

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT
DISTRICT**

BOARD OF SUPERVISORS

March 12, 2025

**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

March 5, 2025

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 March 12, 2025 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. Acceptance of Unaudited Financial Statements as of January 31, 2025
4. Approval of February 12, 2025 Regular Meeting Minutes
5. Staff Reports
 - A. District Counsel: *Vogler Ashton, PLLC*
 - B. District Engineer: *AM Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: April 9, 2025 at 11:00 AM

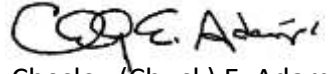
○ QUORUM CHECK

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

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

**UNAUDITED
FINANCIAL
STATEMENTS**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2025**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025**

	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	\$ 755,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 755,850
Investments							
Reserve	-	-	88,879	396,250	-	-	485,129
Prepayment	-	-	336,493	44	-	-	336,537
Revenue	-	-	331,923	450,371	-	-	782,294
Construction	-	-	-	-	4,887	254,027	258,914
Due from Developer	6,723	-	-	-	-	147,127	153,850
Due from general fund	-	-	50,059	27,812	-	-	77,871
Due from other	575	-	-	4,346	-	1,581	6,502
Deposits	4,730	-	-	-	-	-	4,730
Undeposited funds	59,340	-	21,978	140,025	-	-	221,343
Total assets	<u>\$ 827,218</u>	<u>\$ -</u>	<u>\$ 829,332</u>	<u>\$1,018,848</u>	<u>\$ 4,887</u>	<u>\$ 402,735</u>	<u>\$ 3,083,020</u>
LIABILITIES							
Liabilities:							
Retainage payable	\$ -	\$ -	\$ -	\$ -	\$ 772,659	\$ 413,874	\$ 1,186,533
Due to Developer	-	118,978	-	-	-	-	118,978
Due to other	7,632	-	-	-	-	-	7,632
Due to debt service fund 2020	50,059	-	-	-	-	-	50,059
Due to debt service fund 2022	27,812	-	-	-	-	-	27,812
Developer advance	6,000	-	-	-	-	-	6,000
Total liabilities	<u>91,503</u>	<u>118,978</u>	<u>-</u>	<u>-</u>	<u>772,659</u>	<u>413,874</u>	<u>1,397,014</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	6,723	-	-	-	-	-	6,723
Unearned revenue	59,340	-	14,737	140,025	-	-	214,102
Total deferred inflows of resources	<u>66,063</u>	<u>-</u>	<u>14,737</u>	<u>140,025</u>	<u>-</u>	<u>-</u>	<u>220,825</u>
FUND BALANCES							
Committed							
Restricted for:							
Debt service	-	-	814,595	878,823	-	-	1,693,418
Capital projects	-	-	-	-	(767,772)	(11,139)	(778,911)
Assigned							
Three months working capital	143,100	-	-	-	-	-	143,100
Unassigned	526,552	(118,978)	-	-	-	-	407,574
Total fund balances	<u>669,652</u>	<u>(118,978)</u>	<u>814,595</u>	<u>878,823</u>	<u>(767,772)</u>	<u>(11,139)</u>	<u>1,465,181</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 827,218</u>	<u>\$ -</u>	<u>\$ 829,332</u>	<u>\$1,018,848</u>	<u>\$ 4,887</u>	<u>\$ 402,735</u>	<u>\$ 3,083,020</u>
Total liabilities and fund balances	<u>\$ 827,218</u>	<u>\$ -</u>	<u>\$ 829,332</u>	<u>\$1,018,848</u>	<u>\$ 4,887</u>	<u>\$ 402,735</u>	<u>\$ 3,083,020</u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 51,908	\$ 289,632	\$ 494,766	59%
Assessment levy: off-roll	-	118,680	59,132	201%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>51,908</u>	<u>408,312</u>	<u>554,398</u>	74%
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	2,800	12,800	22%
Management/accounting/recording	4,000	16,000	48,000	33%
Field management	833	3,333	10,000	33%
Debt service fund accounting	458	1,833	5,500	33%
Legal	285	1,045	10,000	10%
Engineering	1,405	3,293	15,000	22%
Audit	1,500	4,500	5,000	90%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	667	2,000	33%
Trustee	-	4,031	6,000	67%
Telephone	16	66	200	33%
Postage	65	333	500	67%
Legal advertising	(74)	1,101	2,000	55%
Annual special district fee	-	175	175	100%
Insurance	-	5,814	6,000	97%
Contingencies/bank charges	-	-	750	0%
Miscellaneous	-	-	500	0%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Property appraiser & tax collector	768	4,334	10,308	42%
Total professional & administrative	<u>10,423</u>	<u>49,325</u>	<u>136,398</u>	36%
Field Operations				
Well pump maintenance	-	-	5,000	0%
Wetland monitoring contract	-	6,225	125,000	5%
Pond maintenance contract	141	29,334	60,000	49%
Pond maintenance	-	-	5,000	0%
Irrigation system maintenance	4,565	19,294	85,000	23%
Irrigation PS maintenance	2,122	8,745	5,000	175%
Irrigation pump maintenance	191	191	10,000	2%
Streetlights	5,214	20,706	18,000	115%
Curb replacement	-	-	5,000	0%
Effluent water supply	1,067	2,621	80,000	3%
Contingencies	-	-	20,000	0%
Total field operations	<u>13,300</u>	<u>87,116</u>	<u>418,000</u>	21%
Total expenditures	<u>23,723</u>	<u>136,441</u>	<u>554,398</u>	25%
Excess/(deficiency) of revenues over/(under) expenditures	28,185	271,871	-	
Fund balances - beginning	641,467	397,781	502,052	
Assigned				
Three months working capital	143,100	143,100	143,100	
Unassigned	526,552	526,552	358,952	
Fund balances - ending	<u>\$ 669,652</u>	<u>\$ 669,652</u>	<u>\$ 502,052</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 JANUARY 31, 2025**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	<u>(118,978)</u>	<u>(118,978)</u>
Fund balances - ending	<u><u>\$(118,978)</u></u>	<u><u>\$(118,978)</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 JANUARY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 50,811	\$ 283,508	\$ 366,984	77%
Assessment levy: off-roll	-	-	233,075	0%
Landowner assessment	-	29,474	-	N/A
Assessment prepayments	70,808	299,433	-	N/A
Assessment prepayments interest	833	3,468	-	N/A
Interest	1,521	8,470	-	N/A
Lot closing	-	7,154	-	N/A
Lot closing interest	-	87	-	N/A
Total revenues	<u>123,973</u>	<u>631,594</u>	<u>600,059</u>	105%
EXPENDITURES				
Debt service				
Principal - S2020A1	-	-	120,000	0%
Principal prepayment - S2020A-2	-	195,000	-	N/A
Principal prepayment - S2020A-3	-	165,000	-	N/A
Interest - S2020A-1	-	116,857	233,715	50%
Interest - S2020A-2	-	34,100	80,300	42%
Interest - S2020A-3	-	70,689	152,775	46%
Total debt service	<u>-</u>	<u>581,646</u>	<u>586,790</u>	99%
Other fees & charges				
Tax collector	<u>752</u>	<u>4,242</u>	<u>7,646</u>	55%
Total other fees & charges	<u>752</u>	<u>4,242</u>	<u>7,646</u>	55%
Total expenditures	<u>752</u>	<u>585,888</u>	<u>594,436</u>	99%
Excess/(deficiency) of revenues over/(under) expenditures	123,221	45,706	5,623	
Fund balances - beginning	691,374	768,889	500,327	
Fund balances - ending	<u>\$ 814,595</u>	<u>\$ 814,595</u>	<u>\$ 505,950</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 JANUARY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 28,230	\$ 157,513	\$ 470,510	33%
Assessment levy: off-roll	-	-	264,367	0%
Interest / misc. income	2,715	10,159	-	N/A
Landowner assessment	-	280,050	-	N/A
Total revenues	<u>30,945</u>	<u>447,722</u>	<u>734,877</u>	61%
EXPENDITURES				
Debt service				
Principal	-	-	245,000	0%
Interest	-	241,288	483,225	50%
Total debt service	<u>-</u>	<u>241,288</u>	<u>728,225</u>	33%
Other fees & charges				
Tax collector	418	2,357	9,802	24%
Total other fees & charges	<u>418</u>	<u>2,357</u>	<u>9,802</u>	24%
Total expenditures	<u>418</u>	<u>243,645</u>	<u>738,027</u>	33%
Excess/(deficiency) of revenues over/(under) expenditures	30,527	204,077	(3,150)	
Fund balances - beginning	848,296	674,746	699,698	
Fund balances - ending	<u>\$ 878,823</u>	<u>\$ 878,823</u>	<u>\$ 696,548</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 JANUARY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 18	\$ 75
Total revenues	<u>18</u>	<u>75</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	18	75
Fund balances - beginning	<u>(767,790)</u>	<u>(767,847)</u>
Fund balances - ending	<u><u>\$ (767,772)</u></u>	<u><u>\$ (767,772)</u></u>

**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 JANUARY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 973	\$ 9,883
Total revenues	<u>973</u>	<u>9,883</u>
EXPENDITURES		
Capital outlay	1,080	504,426
Total expenditures	<u>1,080</u>	<u>504,426</u>
Excess/(deficiency) of revenues over/(under) expenditures	(107)	(494,543)
Fund balances - beginning	(11,032)	483,404
Fund balances - ending	<u>\$ (11,139)</u>	<u>\$ (11,139)</u>

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**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 February 12, 2025 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present were:

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

Also present:

Chuck Adams	District Manager
Barry Mazzoni	Wrathell, Hunt and Associates, LLC
Kimberly Ashton (via telephone)	District Counsel
Shawn Leins (via telephone)	District Engineer
John McKay	Neal Communities
Pam Curran	Neal Communities

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:07 a.m.

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

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of the Unaudited Financial Statements as of December 31, 2024

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

FOURTH ORDER OF BUSINESS

Approval of January 8, 2025 Regular Meeting Minutes

On MOTION by Ms. Foster and seconded by Mr. Weidemiller, with all in favor, the January 8, 2025 Regular Meeting Minutes, as presented, were approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Vogler Ashton, PLLC

B. District Engineer: AM Engineering, LLC

There were no District Counsel or District Engineer reports.

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

- NEXT MEETING DATE: March 12, 2025 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)

No members of the public spoke.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Foster and seconded by Mr. Williams, with all in favor, the meeting adjourned at 11:09 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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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 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>5800 Lakewood Ranch Blvd, Sarasota, Florida 34240</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024 CANCELED INCLEMENT WEATHER	Regular Meeting	11:00 AM
November 13, 2024 CANCELED	Landowners' Meeting	10:45 AM
November 13, 2024	Regular Meeting	11:00 AM
December 11, 2024	Landowners' Meeting	10:45 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