444	12,373	5,000	247%
Curb replacement	-	-	2,000	0%
Total field operations	<u>1,444</u>	<u>167,216</u>	<u>120,784</u>	138%
Total expenditures	<u>11,850</u>	<u>259,630</u>	<u>236,139</u>	110%
Excess/(deficiency) of revenues over/(under) expenditures	(11,850)	(19,985)	-	
Fund balances - beginning	(3,107)	5,028	-	
Unassigned	(14,957)	(14,957)	-	
Fund balances - ending	<u>\$ (14,957)</u>	<u>\$ (14,957)</u>	<u>\$ -</u>	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year To Date
REVENUES		
Assessment levy: off-roll	\$ -	\$ 922,902
Assessment prepayments	26,293	1,352,643
Interest	3	27
Lot closing	289	39,353
Total revenues	26,585	2,314,925
EXPENDITURES		
Debt service		
Principal - S2020A1	-	110,000
Principal prepayment - S2020A-2	-	1,330,000
Interest - S2020A-1	-	244,065
Interest - S2020A-2	-	320,375
Interest - S2020A-3	-	166,355
Total expenditures	-	2,170,795
Excess/(deficiency) of revenues over/(under) expenditures	26,585	144,130
Fund balances - beginning	639,268	521,723
Fund balances - ending	\$ 665,853	\$ 665,853

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year To Date
REVENUES		
Interest / misc. income	\$ 3	\$ 7
Total revenues	3	7
EXPENDITURES		
Debt service		
Interest	-	70,301
Cost of issuance	5,725	153,975
Total expenditures	5,725	224,276
Excess/(deficiency) of revenues over/(under) expenditures	(5,722)	(224,269)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	1,255,348
Underwriter's discount	-	(279,434)
Transfers out	(45,751)	(45,751)
Total other financing sources	(45,751)	930,163
Net change in fund balances	(51,473)	705,894
Fund balances - beginning	757,367	-
Fund balances - ending	\$ 705,894	\$ 705,894

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 1,712,222
Interest / misc. income	14	113
Total revenues	14	1,712,335
EXPENDITURES		
Capital outlay	-	1,910,120
Developer advance repayment	-	327,019
Total expenditures	-	2,237,139
Excess/(deficiency) of revenues over/(under) expenditures	14	(524,804)
Fund balances - beginning	2,691,380	3,216,198
Fund balances - ending	\$ 2,691,394	\$ 2,691,394

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 27	\$ 77
Total revenues	<u>27</u>	<u>77</u>
EXPENDITURES		
Capital outlay	-	166,211
Developer advance repayment	-	6,624,146
Total expenditures	<u>-</u>	<u>6,790,357</u>
Excess/(deficiency) of revenues over/(under) expenditures	27	(6,790,280)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	13,119,652
Transfer in	45,751	45,751
Total other financing sources/(uses)	<u>45,751</u>	<u>13,165,403</u>
Net change in fund balances	45,778	6,375,123
Fund balances - beginning	6,329,345	-
Fund balances - ending	<u>\$ 6,375,123</u>	<u>\$ 6,375,123</u>

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

10

DRAFT

**MINUTES OF MEETING
WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37

The Board of Supervisors of the Windward at Lakewood Ranch Community Development District held a Regular Meeting on July 13, 2022, at 12:00 P.M., at 5800 Lakewood Ranch Blvd, Sarasota, FL 34240.

Present were:

Pete Williams	Chair
Sandy Foster	Vice Chair
Dale Weidemiller	Assistant Secretary
John Blakley	Assistant Secretary
John Leinaweaver	Assistant Secretary

Also present, were:

Chuck Adams	District Manager
Kimberly Ashton (via telephone)	District Counsel
Mike Kennedy	District Engineer
Racquel McIntosh (via telephone)	Grau and Associates

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:05 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments: Agenda Items *(limited to 3 minutes per individual)*

There were no public comments.

THIRD ORDER OF BUSINESS

Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Grau & Associates

38 Ms. McIntosh presented the Audited Annual Financial Report for the Fiscal Year Ended
39 September 30, 2021. She stated that the audit contained no findings, irregularities or instances
40 of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

41

42 **FOURTH ORDER OF BUSINESS** **Ratification of Resolution 2022-15, Hereby**
43 **Accepting the Audited Basic Financial**
44 **Statements for the Fiscal Year Ended**
45 **September 30, 2021**

46

47 Mr. Adams presented Resolution 2022-15.

48

49 **On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in**
50 **favor, Resolution 2022-15, Hereby Accepting the Audited Basic Financial**
51 **Statements for the Fiscal Year Ended September 30, 2021, was adopted.**

52

53

54 **FIFTH ORDER OF BUSINESS** **Consideration of Cornerstone Solutions**
55 **Group Irrigation Maintenance Contract**

56

57 Mr. Adams presented the Cornerstone Solutions Group Irrigation Maintenance
58 Contract.

59

60 **On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the**
61 **Cornerstone Solutions Group Irrigation Maintenance Contract, was approved.**

62

63

64 **SIXTH ORDER OF BUSINESS** **Consideration of Eco-Logic Services, LLC**
65 **Environmental Services Agreement for**
66 **Phases 2 and 3**

67

68 Mr. Adams presented the Eco-Logic Services, LLC Environmental Services Agreement for
69 Phases 2 and 3.

70

71 **On MOTION by Mr. Weidemiller and seconded by Mr. Leinaweaver, with all in**
72 **favor, the Eco-Logic Services, LLC Environmental Services Agreement for Phases**
73 **2 and 3, was approved.**

74

75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Mr. Adams presented Resolution 2022-16.

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, Resolution 2022-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Discussion: Updated Fiscal Year 2023 Proposed Budget (to be provided under separate cover)

Mr. Adams stated the proposed Fiscal Year 2023 budget is in final form and ready to be presented at the Public Hearing.

NINTH ORDER OF BUSINESS

Acceptance of the Unaudited Financial Statements as of May 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2022.

On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in favor, the Unaudited Financial Statements as of May 31, 2022, were accepted.

TENTH ORDER OF BUSINESS

Approval of June 8, 2022 Regular Meeting Minutes

Mr. Adams presented the June 8, 2022 Regular Meeting Minutes.

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, the June 8, 2022 Regular Meeting Minutes, as presented, were approved.

112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Vogler Ashton, PLLC*

There was no report.

B. District Engineer: *Stantec*

Mr. Kennedy reported the following:

- The Stormwater Management Needs Analysis Report was submitted to the County.
- Additional work was submitted to the original scope for improvements to roundabouts; the matter would be placed on the County Board’s agenda.
- Neal’s water use permit will eventually be transferred to the CDD, given the CDD’s responsibility for irrigation. He is working with the County on a reclaimed effluent agreement, which Ms. Ashton already reviewed.

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

- **NEXT MEETING DATE: August 10, 2022 at 12:00 P.M.**
 - **QUORUM CHECK**

The next meeting will be held on August 10, 2022.

TWELFTH ORDER OF BUSINESS

Board Members’ Comments/Requests

Mr. Leinaweaver noted that the approved Contract Addendum should be attached to the contracts approved today. Mr. Adams stated only the scope of services and pricing were approved today; the Addendum would be added to the final contract when executed.

THIRTEENTH ORDER OF BUSINESS

**Public Comments: Non-Agenda Items
(limited to 3 minutes per individual)**

No members of the public spoke.

145 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

146

147 There being nothing further to discuss, the meeting adjourned.

148

149 **On MOTION by Mr. Weidemiller and seconded by Ms. Foster, with all in favor,**
150 **the meeting adjourned at 1:11 p.m.**

151

152

153 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

154
155
156
157
158

Secretary/Assistant Secretary

Chair/Vice Chair

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

11C

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE****LOCATION***5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 13, 2021	Regular Meeting	12:15 PM
November 10, 2021	Regular Meeting	12:15 PM
December 8, 2021	Regular Meeting	12:15 PM
January 4, 2022	Special Meeting	1:00 PM
January 12, 2022	Regular Meeting	12:15 PM
February 9, 2022	Regular Meeting	12:15 PM
February 24, 2022	Continued Meeting	11:00 AM
March 9, 2022	Regular Meeting	12:15 PM
April 13, 2022	Regular Meeting	12:15 PM
May 11, 2022	Regular Meeting	12:15 PM
May 24, 2022 CANCELED	Continued Meeting	12:00 PM
June 8, 2022	Regular Meeting	12:00 PM
July 13, 2022	Regular Meeting	12:00 PM
August 10, 2022 <i>rescheduled to August 17, 2022</i>	Regular Meeting	12:00 PM
August 17, 2022	Public Hearing & Regular Meeting	12:00 PM
September 14, 2022	Regular Meeting	12:00 PM