

*Wind Meadows South
Community Development District*

Meeting Agenda

May 11, 2022

AGENDA

Wind Meadows South

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 4, 2022

**Board of Supervisors
Wind Meadows South
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Wind Meadows South Community Development District** will be held **Wednesday, May 11, 2022, at 1:30 PM at 4900 Dundee Road, Winter Haven, FL 33884.**

Zoom Video Join Link: <https://us06web.zoom.us/j/83837437514>

Call-In Information: 1-646-876-9923

Meeting ID: 838 3743 7514

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the January 12, 2022 Audit Committee Meeting and Board of Supervisors Meeting
4. Consideration of Resolution 2022-05 Approving the Proposed Fiscal Year 2022/2023 Budget (Suggested Date: August 10, 2022), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments
5. Consideration of Resolution 2022-06 Authorizing the Use of Electronic Documents and Signatures
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Stormwater Needs Analysis Proposal

¹ Comments will be limited to three (3) minutes

- C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Summary of Series 2021 AA1 Requisitions #3 to #18
 - iv. Presentation of Number of Registered Voters—0
- 7. Other Business
- 8. Supervisors Requests and Audience Comments
- 9. Adjournment

MINUTES

**MINUTES OF MEETING
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The Audit Committee meeting of the Wind Meadows South Community Development District was held Wednesday, **January 12, 2022** at 1:30 p.m. at 4900 Dundee Road, Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
Halsey Carson	Vice Chairman
Dottie Mobley	Assistant Secretary
Wendy Kerr	Assistant Secretary
Branden Eckenrode	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	KE Law
Jake Wealdon	KE Law

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

**Review of Proposals and Tally of Audit
Committee Members Rankings**

A. DiBartolomeo, McBee, Hartley & Barnes

B. Grau & Associates

Ms. Burns noted that the District received two proposals for the audit from DiBartolomeo, McBee, Hartley & Barnes and Grau & Associates. Chairman Elliott reviewed them prior to the meeting and presented his rankings to the rest of the Board. He noted that both firms ranked evenly in the four categories on experience and capabilities. In price, DiBartolomeo was significantly less expensive than Grau which gave them a better score in result of that. Because of that DiBartolomeo was ranked number one and Grau was ranked number two. His recommendation would be to award DiBartolomeo the contract. The Board accepted the ranking outlined by the Chairman.

On MOTION by Mr. Eckenrode, seconded by Mr. Carson, with all in favor, Review of Proposals and Tally of Audit Committee Members Rankings with DiBartolomeo, McBee, Hartley, & Barns Ranked #1, was approved.

FOURTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Eckenrode, seconded by Mr. Carson, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**MINUTES OF MEETING
WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Wind Meadows South Community Development District was held Wednesday, **January 12, 2022** at 1:30 p.m. at 4900 Dundee Road, Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
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Dottie Mobley	Assistant Secretary
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Brendan Eckenrode	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	KE Law
Jake Wealdon	KE Law

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no members of the public present in person or attending via Zoom. The next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the December 8,
2021 Audit Committee Meeting and Board
of Supervisors Meeting**

Ms. Burns presented the minutes of the December 8, 2021 Audit Committee Meeting and Board of Supervisors meeting and asked if there were any comments or corrections. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Minutes of the December 8, 2021 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS**Accepting the Rankings of the Audit Committee Meeting and Authorizing Staff to Send the Notice of Intent to Award**

Ms. Burns noted that this would officially awarding the contract based on the rankings that the audit committee adopted and having staff move forward to send a notice of intent to award to number one ranked firm DiBartolomeo.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Accepting the Ranking of the Audit Committee Meeting and Authorizing Staff to Send the Notice of Intent to Award to DiBartolomeo, was approved.

FIFTH ORDER OF BUSINESS**Consideration of Acceptance of the Roadway and Pond Dedication**

Mr. Van Wyk outlined this item for the Board and Ms. Burns presented a description of the roadway. This section is outside the boundaries of the District and would be owned and maintained by the District with hopes to authorize the Chairman to do a dedication to the public with the county for the roadway. That way, the District will be able to control the landscaping and the county would have access to it. As far as the pond is concerned, it serves a section of the roadway that the county wants, and they would like to own that pond to control the drainage of that roadway. The District would like to have the option to maintenance the pond if they need to or want to. Mr. Van Wyk suggested that the Board make a motion authorizing the acceptance of the roadway and to the extent that the developer decides to dedicate to the District the pond as well and authorize the Chairman to execute all documents necessary for a dedication of the roadway to the county and the pond if it is taken with the reservation easement for the District to maintain and operate improvements of.

On MOTION by Mr. Eckenrode, seconded by Mr. Elliott, with all in favor, Accepting Roadway and Pond Tracts and Authorizing the Chair to Execute Documents Once Drafted by Counsel, was approved.

SIXTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There being none, the next item followed.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns stated that the check register was included in the agenda package and is from October 1st through December 31st. The total amount is \$27,008.79. There being no questions, she asked for a motion of approval.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that the financial statements were included in the agenda package for review and offered to answer any questions from the Board. There being none, the next item followed.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Eckenrode had questions about the landscape, entry, and amenity plans to bid out for the O&M. The entry and the landscape should be complete in February with the amenity following about eight months thereafter depending on timing and materials. Ms. Burns noted that normally the common areas and entries that are installed will go under contract for landscaping and once the amenity is installed, they will make an addendum to the contract once the areas come on. They will provide plans for amenity landscaping to get quotes for the entire area. There are dry ponds as well and they will provide maps and plans to bid and it looks like field management will start in February or March.

SEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Wind Meadows South Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” located at Governmental Management Services-CF, LLC, 219 East Livingston Street, Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Wednesday, August 10, 2022
HOUR: 1:30 PM
LOCATION: 4900 Dundee Road
Winter Haven, FL 33884

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Bartow, Florida and Polk County, Florida at least 60 days prior to the hearing set above.

5. 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 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. MAILED NOTICE. Notice of the public hearing on the imposition of special assessments to annually fund the District's operation and maintenance costs shall also be made by First Class U.S. Mail at least 30 days prior to the date of the public hearing.

8. 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.

9. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF MAY 2022.

ATTEST:

**WIND MEADOWS SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Wind Meadows South
Community Development District

Proposed Budget
FY2023



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>General Fund Narrative</u>
8	<u>Debt Service Series 2021</u>
9	<u>Amortization Schedule</u>
10	<u>Capital Reserve Fund</u>

Wind Meadows South
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Through 3/31/22	Projected Next 6 Months	Projected Through 9/30/22	Proposed Budget FY2023
Revenues					
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 270,400
Developer Contributions	\$ 134,760	\$ 50,000	\$ 51,057	\$ 101,057	\$ 41,610
Total Revenues	\$ 134,760	\$ 50,000	\$ 51,057	\$ 101,057	\$ 312,010

Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 5,375	\$ 5,375	\$ 15,000
Attorney	\$ 25,000	\$ 8,288	\$ 8,288	\$ 16,576	\$ 25,000
Annual Audit	\$ 5,000	\$ -	\$ 3,250	\$ 3,250	\$ 5,000
Assessment Administration	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Arbitrage	\$ 500	\$ -	\$ 450	\$ 450	\$ 500
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,000
Trustee Fees	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Management Fees	\$ 35,000	\$ 17,500	\$ 17,500	\$ 35,000	\$ 36,750
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage & Delivery	\$ 1,000	\$ 37	\$ 150	\$ 187	\$ 1,000
Insurance	\$ 5,500	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Printing & Binding	\$ 1,000	\$ 12	\$ 150	\$ 162	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,917	\$ 6,542	\$ 9,459	\$ 10,000
Contingency	\$ 5,000	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Office Supplies	\$ 625	\$ 10	\$ 88	\$ 98	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Subtotal Administrative Expenditures	\$ 134,760	\$ 37,939	\$ 63,118	\$ 101,057	\$ 136,510

Operations & Maintenance

Field Expenditures

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 5,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Subtotal Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 165,500

Wind Meadows South
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Through 3/31/22	Projected Next 6 Months	Projected Through 9/30/22	Proposed Budget FY2023
Amenity Expenditures					
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Internet	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 720
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ 8,000
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 33,800
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Subtotal Field Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 153,020
<u><i>Other Expenditures</i></u>					
Capital Reserves - Transfer	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<u><i>Total Other Expenditures</i></u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,000</u>
Total Expenditures	\$ 134,760	\$ 37,939	\$ 63,118	\$ 101,057	\$ 312,010
Excess Revenues/(Expenditures)	\$ -	\$ 12,061	\$ (12,061)	\$ -	\$ -

Net Assessments	\$ 270,400
Add: Discounts & Collections 7%	\$20,353
Gross Assessments	<u>\$290,753</u>

Assessable Units 416

Gross Per Unit Assessment \$698.92

Net Per Unit Assessment \$650.00

Wind Meadows South

Community Development District

General Fund Budget

Revenues:

Assessments – Tax Roll

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Wind Meadows South

Community Development District

General Fund Budget

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Wind Meadows South

Community Development District

General Fund Budget

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverages.

Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Wind Meadows South

Community Development District

General Fund Budget

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

The District has entered into a leasing agreement for playgrounds and pool furniture installed in the community with WHFS, LLC

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents the costs to provide janitorial services and supplies for the District's amenity facilities.

Wind Meadows South

Community Development District

General Fund Budget

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Amenity Access Management

Represents the cost of managing access to the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenses:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Wind Meadows South
Community Development District
Proposed Budget
Series 2022 Debt Service Fund

Description	Adopted Budget FY2022	Actual Through 3/31/22	Projected Next 6 Months	Projected Through 9/30/22	Proposed Budget FY2023
Revenues					
Assessment - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 520,000
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 165,371
Interest Income	\$ -	\$ 18	\$ -	\$ 18	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 18
Total Revenues	\$ -	\$ 18	\$ -	\$ 18	\$ 685,389
Expenses					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 165,371
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 190,000
Interest - 5/1	\$ -	\$ -	\$ 180,071	\$ 180,071	\$ 165,371
Total Expenditures	\$ -	\$ -	\$ 180,071	\$ 180,071	\$ 520,743
Other Financing Sources					
Bond Proceeds	\$ -	\$ 700,071	\$ -	\$ 700,071	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ 700,071	\$ -	\$ 700,071	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 700,089	\$ (180,071)	\$ 520,018	\$ 164,647

Interest Expense - 11/1	\$ 163,091
Total	\$ 163,091

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 50'	327	\$ 408,750	\$ 1,250	\$ 1,344
Single Family - 70'	89	\$ 111,250	\$ 1,250	\$ 1,344
	416	\$ 520,000		

Wind Meadows South
Community Development District
Series 2021 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
05/01/22	\$ 9,335,000.00	\$ -	\$ 180,070.92	
11/01/22	\$ 9,335,000.00	\$ -	\$ 165,371.25	\$ 345,442.17
05/01/23	\$ 9,335,000.00	\$ 190,000.00	\$ 165,371.25	
11/01/23	\$ 9,145,000.00	\$ -	\$ 163,091.25	\$ 518,462.50
05/01/24	\$ 9,145,000.00	\$ 195,000.00	\$ 163,091.25	
11/01/24	\$ 8,950,000.00	\$ -	\$ 160,751.25	\$ 518,842.50
05/01/25	\$ 8,950,000.00	\$ 200,000.00	\$ 160,751.25	
11/01/25	\$ 8,545,000.00	\$ -	\$ 158,351.25	\$ 519,102.50
05/01/26	\$ 8,545,000.00	\$ 205,000.00	\$ 158,351.25	
11/01/26	\$ 8,545,000.00	\$ -	\$ 155,891.25	\$ 519,242.50
05/01/27	\$ 8,545,000.00	\$ 210,000.00	\$ 155,891.25	
11/01/27	\$ 8,335,000.00	\$ -	\$ 152,793.75	\$ 518,685.00
05/01/28	\$ 8,335,000.00	\$ 215,000.00	\$ 152,793.75	
11/01/28	\$ 8,120,000.00	\$ -	\$ 149,622.50	\$ 517,416.25
05/01/29	\$ 8,120,000.00	\$ 220,000.00	\$ 149,622.50	
11/01/29	\$ 7,900,000.00	\$ -	\$ 146,377.50	\$ 516,000.00
05/01/30	\$ 7,900,000.00	\$ 230,000.00	\$ 146,377.50	
11/01/30	\$ 7,670,000.00	\$ -	\$ 142,985.00	\$ 519,362.50
05/01/31	\$ 7,670,000.00	\$ 235,000.00	\$ 142,985.00	
11/01/31	\$ 7,435,000.00	\$ -	\$ 139,518.75	\$ 517,503.75
05/01/32	\$ 7,435,000.00	\$ 240,000.00	\$ 139,518.75	
11/01/32	\$ 7,195,000.00	\$ -	\$ 135,498.75	\$ 515,017.50
05/01/33	\$ 7,195,000.00	\$ 250,000.00	\$ 135,498.75	
11/01/33	\$ 6,945,000.00	\$ -	\$ 131,311.25	\$ 516,810.00
05/01/34	\$ 6,945,000.00	\$ 260,000.00	\$ 131,311.25	
11/01/34	\$ 6,685,000.00	\$ -	\$ 126,956.25	\$ 518,267.50
05/01/35	\$ 6,685,000.00	\$ 270,000.00	\$ 126,956.25	
11/01/35	\$ 6,415,000.00	\$ -	\$ 122,433.75	\$ 519,390.00
05/01/36	\$ 6,415,000.00	\$ 275,000.00	\$ 122,433.75	
11/01/36	\$ 6,140,000.00	\$ -	\$ 117,827.50	\$ 515,261.25
05/01/37	\$ 6,140,000.00	\$ 285,000.00	\$ 117,827.50	
11/01/37	\$ 5,855,000.00	\$ -	\$ 113,053.75	\$ 515,881.25
05/01/38	\$ 5,855,000.00	\$ 295,000.00	\$ 113,053.75	
11/01/38	\$ 5,560,000.00	\$ -	\$ 108,112.50	\$ 516,166.25
05/01/39	\$ 5,560,000.00	\$ 305,000.00	\$ 108,112.50	
11/01/39	\$ 5,255,000.00	\$ -	\$ 103,003.75	\$ 516,116.25
05/01/40	\$ 5,255,000.00	\$ 315,000.00	\$ 103,003.75	
11/01/40	\$ 4,610,000.00	\$ -	\$ 97,727.50	\$ 515,731.25
05/01/41	\$ 4,610,000.00	\$ 330,000.00	\$ 97,727.50	
11/01/41	\$ 4,610,000.00	\$ -	\$ 92,200.00	\$ 519,927.50
05/01/42	\$ 4,610,000.00	\$ 340,000.00	\$ 92,200.00	
11/01/42	\$ 4,270,000.00	\$ -	\$ 85,400.00	\$ 517,600.00
05/01/43	\$ 4,270,000.00	\$ 355,000.00	\$ 85,400.00	
11/01/43	\$ 3,915,000.00	\$ -	\$ 78,300.00	\$ 518,700.00
05/01/44	\$ 3,915,000.00	\$ 370,000.00	\$ 78,300.00	
11/01/44	\$ 3,545,000.00	\$ -	\$ 70,900.00	\$ 519,200.00
05/01/45	\$ 3,545,000.00	\$ 385,000.00	\$ 70,900.00	
11/01/45	\$ 3,160,000.00	\$ -	\$ 63,200.00	\$ 519,100.00
05/01/46	\$ 3,160,000.00	\$ 400,000.00	\$ 63,200.00	
11/01/46	\$ 2,760,000.00	\$ -	\$ 55,200.00	\$ 518,400.00
05/01/47	\$ 2,760,000.00	\$ 415,000.00	\$ 55,200.00	
11/01/47	\$ 2,345,000.00	\$ -	\$ 46,900.00	\$ 517,100.00
05/01/48	\$ 2,345,000.00	\$ 430,000.00	\$ 46,900.00	
11/01/48	\$ 1,915,000.00	\$ -	\$ 38,300.00	\$ 515,200.00
05/01/49	\$ 1,915,000.00	\$ 450,000.00	\$ 38,300.00	
11/01/49	\$ 1,465,000.00	\$ -	\$ 29,300.00	\$ 517,600.00
05/01/50	\$ 1,465,000.00	\$ 470,000.00	\$ 29,300.00	
11/01/50	\$ 995,000.00	\$ -	\$ 19,900.00	\$ 519,200.00
05/01/51	\$ 995,000.00	\$ 490,000.00	\$ 19,900.00	
11/01/51	\$ 505,000.00	\$ -	\$ 10,100.00	\$ 520,000.00
05/01/52	\$ 505,000.00	\$ 505,000.00	\$ 10,100.00	\$ 515,100.00
	\$ 9,335,000.00	\$ 6,540,828.42	\$ 15,875,828.42	

Wind Meadows South
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2022	Actual Through 3/31/22	Projected Next 6 Months	Projected Through 9/30/22	Proposed Budget FY2023
<u>Revenues</u>					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Expenses</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources</u>					
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Excess Revenues/(Expenditures)	\$ -	\$ -	\$ -	\$ -	\$ 10,000

SECTION V

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Wind Meadows South Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within the City of Bartow and Polk County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, *Florida Statutes* authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11th day of May 2022.

ATTEST:

**WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION VI

SECTION B

SECTION 1



April 30, 2022

Ms. Jillian Burns, District Manager
Wind Meadows South Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Proposal for Stormwater 20-Year Needs Analysis**
 Wind Meadows South Community Development District

Dear Ms. Burns,

Hunter Engineering "HEI" is pleased to submit this engineering services proposal to the Wind Meadows South Community Development District "District" for the preparation of the District's Stormwater 20-Year Needs Analysis. Services will be provided pursuant to our current agreement ("District Engineer Agreement") as follows:

I. Scope of Work

HEI will prepare a Stormwater 20-Year Needs Analysis as required by the Florida Statutes, to be submitted to the District for review and approval as well as for submittal to the required local and State Agencies. The Needs Analysis will be prepared to comply with the published State guidance and requirements and will be completed and ready for submission prior to June 30, 2022.

II. Fee

Our professional fee for this work will be a lump sum \$12,500.00.

III. Additional Services

Any Additional Services requested that are not a part of this work authorization will be invoiced either on a time and materials basis, in accordance with rate schedule incorporated into our existing Agreement for Professional Services.

This proposed work authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return a copy to me.

Thank you for this opportunity. We look forward to working with you.



Bryan Hunter, P.E.
President
Hunter Engineering, Inc.

Acceptance of Proposal:

Approved and accepted this _____ day of _____, 2022.

Printed Name of Client

Signature of Client

SECTION C

SECTION 1

*Wind Meadows South
Community Development District*

Summary of Invoices

February 01, 2022 through March 31, 2022

Fund	Date	Check No.'s	Amount
General Fund			
	2/3/22	24	\$ 646.65
	2/14/22	25-26	\$ 6,612.60
	2/22/22	27	\$ 306.56
	3/11/22	28	\$ 3,585.02
	3/18/22	29	\$ 653.00
	3/25/22	30-31	\$ 25,002.50
Total			\$ 36,806.33

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/25/22	00001	11/01/21 8 NOV 2021	202111 310-51300-51000 - OFFICE SUPPLY	GOVERNMENTAL MANAGEMENT SERVICES	*	2.50	2.50 000030
3/25/22	00011	3/24/22 03242022 CK#5026	202203 300-20700-10300 DEPOSIT	SCENIC TERRACE SOUTH CDD	*	25,000.00	25,000.00 000031
TOTAL FOR BANK A						36,806.33	
TOTAL FOR REGISTER						36,806.33	

SECTION 2

Wind Meadows South
Community Development District

Unaudited Financial Reporting
March 31, 2022



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Series 2021</u>
4	<u>Construction Fund Series 2021</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Schedule</u>

Wind Meadows South

Community Development District

Combined Balance Sheet

March 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Operating Account	\$ 10,716	\$ -	\$ -	\$ 10,716
Investments:				
<u>Series 2021</u>				
Reserve	\$ -	\$ 520,000	\$ -	\$ 520,000
Revenue	\$ -	\$ 18	\$ -	\$ 18
Interest	\$ -	\$ 180,071	\$ -	\$ 180,071
Construction	\$ -	\$ -	\$ 2,466	\$ 2,466
Cost of Issuance	\$ -	\$ -	\$ 20,376	\$ 20,376
Total Assets	\$ 10,716	\$ 700,089	\$ 22,842	\$ 733,647
Liabilities:				
Accounts Payable	\$ 975	\$ -	\$ -	\$ 975
Total Liabilities	\$ 975	\$ -	\$ -	\$ 975
Fund Balances:				
Restricted for:				
Debt Service - Series 2021	\$ -	\$ 700,089	\$ -	\$ 700,089
Capital Projects - Series 2021	\$ -	\$ -	\$ 22,842	\$ 22,842
Unassigned	\$ 9,741	\$ -	\$ -	\$ 9,741
Total Fund Balances	\$ 9,741	\$ 700,089	\$ 22,842	\$ 732,672
Total Liabilities & Fund Balance	\$ 10,716	\$ 700,089	\$ 22,842	\$ 733,647

Wind Meadows South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
Revenues				
Developer Contributions	\$ 134,760	\$ 50,000	\$ 50,000	\$ -
Total Revenues	\$ 134,760	\$ 50,000	\$ 50,000	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Engineering	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Attorney	\$ 25,000	\$ 12,500	\$ 8,288	\$ 4,212
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 500	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ (0)
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 17,500	\$ 17,500	\$ (0)
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 300	\$ 150	\$ -	\$ 150
Postage & Delivery	\$ 1,000	\$ 500	\$ 37	\$ 463
Insurance	\$ 5,500	\$ 5,500	\$ 5,000	\$ 500
Printing & Binding	\$ 1,000	\$ 500	\$ 12	\$ 488
Legal Advertising	\$ 10,000	\$ 5,000	\$ 2,917	\$ 2,083
Contingency	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Office Supplies	\$ 625	\$ 313	\$ 10	\$ 302
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 134,760	\$ 62,138	\$ 37,939	\$ 24,199
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 12,061	
Fund Balance - Beginning	\$ -	\$ -	\$ (2,320)	
Fund Balance - Ending	\$ -	\$ -	\$ 9,741	

Wind Meadows South

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
<u>Revenues:</u>				
Interest	\$ -	\$ -	\$ 18	\$ 18
Total Revenues	\$ -	\$ -	\$ 18	\$ 18
<u>Expenditures:</u>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 18	\$ 18
<u>Other Financing Sources/(Uses):</u>				
Bond Proceeds	\$ -	\$ -	\$ 700,071	\$ 700,071
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 700,071	\$ 700,071
Net Change in Fund Balance	\$ -	\$ -	\$ 700,089	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 700,089	

Wind Meadows South

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ 79	\$ 79
Total Revenues	\$ -	\$ -	\$ 79	\$ 79
<u>Expenditures:</u>				
Capital Outlay - Construction	\$ -	\$ -	\$ 8,400,597	\$ (8,400,597)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 378,175	\$ (378,175)
Total Expenditures	\$ -	\$ -	\$ 8,778,772	\$ (8,778,772)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (8,778,693)	\$ 8,778,851
<u>Other Financing Sources/(Uses)</u>				
Bond Proceeds - Construction	\$ -	\$ -	\$ 8,236,379	\$ 8,236,379
Bond Proceeds - Cost of Issuance	\$ -	\$ -	\$ 398,550	\$ 398,550
Bond Premium	\$ -	\$ -	\$ 166,605	\$ 166,605
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 8,801,534	\$ 8,801,534
Net Change in Fund Balance	\$ -	\$ -	\$ 22,842	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 22,842	

Wind Meadows South

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Developer Contributions	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,000
Total Revenues	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,000
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 1,711	\$ 674	\$ 1,252	\$ 3,023	\$ 653	\$ 975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,288
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,500
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 33	\$ -	\$ -	\$ 1	\$ 1	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	37
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ 9	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12
Legal Advertising	\$ 1,964	\$ -	\$ 647	\$ 307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,917
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ 3	\$ 3	\$ -	\$ 3	\$ 3	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total Expenditures	\$ 12,469	\$ 4,260	\$ 5,482	\$ 6,925	\$ 4,243	\$ 4,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	37,939
Excess Revenues (Expenditures)	\$ (12,469)	\$ 20,740	\$ (5,482)	\$ 18,075	\$ (4,243)	\$ (4,560)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,061

Wind Meadows South

Community Development District

LONG TERM DEBT REPORT

SERIES 2021, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.400%, 2.9500%, 3.350%, 4.000%	
MATURITY DATE:	5/1/2052	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$520,000	
RESERVE FUND BALANCE	\$520,000	
BONDS OUTSTANDING - 10/15/2021		\$9,501,605
CURRENT BONDS OUTSTANDING		\$9,501,605

SECTION 3

Requisition	Payee/Vendor	Amount
3	KE Law Group	\$ 34.00
4	KE Law Group	\$ 14,051.10
5	Hopping, Green & Sams	\$ 1,630.00
6	G.B. Collins Engineering	\$ 2,000.00
7	Blue Ox Enterprises, LLC	\$ 1,158,514.54
8	KE Law Group	\$ 502.32
9	Blue Ox Enterprises, LLC	\$ 1,032,826.83
11	Blue Ox Enterprises, LLC	\$ 1,297,330.86
12	Ovida Construction	\$ 20,541.06
14	Blue Ox Enterprises, LLC	\$ 762,682.13
15	Ovida Construction	\$ 2,906.50
17	Oldcastle Infrastructure	\$ 58,198.42
18	Blue Ox Enterprises, LLC	\$ 421,840.74
	TOTAL	\$ 4,773,058.50

SECTION 4



April 21, 2022



Samantha Hoxie – Recording Secretary
Wind Meadows South CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508

**RE: Wind Meadows South Community Development District Registered
Voters**

Dear Ms. Hoxie,

In response to your request, there are currently no voters within the Wind Meadows South Community Development District as of **April 15, 2022**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink is located below the "Sincerely," text. The signature appears to read "Lori Edwards" in a cursive, flowing script.

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831
PHONE: (863) 534-5888 Fax: (863) 845-2718

PolkElections.com