WINDWARD AT LAKEWOOD RANCH

COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS

June 12, 2024

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

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

June 5, 2024

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 June 12, 2024 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 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

4. Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

5. Consideration of Frederick Derr & Company, Inc., Change Order No. 2 [Windward @LWR Phase 3]

6. Update: Water Restrictions *(for informational purposes)*

7. Acceptance of Unaudited Financial Statements as of April 30, 2024

8. Approval of May 8, 2024 Regular Meeting Minutes

9. Staff Reports
   A. District Counsel: *Vogler Ashton, PLLC*
   B. District Engineer: *Stantec Consulting Services, Inc.*
   C. District Manager: *Wrathell, Hunt and Associates, LLC*
      - 434 Registered Voters in District as of April 15, 2024

- NEXT MEETING DATE: July 10, 2024 at 11:00 AM
  - QUORUM CHECK

SEAT 1	JOHN LEINAWEAVER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	SANDY FOSTER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	DALE WEIDEMILLER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	PETE WILLIAMS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	JOHN BLAKLEY	☐ IN PERSON	☐ PHONE	☐ NO

10. Board Members' Comments/Requests

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

12. Adjournment

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

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

Sincerely,

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

WINDWARD AT LAKEWOOD RANCH

COMMUNITY DEVELOPMENT DISTRICT

3

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Windward at Lakewood Ranch Community Development District (**"District"**) prior to June 15, 2024, a proposed budget (**"Proposed Budget"**) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (**"Fiscal Year 2024/2025"**); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: ________________________

HOUR: 11:00 a.m.

LOCATION: 5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF JUNE, 2024.

ATTEST:

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

Exhibit A: Fiscal Year 2024/2025 Proposed Budget

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
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WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	$ 529,127				$ 515,381
Allowable discounts (4%)	(21,165)				(20,615)
Assessment levy: on-roll - net	507,962	$ 211,774	$ 296,188	$ 507,962	494,766
Assessment levy: off-roll	60,709	244,087	-	244,087	59,132
Lot closing	-	6,723	-	6,723	-
Interest and miscellaneous income	500	125	375	500	500
Total revenues	569,171	462,709	296,563	759,272	554,398
EXPENDITURES					
Professional & administrative					
Supervisors	12,800	5,000	7,800	12,800	12,800
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Field Management	10,000	5,000	5,000	10,000	10,000
Debt service fund accounting	5,500	2,750	2,750	5,500	5,500
Legal	20,000	1,955	10,000	11,955	10,000
Engineering	20,000	3,780	10,000	13,780	15,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	6,000	4,031	1,969	6,000	6,000
Telephone	200	100	100	200	200
Postage	500	260	240	500	500
Miscellaneous	500	-	500	500	500
Legal advertising	2,000	173	1,827	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,590	-	5,590	6,000
Contingencies/bank charges	750	-	750	750	750
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser & tax collector	10,583	3,166	7,417	10,583	10,308
Total professional & administrative	151,173	56,980	80,018	136,998	136,398

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
Field operations					
Well pump maintenance	5,000	-	5,000	5,000	5,000
Wetland maintenance monitoring contract	125,000	10,650	100,000	110,650	125,000
Pond maintenance contract	50,000	28,566	29,000	57,566	60,000
Pond maintenance	5,000	-	5,000	5,000	5,000
Irrigation system maintenance	125,000	30,406	50,000	80,406	85,000
Irrigation PS maintenance	5,000	233	4,767	5,000	5,000
Pond bank maintenance	10,000	-	10,000	10,000	10,000
Streetlights	18,000	7,676	10,324	18,000	18,000
Curb replacement	5,000	-	5,000	5,000	5,000
Effluent water supply	20,000	45,646	30,000	75,646	80,000
Fruitville road cleanup	30,000	-	-	-	-
Contingencies	-	-	-	-	20,000
Waterline flushing	20,000	-	-	-	-
Total field operations	418,000	123,177	249,091	372,268	418,000
Total expenditures	569,173	180,157	329,109	509,266	554,398
Excess/(deficiency) of revenues over/(under) expenditures	(2)	282,552	(32,546)	250,006	2
Fund balance - beginning (unaudited)	241,778	252,046	534,598	252,046	502,052
Fund balance - ending (projected)					
Assigned					
Working capital	146,418	146,418	146,418	146,418	143,100
Unassigned	95,358	388,180	355,634	355,634	358,954
Fund balance - ending	$ 241,776	$ 534,598	$ 502,052	$ 502,052	$ 502,054

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	10,000
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	15,000
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	6,000
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.	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser & tax collector	10,308

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

Field operations	
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	85,000
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	80,000
Covers the costs of purchasing effluent water from Sarasota County for irrigation supply purposes.	
Wetland maintenance monitoring contract	125,000
Covers the costs of maintenance in phases 1, 2 and the addition of 3.	
Pond maintenance contract	60,000
Covers the costs of maintenance in phases 1, 2 and the addition of 3.	
Pond maintenance	5,000
Covers the costs of maintenance within Martinique.	
Pond bank 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.	
Contingencies	20,000
Total expenditures	$ 554,398

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020: A-1, A-2 & A-3
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Special assessment - on-roll	$ 382,275				$ 382,275
Allowable discounts (4%)	(15,291)				(15,291)
Assessment levy: net	366,984	$ 250,260	$ 116,724	$ 366,984	366,984
Special assessment: off-roll	363,255	206,944	156,311	363,255	233,075
Assessment prepayments	-	1,416,402	-	1,416,402	-
Interest	-	32,328	-	32,328	-
Total revenues	730,239	1,905,934	273,035	2,178,969	600,059
EXPENDITURES					
Debt service					
Principal - S2020A1	120,000	-	120,000	120,000	120,000
Principal prepayment - S2020A-2	-	2,005,000	335,000	2,340,000	-
Principal prepayment - S2020A-3	-	205,000	75,000	280,000	-
Interest - S2020A-1	237,315	118,657	118,658	237,315	233,715
Interest - S2020A-2	196,900	101,145	95,755	196,900	80,300
Interest - S2020A-3	166,355	85,421	80,934	166,355	152,775
Total debt service	720,570	2,515,223	825,347	3,340,570	586,790
Other fees & charges					
Tax collector	7,646	3,742	3,904	7,646	7,646
Total other fees & charges	7,646	3,742	3,904	7,646	7,646
Total expenditures	728,216	2,518,965	829,251	3,348,216	594,436
Excess/(deficiency) of revenues over/(under) expenditures	2,023	(613,031)	(556,216)	(1,169,247)	5,623
Fund balance:					
Beginning fund balance (unaudited)	515,880	1,669,574	1,056,543	1,669,574	500,327
Ending fund balance (projected)	$ 517,903	$ 1,056,543	$ 500,327	$ 500,327	505,950
Use of fund balance:					
Debt service reserve account balance (required) - S2020A1					(88,879)
Principal and Interest expense - November 1, 2025 - S2020A1					(115,058)
Principal and Interest expense - November 1, 2025 - S2020A2					(40,150)
Principal and Interest expense - November 1, 2025 - S2020A3					(76,388)
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 185,475

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	**5,465,000.00**		**3,827,265.00**	**9,292,265.00**	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			40,150.00	40,150.00	1,825,000.00
05/01/25			40,150.00	40,150.00	1,825,000.00
11/01/25			40,150.00	40,150.00	1,825,000.00
05/01/26			40,150.00	40,150.00	1,825,000.00
11/01/26			40,150.00	40,150.00	1,825,000.00
05/01/27			40,150.00	40,150.00	1,825,000.00
11/01/27			40,150.00	40,150.00	1,825,000.00
05/01/28			40,150.00	40,150.00	1,825,000.00
11/01/28			40,150.00	40,150.00	1,825,000.00
05/01/29			40,150.00	40,150.00	1,825,000.00
11/01/29			40,150.00	40,150.00	1,825,000.00
05/01/30			40,150.00	40,150.00	1,825,000.00
11/01/30			40,150.00	40,150.00	1,825,000.00
05/01/31			40,150.00	40,150.00	1,825,000.00
11/01/31			40,150.00	40,150.00	1,825,000.00
05/01/32			40,150.00	40,150.00	1,825,000.00
11/01/32			40,150.00	40,150.00	1,825,000.00
05/01/33			40,150.00	40,150.00	1,825,000.00
11/01/33			40,150.00	40,150.00	1,825,000.00
05/01/34			40,150.00	40,150.00	1,825,000.00
11/01/34			40,150.00	40,150.00	1,825,000.00
05/01/35			40,150.00	40,150.00	1,825,000.00
11/01/35			40,150.00	40,150.00	1,825,000.00
05/01/36			40,150.00	40,150.00	1,825,000.00
11/01/36			40,150.00	40,150.00	1,825,000.00
05/01/37			40,150.00	40,150.00	1,825,000.00
11/01/37			40,150.00	40,150.00	1,825,000.00
05/01/38			40,150.00	40,150.00	1,825,000.00
11/01/38			40,150.00	40,150.00	1,825,000.00
05/01/39			40,150.00	40,150.00	1,825,000.00
11/01/39			40,150.00	40,150.00	1,825,000.00
05/01/40	1,825,000.00	4.400%	40,150.00	1,865,150.00	-
Total	**1,825,000.00**		**1,284,800.00**	**3,109,800.00**	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24			76,387.50	76,387.50	3,150,000.00
05/01/25			76,387.50	76,387.50	3,150,000.00
11/01/25			76,387.50	76,387.50	3,150,000.00
05/01/26			76,387.50	76,387.50	3,150,000.00
11/01/26			76,387.50	76,387.50	3,150,000.00
05/01/27			76,387.50	76,387.50	3,150,000.00
11/01/27			76,387.50	76,387.50	3,150,000.00
05/01/28			76,387.50	76,387.50	3,150,000.00
11/01/28			76,387.50	76,387.50	3,150,000.00
05/01/29			76,387.50	76,387.50	3,150,000.00
11/01/29			76,387.50	76,387.50	3,150,000.00
05/01/30			76,387.50	76,387.50	3,150,000.00
11/01/30			76,387.50	76,387.50	3,150,000.00
05/01/31			76,387.50	76,387.50	3,150,000.00
11/01/31			76,387.50	76,387.50	3,150,000.00
05/01/32			76,387.50	76,387.50	3,150,000.00
11/01/32			76,387.50	76,387.50	3,150,000.00
05/01/33			76,387.50	76,387.50	3,150,000.00
11/01/33			76,387.50	76,387.50	3,150,000.00
05/01/34			76,387.50	76,387.50	3,150,000.00
11/01/34			76,387.50	76,387.50	3,150,000.00
05/01/35			76,387.50	76,387.50	3,150,000.00
11/01/35			76,387.50	76,387.50	3,150,000.00
05/01/36			76,387.50	76,387.50	3,150,000.00
11/01/36			76,387.50	76,387.50	3,150,000.00
05/01/37			76,387.50	76,387.50	3,150,000.00
11/01/37			76,387.50	76,387.50	3,150,000.00
05/01/38			76,387.50	76,387.50	3,150,000.00
11/01/38			76,387.50	76,387.50	3,150,000.00
05/01/39			76,387.50	76,387.50	3,150,000.00
11/01/39			76,387.50	76,387.50	3,150,000.00
05/01/40	3,150,000.00	4.850%	76,387.50	3,226,387.50	-
Total	**3,150,000.00**		**2,444,400.00**	**5,594,400.00**	

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2025

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Special assessment - on-roll	$ 576,673				$ 490,115
Allowable discounts (4%)	(23,067)				(19,605)
Assessment levy: net	553,606	$ 35,204	$ 263,671	$ 298,875	470,510
Special assessment: off-roll	264,367	519,098	-	519,098	264,367
Assessment prepayments	-	277,367	-	277,367	-
Interest	-	9,636	-	9,636	-
Lot closing	-	40,530	-	40,530	-
Total revenues	817,973	881,835	263,671	1,145,506	734,877
EXPENDITURES					
Debt service					
Principal	265,000	-	265,000	265,000	245,000
Principal prepayment	-	1,130,000	10,000	1,140,000	-
Interest	555,513	279,673	275,840	555,513	483,225
Total debt service	820,513	1,409,673	550,840	1,960,513	728,225
Other fees & charges					
Tax collector	11,533	525	3,932	4,457	9,802
Total other fees & charges	11,533	525	3,932	4,457	9,802
Total expenditures	832,046	1,410,198	554,772	1,964,970	738,027
Excess/(deficiency) of revenues over/(under) expenditures	(14,073)	(528,363)	(291,101)	(819,464)	(3,150)
Fund balance:					
Beginning fund balance (unaudited)	707,811	1,519,162	990,799	1,519,162	699,698
Ending fund balance (projected)	$ 693,738	$ 990,799	$ 699,698	$ 699,698	696,548
Use of fund balance:					
Debt service reserve account balance (required)					(418,294)
Principal and Interest expense - November 1, 2025					(237,631)
Projected fund balance surplus/(deficit) as of September 30, 2025					$ 40,623

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/24	-		241,612.50	241,612.50	11,990,000.00
05/01/25	245,000.00	3.250%	241,612.50	486,612.50	11,745,000.00
11/01/25	-		237,631.25	237,631.25	11,745,000.00
05/01/26	250,000.00	3.250%	237,631.25	487,631.25	11,495,000.00
11/01/26	-		233,568.75	233,568.75	11,495,000.00
05/01/27	260,000.00	3.250%	233,568.75	493,568.75	11,235,000.00
11/01/27	-		229,343.75	229,343.75	11,235,000.00
05/01/28	270,000.00	3.625%	229,343.75	499,343.75	10,965,000.00
11/01/28	-		224,450.00	224,450.00	10,965,000.00
05/01/29	280,000.00	3.625%	224,450.00	504,450.00	10,685,000.00
11/01/29	-		219,375.00	219,375.00	10,685,000.00
05/01/30	290,000.00	3.625%	219,375.00	509,375.00	10,395,000.00
11/01/30	-		214,118.75	214,118.75	10,395,000.00
05/01/31	300,000.00	3.625%	214,118.75	514,118.75	10,095,000.00
11/01/31	-		208,681.25	208,681.25	10,095,000.00
05/01/32	310,000.00	3.625%	208,681.25	518,681.25	9,785,000.00
11/01/32	-		203,062.50	203,062.50	9,785,000.00
05/01/33	325,000.00	4.000%	203,062.50	528,062.50	9,460,000.00
11/01/33	-		196,562.50	196,562.50	9,460,000.00
05/01/34	335,000.00	4.000%	196,562.50	531,562.50	9,125,000.00
11/01/34	-		189,862.50	189,862.50	9,125,000.00
05/01/35	350,000.00	4.000%	189,862.50	539,862.50	8,775,000.00
11/01/35	-		182,862.50	182,862.50	8,775,000.00
05/01/36	365,000.00	4.000%	182,862.50	547,862.50	8,410,000.00
11/01/36	-		175,562.50	175,562.50	8,410,000.00
05/01/37	380,000.00	4.000%	175,562.50	555,562.50	8,030,000.00
11/01/37	-		167,962.50	167,962.50	8,030,000.00
05/01/38	395,000.00	4.000%	167,962.50	562,962.50	7,635,000.00
11/01/38	-		160,062.50	160,062.50	7,635,000.00
05/01/39	410,000.00	4.000%	160,062.50	570,062.50	7,225,000.00
11/01/39	-		151,862.50	151,862.50	7,225,000.00
05/01/40	425,000.00	4.000%	151,862.50	576,862.50	6,800,000.00
11/01/40	-		143,362.50	143,362.50	6,800,000.00
05/01/41	445,000.00	4.000%	143,362.50	588,362.50	6,355,000.00
11/01/41	-		134,462.50	134,462.50	6,355,000.00
05/01/42	465,000.00	4.000%	134,462.50	599,462.50	5,890,000.00
11/01/42	-		125,162.50	125,162.50	5,890,000.00
05/01/43	480,000.00	4.250%	125,162.50	605,162.50	5,410,000.00
11/01/43	-		114,962.50	114,962.50	5,410,000.00
05/01/44	505,000.00	4.250%	114,962.50	619,962.50	4,905,000.00
11/01/44	-		104,231.25	104,231.25	4,905,000.00
05/01/45	525,000.00	4.250%	104,231.25	629,231.25	4,380,000.00
11/01/45	-		93,075.00	93,075.00	4,380,000.00
05/01/46	550,000.00	4.250%	93,075.00	643,075.00	3,830,000.00

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46	-		81,387.50	81,387.50	3,830,000.00
05/01/47	570,000.00	4.250%	81,387.50	651,387.50	3,260,000.00
11/01/47	-		69,275.00	69,275.00	3,260,000.00
05/01/48	595,000.00	4.250%	69,275.00	664,275.00	2,665,000.00
11/01/48	-		56,631.25	56,631.25	2,665,000.00
05/01/49	625,000.00	4.250%	56,631.25	681,631.25	2,040,000.00
11/01/49	-		43,350.00	43,350.00	2,040,000.00
05/01/50	650,000.00	4.250%	43,350.00	693,350.00	1,390,000.00
11/01/50	-		29,537.50	29,537.50	1,390,000.00
05/01/51	680,000.00	4.250%	29,537.50	709,537.50	710,000.00
11/01/51	-		15,087.50	15,087.50	710,000.00
05/01/52	710,000.00	4.250%	15,087.50	725,087.50	-
Total	**11,990,000.00**		**8,494,212.50**	**20,484,212.50**	

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS

On-Roll - Phase 1 (Series 2020A-1)*

Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Paired Villas 37.5'	64	$ 580.49	$ 953.57	$ 1,534.06	$ 1,549.54
SF 45'	86	696.59	1,152.23	1,848.82	1,867.40
SF 52'	67	804.94	1,324.40	2,129.34	2,150.81
SF 72'	73	1,114.54	1,827.67	2,942.21	2,971.94
Total	**290**				

On-Roll - Phase 2A & 2B (Series 2022)**

Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Townhome	-	$ 386.99	$ 961.75	$ 1,348.74	$ 1,359.06
Villas 37.5'	104	580.49	1,202.52	1,783.01	1,798.49
SF 45'	52	696.59	1,443.03	2,139.62	2,158.20
SF 52'	77	804.94	1,667.49	2,472.43	2,493.90
SF 72'	70	1,114.54	2,308.84	3,423.38	3,453.11
Total	**303**				

On-Roll - Martinique (Series 2022)

Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Townhome	120	$ 386.99	$ -	$ 386.99	$ 1,359.06
Total	**120**				

Off-Roll - Phase 2C (Series 2022)**

Product	Units	FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Unplatted Acres	78.15	$ 756.65	$ 3,382.82	$ 4,139.47	$ 4,159.65
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

4

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Windward at Lakewood Ranch Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 12th day of June, 2024.

ATTEST**:**	**WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

EXHIBIT “A”

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION *5800 Lakewood Ranch Blvd, Sarasota, FL 34240*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 9, 2024	**Regular Meeting**	**11:00 AM**
November 13, 2024	**Landowners’ Meeting**	**10:45 AM**
November 13, 2024	**Regular Meeting**	**11:00 AM**
December 11, 2024	**Regular Meeting**	**11:00 AM**
January 8, 2025	**Regular Meeting**	**11:00 AM**
February 12, 2025	**Regular Meeting**	**11:00 AM**
March 12, 2025	**Regular Meeting**	**11:00 AM**
April 9, 2025	**Regular Meeting**	**11:00 AM**
May 14, 2025	**Regular Meeting**	**11:00 AM**
June 11, 2025	**Regular Meeting**	**11:00 AM**
July 9, 2025	**Regular Meeting**	**11:00 AM**
August 13, 2025	**Regular Meeting**	**11:00 AM**
September 10, 2025	**Regular Meeting**	**11:00 AM**

WINDWARD AT LAKEWOOD RANCH

COMMUNITY DEVELOPMENT DISTRICT

5

Change Order

No. 2

Date of Issuance: **May 24, 2024** Effective Date: **June 12, 2024**

Project: **Windward @ LWR Phase 3**	Owner: **Windward at Lakewood Ranch Community Development District**	Owner's Contract No.:
Contract: **$4,732,327.85**		Date of Contract: **March 18, 2024**
Contractor:		Engineer's Project No.: **215617816**
		Contractor Project No.:

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Additional Sodding to protect the lake banks

Attachments: (List documents supporting change):

Frederick Derr & Company, Inc. Change Order dated 05/23/24 and associated emails

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:	Original Contract Times: ☐ Working days ☒ Calendar days
	Substantial completion (days or date): 270 Days (175 EN) (12/13/24)
$ 4,732,327.85	Ready for final payment (days or date): 300 Days (1/12/2025)
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 1:	[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 1:
	Substantial completion (days):
$ 60,769.00--	Ready for final payment (days):
Contract Price prior to this Change Order:	Contract Times prior to this Change Order:
	Substantial completion (days or date): 270 Days (175 EN) (12/13/24)
$ 4,793,096.85	Ready for final payment (days or date): 300 Days (1/12/2025)
[Increase] [~~Decrease~~] of this Change Order:	[Increase] [Decrease] of this Change Order:
	Substantial completion (days or date):
$ 16,443.00	Ready for final payment (days or date):
Contract Price incorporating this Change Order:	Contract Times with all approved Change Orders:
	Substantial completion (days or date): 270 Days (175 EN) (12/13/24)
$ 4,809,539.85	Ready for final payment (days or date): 300 Days (1/12/2025)

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: Michael A Kennedy	By:	By: [signature]
Engineer (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Date: 6/5/24	Date:	Date: 5/28/2024

Approved by Funding Agency (if applicable): Date:

U:\215617816\civil\construction_phase_documents\change_orders\received\con_wlwrcdd_windward-ph-3_co-2_16443_add-sod-prtct-lake-banks_f-derr_mak_20240523.docx

FREDERICK DERR & COMPANY
INCORPORATED

CONTRACT CHANGE ORDER

5/23/2024

Windward at Lakewood Ranch
Community Development District
5800 Lakewood Ranch Blvd
Sarasota, FL 34240

Number **2.00**
Job: Windward at LWR
Phase: 3

We agree to the following changes, additions, or deductions:

ITEM	DESCRIPTION	EST QUAN	UNIT	UNIT $	TOTAL $
1-03-000	**GRASSING**				
1-03-020	SOD - LAKE AND SLOPES>5:1	5,670.00	sy	2.90	16,443.00

REASON FOR CHANGE: Add sod on lakes from NWL down to grade break

Proposed ______________________
For the Contractor

Accepted ______________________
For the Engineer

Accepted ______________________
For the Owner

THIS CHANGE ORDER NET	16,443.00
EXISTING CONTRACT TOTAL	4,793,096.85
NEW CONTRACT TOTAL	4,809,539.85

From:	Matt Morris <mmorris@morrisengineering.net>
Sent:	Thursday, May 23, 2024 11:18 AM
To:	Kennedy, Mike; Harry Russom; Ryan Hirstein
Cc:	Brett Rocklein
Subject:	Re: [EXT] RE: Windward Ph 3- CO#2

Agreed, and we are good with the CO from our side...

Matt Morris, P.E.
President

MORRIS
ENGINEERING & CONSULTING LLC
6997 Professional Parkway East, Suite B
Sarasota, Florida 34240
(941)444-6644 (Office)
(941)228-4729 (Cell)
www.morrisengineering.net

From: Kennedy, Mike <Mike.Kennedy@stantec.com>
Sent: Thursday, May 23, 2024 11:14 AM
To: Harry Russom <hrussom@nealcommunities.com>; Ryan Hirstein <ryan@frederickderrcompany.com>
Cc: Brett Rocklein <brocklein@morrisengineering.net>; Matt Morris <mmorris@morrisengineering.net>
Subject: RE: [EXT] RE: Windward Ph 3- CO#2

If you are asking if this is CDD eligible absolutely it is

From: Harry Russom <hrussom@nealcommunities.com>
Sent: Thursday, May 23, 2024 11:13 AM
To: Ryan Hirstein <ryan@frederickderrcompany.com>; Kennedy, Mike <Mike.Kennedy@stantec.com>
Cc: Brett Rocklein <brocklein@morrisengineering.net>; mmorris@morrisengineering.net
Subject: RE: [EXT] RE: Windward Ph 3- CO#2

@Michael A. Kennedy (mike.kennedy@stantec.com) I do want to get the sod down to the break point to protect against the blow outs we saw in Phase 2 Windward. Please advise if we need to file outside the CDD.

Harry Russom
Land Development Manager
941-313-1963 Cell
NealCommunities.com

From: Harry Russom <hrussom@nealcommunities.com>
Sent: Thursday, May 23, 2024 11:19 AM
To: Kennedy, Mike; Ryan Hirstein
Cc: Brett Rocklein; mmorris@morrisengineering.net
Subject: RE: [EXT] RE: Windward Ph 3- CO#2

Thank you All.

Harry Russom
Land Development Manager
941-313-1963 Cell
NealCommunities.com

From: Kennedy, Mike <Mike.Kennedy@stantec.com>
Sent: Thursday, May 23, 2024 11:15 AM
To: Harry Russom <hrussom@nealcommunities.com>; Ryan Hirstein <ryan@frederickderrcompany.com>
Cc: Brett Rocklein <brocklein@morrisengineering.net>; mmorris@morrisengineering.net
Subject: RE: [EXT] RE: Windward Ph 3- CO#2

If you are asking if this is CDD eligible absolutely it is

From: Harry Russom <hrussom@nealcommunities.com>
Sent: Thursday, May 23, 2024 11:13 AM
To: Ryan Hirstein <ryan@frederickderrcompany.com>; Kennedy, Mike <Mike.Kennedy@stantec.com>
Cc: Brett Rocklein <brocklein@morrisengineering.net>; mmorris@morrisengineering.net
Subject: RE: [EXT] RE: Windward Ph 3- CO#2

@Michael A. Kennedy (mike.kennedy@stantec.com) I do want to get the sod down to the break point to protect against the blow outs we saw in Phase 2 Windward. Please advise if we need to file outside the CDD.

Harry Russom
Land Development Manager
941-313-1963 Cell
NealCommunities.com

disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail and delete all copies of this message.

From: Ryan Hirstein <ryan@frederickderrcompany.com>
Sent: Thursday, May 23, 2024 11:02 AM
To: Harry Russom <hrussom@nealcommunities.com>
Cc: Michael A. Kennedy (mike.kennedy@stantec.com) <mike.kennedy@stantec.com>; Brett Rocklein <brocklein@morrisengineering.net>; mmorris@morrisengineering.net
Subject: [EXT] RE: Windward Ph 3- CO#2

Harry,

Please find the attached CO#2 per our email correspondence below. This will cover sodding each of the four wet detention ponds from the NWL elevation down to the 5:1/2:1 grade break points in an effort to control the lake bank erosion. Please let me know if you have any questions.

Thank you,

Ryan Hirstein
Project Manager/Estimator
FREDERICK DERR & COMPANY, INC.
An Employee-Owned Company
P.O. Box 2719
Sarasota, FL 34230
(941) 355-8575 ext. 237
(941) 302-6523 cell

-----Original Message-----
From: Harry Russom <hrussom@nealcommunities.com>
Sent: Thursday, May 23, 2024 10:12 AM
To: Ryan Hirstein <ryan@frederickderrcompany.com>
Cc: Ron White <ron@frederickderrcompany.com>
Subject: RE: [EXT] Sodding of lakes

Yes please.

Harry Russom
Land Development Manager

941-313-1963 Cell
941-328-1100 Fax
5800 Lakewood Ranch Blvd
Sarasota, FL 34240
mailto:hrussom@nealcommunities.com
http://NealCommunities.com
CBC 1256375

-----Original Message-----
From: Ryan Hirstein <ryan@frederickderrcompany.com>
Sent: Thursday, May 23, 2024 10:10 AM
To: Harry Russom <hrussom@nealcommunities.com>
Cc: Ron White <ron@frederickderrcompany.com>
Subject: RE: [EXT] Sodding of lakes

Harry,

I just did a take-off and this will add 5,670 sy of sod at our contract unit price of $2.90 for a total of $16,443. Do you want me to prepare a change order based on this and send it to you and the district?

Thank you,

Ryan Hirstein
Project Manager/Estimator
FREDERICK DERR & COMPANY, INC.
An Employee-Owned Company
P.O. Box 2719
Sarasota, FL 34230
(941) 355-8575 ext. 237
(941) 302-6523 cell

-----Original Message-----
From: Harry Russom <hrussom@nealcommunities.com>
Sent: Thursday, May 23, 2024 8:20 AM
To: ronwwhite2019@gmail.com; Ryan Hirstein <ryan@frederickderrcompany.com>
Subject: RE: [EXT] Sodding of lakes

Break point would be a good idea. If this can prevent one blow out it would be worth it.

Harry Russom
Land Development Manager

941-313-1963 Cell
941-328-1100 Fax
5800 Lakewood Ranch Blvd
Sarasota, FL 34240
mailto:hrussom@nealcommunities.com
http://NealCommunities.com
CBC 1256375

WINDWARD AT LAKEWOOD RANCH

COMMUNITY DEVELOPMENT DISTRICT

6

June 5, 2024

WINDWARD CDD - WATERING RESTRICTIONS IN EFFECT

Dear Windward at Lakewood Ranch Community Development District Residents,

Due to the sustained lack of precipitation and recent changes in the amount of effluent water supplied by Sarasota County, adjustments are required to the irrigation supply and schedule. In keeping with the watering restrictions previously imposed by Sarasota County for other irrigation sources, the following reclaimed watering restrictions are now in effect.

Irrigation Days

- Irrigation for homes with addresses that end in the numbers 0 or 1 may occur only on Monday.
- Irrigation for homes with addresses that end in the numbers 2 or 3 may occur only on Tuesday.
- Irrigation for homes with addresses that end in the numbers 4 or 5 may occur only on Wednesday.
- Irrigation for homes with addresses that end in the numbers 6 or 7 may occur only on Thursday.
- Irrigation for homes with addresses that end in the numbers 8 or 9 may occur only on Friday.
- Irrigation for common area landscaping with no address assigned shall be irrigated only on Saturday.

Additional Notes and Requirements:

- The maximum amount of water applied is limited to three-quarters of an inch in each irrigation zone, on each allowable watering day.
- Irrigation is prohibited between 10 a.m. and 4 p.m. on any allowable day.
- Rain sensor shut-off devices are required for automated irrigations.
- It is important to check timers for proper settings after daylight savings and power outages and that rain sensor shut-off devices are still intact and properly functioning after a storm event.

These restrictions will remain in effect until further notice. Thank you for your understanding and compliance with these restrictions.

Windward at Lakewood Ranch CDD Operations
windwardatlakewoodranchcdd.com

WINDWARD AT LAKEWOOD RANCH

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2024

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2024

	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	$ 596,636	$ -	$ -	$ -	$ -	$ -	$ 596,636
Investments							
Reserve	-	-	88,879	396,250	-	-	485,129
Prepayment	-	-	718,929	10,000	-	-	728,929
Revenue	-	-	525,120	765,802	-	-	1,290,922
Construction	-	-	-	-	1,442,238	2,862,217	4,304,455
Due from Developer	16,359	-	51,953	12,269	-	-	80,581
Due from general fund	-	-	4,386	617	-	-	5,003
Due from debt service fund 2022	-	-	-	-	-	3,803	3,803
Due from other	575	-	-	-	-	-	575
Deposits	225	-	-	-	-	-	225
Undeposited funds	-	-	39,201	-	-	-	39,201
Total assets	$ 613,795	$ -	$1,428,468	$1,184,938	$ 1,442,238	$ 2,866,020	$ 7,535,459
LIABILITIES							
Liabilities:							
Contracts payable	$ -	$ -	$ -	$ -	$ -	$ 5,386	$ 5,386
Retainage payable	-	-	-	-	630,755	65,195	695,950
Due to Developer	-	118,978	-	-	-	-	118,978
Due to debt service fund 2020	4,386	-	-	-	-	-	4,386
Due to debt service fund 2022	617	-	-	-	-	-	617
Due to capital projects fund 2022	-	-	-	3,803	-	-	3,803
Developer advance	6,000	-	-	-	-	-	6,000
Total liabilities	11,003	118,978	-	3,803	630,755	70,581	835,120
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	16,359	-	51,953	12,269	-	-	80,581
Unearned revenue	96,228	-	27,786	173,033	-	-	297,047
Total deferred inflows of resources	112,587	-	79,739	185,302	-	-	377,628
FUND BALANCES							
Committed							
Restricted for:							
Debt service	-	-	1,348,729	995,833	-	-	2,344,562
Capital projects	-	-	-	-	811,483	2,795,439	3,606,922
Assigned							
Three months working capital	146,418	-	-	-	-	-	146,418
Unassigned	343,787	(118,978)	-	-	-	-	224,809
Total fund balances	490,205	(118,978)	1,348,729	995,833	811,483	2,795,439	6,322,711
Total liabilities, deferred inflows of resources and fund balances	$ 613,795	$ -	$ 1,428,468	$ 1,184,938	$ 1,442,238	$ 2,866,020	$ 7,535,459

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2024

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 3,766	$ 215,540	$ 507,962	42%
Assessment levy: off-roll	-	244,087	60,709	402%
Lot closing	-	6,723	-	N/A
Interest and miscellaneous	-	125	500	25%
Total revenues	3,766	466,475	569,171	82%
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	6,000	12,800	47%
Management/accounting/recording	4,000	28,000	48,000	58%
Field management	833	5,833	10,000	58%
Debt service fund accounting	458	3,208	5,500	58%
Legal	2,267	4,222	20,000	21%
Engineering	-	3,780	20,000	19%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,167	2,000	58%
Trustee	-	4,031	6,000	67%
Telephone	16	116	200	58%
Postage	104	366	500	73%
Legal advertising	173	346	2,000	17%
Annual special district fee	-	175	175	100%
Insurance	-	5,590	5,500	102%
Contingencies/bank charges	-	-	750	0%
Miscellaneous	-	-	500	0%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Property appraiser & tax collector	55	3,221	10,583	30%
Total professional & administrative	9,073	66,055	151,173	44%
Field Operations				
Well pump maintenance	-	-	5,000	0%
Wetland monitoring contract	1,800	12,450	125,000	10%
Pond maintenance contract	20,461	49,027	50,000	98%
Pond maintenance	-	-	5,000	0%
Irrigation system maintenance	5,490	35,896	125,000	29%
Irrigation PS maintenance	4,181	4,413	5,000	88%
Irrigation pump maintenance	-	-	10,000	0%
Streetlights	3,079	10,755	18,000	60%
Curb replacement	-	-	5,000	0%
Effluent water supply	4,075	49,720	20,000	249%
Fruitville road cleanup	-	-	30,000	0%
Waterline flushing	-	-	20,000	0%
Total field operations	39,086	162,261	418,000	39%
Total expenditures	48,159	228,316	569,173	40%
Excess/(deficiency) of revenues over/(under) expenditures	(44,393)	238,159	(2)	
Fund balances - beginning	534,598	252,046	241,778	
Assigned				
Three months working capital	146,418	146,418	146,418	
Unassigned	343,787	343,787	95,358	
Fund balances - ending	$ 490,205	$ 490,205	$ 241,776	

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND - FRUITVILLE
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2024

	Current Month	Year to Date
REVENUES	$ -	$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(118,978)	(118,978)
Fund balances - ending	$(118,978)	$(118,978)

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 APRIL 30, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 4,450	$ 254,710	$ 366,984	69%
Assessment levy: off-roll	-	206,944	363,255	57%
Assessment prepayments	283,881	1,700,283	-	N/A
Interest	3,918	36,245	-	N/A
Total revenues	292,249	2,198,182	730,239	301%
EXPENDITURES				
Debt service				
Principal - S2020A1	-	-	120,000	0%
Principal prepayment - S2020A-2	-	2,005,000	-	N/A
Principal prepayment - S2020A-3	-	205,000	-	N/A
Interest - S2020A-1	-	118,657	237,315	50%
Interest - S2020A-2	-	101,145	196,900	51%
Interest - S2020A-3	-	85,421	166,355	51%
Total debt service	-	2,515,223	720,570	349%
Other fees & charges				
Tax collector	63	3,804	7,646	50%
Total other fees & charges	63	3,804	7,646	50%
Total expenditures	63	2,519,027	728,216	346%
Excess/(deficiency) of revenues over/(under) expenditures	292,186	(320,845)	2,023	
Fund balances - beginning	1,056,543	1,669,574	515,880	
Fund balances - ending	$ 1,348,729	$ 1,348,729	$ 517,903	

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 APRIL 30, 2024

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	$ 626	$ 35,830	$ 553,606	6%
Assessment levy: off-roll	-	519,098	264,367	196%
Assessment prepayments	-	277,367	-	N/A
Lot closing	-	9,636	-	N/A
Interest / misc. income	4,417	44,948	-	N/A
Total revenues	5,043	886,879	817,973	108%
EXPENDITURES				
Debt service				
Principal	-	-	265,000	0%
Principal prepayment	-	1,130,000	-	N/A
Interest	-	279,673	555,513	50%
Total debt service	-	1,409,673	820,513	172%
Other fees & charges				
Tax collector	9	535	11,533	5%
Total other fees & charges	9	535	11,533	5%
Total expenditures	9	1,410,208	832,046	169%
Excess/(deficiency) of revenues over/(under) expenditures	5,034	(523,329)	(14,073)	
Fund balances - beginning	990,799	1,519,162	707,811	
Fund balances - ending	$ 995,833	$ 995,833	$ 693,738	

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 APRIL 30, 2024

	Current Month	Year To Date
REVENUES		
Interest	$ 6,583	$ 45,066
Total revenues	6,583	45,066
EXPENDITURES		
Capital outlay	49,928	49,928
Total expenditures	49,928	49,928
Excess/(deficiency) of revenues over/(under) expenditures	(43,345)	(4,862)
Fund balances - beginning	854,828	816,345
Fund balances - ending	$ 811,483	$ 811,483

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 APRIL 30, 2024

	Current Month	Year To Date
REVENUES		
Interest	$ 12,680	$ 88,563
Total revenues	12,680	88,563
EXPENDITURES		
Capital outlay	3,419	80,486
Total expenditures	3,419	80,486
Excess/(deficiency) of revenues over/(under) expenditures	9,261	8,077
Fund balances - beginning	2,786,178	2,787,362
Fund balances - ending	$ 2,795,439	$ 2,795,439

WINDWARD AT LAKEWOOD RANCH

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

MINUTES OF MEETING
WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Windward at Lakewood Ranch Community Development District held a Regular Meeting on May 8, 2024 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present were:

Pete Williams	Chair
John Leinaweaver	Assistant Secretary
John Blakley	Assistant Secretary
Dale Weidemiller (via telephone)	Assistant Secretary

Also present:

Chuck Adams	District Manager
Mike Kennedy	District Engineer

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:05 a.m.

Supervisors Williams, Leinaweaver and Blakley were present. Supervisor Weidemiller attended via telephone. Supervisor Foster was absent.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Acceptance of the Unaudited Financial Statements as of March 31, 2024**

On MOTION by Mr. Leinaweaver and seconded by Mr. Williams, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

FOURTH ORDER OF BUSINESS **Approval of April 10, 2024 Regular Meeting Minutes**

> **On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the April 10, 2024 Regular Meeting Minutes, as presented, were approved.**

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Vogler Ashton, PLLC

There was no report.

B. District Engineer: Stantec Consulting Services, Inc.

Mr. Kennedy stated that work is proceeding well in Windward Phase 3.

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

- **NEXT MEETING DATE: June 12, 2024 at 11:00 AM**
  - **QUORUM CHECK**

SIXTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

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

In response to a question, Mr. Adams stated that the proposed Fiscal Year 2025 budget will be presented at the June meeting.

EIGHTH ORDER OF BUSINESS **Adjournment**

> **On MOTION by Mr. Blakley and seconded by Mr. Williams, with all in favor, the meeting adjourned at 11:08 a.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

______________________________ ______________________________

Secretary/Assistant Secretary Chair/Vice Chair

WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

April 15, 2024

Craig A. Wrathell
Wrathell, Hunt and Associates, LLC
2300 Glades Road Suite 401W
Boca Raton FL 33431

Subject: Qualified Registered Electors for Winward at Lakewood Ranch CDD

Dear Craig:

Listed below is the total number of qualified registered electors for the Winward at Lakewood Ranch Community Development District as of April 15, 2024.

Precinct: 106 Voters: 434

Sincerely,

Ron Turner

Ron Turner
Supervisor of Elections
Sarasota County, Florida

RT/ajw

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION *5800 Lakewood Ranch Blvd, Sarasota, FL 34240*		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023	Regular Meeting	11:00 AM
November 8, 2023	Regular Meeting	11:00 AM
December 13, 2023 CANCELED	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