

**WINDWARD AT
LAKEWOOD
RANCH**

**COMMUNITY DEVELOPMENT
DISTRICT**

October 11, 2023

**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

October 4, 2023

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 a Regular Meeting on October 11, 2023 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 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 2024-01, Accepting the Certification of the District Engineer that the Series 2020 Project is Complete; Declaring the Series 2020 Project Complete; Providing for Severability, Conflicts, and an Effective Date
4. Consideration of Specific Authorization No. 11, Professional Services Proposal [General District Engineering Services for Fiscal Year 2023-2024]
5. Acceptance of Unaudited Financial Statements as of August 31, 2023
6. Approval of September 13, 2023 Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel: *Vogler Ashton, PLLC*
 - B. District Engineer: *Stantec Consulting Services, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: November 8, 2023 at 11:00 AM

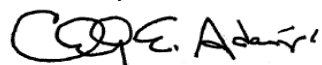
○ QUORUM CHECK

SEAT 1	JOHN LEINAWEAVER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SANDY FOSTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DALE WEIDEMILLER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	PETE WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JOHN BLAKLEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

8. Board Members' Comments/Requests
9. Public Comments: Non-Agenda Items (*limited to 3 minutes per individual*)
10. 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**

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RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2020 PROJECT IS COMPLETE; DECLARING THE SERIES 2020 PROJECT COMPLETE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, on October 14, 2020, the Board of Supervisors (“Board”) of the Windward at Lakewood Ranch Community Development District (“District”) adopted Resolution 2021-02 authorizing, among other things, the issuance of the Windward at Lakewood Ranch Community Development District’s \$5,905,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-1 (the "Series 2020A-1 Bonds"), its \$7,590,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-2 (the "Series 2020A-2 Bonds" and together with the Series 2020A-1 Bonds, the "Series 2020A Bonds"), and its \$3,430,000 Capital Improvement Revenue Bonds (Phase 1 Project), Series 2020A-3 (the "Series 2020A-3 Bonds" and, collectively with the Series 2020A Bonds, the "Series 2020 Bonds"); and,

WHEREAS, the Series 2020 Bonds supported the District’s costs and improvements as set forth in the (i) Windward at Lakewood Ranch Community Development District Supplemental Engineer’s Report for Phase 1 Infrastructure Improvements, dated July 22, 2020, and approved by the District on October 14, 2020, outlining the capital improvement project to be funded by the Series 2020 Bonds (the "Series 2020 Project"), (ii) the Supplemental Assessment Report Series 2020A Bonds, Windward at Lakewood Ranch Community Development District, dated October 2020, [Prepared on October 7, 2020], and approved by the District on October 14, 2020, and (iii) Resolutions 2020-23, 2020-24, 2020-33 and 2021-02 all adopted as part of the Assessment Proceedings (collectively, the "Assessment Resolutions" or "Series 2020 Assessments"); and,

WHEREAS, the Series 2020 Project has been completed; and

WHEREAS, pursuant to Master Trust Indenture, dated as of October 1, 2020, (the "Master Indenture"), as supplemented by a First Supplemental Trust Indenture dated as of October 1, 2020, (the "First Supplement" and, together with the Master Indenture, the "2020A Indenture"), with respect to the Series 2020 Bonds, and a Second Supplemental Trust Indenture dated as of October 1, 2020, (the "Second Supplement" and, together with the Master Indenture, the "2020A-3 Indenture" and collectively with the 2020A Indenture, the "Indentures"), each by and between the District and U.S. Bank National Association, as trustee, the District Engineer has now executed and delivered an Engineer’s Certification of Completion dated September 11, 2023, (“Engineer’s Certification”), attached hereto as Exhibit “A,” and incorporated herein, wherein the District Engineer established the completion date of the Series 2020 Project; and

WHEREAS, Section 170.08, Florida Statutes, requires that upon completion of the Series 2020 Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the improvements.

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

1. Recitals. The above recitals are true and correct and are hereby incorporated into and form a material part of this Agreement.

2. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, Florida Statutes.

3. Acceptance and Certification of Completion of the Series 2020 Project. The Board hereby accepts the Engineer's Certification and upon reliance thereon, certifies that the Series 2020 Project is complete in accordance with the Indentures.

4. Final Assessments. The Board noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, Florida Statutes, and other applicable law, relating to the imposition, levy, collection and enforcement of special assessments and imposed and levied special assessments pursuant to the Assessment Resolutions securing the Series 2020 Assessments. The Engineer's Certification indicates that there are no funds remaining in the Series 2020 Bonds' Acquisition and Construction Account, and therefore the cost of the Series 2020 Project was in excess of the Series 2020 Bonds. The Series 2020 Project costs therefore *do in fact exceed* the par amount of the Series 2020 Assessments, as required by Section 170.08, Florida Statutes.

5. Severability. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force or effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

7. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 11TH DAY OF OCTOBER 2023.

ATTEST:

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Asst. Secretary

Pete Williams, Chairman

EXHIBIT "A"

**CERTIFICATE REGARDING COMPLETION OF CONSTRUCTION WINDWARD AT
LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 A-1 A-2 PROJECT**

Windward at Lakewood Ranch Community Development District
c/o Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Certification of Completion of Series 2020 A-1 A-2 Project ("**Certificate**")
Windward at Lakewood Ranch Community Development District

This certificate is furnished in accordance with the Master Trust Indenture dated October 1, 2020 ("**Indenture**") between the Windward at Lakewood Ranch ("**District**") and U.S. Bank ("**Trustee**") and is intended to evidence the completion of the Series 2020A-1 A-2 Project undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture, as amended and supplemented. To the best of my knowledge and belief, the following statements are true:

- I. The Series 2020 A-1 A-2 Project has been completed in substantial compliance with the plans and specifications. All labor, services, materials, and supplies used in the Series 2020 A-1 A-2 Project have been paid for and acknowledgment of such payments has been obtained from all contractors and suppliers.
- II. All other facilities necessary in connection with the Series 2020 A-1 A-2 Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith ("**Cost**") have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specifications necessary for the operation and maintenance of the improvements made pursuant to the Series 2020A-1 A-2 Project are complete, in good standing, and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. There are no funds remaining in the Series 2020 A-1 A-2 Acquisition and Construction Account.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate, or which may subsequently come into being.

Dated: September 11, 2023

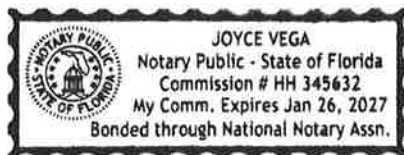
Stantec Consulting Services, Inc.

 Michael Kennedy, District Engineer

STATE OF FLORIDA
COUNTY OF SARASOTA

The Forgoing Instrument was acknowledged before me by means of physical presence, this 11th day of SEPTEMBER 2023 by Michael Kennedy, PE District Engineer for the Windward at Lakewood Ranch Community Development District.

[Notary Seal]




 (Official Notary Signature)

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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Stantec Consulting Services Inc.
 6920 Professional Parkway
 Sarasota FL 34240-8414
 Tel: (941) 907-6900

September 13, 2023

Via: E-Mail (adamsc@whhassociates.com)

File: 215615662

Windward at Lakewood Ranch Community Development District
 c/o Wrathell, Hunt and Associates, LLC
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

Attn: **Mr. Chelsey (Chuck) E. Adams, Jr.**
District Manager

Reference: **Specific Authorization No. 11**
Professional Services Proposal for The Windward at Lakewood Ranch Community Development District – General District Engineering Services for Fiscal Year 2023-2024

Dear Mr. Adams:

Enclosed is the Specific Authorization (SA) proposal for general engineering services we discussed at the last Board meeting.

This SA is attached to and made a part of the General Provisions attached to Agreement made between Windward at Lakewood Ranch Community Development District and Stantec Consulting Services Inc. (Engineer), providing for professional services. The Basic Services of Engineer as described in said General Provisions are amended or supplemented as indicated below.

Engineer shall:

- a. Prepare for and attend Board meetings.
- b. Assist in preparation of District procedures as directed by the Board.
- c. Perform additional services as requested by the Board.

These services will be performed on a T/M basis at our standard rates under our Master Services Agreement. Enclosed is a copy of our current Schedule of Fees, effective January 1, 2023.

Task	Services	Fee Type	Fee Amount
250	General Engineering Services FY 2023-2024	T/M*	(est.) \$ 20,000



**SA No. 11 to General Provisions
Attached to Agreement for Services
Between Owner and Engineer
Dated July 1, 2020**

If this proposal is acceptable to you, please sign in the space provided and return to our office. Should you have any questions regarding this matter, please call me.

Sincerely,

Stantec Consulting Services, Inc.

Michael A Kennedy

Michael A. Kennedy, PE
District Engineer
Tel: (941) 907-6913
E-Mail: mike.kennedy@stantec.com

Kristopher A Wilhoit

Kristopher A. Wilhoit, PE
Assistant District Engineer
Tel: (941) 289-2543
E-Mail: kris.wilhoit@stantec.com

Enclosures

Accepted this _____ day of _____, 2023.

Mr. Pete Williams, Chairman
Windward at Lakewood Ranch Community Development District
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431



SCHEDULE OF FEES

Effective January 1, 2023

<u>Staff Level</u>	<u>Rate</u>
Level 3	\$ 111.00
Level 4	\$ 122.00
Level 5	\$ 139.00
Level 6	\$ 143.00
Level 7	\$ 152.00
Level 8	\$ 162.00
Level 9	\$ 168.00
Level 10	\$ 173.00
Level 11	\$ 189.00
Level 12	\$ 198.00
Level 13	\$ 209.00
Level 14	\$ 219.00
Level 15	\$ 232.00
Level 16	\$ 256.00
Level 17	\$ 265.00
Level 18	\$ 270.00
Level 19	\$ 281.00
Level 20	\$ 291.00
Level 21	\$ 309.00
1 Person Field Crew	\$ 145.00
2 Person Field Crew	\$ 200.00
3 Person Field Crew	\$ 255.00
4 Person Field Crew	\$ 310.00

Unit billings, such as printing and survey materials, will be billed at standard rates. All other out-of-pocket expenses will be billed at cost +10%.

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2023**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2023**

	General Fund	Special Revenue Fund - Fruitville	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	\$ 355,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,174
Investments							
Reserve	-	-	88,879	410,381	-	-	499,260
Prepayment	-	-	1,062,432	553,008	-	-	1,615,440
Revenue	-	-	140,170	276,846	-	-	417,016
Construction	-	-	-	-	1,435,585	2,843,142	4,278,727
Due from Developer	-	14,797	14,960	-	-	-	29,757
Due from general fund	-	-	-	-	-	3,803	3,803
Due from debt service fund	1,120	-	4,116	-	-	-	5,236
Deposits	25	-	-	-	-	-	25
Total assets	<u>\$ 356,319</u>	<u>\$ 14,797</u>	<u>\$ 1,310,557</u>	<u>\$ 1,240,235</u>	<u>\$ 1,435,585</u>	<u>\$ 2,846,945</u>	<u>\$ 7,204,438</u>
LIABILITIES							
Liabilities:							
Accounts payable	\$ -	\$ 14,797	\$ -	\$ -	\$ -	\$ -	\$ 14,797
Contracts payable	-	-	-	-	-	2,810	2,810
Retainage payable	-	-	-	-	625,762	65,195	690,957
Due to Developer	-	116,658	-	-	-	-	116,658
Due to general fund	-	-	697	423	-	-	1,120
Due to debt service fund 2020	-	-	-	4,116	-	-	4,116
Due to capital projects fund 2022	3,803	-	-	-	-	-	3,803
Developer advance	6,000	-	-	-	-	-	6,000
Total liabilities	<u>9,803</u>	<u>131,455</u>	<u>697</u>	<u>4,539</u>	<u>625,762</u>	<u>68,005</u>	<u>840,261</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	-	-	14,960	-	-	-	14,960
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>14,960</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,960</u>
FUND BALANCES							
Restricted for:							
Debt service	-	-	1,294,900	1,235,696	-	-	2,530,596
Capital projects	-	-	-	-	809,823	2,778,940	3,588,763
Unassigned	346,516	(116,658)	-	-	-	-	229,858
Total fund balances	<u>346,516</u>	<u>(116,658)</u>	<u>1,294,900</u>	<u>1,235,696</u>	<u>809,823</u>	<u>2,778,940</u>	<u>6,349,217</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 356,319</u>	<u>\$ 14,797</u>	<u>\$ 1,310,557</u>	<u>\$ 1,240,235</u>	<u>\$ 1,435,585</u>	<u>\$ 2,846,945</u>	<u>\$ 7,204,438</u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 99,246	\$ 614,988	16%
Assessment levy: off-roll	-	645,029	140,412	459%
Lot closing	-	1,163	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>-</u>	<u>745,438</u>	<u>755,900</u>	<u>99%</u>
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	9,400	12,800	73%
Management/accounting/recording	4,000	44,000	48,000	92%
Field management	833	9,167	10,000	92%
Debt service fund accounting	458	5,042	5,500	92%
Legal	2,808	9,187	20,000	46%
Engineering	4,958	11,033	20,000	55%
Audit	-	6,000	5,000	120%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,833	2,000	92%
Trustee	-	8,062	6,000	134%
Telephone	17	183	200	92%
Postage	72	368	500	74%
Legal advertising	583	2,255	2,000	113%
Annual special district fee	-	175	175	100%
Insurance	-	5,375	5,500	98%
Contingencies/bank charges	-	-	750	0%
Miscellaneous	-	-	500	0%
Website	-	705	705	100%
ADA website compliance	-	-	210	0%
Property appraiser & tax collector	(494)	991	12,812	8%
Total professional & administrative	<u>14,402</u>	<u>113,776</u>	<u>153,402</u>	<u>74%</u>
Field Operations				
Wetland monitoring contract	925	95,950	110,000	87%
Pond maintenance contract	2,383	25,330	40,000	63%
Pond maintenance	-	525	5,000	11%
Irrigation system maintenance	7,191	80,382	210,000	38%
Irrigation pump maintenance	-	6,954	10,000	70%
Streetlights	1,534	16,632	18,000	92%
Effluent water supply	600	10,674	20,000	53%
Waterline flushing	696	33,344	-	N/A
Hurricane/storm cleanup	-	12,100	-	N/A
Total field operations	<u>13,329</u>	<u>281,891</u>	<u>430,500</u>	<u>65%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(27,731)	349,771	171,998	
Fund balances - beginning	374,247	(3,255)	3,633	
Unassigned	346,516	346,516	175,631	
Fund balances - ending	<u>\$ 346,516</u>	<u>\$ 346,516</u>	<u>\$ 175,631</u>	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - FRUITVILLE
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2023**

	Current Month	Year to Date
REVENUES		
County reimbursements	\$ -	\$ 378,084
Total revenues	-	378,084
EXPENDITURES		
Professional & administrative		
Management	-	82,774
Engineering	14,797	341,968
Appraisal	-	70,000
Total expenditures	14,797	494,742
Excess/(deficiency) of revenues over/(under) expenditures	(14,797)	(116,658)
Fund balances - beginning	(101,861)	-
Unassigned	(116,658)	(116,658)
Fund balances - ending	\$ (116,658)	\$ (116,658)

**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 AUGUST 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 119,550	\$ 366,984	33%
Assessment levy: off-roll	-	435,269	421,995	103%
Assessment prepayments	430,360	2,442,167	-	N/A
Assessment prepayments Interest	4,749	26,930	-	N/A
Interest	1,660	1,688	-	N/A
Lot closing	-	850	-	N/A
Total revenues	<u>436,769</u>	<u>3,026,454</u>	<u>788,979</u>	384%
EXPENDITURES				
Debt service				
Principal - S2020A1	-	115,000	115,000	100%
Principal prepayment - S2020A-2	310,000	1,645,000	-	N/A
Interest - S2020A-1	-	240,765	240,765	100%
Interest - S2020A-2	3,410	248,710	255,640	97%
Interest - S2020A-3	-	166,355	166,355	100%
Total debt service	<u>313,410</u>	<u>2,415,830</u>	<u>777,760</u>	311%
Other fees & charges				
Tax collector	-	1,194	7,646	16%
Total other fees & charges	<u>-</u>	<u>1,194</u>	<u>7,646</u>	16%
Total expenditures	<u>313,410</u>	<u>2,417,024</u>	<u>785,406</u>	308%
Excess/(deficiency) of revenues over/(under) expenditures	123,359	609,430	3,573	
Fund balances - beginning	1,171,541	685,470	415,808	
Fund balances - ending	<u>\$ 1,294,900</u>	<u>\$ 1,294,900</u>	<u>\$ 419,381</u>	

**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 AUGUST 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ -	\$ 470,510	0%
Assessment levy: off-roll	-	829,236	373,429	222%
Assessment prepayments	275,924	1,011,721	-	N/A
Lot closing	-	276,460	-	N/A
Interest / misc. income	2,241	2,277	-	N/A
Total revenues	<u>278,165</u>	<u>2,119,694</u>	<u>843,939</u>	251%
EXPENDITURES				
Debt service				
Principal	-	265,000	265,000	100%
Principal prepayment	470,000	745,000	-	N/A
Interest	4,714	579,902	575,188	101%
Total debt service	<u>474,714</u>	<u>1,589,902</u>	<u>840,188</u>	189%
Other fees & charges				
Tax collector	-	-	9,802	0%
Total other fees & charges	<u>-</u>	<u>-</u>	<u>9,802</u>	0%
Total expenditures	<u>474,714</u>	<u>1,589,902</u>	<u>849,990</u>	187%
Excess/(deficiency) of revenues over/(under) expenditures	(196,549)	529,792	(6,051)	
Fund balances - beginning	1,432,245	705,904	757,367	
Fund balances - ending	<u>\$ 1,235,696</u>	<u>\$ 1,235,696</u>	<u>\$ 751,316</u>	

**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 AUGUST 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2,237	\$ 2,367
Total revenues	2,237	2,367
EXPENDITURES		
Capital outlay	-	1,883,980
Total expenditures	-	1,883,980
Excess/(deficiency) of revenues over/(under) expenditures	2,237	(1,881,613)
Fund balances - beginning	807,586	2,691,436
Fund balances - ending	\$ 809,823	\$ 809,823

**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 AUGUST 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 4,625	\$ 4,764
Total revenues	4,625	4,764
EXPENDITURES		
Capital outlay	-	645,159
Total expenditures	-	645,159
Excess/(deficiency) of revenues over/(under) expenditures	4,625	(640,395)
Fund balances - beginning	2,774,315	3,419,335
Fund balances - ending	\$ 2,778,940	\$ 2,778,940

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

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The Board of Supervisors of the Windward at Lakewood Ranch Community Development District held a Regular Meeting on September 13, 2023 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., First Floor Construction Conference Room, Sarasota, Florida 34240.

Present were:

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

Also present, were:

Chuck Adams	District Manager
Mike Kennedy	District Engineer
John McKay	Neal Communities
Pam Curran	Neal Communities
John Noakes	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:30 a.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

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

Resident John Noakes referred to the Unaudited Financial Statements and asked what the new "Special Revenue Fund" budget is for. Mr. Adams stated it is related to the Shared Cost Agreement the CDD has with the County. Mr. Noakes asked about the term "Assessment prepayments" on Pages 4 and 5. Mr. Adams stated that it is typically for paying off outstanding principal on bond debt; it strictly relates to properties for which debt prepayments are received.

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THIRD ORDER OF BUSINESS **Update: Contractor Prequalification**

Mr. Kennedy discussed the desire to add a few new contractors to the 2023 Prequalified Contractors List and remove one contractor.

On MOTION by Mr. Williams and seconded by Ms. Foster, with all in favor, expanding the 2023 Prequalified Contractors List to add Deme Construction LLC and Firethorne, Inc., and remove Jon M Hall Company, and extending the terms of the prequalified contractors one additional year, was approved.

FOURTH ORDER OF BUSINESS **Acceptance of the Unaudited Financial Statements as of July 31, 2023**

On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the Unaudited Financial Statements as of July 31, 2023, were accepted.

FIFTH ORDER OF BUSINESS **Approval of August 9, 2023 Public Hearing and Regular Meeting Minutes**

On MOTION by Mr. Leinaweaver and seconded by Ms. Foster, with all in favor, the August 9, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel: Vogler Ashton, PLLC**
- B. District Engineer: Stantec**
- C. District Manager: Wrathell, Hunt and Associates, LLC**

There were no District Counsel, District Engineer or District Manager reports.

- **NEXT MEETING DATE: October 11, 2023 at 11:00 AM**
 - **QUORUM CHECK**

77 **SEVENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

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79 There were no Board Members' comments or requests.

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81 **EIGHTH ORDER OF BUSINESS** **Public Comments: Non-Agenda Items**
82 **(limited to 3 minutes per individual)**

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84 There were no public comments.

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86 **NINTH ORDER OF BUSINESS** **Adjournment**

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90 **On MOTION by Mr. Williams and seconded by Mr. Weidemiller, with all in**
91 **favor, the meeting adjourned at 11:37 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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101 Secretary/Assistant Secretary

_____ Chair/Vice Chair

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION <i>5800 Lakewood Ranch Blvd, Sarasota, FL 34240</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023	Regular Meeting	11:00 AM
November 8, 2023	Regular Meeting	11:00 AM
December 13, 2023	Regular Meeting	11:00 AM
January 10, 2024	Regular Meeting	11:00 AM
February 14, 2024	Regular Meeting	11:00 AM
March 13, 2024	Regular Meeting	11:00 AM
April 10, 2024	Regular Meeting	11:00 AM
May 8, 2024	Regular Meeting	11:00 AM
June 12, 2024	Regular Meeting	11:00 AM
July 10, 2024	Regular Meeting	11:00 AM
August 14, 2024	Regular Meeting	11:00 AM
September 11, 2024	Regular Meeting	11:00 AM