

**WINDWARD AT
LAKEWOOD
RANCH**

**COMMUNITY DEVELOPMENT
DISTRICT**

May 10, 2023

**REGULAR MEETING
AGENDA**

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Windward at Lakewood Ranch Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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

May 3, 2023

ATTENDEES:

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

Board of Supervisors

Windward at Lakewood Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Windward at Lakewood Ranch Community Development District will hold a Regular Meeting on May 10, 2023 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. Consideration of Resolution 2023-04, Approving Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Engagement of Oxley, Brannon & Zorilla Consultants, Inc., for Litigation Related Services
5. Acceptance of Unaudited Financial Statements as of March 31, 2023
6. Approval of March 8, 2023 Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel: *Vogler Ashton, PLLC*
 - B. District Engineer: *Stantec*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 182 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: June 14, 2023 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 BLAKELY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

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

Sincerely,



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

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 229 774 8903

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WINDWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Windward at Lakewood Ranch Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: _____

HOUR: _____

LOCATION: 5800 Lakewood Ranch Blvd.
Sarasota, Florida 34240

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

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

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

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

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

PASSED AND ADOPTED THIS 10TH DAY OF MAY, 2023.

ATTEST:

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
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**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 640,613				\$ 500,860
Allowable discounts (4%)	(25,625)				(20,034)
Assessment levy: on-roll - net	614,988	\$ 93,788	\$ 175,000	\$ 268,788	480,826
Assessment levy: off-roll	140,412	483,593	-	483,593	109,781
Lot closing	-	1,163	-	1,163	-
Interest and Miscellaneous Income	500	-	-	-	500
Total revenues	<u>755,900</u>	<u>578,544</u>	<u>175,000</u>	<u>753,544</u>	<u>591,107</u>
EXPENDITURES					
Professional & administrative					
Supervisors	12,800	6,000	6,800	12,800	12,800
Management/accounting/recording	48,000	29,000	19,000	48,000	48,000
Field Management	10,000	-	10,000	10,000	10,000
Debt service fund accounting	5,500	2,750	2,750	5,500	5,500
Legal	20,000	4,335	10,000	14,335	20,000
Engineering	20,000	3,593	10,000	13,593	20,000
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	84	416	500	500
Miscellaneous	500	-	500	500	500
Legal advertising	2,000	1,328	672	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,375	-	5,375	5,500
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	12,812	1,403	11,409	12,812	10,017
Total professional & administrative	<u>153,402</u>	<u>59,174</u>	<u>82,031</u>	<u>141,205</u>	<u>150,607</u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Field operations					
Well pump maintenance	5,000	-	5,000	5,000	5,000
Wetland maintenance monitoring contract	110,000	57,225	60,000	117,225	125,000
Pond maintenance contract	40,000	13,142	26,858	40,000	50,000
Pond maintenance	5,000	-	5,000	5,000	5,000
Irrigation System Maintenance	210,000	48,836	50,000	98,836	125,000
Irrigation PS Maintenance	5,000	-	5,000	5,000	5,000
Pond Bank Maintenance	10,000	-	10,000	10,000	10,000
Streetlights	18,000	7,400	10,600	18,000	18,000
Curb Replacement	5,000	-	5,000	5,000	5,000
Effluent Water Supply	20,000	4,814	15,186	20,000	20,000
Fruitville Road Cleanup	2,500	-	2,500	2,500	2,500
Waterline flushing	-	21,900	10,000	31,900	20,000
Hurricane/storm cleanup	-	12,100	-	12,100	-
Total field operations	430,500	165,417	205,144	370,561	390,500
Total expenditures	583,902	224,591	287,175	511,766	541,107
Excess/(deficiency) of revenues over/(under) expenditures	171,998	353,953	(112,175)	241,778	50,000
Net increase/(decrease) of fund balance	171,998	353,953	(112,175)	241,778	50,000
Fund balance - beginning (unaudited)	3,633	(3,255)	350,698	-	241,778
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	175,631	350,698	238,523	241,778	291,778
Fund balance - ending	\$ 175,631	\$ 350,698	\$ 238,523	\$ 241,778	\$ 291,778

*These items will be realized when bonds are issued

***These items will be realized when the CDD takes ownership of the related assets.

**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	20,000
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	20,000
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	5,500
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

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

Property appraiser & tax collector	10,017
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	125,000
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	20,000
Covers the costs of purchasing effluent water from Sarasota County for irrigation supply purposes.	
Fruitville Road Cleanup	2,500
Covers the costs of periodic maintenance of the roadside ditch.	
Wetland maintenance	
Covers the costs of the required monitoring and reporting of the mitigation area.	
Wetland maintenance monitoring contract	125,000
Covers the costs of maintenance in phases 1, 2 and the addition of 3.	
Pond maintenance contract	50,000
Covers the costs of maintenance in phases 1, 2 and the addition of 3.	
Pond maintenance	5,000
Covers the costs of maintenance within Martinique.	
Pond Bank Maintenance	10,000
Covers miscellaneous repairs to items such as lake banks drainage pipes.	
Streetlights	18,000
Covers the costs of lease, power, maintenance of 33 lights.	
Curb Replacement	5,000
Covers the costs of periodic repairs and replacement of curb and gutter.	
Waterline flushing	20,000
Total expenditures	<u><u>\$ 541,107</u></u>

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020: A-1, A-2 & A-3
FISCAL YEAR 2024**

Fiscal Year 2023

	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	Proposed Budget FY 2024
REVENUES					
Special assessment - on-roll	\$ 382,275				\$ 382,275
Allowable discounts (4%)	(15,291)				(15,291)
Assessment levy: net	366,984	\$ 57,299	\$ 309,685	\$ 366,984	366,984
Special assessment: off-roll	421,995	375,248	46,747	421,995	363,255
Assessment prepayments	-	1,160,972	-	1,160,972	-
Interest	-	15	-	15	-
Lot closing	-	850	-	850	-
Total revenues	<u>788,979</u>	<u>1,594,384</u>	<u>356,432</u>	<u>1,950,816</u>	<u>730,239</u>
EXPENDITURES					
Debt service					
Principal - S2020A1	115,000	-	115,000	115,000	120,000
Principal prepayment - S2020A-2	-	680,000	655,000	1,335,000	-
Interest - S2020A-1	240,765	120,383	120,382	240,765	237,315
Interest - S2020A-2	255,640	132,440	123,200	255,640	196,900
Interest - S2020A-3	166,355	83,177	83,178	166,355	166,355
Total debt service	<u>777,760</u>	<u>1,016,000</u>	<u>1,096,760</u>	<u>2,112,760</u>	<u>720,570</u>
Other fees & charges					
Tax collector	7,646	857	6,789	7,646	7,646
Total other fees & charges	<u>7,646</u>	<u>857</u>	<u>6,789</u>	<u>7,646</u>	<u>7,646</u>
Total expenditures	<u>785,406</u>	<u>1,016,857</u>	<u>1,103,549</u>	<u>2,120,406</u>	<u>728,216</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,573	577,527	(747,117)	(169,590)	2,023
Fund balance:					
Beginning fund balance (unaudited)	415,808	685,470	1,262,997	685,470	515,880
Ending fund balance (projected)	<u>\$ 419,381</u>	<u>\$ 1,262,997</u>	<u>\$ 515,880</u>	<u>\$ 515,880</u>	<u>517,903</u>
Use of fund balance:					
Debt service reserve account balance (required) - S2020A1					(88,879)
Principal and Interest expense - November 1, 2024 - S2020A1					(116,858)
Principal and Interest expense - November 1, 2024 - S2020A2					(98,450)
Principal and Interest expense - November 1, 2024 - S2020A3					(83,178)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 130,538</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23			118,657.50	118,657.50	5,585,000.00
05/01/24	120,000.00	3.000%	118,657.50	238,657.50	5,465,000.00
11/01/24			116,857.50	116,857.50	5,465,000.00
05/01/25	120,000.00	3.000%	116,857.50	236,857.50	5,345,000.00
11/01/25			115,057.50	115,057.50	5,345,000.00
05/01/26	125,000.00	3.500%	115,057.50	240,057.50	5,220,000.00
11/01/26			112,870.00	112,870.00	5,220,000.00
05/01/27	130,000.00	3.500%	112,870.00	242,870.00	5,090,000.00
11/01/27			110,595.00	110,595.00	5,090,000.00
05/01/28	135,000.00	3.500%	110,595.00	245,595.00	4,955,000.00
11/01/28			108,232.50	108,232.50	4,955,000.00
05/01/29	140,000.00	3.500%	108,232.50	248,232.50	4,815,000.00
11/01/29			105,782.50	105,782.50	4,815,000.00
05/01/30	145,000.00	3.500%	105,782.50	250,782.50	4,670,000.00
11/01/30			103,245.00	103,245.00	4,670,000.00
05/01/31	150,000.00	4.300%	103,245.00	253,245.00	4,520,000.00
11/01/31			100,020.00	100,020.00	4,520,000.00
05/01/32	155,000.00	4.300%	100,020.00	255,020.00	4,365,000.00
11/01/32			96,687.50	96,687.50	4,365,000.00
05/01/33	165,000.00	4.300%	96,687.50	261,687.50	4,200,000.00
11/01/33			93,140.00	93,140.00	4,200,000.00
05/01/34	170,000.00	4.300%	93,140.00	263,140.00	4,030,000.00
11/01/34			89,485.00	89,485.00	4,030,000.00
05/01/35	180,000.00	4.300%	89,485.00	269,485.00	3,850,000.00
11/01/35			85,615.00	85,615.00	3,850,000.00
05/01/36	185,000.00	4.300%	85,615.00	270,615.00	3,665,000.00
11/01/36			81,637.50	81,637.50	3,665,000.00
05/01/37	195,000.00	4.300%	81,637.50	276,637.50	3,470,000.00
11/01/37			77,445.00	77,445.00	3,470,000.00
05/01/38	200,000.00	4.300%	77,445.00	277,445.00	3,270,000.00
11/01/38			73,145.00	73,145.00	3,270,000.00
05/01/39	210,000.00	4.300%	73,145.00	283,145.00	3,060,000.00
11/01/39			68,630.00	68,630.00	3,060,000.00
05/01/40	220,000.00	4.300%	68,630.00	288,630.00	2,840,000.00
11/01/40			63,900.00	63,900.00	2,840,000.00
05/01/41	230,000.00	4.500%	63,900.00	293,900.00	2,610,000.00
11/01/41			58,725.00	58,725.00	2,610,000.00
05/01/42	240,000.00	4.500%	58,725.00	298,725.00	2,370,000.00
11/01/42			53,325.00	53,325.00	2,370,000.00
05/01/43	250,000.00	4.500%	53,325.00	303,325.00	2,120,000.00
11/01/43			47,700.00	47,700.00	2,120,000.00
05/01/44	265,000.00	4.500%	47,700.00	312,700.00	1,855,000.00
11/01/44			41,737.50	41,737.50	1,855,000.00
05/01/45	275,000.00	4.500%	41,737.50	316,737.50	1,580,000.00
11/01/45			35,550.00	35,550.00	1,580,000.00
05/01/46	290,000.00	4.500%	35,550.00	325,550.00	1,290,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46			29,025.00	29,025.00	1,290,000.00
05/01/47	300,000.00	4.500%	29,025.00	329,025.00	990,000.00
11/01/47			22,275.00	22,275.00	990,000.00
05/01/48	315,000.00	4.500%	22,275.00	337,275.00	675,000.00
11/01/48			15,187.50	15,187.50	675,000.00
05/01/49	330,000.00	4.500%	15,187.50	345,187.50	345,000.00
11/01/49			7,762.50	7,762.50	345,000.00
05/01/50	345,000.00	4.500%	7,762.50	352,762.50	-
Total	5,585,000.00		4,064,580.00	9,649,580.00	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
10/07/20				-	7,590,000.00
11/01/20			-	-	7,590,000.00
05/01/21			-	-	7,590,000.00
11/01/21	340,000.00		166,980.00	506,980.00	7,250,000.00
02/01/22	555,000.00		6,105.00	561,105.00	6,695,000.00
05/01/22	435,000.00		147,290.00	582,290.00	6,260,000.00
08/01/22	450,000.00		4,950.00	454,950.00	5,810,000.00
11/01/22	260,000.00		127,820.00	387,820.00	5,550,000.00
02/01/23	420,000.00		4,620.00	424,620.00	5,130,000.00
05/01/23	655,000.00		112,860.00	767,860.00	4,475,000.00
11/01/23			98,450.00	98,450.00	4,475,000.00
05/01/24			98,450.00	98,450.00	4,475,000.00
11/01/24			98,450.00	98,450.00	4,475,000.00
05/01/25			98,450.00	98,450.00	4,475,000.00
11/01/25			98,450.00	98,450.00	4,475,000.00
05/01/26			98,450.00	98,450.00	4,475,000.00
11/01/26			98,450.00	98,450.00	4,475,000.00
05/01/27			98,450.00	98,450.00	4,475,000.00
11/01/27			98,450.00	98,450.00	4,475,000.00
05/01/28			98,450.00	98,450.00	4,475,000.00
11/01/28			98,450.00	98,450.00	4,475,000.00
05/01/29			98,450.00	98,450.00	4,475,000.00
11/01/29			98,450.00	98,450.00	4,475,000.00
05/01/30			98,450.00	98,450.00	4,475,000.00
11/01/30			98,450.00	98,450.00	4,475,000.00
05/01/31			98,450.00	98,450.00	4,475,000.00
11/01/31			98,450.00	98,450.00	4,475,000.00
05/01/32			98,450.00	98,450.00	4,475,000.00
11/01/32			98,450.00	98,450.00	4,475,000.00
05/01/33			98,450.00	98,450.00	4,475,000.00
11/01/33			98,450.00	98,450.00	4,475,000.00
05/01/34			98,450.00	98,450.00	4,475,000.00
11/01/34			98,450.00	98,450.00	4,475,000.00
05/01/35			98,450.00	98,450.00	4,475,000.00
11/01/35			98,450.00	98,450.00	4,475,000.00
05/01/36			98,450.00	98,450.00	4,475,000.00
11/01/36			98,450.00	98,450.00	4,475,000.00
05/01/37			98,450.00	98,450.00	4,475,000.00
11/01/37			98,450.00	98,450.00	4,475,000.00
05/01/38			98,450.00	98,450.00	4,475,000.00
11/01/38			98,450.00	98,450.00	4,475,000.00
05/01/39			98,450.00	98,450.00	4,475,000.00
11/01/39			98,450.00	98,450.00	4,475,000.00
05/01/40	4,475,000.00	4.400%	98,450.00	4,573,450.00	-
Total	4,475,000.00		3,150,400.00	3,150,400.00	

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
10/07/20				-	3,430,000.00
11/01/20			-	-	3,430,000.00
05/01/21			-	-	3,430,000.00
11/01/21			83,177.50	83,177.50	3,430,000.00
05/01/22			83,177.50	83,177.50	3,430,000.00
11/01/22			83,177.50	83,177.50	3,430,000.00
05/01/23			83,177.50	83,177.50	3,430,000.00
11/01/23			83,177.50	83,177.50	3,430,000.00
05/01/24			83,177.50	83,177.50	3,430,000.00
11/01/24			83,177.50	83,177.50	3,430,000.00
05/01/25			83,177.50	83,177.50	3,430,000.00
11/01/25			83,177.50	83,177.50	3,430,000.00
05/01/26			83,177.50	83,177.50	3,430,000.00
11/01/26			83,177.50	83,177.50	3,430,000.00
05/01/27			83,177.50	83,177.50	3,430,000.00
11/01/27			83,177.50	83,177.50	3,430,000.00
05/01/28			83,177.50	83,177.50	3,430,000.00
11/01/28			83,177.50	83,177.50	3,430,000.00
05/01/29			83,177.50	83,177.50	3,430,000.00
11/01/29			83,177.50	83,177.50	3,430,000.00
05/01/30			83,177.50	83,177.50	3,430,000.00
11/01/30			83,177.50	83,177.50	3,430,000.00
05/01/31			83,177.50	83,177.50	3,430,000.00
11/01/31			83,177.50	83,177.50	3,430,000.00
05/01/32			83,177.50	83,177.50	3,430,000.00
11/01/32			83,177.50	83,177.50	3,430,000.00
05/01/33			83,177.50	83,177.50	3,430,000.00
11/01/33			83,177.50	83,177.50	3,430,000.00
05/01/34			83,177.50	83,177.50	3,430,000.00
11/01/34			83,177.50	83,177.50	3,430,000.00
05/01/35			83,177.50	83,177.50	3,430,000.00
11/01/35			83,177.50	83,177.50	3,430,000.00
05/01/36			83,177.50	83,177.50	3,430,000.00
11/01/36			83,177.50	83,177.50	3,430,000.00
05/01/37			83,177.50	83,177.50	3,430,000.00
11/01/37			83,177.50	83,177.50	3,430,000.00
05/01/38			83,177.50	83,177.50	3,430,000.00
11/01/38			83,177.50	83,177.50	3,430,000.00
05/01/39			83,177.50	83,177.50	3,430,000.00
11/01/39			83,177.50	83,177.50	3,430,000.00
05/01/40	3,430,000.00	4.850%	83,177.50	3,513,177.50	-
Total	3,430,000.00		2,828,035.00	6,258,035.00	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2024**

Fiscal Year 2023

	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	Proposed Budget FY 2024
REVENUES					
Special assessment - on-roll	\$ 490,115				\$ 490,115
Allowable discounts (4%)	(19,605)				(19,605)
Assessment levy: net	470,510	\$ 70,082	\$ 151,930	\$ 222,012	470,510
Special assessment: off-roll	373,429	621,927	-	621,927	357,070
Assessment prepayments	-	275,924	-	275,924	-
Interest	-	19	-	19	-
Lot closing	-	536	-	536	-
Total revenues	<u>843,939</u>	<u>968,488</u>	<u>151,930</u>	<u>1,120,418</u>	<u>827,580</u>
EXPENDITURES					
Debt service					
Principal	265,000	-	265,000	265,000	265,000
Principal prepayment	-	-	275,000	275,000	-
Interest	575,188	287,594	287,594	575,188	555,513
Total debt service	<u>840,188</u>	<u>287,594</u>	<u>827,594</u>	<u>1,115,188</u>	<u>820,513</u>
Other fees & charges					
Tax collector	9,802	1,049	2,274	3,323	9,802
Total other fees & charges	<u>9,802</u>	<u>1,049</u>	<u>2,274</u>	<u>3,323</u>	<u>9,802</u>
Total expenditures	<u>849,990</u>	<u>288,643</u>	<u>829,868</u>	<u>1,118,511</u>	<u>830,315</u>
Excess/(deficiency) of revenues over/(under) expenditures	(6,051)	679,845	(677,938)	1,907	(2,735)
Fund balance:					
Net increase/(decrease) in fund balance	(6,051)	679,845	(677,938)	1,907	(2,735)
Beginning fund balance (unaudited)	757,367	705,904	1,385,749	705,904	707,811
Ending fund balance (projected)	<u>\$ 751,316</u>	<u>\$ 1,385,749</u>	<u>\$ 707,811</u>	<u>\$ 707,811</u>	<u>705,076</u>
Use of fund balance:					
Debt service reserve account balance (required)					(418,294)
Principal and Interest expense - November 1, 2024					(273,450)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 13,332</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/23	-		277,756.25	277,756.25	13,835,000.00
05/01/24	265,000.00	3.250%	277,756.25	542,756.25	13,570,000.00
11/01/24	-		273,450.00	273,450.00	13,570,000.00
05/01/25	275,000.00	3.250%	273,450.00	548,450.00	13,295,000.00
11/01/25	-		268,981.25	268,981.25	13,295,000.00
05/01/26	285,000.00	3.250%	268,981.25	553,981.25	13,010,000.00
11/01/26	-		264,350.00	264,350.00	13,010,000.00
05/01/27	295,000.00	3.250%	264,350.00	559,350.00	12,715,000.00
11/01/27	-		259,556.25	259,556.25	12,715,000.00
05/01/28	305,000.00	3.625%	259,556.25	564,556.25	12,410,000.00
11/01/28	-		254,028.13	254,028.13	12,410,000.00
05/01/29	315,000.00	3.625%	254,028.13	569,028.13	12,095,000.00
11/01/29	-		248,318.75	248,318.75	12,095,000.00
05/01/30	330,000.00	3.625%	248,318.75	578,318.75	11,765,000.00
11/01/30	-		242,337.50	242,337.50	11,765,000.00
05/01/31	340,000.00	3.625%	242,337.50	582,337.50	11,425,000.00
11/01/31	-		236,175.00	236,175.00	11,425,000.00
05/01/32	350,000.00	3.625%	236,175.00	586,175.00	11,075,000.00
11/01/32	-		229,831.25	229,831.25	11,075,000.00
05/01/33	365,000.00	4.000%	229,831.25	594,831.25	10,710,000.00
11/01/33	-		222,531.25	222,531.25	10,710,000.00
05/01/34	380,000.00	4.000%	222,531.25	602,531.25	10,330,000.00
11/01/34	-		214,931.25	214,931.25	10,330,000.00
05/01/35	395,000.00	4.000%	214,931.25	609,931.25	9,935,000.00
11/01/35	-		207,031.25	207,031.25	9,935,000.00
05/01/36	415,000.00	4.000%	207,031.25	622,031.25	9,520,000.00
11/01/36	-		198,731.25	198,731.25	9,520,000.00
05/01/37	430,000.00	4.000%	198,731.25	628,731.25	9,090,000.00
11/01/37	-		190,131.25	190,131.25	9,090,000.00
05/01/38	445,000.00	4.000%	190,131.25	635,131.25	8,645,000.00
11/01/38	-		181,231.25	181,231.25	8,645,000.00
05/01/39	465,000.00	4.000%	181,231.25	646,231.25	8,180,000.00
11/01/39	-		171,931.25	171,931.25	8,180,000.00
05/01/40	485,000.00	4.000%	171,931.25	656,931.25	7,695,000.00
11/01/40	-		162,231.25	162,231.25	7,695,000.00
05/01/41	505,000.00	4.000%	162,231.25	667,231.25	7,190,000.00
11/01/41	-		152,131.25	152,131.25	7,190,000.00
05/01/42	525,000.00	4.000%	152,131.25	677,131.25	6,665,000.00
11/01/42	-		141,631.25	141,631.25	6,665,000.00
05/01/43	545,000.00	4.250%	141,631.25	686,631.25	6,120,000.00
11/01/43	-		130,050.00	130,050.00	6,120,000.00
05/01/44	570,000.00	4.250%	130,050.00	700,050.00	5,550,000.00
11/01/44	-		117,937.50	117,937.50	5,550,000.00
05/01/45	595,000.00	4.250%	117,937.50	712,937.50	4,955,000.00
11/01/45	-		105,293.75	105,293.75	4,955,000.00
05/01/46	620,000.00	4.250%	105,293.75	725,293.75	4,335,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46	-		92,118.75	92,118.75	4,335,000.00
05/01/47	650,000.00	4.250%	92,118.75	742,118.75	3,685,000.00
11/01/47	-		78,306.25	78,306.25	3,685,000.00
05/01/48	675,000.00	4.250%	78,306.25	753,306.25	3,010,000.00
11/01/48	-		63,962.50	63,962.50	3,010,000.00
05/01/49	705,000.00	4.250%	63,962.50	768,962.50	2,305,000.00
11/01/49	-		48,981.25	48,981.25	2,305,000.00
05/01/50	735,000.00	4.250%	48,981.25	783,981.25	1,570,000.00
11/01/50	-		33,362.50	33,362.50	1,570,000.00
05/01/51	770,000.00	4.250%	33,362.50	803,362.50	800,000.00
11/01/51	-		17,000.00	17,000.00	800,000.00
05/01/52	800,000.00	4.250%	17,000.00	817,000.00	-
Total	13,835,000.00		10,168,618.76	24,003,618.76	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

On-Roll - Phase 1 (Series 2020A-1)*					
Product	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
Paired Villas 37.5'	64	\$ 620.00	\$ 953.57	\$ 1,573.57	\$ 1,746.57
SF 45'	86	744.00	1,152.23	1,896.23	2,103.82
SF 52'	67	859.73	1,324.40	2,184.13	2,424.02
SF 72'	73	1,190.40	1,827.67	3,018.07	3,350.22
Total	290				

On-Roll - Phase 2A & 2B (Series 2022)**					
Product	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
Townhome	-	\$ 413.33	\$ 961.75	\$ 1,375.08	\$ 1,490.41
Villas 37.5'	104	620.00	1,202.52	1,822.52	1,995.52
SF 45'	52	744.00	1,443.03	2,187.03	2,394.62
SF 52'	77	859.73	1,667.49	2,527.22	2,767.11
SF 72'	70	1,190.40	2,308.84	3,499.24	3,831.39
Total	303				

Off-Roll - Martinique (Series 2022)					
Product	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
Townhome	120	\$ 388.53	\$ 908.85	\$ 1,297.38	\$ 1,405.79
Total	120				

Off-Roll - Phase 2C (Series 2022)**					
Product	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
Unplatted Acres	78.15	\$ 808.15	\$ 3,382.82	\$ 4,190.97	\$ 4,416.46
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**

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DANIEL R. ZORRILLA PRESIDENT

EDUCATION & QUALIFICATIONS:

- 2011 Juris Doctorate, Stetson University - College of Law
- 2000 Bachelor of Science in Building Construction, University of Florida
Certified General Contractor – Florida License CGC1506197
Member of the Florida Bar – Bar Number 91717
American Arbitration Association Panelist ID# 5734815
Florida Court-Appointed Qualified Arbitrator
Florida Supreme Court Certified County and Circuit Court Mediator - 25581CR
U.S. Green Building Council LEED Accredited Professional - 1ECBC2D478
Licensed Real Estate Sales Associate - Florida License SL3085955

EXPERIENCE:

Since 2015: Oxley & Brannon Construction Consultants. Experienced in providing opinions related to schedule and time related issues, disruption and productivity impacts, cumulative impact claims, design and construction defects, contract administration, construction costs, and damages for a wide variety of construction projects.

2014 - 2015: KAST Construction. As a Sr. Project Manager, prepared and negotiated contracts, managed procurement, and maintained the budget for a \$145 Million hotel and condominium.

2008 - 2014: Trace Management. As a Sr. Consultant, reviewed discovery documents and performed schedule analyses, pay application analyses, and delay analyses in connection with preparing expert reports and construction claims.

2011 - 2012: John H. Rains, P.A. As an Associate Attorney, prepared pleadings, motions, briefs, stipulation, jury instructions, and memoranda. Attended depositions, mediations, and pre-trial conferences. Argued motions and responses to motions at hearings. Conducted legal research.

2005 - 2008: Hardin Construction (N/K/A DPR Construction). As a Sr. Project Manager, managed the construction of a \$28 Million condominium in Tampa, and a \$124 Million resort in Puerto Rico.

1999 - 2005: Suffolk Construction. Rose from project engineer to project manager, managing \$15 Million to \$42 Million projects, including residential and retail construction.

1991 - 1998: Quality Fire Control Systems. Trade experience estimating, designing, and installing fire sprinkler systems.

DANIEL R. ZORRILLA

TESTIMONY HISTORY

Gureghian v. Town Management Services (Litigation). Prepared expert report and provided expert testimony regarding contractor's compliance with code and industry standards related to a house renovation.

Pepper Contracting Services v. Pinellas County (Arbitration). Provided expert testimony regarding delay and delay damages related a road and intersection reconstruction.

Ozgun v. Frazee Design (Litigation). Provided expert testimony delay and damages related to the construction of a medical facility.

Thornton Construction v. All Seasons Developers (Litigation). Prepared expert reports and provided expert testimony regarding construction defects, delay, interference, termination, contract administration, and contractor industry standards relating to a condominium project.

Orlin's Stucco v. Essian Construction (Arbitration). Provided expert testimony regarding delay, acceleration, interference, termination, contract administration, and contractor industry standards relating to a 4-building apartment construction project.

Lecesse Construction Services v. National Lumber Company (AAA Arbitration) Prepared expert reports and provided expert testimony regarding delay, interference, acceleration, construction defects, termination, and damages relating to a 300,000 square foot expansion of a retirement community including the construction of new residential, dining, and health care buildings.

EPIC Piping v. Austin Maintenance & Construction (AAA Arbitration). Prepared expert reports and provided expert testimony regarding disruption and damages relating to an industrial air separator construction project.

Archer Western v. Austin Commercial (AAA Arbitration). Prepared expert reports and provided expert testimony regarding delay analysis, acceleration, and associated damages relating to an airport train station and guideway construction project.

Romero v. Ryland Homes (Litigation). Provided expert testimony regarding general contractor industry standard relating to a residential development construction project.

Horatio Townhomes v. Landmark Construction (Litigation). Prepared expert report and provided expert testimony regarding liability and damages due to construction defects relating to a mid-rise multi-unit residential construction project.

Hardin Construction v. Ware Construction Services (Litigation). Provided testimony regarding delay and delay damages due to design defects relating to a high-rise multi-use construction project.

DANIEL R. ZORRILLA

CONSULTING HISTORY

Southern Pan Services Company v. S.B. Ballard Construction Company (Litigation). Prepared expert reports regarding delay and damages claims relating to a high-rise multi-unit residential construction project.

South Florida Construction Services, Inc. v. City of Boca Raton (Mediation/Litigation). Prepared schedule delay analysis and expert reports relating to a library construction project.

BEK De Mexico vs. TDF (ICC Arbitration). Prepared analysis of damages claims relating to a natural gas pipeline construction project.

Hillsdale Baptist Church v. USF&G (AAA Arbitration). Prepared expert report regarding project delays and damages relating to a church construction project.

Safeco Insurance Company of America v. City of Jacksonville and JEA (Litigation). Prepared Expert report regarding damages relating to a 1.7-mile road construction project.

Enterprise Products, LLC v. Howe-Baker Engineers, LTD and CB&I, Inc. (Litigation). Prepared expert report regarding damages relating to two cryogenic plants construction project.

Alpine Construction Management, Inc. v. Edwards and Kelcey, Inc. (Litigation). Prepared expert report regarding damages relating to an infrastructure and road construction project.

Samwhan v. Louis Berger Group (ICDR Arbitration). Prepared delay and damages expert report relating to a 103-kilometer road construction project in Afghanistan.

BSC-C&C v. Louis Berger Group (ICDR Arbitration). Prepared expert report relating to damages claim relating to a 101-kilometer road construction project in Afghanistan.

Ragghianti Foundations v. Peter R. Brown (Litigation). Prepared expert report regarding damages resulting from subcontractor termination relating to a military facility construction project.

Downrite Engineering Corp v. RL Homes (Litigation). Prepared expert report regarding liability and damages due to non-completion of a residential development construction project.

Rifai Properties v. United National Insurance Company and FFR Global (Litigation). Prepared expert report regarding liability due to roof water intrusion relating to a roofing project.

Bergeron Land Development v. Acies Construction Group (Arbitration). Prepared expert report regarding liability, delay, and damages relating to a retail shopping center construction project.

Moss v. Concrete Services Solutions (Litigation). Prepared expert reports regarding liability, delay, and damages relating to a high-rise residential construction project.

Action Direct v. The Weitz Company (AAA Arbitration). Prepared delay and damages expert reports relating to a residential development construction project.

Eisner v. Douglas W. Matthews, Inc. (AAA Arbitration). Attended arbitration as expert witness related to alleged construction deficiencies in a residence construction project.

DANIEL R. ZORRILLA

Richard Siegel v. Specialty Management Group (Litigation). Prepared expert report regarding defect damages relating to a residence renovation project.

Above All Ceilings v. Small Street Construction (Arbitration). Attended mediation as expert witness relating to a hotel construction project.

United States f/u/b/o Arrow Electrical v. Fidelity and Deposit Company of Maryland (Litigation). Prepared expert report regarding delay, liability, and damages relating to an NSA facility renovation project.

Gorrell v. Triad Construction (Litigation). Disclosed as expert witness, attended site inspection, and assisted with mediation preparation relating to a residential addition project.

Catamount v. Inland Diversified (Arbitration). Prepared delay expert report, prepared mediation presentation, and attended mediation as expert witness relating to a mid-rise multi-unit residential development construction project.

R&S Concrete South, Inc. v. John Moriarty & Associates of Florida (Litigation). Prepared delay and damages expert report, prepared mediation presentation, presented at mediation as expert witness relating to a 3-Tower High-Rise mixed-use construction project.

Aarow v. Coopers Material (Litigation). Prepared damages expert report relating to renovation work performed at an NSA facility.

L&R Structural Corp., Inc. v. Maxim Crane Works, L.P. (Litigation). Prepared damages expert reports relating to a crane collapse at a high-rise mixed-use construction project.

Rosen Residence v. Barron Development Corp (Litigation). Prepared delay and damages expert report regarding the construction a condominium.

Suffolk Construction v. Rodriguez and Quiroga (Litigation). Prepared delay, disruption, and termination expert report regarding the construction of the Museum of Science project in Miami, Florida.

Pinellas County adv. The Artec Group, Inc. (Mediation). Prepared mediation presentation relating to the completion costs of an expansion of the Clearwater/St. Petersburg Airport.

United States of America f/u/b/o GLF Construction v. Fedcon Joint Venture (Litigation). Prepared delay and damages expert reports relating to upgrading a 1.3-mile stretch of existing levees along the west bank of the Mississippi River south of the New Orleans Metropolitan area.

United States of America f/u/b/o GLF Construction v. Fedcon Joint Venture (Litigation). Prepared delay and damages expert reports relating to the upgrading a 1-mile stretch of existing levees along the west bank of the Mississippi River south of the Chevron Oronnite petrochemical plant in Belle Chasse, Louisiana.

LM Heavy Civil Construction, LLC v. Port of Palm Beach District (Litigation). Prepared delay, disruption, and damages expert reports relating to the construction of a new berth and dolphin.

OneWeb adv. Hensel Phelps Prepared delay expert report relating to the construction of a spacecraft integration facility located in Exploration Park, Florida.

DANIEL R. ZORRILLA

Blue Goose Growers v. South Florida Water Management District (Litigation). Prepared delay, termination, and damages expert reports related to the construction of 6,300 acres of stormwater treatment areas to protect and restore the St. Lucie Estuary and the southern portion of the Indian River Lagoon.

Clark Construction v. City of Miami Beach (Litigation). Prepared delay, disruption, active interference, and damages expert reports related to the renovation and expansion of the Miami Beach Convention Center.

Landmark Urban v. Turn Key Lumber (Litigation). Prepared delay, termination, and damages expert reports related to the construction of a student housing project, The Standard at Auburn.

Miami Core v. Albu & Associates (Arbitration). Prepared delay and abandonment expert report related to the construction of a two-story mixed-use retail/office building The Shoppes at Coral Way located in Miami, Florida.

AECOM v. Professional Services Industries (Litigation). Prepared delay expert report related to the construction of Selmon West Extension (SR-618) from the Gandy Bridge to the western terminus of the Selmon Expressway located in Hillsborough County, Florida.

Strategic Property Partners adv. Coastal Construction (Mediation). Prepared delay and damages mediation presentation relating to the construction of the JW Marriott hotel located in Tampa, Florida.

Turn Key Lumber v. The Standard at Tampa and The Standard at Tallahassee (AAA Arbitration). Prepared delay, termination, and damages expert reports related to the construction of two student housing project, The Standard at Tampa and The Standard at Tallahassee.

Superior ROW Services adv. Great Southwestern Construction (Mediation). Prepared delay and damages mediation presentation relating to the construction of electrical duct banks for transmission lines located in Orlando, Florida.

Grycon v. 5350 Park (Litigation). Prepared construction defect, delay, and damages expert report related to the construction of 19-story condominium located in Doral, Florida.

Appeal of Caddell Construction (Armed Services Board of Contract Appeals). Prepared mediation presentation relating to the delays associated with the construction of construct the nuclear power training facility at Joint Base located in Charleston.

Graphite Construction v. City of Urbandale, Iowa (Arbitration). Prepared construction defect, delay, and damages expert reports related to the construction of a fire station and off-site fueling station.

Gilbane Building Company v. CRP/GR Republic Square (Litigation). Prepared delay and damages expert reports related to the construction of a mixed-use high-rise construction project.

Pepper Contracting Services adv. St. Petersburg/Clearwater Airport (Mediation). Prepared delay and disruption expert reports, and mediation presentation related to the construction of airport landside and parking lot improvements.

1405 South Orange v. Jim Macon Building Contractor (Litigation). Prepared delay, termination, and damages expert reports related to the design and construction of hotel renovation and addition located in Orlando, Florida.

OXLEY, BRANNON & ZORRILLA CONSULTANTS, INC.

13830 58TH STREET NORTH, SUITE 403
CLEARWATER, FLORIDA 33760
TELEPHONE: 727.821.9190
www.obzci.com

2023 CONSULTING RATES & TERMS

- Director \$ 395.00/HOUR
- Principal \$ 285.00/HOUR
- Senior Consultant \$ 235.00/HOUR
- Senior Architect \$ 225.00/HOUR
- Senior Schedule Consultant \$ 220.00/HOUR
- Senior Analyst \$ 205.00/HOUR
- Staff Consultant \$ 175.00/HOUR
- Analyst \$ 165.00/HOUR
- Clerical/Data Entry/Researcher \$ 115.00/HOUR
- Technical Intern \$ 85.00/HOUR
- Auto Mileage \$ 0.655/MILE
- Reimbursement of out-of-pocket expenses
- Terms are NET 15
(18% INTEREST CHARGED AFTER 30 DAYS)
- These rates are periodically adjusted and the rates in effect when services are rendered will be used in preparing our statement.

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	General Fund	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	\$ 634,352	\$ -	\$ -	\$ -	\$ -	\$ 634,352
Investments						
Reserve	-	88,879	418,294	-	-	507,173
Prepayment	-	731,795	275,924	-	-	1,007,719
Revenue	-	180,991	479,147	-	-	660,138
Construction	-	-	-	3,317,280	3,222,583	6,539,863
Due from Developer	-	14,960	-	-	-	14,960
Due from general fund	-	65,295	212,384	-	-	277,679
Deposits	25	-	-	-	-	25
Undeposited funds	-	196,037	-	-	-	196,037
Total assets	<u>\$ 634,377</u>	<u>\$1,277,957</u>	<u>\$1,385,749</u>	<u>\$3,317,280</u>	<u>\$ 3,222,583</u>	<u>\$ 9,837,946</u>
LIABILITIES						
Liabilities:						
Contracts payable	\$ -	\$ -	\$ -	\$ -	\$ 828	\$ 828
Retainage payable	-	-	-	625,762	65,195	690,957
Due to debt service fund 2020	65,295	-	-	-	-	65,295
Due to debt service fund 2022	212,384	-	-	-	-	212,384
Developer advance	6,000	-	-	-	-	6,000
Total liabilities	<u>283,679</u>	<u>-</u>	<u>-</u>	<u>625,762</u>	<u>66,023</u>	<u>975,464</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	-	14,960	-	-	-	14,960
Total deferred inflows of resources	<u>-</u>	<u>14,960</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,960</u>
FUND BALANCES						
Restricted for:						
Debt service	-	1,262,997	1,385,749	-	-	2,648,746
Capital projects	-	-	-	2,691,518	3,156,560	5,848,078
Unassigned	350,698	-	-	-	-	350,698
Total fund balances	<u>350,698</u>	<u>1,262,997</u>	<u>1,385,749</u>	<u>2,691,518</u>	<u>3,156,560</u>	<u>8,847,522</u>
Total liabilities and fund balances	<u>\$ 634,377</u>	<u>\$ 1,277,957</u>	<u>\$ 1,385,749</u>	<u>\$ 3,317,280</u>	<u>\$ 3,222,583</u>	<u>\$ 9,837,946</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 2,177	\$ 93,788	\$ 614,988	15%
Assessment levy: off-roll	-	483,593	140,412	344%
Lot closing	-	1,163	-	N/A
Interest and miscellaneous	-	-	500	0%
Total revenues	<u>2,177</u>	<u>578,544</u>	<u>755,900</u>	<u>77%</u>
EXPENDITURES				
Professional & administrative				
Supervisors	1,000	6,000	12,800	47%
Management/accounting/recording	4,833	29,000	48,000	60%
Field management	-	-	10,000	0%
Debt service fund accounting	458	2,750	5,500	50%
Legal	952	4,335	20,000	22%
Engineering	-	3,593	20,000	18%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	167	1,000	2,000	50%
Trustee	-	4,031	6,000	67%
Telephone	17	100	200	50%
Postage	21	84	500	17%
Legal advertising	-	1,328	2,000	66%
Annual special district fee	-	175	175	100%
Insurance	-	5,375	5,500	98%
Contingencies/bank charges	-	-	750	0%
Miscellaneous	-	-	500	0%
Website	-	-	705	0%
ADA website compliance	-	-	210	0%
Property appraiser & tax collector	33	1,403	12,812	11%
Total professional & administrative	<u>7,481</u>	<u>59,174</u>	<u>153,402</u>	<u>39%</u>
Field Operations				
Well pump maintenance	-	-	5,000	0%
Wetland monitoring contract	21,625	57,225	110,000	52%
Pond maintenance contract	2,383	13,142	40,000	33%
Pond maintenance	-	-	5,000	0%
Irrigation system maintenance	3,701	48,836	210,000	23%
Irrigation PS maintenance	-	-	5,000	0%
Irrigation pump maintenance	-	-	10,000	0%
Streetlights	-	7,400	18,000	41%
Curb replacement	-	-	5,000	0%
Effluent water supply	-	4,814	20,000	24%
Fruitville road cleanup	-	-	2,500	0%
Waterline flushing	3,536	21,900	-	N/A
Hurricane/storm cleanup	-	12,100	-	N/A
Total field operations	<u>31,245</u>	<u>165,417</u>	<u>430,500</u>	<u>38%</u>
Total expenditures	<u>38,726</u>	<u>224,591</u>	<u>583,902</u>	<u>38%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(36,549)	353,953	171,998	
Fund balances - beginning	387,247	(3,255)	3,633	
Unassigned	350,698	350,698	175,631	
Fund balances - ending	<u>\$ 350,698</u>	<u>\$ 350,698</u>	<u>\$ 175,631</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 MARCH 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 2,622	\$ 57,299	\$ 366,984	16%
Assessment levy: off-roll	196,037	375,248	421,995	89%
Assessment prepayments	112,193	1,160,972	-	N/A
Interest	3	15	-	N/A
Lot closing	-	850	-	N/A
Total revenues	<u>310,855</u>	<u>1,594,384</u>	<u>788,979</u>	202%
EXPENDITURES				
Debt service				
Principal - S2020A1	-	-	115,000	0%
Principal prepayment - S2020A-2	-	680,000	-	N/A
Interest - S2020A-1	-	120,383	240,765	50%
Interest - S2020A-2	-	132,440	255,640	52%
Interest - S2020A-3	-	83,177	166,355	50%
Total debt service	<u>-</u>	<u>1,016,000</u>	<u>777,760</u>	131%
Other fees & charges				
Tax collector	39	857	7,646	11%
Total other fees & charges	<u>39</u>	<u>857</u>	<u>7,646</u>	11%
Total expenditures	<u>39</u>	<u>1,016,857</u>	<u>785,406</u>	129%
Excess/(deficiency) of revenues over/(under) expenditures	310,816	577,527	3,573	
Fund balances - beginning	952,181	685,470	415,808	
Fund balances - ending	<u>\$ 1,262,997</u>	<u>\$ 1,262,997</u>	<u>\$ 419,381</u>	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ -	\$ 70,082	\$ 470,510	15%
Assessment levy: off-roll	-	621,927	373,429	167%
Assessment prepayments	275,924	275,924	-	N/A
Lot closing	-	536	-	N/A
Interest / misc. income	4	19	-	N/A
Total revenues	<u>275,928</u>	<u>968,488</u>	<u>843,939</u>	115%
EXPENDITURES				
Debt service				
Principal	-	-	265,000	0%
Interest	-	287,594	575,188	50%
Total debt service	<u>-</u>	<u>287,594</u>	<u>840,188</u>	34%
Other fees & charges				
Tax collector	-	1,049	9,802	11%
Total other fees & charges	<u>-</u>	<u>1,049</u>	<u>9,802</u>	11%
Total expenditures	<u>-</u>	<u>288,643</u>	<u>849,990</u>	34%
Excess/(deficiency) of revenues over/(under) expenditures	275,928	679,845	(6,051)	
Fund balances - beginning	1,109,821	705,904	757,367	
Fund balances - ending	<u>\$ 1,385,749</u>	<u>\$ 1,385,749</u>	<u>\$ 751,316</u>	

**WINDWARD AT LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 13	\$ 82
Total revenues	13	82
 EXPENDITURES		
Total expenditures	-	-
 Excess/(deficiency) of revenues over/(under) expenditures	13	82
 Fund balances - beginning	2,691,505	2,691,436
Fund balances - ending	\$ 2,691,518	\$ 2,691,518

**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 MARCH 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 13	\$ 86
Total revenues	13	86
EXPENDITURES		
Capital outlay	106,506	262,861
Total expenditures	106,506	262,861
Excess/(deficiency) of revenues over/(under) expenditures	(106,493)	(262,775)
Fund balances - beginning	3,263,053	3,419,335
Fund balances - ending	\$ 3,156,560	\$ 3,156,560

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

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

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The Board of Supervisors of the Windward at Lakewood Ranch Community Development District held a Regular Meeting on March 8, 2023, at 11:30 a.m., at 5800 Lakewood Ranch Blvd, Sarasota, Florida 34240.

Present were:

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

Also present, were:

Chuck Adams	District Manager
Ed Vogler (via telephone)	District Counsel
Mike Kennedy	District Engineer
Pam Curran	Neal Communities
John Noakes	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:36 a.m. Supervisors Leinaweaver, Foster, Williams and Blakley were present. Supervisor Weidemiller attended via telephone.

SECOND ORDER OF BUSINESS

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

Resident John Noakes asked if all final asphaltting is completed in Phase 1; he noted that in some places there is a 1" grate elevation. Mr. Adams stated if that is the case it is not final. Work by Jon M. Hall Company, LLC will be discussed later in the meeting.

- **DEME Construction LLC Work Estimate #2023-011**

This item was an addition to the agenda.

38 Mr. Kennedy presented DEME Construction, LLC Work Estimate #2023-011 for removal
39 and replacement of asphalt and related work. More research will be conducted to determine to
40 what extent the amount might be recoverable; some items might be under warranty. Funds are
41 available in the Phase 1 A-3 bond issue for work in any of the units. Due to the lawsuit, Jon M.
42 Hall Company, LLC will not be performing warranty work and funds will be recovered if possible.

43 It was noted that Neal Communities needs to be informed about the use of bond funds.
44

45 **On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in**
46 **favor, DEME Construction, LLC Work Estimate #2023-011, in the amount of**
47 **\$117,307.80, was approved.**

50 **THIRD ORDER OF BUSINESS** **Acceptance of the Unaudited Financial**
51 **Statements as of January 31, 2023**

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

58 **FOURTH ORDER OF BUSINESS** **Approval of February 8, 2023 Regular**
59 **Meeting Minutes**

61 The following change was made:
62 Lines 21, 70, 72 and 76: Change "Nix" to "Noakes"

64 **On MOTION by Mr. Williams and seconded by Mr. Leinaweaver, with all in**
65 **favor, the February 8, 2023 Regular Meeting Minutes, as amended, were**
66 **approved.**

69 **FIFTH ORDER OF BUSINESS** **Staff Reports**

71 **A. District Counsel: *Vogler Ashton, PLLC***

72 A Board Member asked Mr. Vogler if he is in agreement with the work authorized and if
73 he believes that is the proper channel. Mr. Vogler stated he in in agreement; the work needs to

74 be completed and he defers to the District Engineer in that regard. It becomes an accounting
75 question as some retainage is believed to be available and the Developer has some
76 reimbursements. While he does not understand all the microanalysis of the accounting, he is
77 confident that the work must be completed.

78 Mr. Adams stated, while the totals are not broken out, the 2020 Project has \$625,000 in
79 Retainage and the 2022 Project has \$65,000.

80 **B. District Engineer: *Stantec***

81 There was no report.

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

- 83 • **NEXT MEETING DATE: April 12, 2023 at 11:30 AM**

- 84 ○ **QUORUM CHECK**

85

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

87

88 There were no Board Members' comments or requests.

89

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

92

93 Mr. Noakes asked if Phases 2A and 2B are still open. A Board Member replied
94 affirmatively. Mr. Noakes stated many people use Windward Road and Laceleaf Lane as a
95 shortcut to the Sarasota Classical Academy and asked if those are mandatory public roads. Mr.
96 Kennedy replied affirmatively; the road is public, up to the gate, and private inside the gate.

97 Discussion ensued regarding the gates, which are open during sales and construction
98 and cannot be closed right now due to roadway construction.

99

100 **EIGHTH ORDER OF BUSINESS** **Adjournment**

101

102

103 **On MOTION by Ms. Foster and seconded by Mr. Williams, with all in favor, the**
104 **meeting adjourned at 11:49 a.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

**WINDWARD AT
LAKEWOOD RANCH
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**



Ron Turner
Supervisor of Elections
Sarasota County: *Our County. Our Vote.*

April 21, 2023

Daphne Gillyard
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Rd, Suite 410W
Boca Raton, FL 33431

Subject: Qualified Electors for Winward at Lakewood Ranch CDD

Dear Daphne:

Listed below is the total number of qualified registered electors for Winward at Lakewood Ranch Community Development District as of April 15, 2023.

Voters: 182

Sincerely,

Ron Turner
Supervisor of Elections
Sarasota County, Florida

RT/alp

WINWARD AT LAKEWOOD RANCH COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***5800 Lakewood Ranch Boulevard, Sarasota, Florida 34240*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2022	Regular Meeting	12:00 PM
November 8, 2022	Landowners' Meeting	12:00 PM
November 9, 2022	Regular Meeting	12:30 PM
December 14, 2022	Regular Meeting	11:30 AM
January 11, 2023	Regular Meeting	11:30 AM
February 8, 2023	Regular Meeting	11:30 AM
March 8, 2023	Regular Meeting	11:30 AM
April 12, 2023 CANCELED	Regular Meeting	11:30 AM
May 10, 2023	Regular Meeting	11:30 AM
June 14, 2023	Regular Meeting	11:30 AM
July 12, 2023	Regular Meeting	11:30 AM
August 9, 2023	Regular Meeting	11:30 AM
September 13, 2023	Regular Meeting	11:30 AM