

WINDWARD AT LAKEWOOD RANCH

**COMMUNITY DEVELOPMENT
DISTRICT**

BOARD OF SUPERVISORS

August 13, 2025

**PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Windward at Lakewood Ranch Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

August 6, 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 Public Hearing and Regular Meeting on August 13, 2025 at 11:30 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. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2025-09, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
6. Acceptance of Unaudited Financial Statements as of June 30, 2025
7. Approval of July 9, 2025 Regular Meeting Minutes
8. 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: September 10, 2025 at 11:30 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

- 9. Board Members' Comments/Requests
- 10. Public Comments: Non-Agenda Items (*limited to 3 minutes per individual*)
- 11. 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**

3A

Serial Number
25-01421S

Business Observer

Published Weekly
Sarasota, Sarasota County, Florida

COUNTY OF SARASOTA

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Sarasota, Sarasota County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Meeting on August 13, 2025 at 11:30am; Windward at Lakewood Ranch CDD

in the Court, was published in said newspaper by print in the

issues of 7/25/2025, 8/1/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of August, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Windward at Lakewood Ranch Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 13, 2025
TIME: 11:30 a.m.
LOCATION: 5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://windwardatlakewoodranchcdd.com/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

July 25; Aug. 1, 2025

25-01421S

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

3B

RESOLUTION 2025-08
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Windward at Lakewood Ranch Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Windward at Lakewood Ranch Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

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

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST, 2025.

ATTEST:

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget(s)

Exhibit A: Fiscal Year 2025/2026 Budget(s)

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
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**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 515,381				\$ 515,381
Allowable discounts (4%)	(20,615)				(20,615)
Assessment levy: on-roll - net	494,766	\$ 299,879	\$ 80,000	\$ 379,879	494,766
Assessment levy: off-roll	59,132	178,019	-	178,019	59,132
Interest and miscellaneous income	500	-	500	500	500
Total revenues	554,398	477,898	80,500	558,398	554,398
EXPENDITURES					
Professional & administrative					
Supervisors	12,800	4,800	8,000	12,800	12,800
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Field management	10,000	5,000	10,000	15,000	10,000
Debt service fund accounting	5,500	2,750	2,750	5,500	5,500
Legal	10,000	1,191	8,809	10,000	10,000
Engineering	15,000	4,722	10,278	15,000	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	527	-	527	500
Miscellaneous	500	-	500	500	500
Legal advertising	2,000	1,247	753	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,814	-	5,814	7,041
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	10,308	4,487	2,000	6,487	10,308
Total professional & administrative	136,398	64,844	72,574	137,418	137,439

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Field operations					
Well pump maintenance	5,000	-	5,000	5,000	5,000
Wetland maintenance monitoring contract	125,000	10,375	114,625	125,000	125,000
Pond maintenance contract	60,000	33,915	35,000	68,915	70,000
Pond maintenance	5,000	-	5,000	5,000	5,000
Irrigation system maintenance	85,000	21,940	40,000	61,940	90,000
Irrigation PS maintenance	5,000	12,398	-	12,398	5,000
Irrigation pump maintenance	-	32,221	-	32,221	-
Pond bank maintenance	10,000	-	10,000	10,000	10,000
Streetlights	18,000	31,175	33,000	64,175	65,000
Curb replacement	5,000	-	5,000	5,000	5,000
Effluent water supply	80,000	5,334	30,000	35,334	50,000
Contingencies	20,000	-	10,000	10,000	20,000
Total field operations	418,000	147,358	287,625	434,983	450,000
Total expenditures	554,398	212,202	360,199	572,401	587,439
Excess/(deficiency) of revenues over/(under) expenditures	2	265,696	(279,699)	(14,003)	(33,039)
Fund balance - beginning (unaudited)	502,052	397,783	663,479	397,783	383,780
Fund balance - ending (projected)					
Assigned					
Working capital	143,100	143,100	143,100	143,100	152,141
Unassigned	358,954	520,379	240,680	240,680	198,600
Fund balance - ending	<u>\$ 502,054</u>	<u>\$ 663,479</u>	<u>\$ 383,780</u>	<u>\$ 383,780</u>	<u>\$ 350,741</u>

**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	7,041
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	90,000
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	50,000
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	70,000
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	65,000
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	<u><u>\$ 587,439</u></u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020: A-1, A-2 & A-3
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Special assessment - on-roll	\$ 382,275				\$ 382,275
Allowable discounts (4%)	(15,291)				(15,291)
Assessment levy: net	366,984	\$ 293,538	\$ 73,446	\$ 366,984	366,984
Special assessment: off-roll	233,075	137,040	96,035	233,075	169,183
Assessment prepayments	-	493,030	-	493,030	-
Interest	-	13,111	-	13,111	-
Lot closing	-	7,241	-	7,241	-
Total revenues	600,059	943,960	169,481	1,113,441	536,167
EXPENDITURES					
Debt service					
Principal - S2020A1	120,000	-	120,000	120,000	125,000
Principal prepayment - S2020A-2	-	235,000	165,000	400,000	-
Principal prepayment - S2020A-3	-	280,000	190,000	470,000	-
Interest - S2020A-1	233,715	116,857	116,858	233,715	230,115
Interest - S2020A-2	80,300	34,540	45,760	80,300	50,600
Interest - S2020A-3	152,775	72,083	80,692	152,775	118,583
Total debt service	586,790	738,480	718,310	1,456,790	524,298
Other fees & charges					
Tax collector	7,646	4,393	3,253	7,646	7,646
Total other fees & charges	7,646	4,393	3,253	7,646	7,646
Total expenditures	594,436	742,873	721,563	1,464,436	531,944
Excess/(deficiency) of revenues over/(under) expenditures	5,623	201,087	(552,082)	(350,995)	4,223
Fund balance:					
Beginning fund balance (unaudited)	500,327	768,889	969,976	768,889	417,894
Ending fund balance (projected)	\$ 505,950	\$ 969,976	\$ 417,894	\$ 417,894	422,117
Use of fund balance:					
Debt service reserve account balance (required) - S2020A1					(88,879)
Principal and Interest expense - November 1, 2025 - S2020A1					(112,870)
Principal and Interest expense - November 1, 2025 - S2020A2					(25,300)
Principal and Interest expense - November 1, 2025 - S2020A3					(59,291)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 135,777

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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
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	5,345,000.00		3,593,550.00	8,938,550.00	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			25,300.00	25,300.00	1,150,000.00
05/01/26			25,300.00	25,300.00	1,150,000.00
11/01/26			25,300.00	25,300.00	1,150,000.00
05/01/27			25,300.00	25,300.00	1,150,000.00
11/01/27			25,300.00	25,300.00	1,150,000.00
05/01/28			25,300.00	25,300.00	1,150,000.00
11/01/28			25,300.00	25,300.00	1,150,000.00
05/01/29			25,300.00	25,300.00	1,150,000.00
11/01/29			25,300.00	25,300.00	1,150,000.00
05/01/30			25,300.00	25,300.00	1,150,000.00
11/01/30			25,300.00	25,300.00	1,150,000.00
05/01/31			25,300.00	25,300.00	1,150,000.00
11/01/31			25,300.00	25,300.00	1,150,000.00
05/01/32			25,300.00	25,300.00	1,150,000.00
11/01/32			25,300.00	25,300.00	1,150,000.00
05/01/33			25,300.00	25,300.00	1,150,000.00
11/01/33			25,300.00	25,300.00	1,150,000.00
05/01/34			25,300.00	25,300.00	1,150,000.00
11/01/34			25,300.00	25,300.00	1,150,000.00
05/01/35			25,300.00	25,300.00	1,150,000.00
11/01/35			25,300.00	25,300.00	1,150,000.00
05/01/36			25,300.00	25,300.00	1,150,000.00
11/01/36			25,300.00	25,300.00	1,150,000.00
05/01/37			25,300.00	25,300.00	1,150,000.00
11/01/37			25,300.00	25,300.00	1,150,000.00
05/01/38			25,300.00	25,300.00	1,150,000.00
11/01/38			25,300.00	25,300.00	1,150,000.00
05/01/39			25,300.00	25,300.00	1,150,000.00
11/01/39			25,300.00	25,300.00	1,150,000.00
05/01/40	1,150,000.00	4.400%	25,300.00	1,175,300.00	-
Total	1,150,000.00		759,000.00	1,909,000.00	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			59,291.25	59,291.25	2,445,000.00
05/01/26			59,291.25	59,291.25	2,445,000.00
11/01/26			59,291.25	59,291.25	2,445,000.00
05/01/27			59,291.25	59,291.25	2,445,000.00
11/01/27			59,291.25	59,291.25	2,445,000.00
05/01/28			59,291.25	59,291.25	2,445,000.00
11/01/28			59,291.25	59,291.25	2,445,000.00
05/01/29			59,291.25	59,291.25	2,445,000.00
11/01/29			59,291.25	59,291.25	2,445,000.00
05/01/30			59,291.25	59,291.25	2,445,000.00
11/01/30			59,291.25	59,291.25	2,445,000.00
05/01/31			59,291.25	59,291.25	2,445,000.00
11/01/31			59,291.25	59,291.25	2,445,000.00
05/01/32			59,291.25	59,291.25	2,445,000.00
11/01/32			59,291.25	59,291.25	2,445,000.00
05/01/33			59,291.25	59,291.25	2,445,000.00
11/01/33			59,291.25	59,291.25	2,445,000.00
05/01/34			59,291.25	59,291.25	2,445,000.00
11/01/34			59,291.25	59,291.25	2,445,000.00
05/01/35			59,291.25	59,291.25	2,445,000.00
11/01/35			59,291.25	59,291.25	2,445,000.00
05/01/36			59,291.25	59,291.25	2,445,000.00
11/01/36			59,291.25	59,291.25	2,445,000.00
05/01/37			59,291.25	59,291.25	2,445,000.00
11/01/37			59,291.25	59,291.25	2,445,000.00
05/01/38			59,291.25	59,291.25	2,445,000.00
11/01/38			59,291.25	59,291.25	2,445,000.00
05/01/39			59,291.25	59,291.25	2,445,000.00
11/01/39			59,291.25	59,291.25	2,445,000.00
05/01/40	2,445,000.00	4.850%	59,291.25	2,504,291.25	-
Total	2,445,000.00		1,778,737.50	4,223,737.50	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 490,115				\$ 490,115
Allowable discounts (4%)	(19,605)				(19,605)
Assessment levy: net	470,510	\$ 163,047	\$ 151,756	\$ 314,803	470,510
Special assessment: off-roll	264,367	420,074	-	420,074	264,367
Interest	-	16,161	-	16,161	-
Total revenues	734,877	599,282	151,756	751,038	734,877
EXPENDITURES					
Debt service					
Principal	245,000	-	245,000	245,000	250,000
Interest	483,225	241,288	241,937	483,225	475,263
Total debt service	728,225	241,288	486,937	728,225	725,263
Other fees & charges					
Tax collector	9,802	2,400	7,402	9,802	9,802
Total other fees & charges	9,802	2,400	7,402	9,802	9,802
Total expenditures	738,027	243,688	494,339	738,027	735,065
Excess/(deficiency) of revenues over/(under) expenditures	(3,150)	355,594	(342,583)	13,011	(188)
Fund balance:					
Beginning fund balance (unaudited)	699,698	674,746	1,030,340	674,746	687,757
Ending fund balance (projected)	\$ 696,548	\$ 1,030,340	\$ 687,757	\$ 687,757	687,569
Use of fund balance:					
Debt service reserve account balance (required)					(396,250)
Principal and Interest expense - November 1, 2026					(233,569)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 57,750

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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
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	11,745,000.00		8,010,987.50	19,755,987.50	

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

On-Roll - Phase 1 (Series 2020A-1)*					
Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Paired Villas 37.5'	64	\$ 580.49	\$ 953.57	\$ 1,534.06	\$ 1,534.06
SF 45'	86	696.59	1,152.23	1,848.82	1,848.82
SF 52'	67	804.94	1,324.40	2,129.34	2,129.34
SF 72'	73	1,114.54	1,827.67	2,942.21	2,942.21
Total	290				

On-Roll - Phase 2A & 2B (Series 2022)**					
Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Villas 37.5'	104	580.49	1,202.52	1,783.01	1,783.01
SF 45'	52	696.59	1,443.03	2,139.62	2,139.62
SF 52'	77	804.94	1,667.49	2,472.43	2,472.43
SF 72'	70	1,114.54	2,308.84	3,423.38	3,423.38
Total	303				

On-Roll - Martinique (Series 2022)					
Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Townhome	120	\$ 386.99	\$ -	\$ 386.99	\$ 386.99
Total	120				

Off-Roll - Phase 2C (Series 2022)**					
Product	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Unplatted Acres	78.15	\$ 756.65	\$ 3,382.82	\$ 4,139.47	\$ 4,139.47
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 2025-09

[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), attached hereto as **Exhibit A**; and

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

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

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

1. OPERATIONS AND MAINTENANCE ASSESSMENTS.

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

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

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

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i.** Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2025/2026.
 - ii.** Debt service assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial,

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

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

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

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

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED this 13th day of August, 2025.

ATTEST:

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

5

**WINDWARD AT LAKEWOOD RANCH COMMUNITY
DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public

by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 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	\$ 634,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 634,209
Investments							
Reserve	-	-	88,879	396,250	-	-	485,129
Prepayment	-	-	171,970	45	-	-	172,015
Revenue	-	-	209,651	284,322	-	-	493,973
Construction	-	-	-	-	4,974	1,644	6,618
Due from general fund	-	-	973	541	-	-	1,514
Due from other	1,148	-	-	-	-	-	1,148
Deposits	4,730	-	-	-	-	-	4,730
Undeposited funds	-	-	42,604	-	241,181	-	283,785
Total assets	<u>\$ 640,087</u>	<u>\$ -</u>	<u>\$ 514,077</u>	<u>\$ 681,158</u>	<u>\$ 246,155</u>	<u>\$ 1,644</u>	<u>\$ 2,083,121</u>
LIABILITIES							
Liabilities:							
Contracts payable	\$ -	\$ -	\$ -	\$ -	\$ 246,154		\$ 246,154
Retainage payable	-	-	-	-	625,762	65,195	690,957
Due to developer	-	118,978	-	-	-	-	118,978
Due to other	3,987	-	-	-	-	-	3,987
Due to debt service fund 2020	973	-	-	-	-	-	973
Due to debt service fund 2022	541	-	-	-	-	-	541
Developer advance	6,000	-	-	-	-	-	6,000
Total liabilities	<u>11,501</u>	<u>118,978</u>	<u>-</u>	<u>-</u>	<u>871,916</u>	<u>65,195</u>	<u>1,067,590</u>
FUND BALANCES							
Restricted for:							
Debt service	-	-	514,077	681,158	-	-	1,195,235
Capital projects	-	-	-	-	(625,761)	(63,551)	(689,312)
Assigned:							
Three months working capital	143,100	-	-	-	-	-	143,100
Unassigned	485,486	(118,978)	-	-	-	-	366,508
Total fund balances	<u>628,586</u>	<u>(118,978)</u>	<u>514,077</u>	<u>681,158</u>	<u>(625,761)</u>	<u>(63,551)</u>	<u>1,015,531</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 640,087</u>	<u>\$ -</u>	<u>\$ 514,077</u>	<u>\$ 681,158</u>	<u>\$ 246,155</u>	<u>\$ 1,644</u>	<u>\$ 2,083,121</u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 1,010	\$ 314,660	\$ 494,766	64%
Assessment levy: off-roll	-	237,359	59,132	401%
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>1,010</u>	<u>552,019</u>	<u>554,398</u>	100%
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	7,800	12,800	61%
Management/accounting/recording	4,000	36,000	48,000	75%
Field management	834	7,500	10,000	75%
Debt service fund accounting	458	4,125	5,500	75%
Legal	146	2,761	10,000	28%
Engineering	1,003	5,725	15,000	38%
Audit	-	5,200	5,000	104%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,500	2,000	75%
Trustee	-	8,062	6,000	134%
Telephone	17	150	200	75%
Postage	77	804	500	161%
Legal advertising	175	1,746	2,000	87%
Annual special district fee	-	175	175	100%
Insurance	-	5,814	6,000	97%
Contingencies/bank charges	-	-	750	0%
Miscellaneous	-	-	500	0%
Website	705	705	705	100%
ADA website compliance	-	-	210	0%
Property appraiser & tax collector	15	4,706	10,308	46%
Total professional & administrative	<u>8,597</u>	<u>92,773</u>	<u>136,398</u>	68%
Field operations				
Well pump maintenance	-	-	5,000	0%
Wetland monitoring contract	-	31,400	125,000	25%
Pond maintenance contract	141	42,212	60,000	70%
Pond maintenance	-	-	5,000	0%
Irrigation system maintenance	-	21,940	85,000	26%
Irrigation PS maintenance	2,224	19,488	5,000	390%
Irrigation pump maintenance	13,843	55,166	-	N/A
Pond bank maintenance	-	-	10,000	0%
Streetlights	6,218	49,844	18,000	277%
Curb replacement	-	-	5,000	0%
Effluent water supply	41	8,393	80,000	10%
Contingencies	-	-	20,000	0%
Total field operations	<u>22,467</u>	<u>228,443</u>	<u>418,000</u>	55%
Total expenditures	<u>31,064</u>	<u>321,216</u>	<u>554,398</u>	58%
Excess/(deficiency) of revenues over/(under) expenditures	(30,054)	230,803	2	
Fund balances - beginning	658,640	397,783	502,052	
Assigned				
Three months working capital	143,100	143,100	143,100	
Unassigned	485,486	485,486	358,954	
Fund balances - ending	<u>\$ 628,586</u>	<u>\$ 628,586</u>	<u>\$ 502,054</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 JUNE 30, 2025**

	Current Month	Year to Date
REVENUES		
County reimbursements	\$ -	\$ 107,500
Total revenues	<u>-</u>	<u>107,500</u>
EXPENDITURES		
Professional & administrative		
Management	-	17,980
Engineering	<u>-</u>	<u>89,520</u>
Total expenditures	<u>-</u>	<u>107,500</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 (118,978)	 (118,978)
Unassigned	<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 JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 987	\$ 308,006	\$ 366,984	84%
Assessment levy: off-roll	-	-	233,075	0%
Landowner assessment	-	151,777	-	N/A
Assessment prepayments	86,558	684,926	-	N/A
Interest and miscellaneous	1,257	21,011	-	N/A
Lot closing	-	7,241	-	N/A
Total revenues	<u>88,802</u>	<u>1,172,961</u>	<u>600,059</u>	195%
EXPENDITURES				
Debt service				
Principal - S2020A1	-	120,000	120,000	100%
Principal prepayment - S2020A-2	-	400,000	-	N/A
Principal prepayment - S2020A-3	-	470,000	-	N/A
Interest - S2020A-1	-	233,715	233,715	100%
Interest - S2020A-2	-	63,470	80,300	79%
Interest - S2020A-3	-	135,982	152,775	89%
Total debt service	<u>-</u>	<u>1,423,167</u>	<u>586,790</u>	243%
Other fees & charges				
Tax collector	15	4,607	7,646	60%
Total other fees & charges	<u>15</u>	<u>4,607</u>	<u>7,646</u>	60%
Total expenditures	<u>15</u>	<u>1,427,774</u>	<u>594,436</u>	240%
Excess/(deficiency) of revenues over/(under) expenditures	88,787	(254,813)	5,623	
Fund balances - beginning	425,290	768,890	500,327	
Fund balances - ending	<u>\$ 514,077</u>	<u>\$ 514,077</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 JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 549	\$ 171,125	\$ 470,510	36%
Assessment levy: off-roll	-	560,099	264,367	212%
Interest and miscellaneous	1,898	25,322	-	N/A
Total revenues	<u>2,447</u>	<u>756,546</u>	<u>734,877</u>	103%
EXPENDITURES				
Debt service				
Principal	-	265,000	245,000	108%
Interest	-	482,575	483,225	100%
Total debt service	<u>-</u>	<u>747,575</u>	<u>728,225</u>	103%
Other fees & charges				
Tax collector	8	2,559	9,802	26%
Total other fees & charges	<u>8</u>	<u>2,559</u>	<u>9,802</u>	26%
Total expenditures	<u>8</u>	<u>750,134</u>	<u>738,027</u>	102%
Excess/(deficiency) of revenues over/(under) expenditures	2,439	6,412	(3,150)	
Fund balances - beginning	<u>678,719</u>	<u>674,746</u>	<u>699,698</u>	
Fund balances - ending	<u>\$ 681,158</u>	<u>\$ 681,158</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 JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 241,182	\$ 241,181
Interest	18	162
Total revenues	<u>241,200</u>	<u>241,343</u>
EXPENDITURES		
Capital outlay	\$ 246,154	\$ 246,154
Total expenditures	<u>246,154</u>	<u>246,154</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,954)	(4,811)
OTHER FINANCING SOURCES/(USES)		
Transfer in		146,897
Total other financing sources/(uses)	<u>-</u>	<u>146,897</u>
Net change in fund balances	(4,954)	142,086
Fund balances - beginning	<u>(620,807)</u>	<u>(767,847)</u>
Fund balances - ending	<u><u>\$ (625,761)</u></u>	<u><u>\$ (625,761)</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 JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 92,857	\$ 142,084
Interest	1,644	15,691
Total revenues	<u>94,501</u>	<u>157,775</u>
EXPENDITURES		
Capital outlay		557,833
Total expenditures	<u>-</u>	<u>557,833</u>
Excess/(deficiency) of revenues over/(under) expenditures	94,501	(400,058)
OTHER FINANCING SOURCES/(USES)		
Transfer out		(146,897)
Total other financing sources/(uses)	<u>-</u>	<u>(146,897)</u>
Net change in fund balances	94,501	(546,955)
Fund balances - beginning	(158,052)	483,404
Fund balances - ending	<u><u>\$ (63,551)</u></u>	<u><u>\$ (63,551)</u></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 July 9, 2025 at 11:30 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

Present:

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

Also present:

Chuck Adams	District Manager
Barry Mazzoni (via telephone)	Wrathell, Hunt and Associates, LLC
Shawn Leins (via telephone)	District Engineer
John McKay	Neal Communities
Jim Sheir	Neal Communities
Ben Steets	Grau & Associates
John Noakes	Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Foster, Blakley, Weidemiller and Leinaweaver were present. Supervisor Williams was not present.

SECOND ORDER OF BUSINESS

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

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for the Fiscal Year Ended

**September 30, 2024, Prepared by Grau &
Associates**

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Ms. Foster and seconded by Mr. Leinaweaver, with all in favor, Resolution 2025-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.

FOURTH ORDER OF BUSINESS

**Acceptance of the Unaudited Financial
Statements as of May 31, 2025**

The financials were accepted.

FIFTH ORDER OF BUSINESS

**Approval of June 11, 2025 Regular Meeting
Minutes**

On MOTION by Ms. Foster and seconded by Mr. Leinaweaver, with all in favor, the June 11, 2025 Regular Meeting Minutes, as presented, were approved.

SIXTH 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

- **681 Registered Voters in District as of April 15, 2025**

- **UPCOMING MEETINGS**

- **August 13, 2025 at 11:30 AM [Adoption of FY2026 Budget]**

- **September 10, 2025 at 11:30 AM**

- **QUORUM CHECK**

76

77 **SEVENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

78

79 There were no Board Members' comments or requests.

80

81 **EIGHTH ORDER OF BUSINESS**

Public Comments

82

83 Mr. John Noakes, a member of the public, asked if it is possible to receive a report about
84 the pump/irrigation system. Mr. Adams stated that the contract contains a detailed scope of
85 services and a maintenance report is required. Mr. Mazzoni will email the maintenance report
86 to Mr. Noakes.

87 Mr. Noakes asked if the CDD will notify the Supervisor of Elections office of the two
88 seats that will go to General Election in 2026. Mr. Adams replied affirmatively. When
89 appropriate, the Board will adopt a resolution that contains the information for the seats
90 transitioning and other information related to the General Election, candidate qualifying period,
91 etc.

92

93 **NINTH ORDER OF BUSINESS**

Adjournment

94

95 **On MOTION by Mr. Weidemiller and seconded by Ms. Foster, with all in favor,**
96 **the meeting adjourned at 11:37 a.m.**

97

98

99

100

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

101
102
103
104

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		
5800 Lakewood Ranch Blvd, Sarasota, FL 34240		
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	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 <i>Presentation of FY26 Proposed Budget</i>	11:00 AM
July 9, 2025	Regular Meeting	11:30 AM
August 13, 2025	Public Hearing and Regular Meeting <i>Adoption of FY26 Budget</i>	11:30 AM
September 10, 2025	Regular Meeting	11:30 AM