

**WINDWARD AT
LAKEWOOD RANCH**

**COMMUNITY DEVELOPMENT
DISTRICT**

January 14, 2026

BOARD OF SUPERVISORS

**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

<https://windwardatlakewoodranchcdd.com/>

January 7, 2026

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:

Note: Meeting Location

The Board of Supervisors of the Windward at Lakewood Ranch Community Development District will hold a Regular Meeting on January 14, 2026 at 11:30 a.m., at 5800 Lakewood Ranch Blvd. N, 1st Floor Training Room, 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. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
4. Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date
5. Acceptance of Unaudited Financial Statements as of November 30, 2025
6. Approval of November 12, 2025 Regular Meeting Minutes
7. 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: February 11, 2026 at 11:30 AM

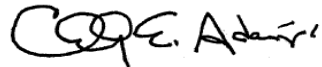
○ QUORUM CHECK

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

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

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

Sincerely,



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

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 229 774 8903

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

3

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

3A

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to 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, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☒ No ☐

Cope
District Manager

Chuck Adams

Print Name

8.14.24

Date

S Foster
Chair/Vice Chair, Board of Supervisors

Sandra Foster
Print Name

8/14/24

Date

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

3B

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

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

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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 ☐

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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 ☐

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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: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to 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, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, the effective date of the Sarasota County Ordinance No. 2019-050 creating the District (the "Ordinance") is December 11, 2019; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board of Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

SECTION 1. The Board is currently made up of the following individuals.

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	John Leinaweaver	November 2028
2	Sandy Foster	November 2026
3	Dale Weidemiller	November 2028
4	Pete Williams	November 2026
5	John Blakley	November 2026

This year, Seat 4, currently held by Pete Williams, is subject to election by landowners in November 2026. The candidate receiving the highest number of votes will receive a four (4)-year term, with the term of office for the successful candidate commencing upon election.

SECTION 2. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect one (1) supervisor of the District, shall be held on the ____ day of November 2026 at __:__ a./p.m., at _____.

SECTION 3. The District's Secretary is hereby directed to publish notice of this landowners meeting and election in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 4. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced by the Board at its January 14, 2026 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented in at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by emailing adamsc@whhassociates.com or calling (561) 571-0010.

SECTION 5. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution or any part thereof.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of January, 2026.

ATTEST:

**WINDWARD AT LAKEWOOD RANCH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF
SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Windward at Lakewood Ranch Community Development District (the "District") in Sarasota County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November __, 2026

TIME: __: __ A/P.M.

PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by emailing gillyardd@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.

District Manager

Run Date(s): _____ & _____

**PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER
THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN
GENERAL CIRCULATION IN THE AREA OF THE DISTRICT**

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November __, 2026**

TIME: __:__ **A/P.M.**

LOCATION: _____

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes will receive a four (4)-year term, with the term of office for the successful candidate commencing upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER __, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Windward at Lakewood Ranch Community Development District to be held at __:__ a/p.m., on November __, 2026 at _____, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT
SARASOTA COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER __, 2026**

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4)-year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Windward at Lakewood Ranch Community Development District and described as follows:

Description

Acreage

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
4		

Date: _____

Signed: _____

Printed Name: _____

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 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	\$ 955,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 955,197
Investments							
Reserve	-	-	88,775	396,250	-	-	485,025
Prepayment	-	-	77,496	46	-	-	77,542
Revenue	-	-	104,531	59,808	-	-	164,339
Construction	-	-	-	-	624	2,772	3,396
Due from Developer	87,748	182,000	24,572	221,897	-	-	516,217
Due from General Fund	-	-	88,838	279,435	-	-	368,273
Due from other	575	-	-	-	-	-	575
Deposits	4,730	-	-	-	-	-	4,730
Undeposited funds	5,380	-	14,482	-	-	-	19,862
Total assets	<u>\$1,053,630</u>	<u>\$ 182,000</u>	<u>\$ 398,694</u>	<u>\$ 957,436</u>	<u>\$ 624</u>	<u>\$ 2,772</u>	<u>\$ 2,595,156</u>
LIABILITIES							
Liabilities:							
Accounts payable	\$ 19,152	\$ 263,465	\$ -	\$ -	\$ -	\$ -	\$ 282,617
Retainage payable	-	-	-	-	625,762	65,195	690,957
Due to developer	-	17,117	-	-	-	-	17,117
Due to other	3,987	-	-	-	-	-	3,987
Due to debt service fund 2020	88,838	-	-	-	-	-	88,838
Due to debt service fund 2022	279,435	-	-	-	-	-	279,435
Taxes payable	6,000	-	-	-	-	-	6,000
Total liabilities	<u>397,412</u>	<u>280,582</u>	<u>-</u>	<u>-</u>	<u>625,762</u>	<u>65,195</u>	<u>1,368,951</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	87,748	182,000	24,572	221,897	-	-	516,217
Total deferred inflows of resources	<u>87,748</u>	<u>182,000</u>	<u>24,572</u>	<u>221,897</u>	<u>-</u>	<u>-</u>	<u>516,217</u>
FUND BALANCES							
Committed							
Restricted for:							
Debt service	-	-	374,122	735,539	-	-	1,109,661
Capital projects	-	-	-	-	(625,138)	(62,423)	(687,561)
Assigned:							
Three months working capital	152,141	-	-	-	-	-	152,141
Unassigned	416,329	(280,582)	-	-	-	-	135,747
Total fund balances	<u>568,470</u>	<u>(280,582)</u>	<u>374,122</u>	<u>735,539</u>	<u>(625,138)</u>	<u>(62,423)</u>	<u>709,988</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,053,630</u>	<u>\$ 182,000</u>	<u>\$ 398,694</u>	<u>\$ 957,436</u>	<u>\$ 624</u>	<u>\$ 2,772</u>	<u>\$ 2,595,156</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 74,048	\$ 74,048	\$ 494,766	15%
Assessment levy: off-roll	87,748	87,748	59,132	148%
Developer contribution	5,380	16,996	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>167,176</u>	<u>178,792</u>	<u>554,398</u>	32%
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	1,800	12,800	14%
Management/accounting/recording	4,000	8,000	48,000	17%
Field management	833	1,667	10,000	17%
Debt service fund accounting	458	917	5,500	17%
Legal	-	-	10,000	0%
Special counsel	-	72	-	N/A
Construction consulting	5,380	5,380	-	N/A
Engineering	-	225	15,000	2%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	333	2,000	17%
Trustee	-	-	6,000	0%
Telephone	16	33	200	17%
Postage	34	93	500	19%
Legal advertising	-	-	2,000	0%
Annual special district fee	-	175	175	100%
Insurance	-	6,163	7,041	88%
Contingencies/bank charges	-	-	750	0%
Miscellaneous	-	-	500	0%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Property appraiser & tax collector	1,111	1,111	10,308	11%
Total professional & administrative	<u>12,999</u>	<u>25,969</u>	<u>137,439</u>	19%
Field operations				
Well pump maintenance	-	-	5,000	0%
Wetland monitoring contract	5,150	5,150	125,000	4%
Pond maintenance contract	6,820	6,820	70,000	10%
Pond maintenance	-	-	5,000	0%
Irrigation system maintenance	12,918	19,720	90,000	22%
Irrigation PS maintenance	6,048	11,213	5,000	224%
Pond bank maintenance	-	-	10,000	0%
Streetlights	6,260	12,520	65,000	19%
Curb replacement	-	-	5,000	0%
Effluent water supply	1,547	3,093	50,000	6%
Contingencies	-	-	20,000	0%
Total field operations	<u>38,743</u>	<u>58,516</u>	<u>450,000</u>	13%
Total expenditures	<u>51,742</u>	<u>84,485</u>	<u>587,439</u>	14%
Excess/(deficiency) of revenues over/(under) expenditures	115,434	94,307	(33,039)	
Fund balances - beginning	453,036	474,163	383,780	
Assigned				
Three months working capital	152,141	152,141	152,141	
Unassigned	416,329	416,329	198,600	
Fund balances - ending	<u>\$ 568,470</u>	<u>\$ 568,470</u>	<u>\$ 350,741</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 NOVEMBER 30, 2025**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Professional & administrative	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	<u>(280,582)</u>	<u>(280,582)</u>
Fund balances - ending	<u><u>\$ (280,582)</u></u>	<u><u>\$ (280,582)</u></u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020: A-1, A-2 & A-3
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 62,294	\$ 62,294	\$ 366,984	17%
Assessment levy: off-roll	24,572	24,572	169,183	15%
Assessment prepayments	26,614	65,820	-	N/A
Interest and miscellaneous	2,395	4,785	-	N/A
Total revenues	<u>115,875</u>	<u>157,471</u>	<u>536,167</u>	29%
EXPENDITURES				
Debt service				
Principal - S2020A1	-	-	125,000	0%
Principal prepayment - S2020A-2	90,000	90,000	-	N/A
Principal prepayment - S2020A-3	95,000	95,000	-	N/A
Interest - S2020A-1	115,058	115,058	230,115	50%
Interest - S2020A-2	24,310	24,310	50,600	48%
Interest - S2020A-3	56,260	56,260	118,583	47%
Total debt service	<u>380,628</u>	<u>380,628</u>	<u>524,298</u>	73%
Other fees & charges				
Tax collector	934	934	7,646	12%
Total other fees & charges	<u>934</u>	<u>934</u>	<u>7,646</u>	12%
Total expenditures	<u>381,562</u>	<u>381,562</u>	<u>531,944</u>	72%
Excess/(deficiency) of revenues over/(under) expenditures	(265,687)	(224,091)	4,223	
Fund balances - beginning	639,809	598,213	417,894	
Fund balances - ending	<u>\$ 374,122</u>	<u>\$ 374,122</u>	<u>\$ 422,117</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 NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 56,775	\$ 56,775	\$ 470,510	12%
Assessment levy: off-roll	221,897	221,897	264,367	84%
Interest and miscellaneous	2,335	4,660	-	N/A
Total revenues	<u>281,007</u>	<u>283,332</u>	<u>734,877</u>	39%
 Debt service				
Principal	-	-	250,000	0%
Interest	236,981	236,981	475,263	50%
Total debt service	<u>236,981</u>	<u>236,981</u>	<u>725,263</u>	33%
 Other fees & charges				
Tax collector	852	852	9,802	9%
Total other fees & charges	<u>852</u>	<u>852</u>	<u>9,802</u>	9%
Total expenditures	<u>237,833</u>	<u>237,833</u>	<u>735,065</u>	32%
 Excess/(deficiency) of revenues over/(under) expenditures	43,174	45,499	(188)	
 Fund balances - beginning	692,365	690,040	687,757	
Fund balances - ending	<u>\$ 735,539</u>	<u>\$ 735,539</u>	<u>\$ 687,569</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 NOVEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 2
Total revenues	<u>2</u>	<u>2</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	2	2
Fund balances - beginning	(625,140)	(625,140)
Fund balances - ending	<u>\$ (625,138)</u>	<u>\$ (625,138)</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 NOVEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 299,796
Interest	10	19
Total revenues	<u>10</u>	<u>299,815</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Net change in fund balances	10	299,815
Fund balances - beginning	(62,433)	(362,238)
Fund balances - ending	<u>\$ (62,423)</u>	<u>\$ (62,423)</u>

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
WINDWARD AT LAKEWOOD RANCH**

The Board of Supervisors of the Windward at Lakewood Ranch Community Development District held a Regular Meeting on November 12, 2025 at 11:30 a.m., at 6900 Professional Parkway, Large Conference Room, Sarasota, FL 34240.

Present:

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

Also present:

Chuck Adams	District Manager
Bobbie Claybrooke	District Engineer
John Noakes (via telephone)	Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:39 a.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments

John Noakes, a member of the public, asked if the litigation with Jon M. Hall Company, LLC (JMHC) was completed. Mr. Adams stated that it was settled and is over.

Mr. Williams reported that the only thing remaining is a Zoom hearing with the judge regarding the attorney's fees. After jury selection, a settlement was reached with JMHC and, in addition to the amount the CDD will receive, there is a good chance of recovering attorneys' fees as well.

THIRD ORDER OF BUSINESS

**Update: Phase 2C Infrastructure
Development**

Ms. Claybrooke reported that, based on follow-up this morning with Matt Morris' office, the punch list items are being finalized with the contractor. Finalizing and closing out the Phase 2C Infrastructure Development project is underway.

Mr. Noakes asked if any significant invoices need to be paid. It was noted that there is a Construction Funding Agreement such that any funds in excess of the bond proceeds that are needed to complete the project will be funded by the Developer.

FOURTH ORDER OF BUSINESS

Update: Pump Maintenance Expenses

Mr. Adams stated there are coding issues with the expenses. He discussed the accounts that provide for the supply of irrigation water, delivery of the water, application of the water, etc., and the costs per month and annually for each account. The coding will be corrected, and other changes might be made to alleviate coding issues and streamline the process.

Discussion ensued regarding the overall irrigation system and components and expenses related to repairs and maintenance.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sarasota County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Adams presented Resolution 2026-01. Seats 2 and 5, currently held by Sandy Foster, and John Blakley, respectively, will be up for election in the November 2026 General Election.

Seat 4, currently held by Pete Williams will also be up for election in 2026 but remains a Landowner-elected seat.

On MOTION by Mr. Blakley and seconded by Mr. Leinaweaver, with all in favor, Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Sarasota County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of September 30, 2025**

On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

SEVENTH ORDER OF BUSINESS**Approval of October 8, 2025 Regular
Meeting Minutes**

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

EIGHTH 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: December 10, 2025 at 11:30 AM

- QUORUM CHECK

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

There were no Board Members' comments or requests.

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

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Foster and seconded by Mr. Blakley, with all in favor, the meeting adjourned at 11:53 a.m.

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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 2025/2026 MEETING SCHEDULE****LOCATION***5800 Lakewood Ranch Blvd. N., 2nd Floor, Sarasota, Florida 34240**¹6900 Professional Parkway, Large Conference Room, Sarasota, Florida 34240**²5800 Lakewood Ranch Blvd. N., 1st Floor Training Room, Sarasota, Florida 34240*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2025	Regular Meeting	11:30 AM
November 12, 2025 ¹	Regular Meeting	11:30 AM
December 10, 2025 ² CANCELED	Regular Meeting	11:30 AM
January 14, 2026 ²	Regular Meeting	11:30 AM
February 11, 2026 ²	Regular Meeting	11:30 AM
March 11, 2026 ²	Regular Meeting	11:30 AM
April 8, 2026 ²	Regular Meeting	11:30 AM
May 13, 2026 ²	Regular Meeting	11:30 AM
June 10, 2026 ²	Regular Meeting	11:30 AM
July 8, 2026 ²	Regular Meeting	11:30 AM
August 12, 2026 ²	Regular Meeting	11:30 AM
September 9, 2026 ²	Regular Meeting	11:30 AM