

*Wind Meadows South  
Community Development District*

*Meeting Agenda*

*September 14, 2022*

# AGENDA

# *Wind Meadows South*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

September 7, 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, September 14, 2022, at 1:30 PM at 4900 Dundee Road, Winter Haven, FL 33884.**

**Zoom Video Join Link:** <https://us06web.zoom.us/j/86430343267>

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

**Meeting ID:** 864 3034 3267

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
  - A. Acceptance of Resignation from Branden Eckenrode
  - B. Appointment to Fill the Vacant Board Seat #5
  - C. Administration of Oath to Newly Appointed Supervisor
  - D. Consideration of Resolution 2022-11 Appointing Assistant Secretary
4. Approval of Minutes of the August 10, 2022 Board of Supervisors Meeting
5. Consideration of Conveyance Documents for Phase 1
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report

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<sup>1</sup> Comments will be limited to three (3) minutes

- i. Approval of Check Register
  - ii. Balance Sheet & Income Statement
- 7. Other Business
- 8. Supervisors Requests and Audience Comments
- 9. Adjournment

## SECTION III

# SECTION A

Good afternoon, Jillian,

I would like to resign from all CDD's that I currently reside on.

Thank you,  
Branden Eckenrode

# SECTION D



**RESOLUTION 2022-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT  
DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND  
PROVIDING FOR 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

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing an Assistant Secretary, and such other officers as the Board may deem necessary.

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

**SECTION 1. DISTRICT OFFICERS.** The following persons are elected to the offices shown:

Assistant Secretary \_\_\_\_\_

**SECTION 2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** 14<sup>th</sup> day of September 2022

ATTEST:

**WIND MEADOWS SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# MINUTES

**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, **August 10, 2022** at 1:30 p.m. at 4900 Dundee Road, Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott  
Halsey Carson  
Branden Eckenrode

Chairman  
Vice Chair  
Assistant Secretary

Also present were:

Jill Burns  
Lauren Gentry  
Grace Kobitter  
Bryan Hunter  
Clayton Smith  
Jarett Wright

District Manager, GMS  
KE Law  
KE Law  
Hunter Engineering  
GMS  
GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Three 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.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the July 13, 2022  
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the July 13, 2022 Board of Supervisors meeting and asked if there were any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Minutes of the July 13, 2022 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Public Hearings**

**A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget**

Ms. Burns stated that this public hearing had been advertised in the paper.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated that there were no members of the public present.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Closing the Public Hearing, was approved.

**i. Consideration of Resolution 2022-08 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds**

Ms. Burns stated that this resolution was included in the agenda package for review. She noted that they had discussed this at the prior meeting when they approved a preliminary budget that due to some assessment caps in the developer's contract to cap these at \$650 net per lot with a Deficit Funding Agreement to make up the difference if needed. She noted that it would be collected on roll at \$650. She explained that the contribution amount, if needed, to fully fund the budget would be \$40,010. She stated that other than and the updated actuals, the line items had not changed. She asked if anyone had any questions or comments. Hearing none,

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-08 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds, was approved.

**ii. Consideration of Fiscal Year 2022/2023 Budget Deficit Funding Agreement**

Ms. Burns stated that the Budget Deficit Funding Agreement for the additional amounts for the developer contribution, if needed, was with Wind Meadows South, LLC.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, the Fiscal Year 2022/2023 Budget Deficit Funding Agreement, was approved.

**B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments**

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated that there were no members of the public present at this time.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Closing the Public Hearing, was approved.

**i. Consideration of Resolution 2022-09 Imposing Special Assessment and Certifying an Assessment Roll**

Ms. Burns stated that this resolution was included in the agenda package for review. She stated that there was a copy of the proposed tax bill also included. She noted that this was a first time O&M levy for the platted lots. She stated that there was a total of 416 platted lots within the community. She presented the O&M amounts listed based on the budget the Board just adopted as well as the debt amounts listed for each of those parcels. She stated that she would be happy to answer any questions. Hearing none,

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-09 Imposing Special Assessment and Certifying as Assessment Roll, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-10  
Designation of a Regular Monthly Meeting  
Date, Time, and Location for Fiscal Year  
2023**

Ms. Burns stated that the schedule in the agenda package would be kept the same for the date, time, and location if that worked for everyone.

On MOTION by Mr. Elliott, seconded by Mr. Eckenrode, with all in favor, Resolution 2022-10 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023, was approved.

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry stated that she had nothing to report.

**B. Engineer**

Mr. Hunter stated that he had nothing to report.

**C. District Manager's Report**

**i. Balance Sheet and Income Statement**

Ms. Burns stated that the financial statements were included in the agenda package for review. She asked if anyone had any questions. Hearing none, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

There being none, the next item followed.

**NINTH 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

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Chairman/Vice Chairman

## SECTION V

September \_\_, 2022

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

Re: Letter Agreement for Acquisition of Phase One Improvements and Work Product

Dear Board of Supervisors,

Pursuant to the *Agreement Regarding the Acquisition of Work Product, Improvements and Real Property – Assessment Area One Bonds*, by and between the Wind Meadows South Community Development District (“**District**”) and Wind Meadows South, LLC (“**Developer**”), and dated October 15, 2021 (“**Acquisition Agreement**”), you are hereby notified that the Developer has completed and wishes to sell to the District certain “**Improvements**” and “**Work Product**” as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed conveyance:

- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- Notwithstanding anything to the contrary herein, to the extent certain amounts are still owed to contractors (balance to finish & retainage) and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the sale.

Sincerely,

Agreed to by:

**WIND MEADOWS SOUTH  
COMMUNITY  
DEVELOPMENT DISTRICT**

**WIND MEADOWS SOUTH, LLC**

\_\_\_\_\_, Board of Supervisors

Name: \_\_\_\_\_  
Title: \_\_\_\_\_



## EXHIBIT A

**Improvements:** All of the following located on Tracts A, B, C, D, E, F, G, H, I, J, and K, internal rights-of-way, and the “private drainage easements” of the Plat known as “Wind Meadows South Phase One”, as recorded at Plat Book 191, Pages 21 et seq., of the Official Records of Polk County, Florida (the “Plat”).

***Drainage/Surface Water Management*** – All drainage and surface water management systems, including but not limited to lakes, ponds, sod, surface water control structures, pipes, curbs, gutter, inlets, gravity walls, and other water conveyance structures, as well as all catch-basins and related stormwater facilities.

***Landscaping/Irrigation*** - All plants, trees, timber, shrubbery, and other landscaping and plantings, and all irrigation systems, including but not limited to wells, pumps, lines, spray heads, and related system components now a part of the property constructed in and for the District.

***Hardscaping*** – All signage, entry monuments and column features, fencing, pavers, , and related improvements.

**Work Product** – All of the right, title, interest, and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans and specifications, drawings, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-mentioned improvements.

All as more specifically described in the invoices below:

Improvements/Work Product (Invoice Numbers)	Invoice Amount	Amount Eligible for Reimbursement
<b>Improvements</b>		
<b>Work Product – Hunter Engineering</b>		
<b>TOTALS:</b>		

**CORPORATE DECLARATION**  
**REGARDING COSTS PAID**  
**PHASE ONE IMPROVEMENTS AND WORK PRODUCT**

Wind Meadows South, LLC, a Florida limited liability company (“**Landowner**”), does hereby certify as follows:

1. Landowner is the landowner of certain lands within the Wind Meadows South Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“**District**”).
2. The District’s *Wind Meadows South Community Development District Engineer’s Report of Capital Improvements*, dated June 1, 2021 (“**Engineer’s Report**”) describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. The Landowner has entered into agreements with contractors for the construction and/or installation of certain improvements (“**Improvements**”) and with professionals for associated Work Product (“**Work Product**”). The Improvements and Work Product are described in **Exhibit A** and are within the scope of the Engineer’s Report.
4. The Landowner has expended funds to develop and/or acquire the Improvements described in the Engineer’s Report and associated Work Product as more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of the Improvements and Work Product that have been completed to date. Landowner agrees there are no remaining amounts owed, and there are no liens now existing on the District’s property.
5. The Landowner acknowledges that the District intends to rely on this Declaration for purposes of acquiring the Improvements and Work Product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Executed this \_\_\_\_\_ day of September, 2022.

**WIND MEADOWS SOUTH, LLC**

\_\_\_\_\_  
Name:

Title:

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of September, 2022, by \_\_\_\_\_ as \_\_\_\_\_ of Wind Meadows South, LLC, a Florida limited liability company, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**Exhibit A** – Description of Improvements and Work Product

**CONSULTING ENGINEER'S CERTIFICATE**

**IMPROVEMENTS AND WORK PRODUCT**

September \_\_, 2022

Board of Supervisors  
Wind Meadows South Community Development District

Re: Wind Meadows South Community Development District (Polk County, Florida)

Ladies and Gentlemen:

The undersigned, a representative of Banks Engineering, Inc. ("**Consulting Engineer**"), as engineer for the Wind Meadows South Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from the Developer of the "**Improvements**" and "**Work Product**," as further described in **Exhibit A** attached hereto, and in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

1. I have reviewed and inspected the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement plan as set forth in the District's *Wind Meadows South Community Development District Engineer's Report of Capital Improvements*, dated June 1, 2021 ("**Engineer's Report**"), and specially benefit property within Assessment Area 1 as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements and Work Product are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
6. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements and Work Product.

*[Signature on following page]*

Under penalties of perjury, I declare that I have read the foregoing Consulting Engineer's Certificate and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this \_\_\_ day of September, 2022.

\_\_\_\_\_  
Bryan Hunter, P.E.  
Hunter Engineering, Inc.  
Florida Registration No. \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of September, 2022, by Bryan Hunter, as \_\_\_\_\_ of Hunter Engineering, Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**Exhibit A** – Description of Improvements and Work Product

**CONTRACTOR ACKNOWLEDGMENT AND RELEASE**  
**IMPROVEMENTS AND WORK PRODUCT**

THIS ACKNOWLEDGMENT & RELEASE (“Release”) is made the \_\_\_\_ day of September, 2022, by \_\_\_\_\_, having offices located at \_\_\_\_\_ (“Contractor”), in favor of the **Wind Meadows South Community Development District (“District”)**, which is a local unit of special-purpose government situated in Polk County, Florida, and having offices at 219 East Livingston Street, Orlando, Florida 32801.

**RECITALS**

**WHEREAS**, pursuant to a contractual agreement between Contractor and Wind Meadows South, LLC, a Florida limited liability company (“Developer”), Contractor has constructed and/or installed for Developer certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

**WHEREAS**, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.
3. **WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

\_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of September, 2022, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

**EXHIBIT A**

[add Description of Improvements]

Improvements/Work Product (Invoice Numbers)	Invoice Amount	Amount Eligible for Reimbursement



**ACKNOWLEDGMENT OF ACQUISITION OF CERTAIN WORK PRODUCT AND THE  
RIGHT TO RELY UPON ANY WARRANTIES AND CONTRACT TERMS FOR THE  
PRODUCTION OF SAME**

**THIS ACQUISITION AND WARRANTY ACKNOWLEDGMENT** is made the \_\_\_\_ day of September, 2022, by Hunter Engineering, Inc., a Florida corporation, with a mailing address of P.O. Box 1879, Winter Haven, Florida 33882 (the “Professional”), in favor of the **Wind Meadows South Community Development District** (the “District”), which is a local unit of special-purpose government situated in Polk County, Florida, and having offices located at c/o Governmental Management Services LLC – Central Florida, 219 East Livingston Street, Orlando, Florida 32801.

**SECTION 1. DESCRIPTION OF PROFESSIONAL’S SERVICES.** Professional has provided professional services (the “Work Product”) for Wind Meadows South, LLC, developer of lands within the District (the “Developer”) pursuant to an agreement between the Professional and the Developer (the “Professional Contract”). The Work Product produced and acquired is more specifically described in the attached **Exhibit A**.

**SECTION 2. ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired certain Work Product, produced by Professional in connection with the Professional Contract, from Developer, thereby securing the unrestricted right to rely upon the terms of the Professional Contract for same. Professional further acknowledges that the District is acquiring certain related improvements from the Developer, and therefore requires the unrestricted right to use, reproduce, rely and otherwise own said Work Product.

**SECTION 3. WARRANTY.** Professional hereby expressly acknowledges the District’s right to enforce the terms of the Professional Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Professional indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Work Product identified in **Exhibit A** because of any act or omission of Professional, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product identified in **Exhibit A**. Professional further certifies that no outstanding requests for payment exist related to the Work Product identified in **Exhibit A**, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer for the Work Product identified in **Exhibit A**.

*[Continued on following page]*

**SECTION 6. EFFECTIVE DATE.** This Acquisition and Warranty Acknowledgement shall take effect upon execution.

ATTEST

**Hunter Engineering, Inc.,** a Florida  
corporation

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
[print name]

By: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
[print name]

**EXHIBIT A**  
(to be inserted)

**BILL OF SALE AND LIMITED ASSIGNMENT**  
**PHASE ONE IMPROVEMENTS AND WORK PRODUCT**

**THIS BILL OF SALE AND LIMITED ASSIGNMENT** is made to be effective as of the \_\_\_\_ day of September, 2022, by and between **Wind Meadows South**, a Florida limited liability company, whose address for purposes hereof is 4900 Dundee Road, Winter Haven, Florida 33884 (“**Grantor**”), and for good and valuable consideration, to it paid by the **Wind Meadows South Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**” or “**Grantee**”) whose address is c/o Governmental Management Services LLC – Central Florida, 219 East Livingston Street, Orlando, Florida 32801.

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**BACKGROUND STATEMENT**

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following improvements, work product, and other interests (together, “**Property**”) as described below to have and to hold for Grantee’s own use and benefit forever:
  - a) **Improvements** – All of the right, title, warranty, interest and benefit in the improvements set forth in attached **Exhibit A** (together, “Improvements”); and
  - b) **Work Product** - All of the right, title, interest, and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-mentioned improvements (together, “**Work Product**”); and
  - c) **Additional Rights** - All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the Improvements and creation of the Work Product.
2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.
3. Except as otherwise separately agreed to in writing by Grantor, this conveyance is made on an “as is” basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all

rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

**WHEREFORE**, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

**WIND MEADOWS SOUTH, LLC**

\_\_\_\_\_  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF** \_\_\_\_\_

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of September, 2022, by \_\_\_\_\_ as \_\_\_\_\_ of Wind Meadows South, a Florida limited liability company, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

## **EXHIBIT A**

## SECTION VI



# SECTION C



## Conveyance Report

18266081589

**Reference Number:**  
**Form Name:**  
**Submitter Name:**  
**Submission Date:**  
**Location:**

20220907-18266081589  
Conveyance Report  
Clayton Smith (csmith@gmscfl.com) | csmith@gmscfl.com  
Sep 7, 2022 11:00:03 AM EDT  
327 Eagle Lake Loop Rd, Winter Haven, FL 33880, USA  
Sep 7, 2022 10:59:59 AM EDT [ [View Map](#) ]

### NEW PAGE

#### Conveyance Review

<b>District</b>	Windmeadows South CDD
<b>Site Inspected By</b>	Clayton Smith - Field Manager

#### Issue Details

ISSUE DETAILS

1 OF 11

#### Issue Details

<b>Date / Time</b>	Sep 6, 2022 9:51:00 AM EDT
<b>GeoLocation</b>	W4MH+86 Bartow, FL, USA latitude: 27.9332639 altitude: 12.9 longitude: -81.8718904 [ <a href="#">viewMap</a> ]

**Action Item Picture****Action Item Description**

Grate missing from control Structure. Place grate.

## ISSUE DETAILS

2 OF 11

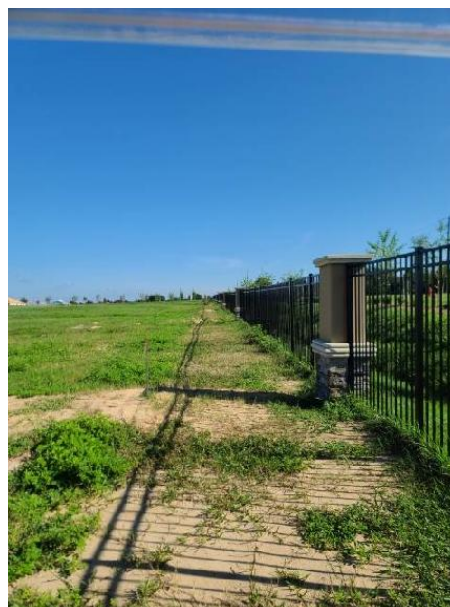
## Issue Details

**Date / Time**

Sep 6, 2022 9:51:00 AM EDT

**GeoLocation**

6515 Jenna Lee Ct, Lakeland, FL 33813, USA  
latitude: 27.9470365 altitude: 14.59031  
longitude: -81.8806508 [ [viewMap](#) ]

**Action Item Picture**

**Action Item Description**

CDD area marked by stakes behind the fence needs graded for long term maintenance all along the back of frontage fencing. if this will be part of the lots, disregard.

## ISSUE DETAILS

3 OF 11

## Issue Details

**Date / Time**

Sep 6, 2022 9:51:00 AM EDT

**GeoLocation**

2140 EF Griffin Rd, Bartow, FL 33830, USA  
latitude: 27.9350096 altitude: 15.0  
longitude: -81.870274 [ [viewMap](#) ]

**Action Item Picture****Action Item Description**

Meter for lights needs placed.

## ISSUE DETAILS

4 OF 11

## Issue Details

**Date / Time**

Sep 6, 2022 9:51:00 AM EDT

**GeoLocation**

2140 EF Griffin Rd, Bartow, FL 33830, USA  
latitude: 27.9350016 altitude: 14.799999  
longitude: -81.8702241 [ [viewMap](#) ]

**Action Item Picture**

**Action Item Description**

Minor damages to monument finish. Provide paint colors for repairs or have vendor repaint damaged areas.

**ISSUE DETAILS**

5 OF 11

**Issue Details****Date / Time**

Sep 6, 2022 9:51:00 AM EDT

**GeoLocation**

2140 EF Griffin Rd, Bartow, FL 33830, USA  
latitude: 27.935013507290705 altitude: 0.0  
longitude: -81.87035221606493 [ [viewMap](#) ]

**Action Item Picture**



**Action Item Description**

No action required at this time. Entry and frontage trees are small and sparse. Will monitor for productive establishment.

## ISSUE DETAILS

6 OF 11

## Issue Details

**Date / Time**

Sep 6, 2022 9:51:00 AM EDT

**GeoLocation**

2140 EF Griffin Rd, Bartow, FL 33830, USA  
latitude: 27.9349877 altitude: 12.629223  
longitude: -81.8716318 [ [viewMap](#) ]

**Action Item Picture****Action Item Description**

Poor establishment of sod on back side of Southern berm. Continue to monitor. May require spot replacement.

## ISSUE DETAILS

7 OF 11

## Issue Details

**Date / Time**

Sep 6, 2022 9:51:00 AM EDT

**GeoLocation**

2140 EF Griffin Rd, Bartow, FL 33830, USA  
latitude: 27.93428601409069 altitude: 0.0  
longitude: -81.87005080282688 [ [viewMap](#) ]

**Action Item Picture**

**Action Item Description**

Irrigation is currently running on batter ops. will need final installation of decoders and controller. A final inspection can then be performed.

## ISSUE DETAILS

8 OF 11

## Issue Details

**Date / Time**

Sep 6, 2022 9:51:00 AM EDT

**GeoLocation**

2150 EF Griffin Rd, Bartow, FL 33830, USA  
latitude: 27.9359007 altitude: 14.7  
longitude: -81.8701571 [ [viewMap](#) ]

**Action Item Picture****Action Item Description**

Poor establishment of sod along front of northern frontage berm. Will monitor for sod establishment. may need spot replacements. Is irrigation covering the area?

## ISSUE DETAILS

9 OF 11

## Issue Details



**Date / Time**

Sep 6, 2022 9:51:00 AM EDT

**GeoLocation**

W4PG+9V Bartow, FL, USA  
latitude: 27.9358775 altitude: 14.599999  
longitude: -81.8727843 [ [viewMap](#) ]

**Action Item Picture**

<b>Action Item Description</b>		CDD open spaces surrounding first roundabout require sod or seed. Of the two options Sod is recommended but proper seeding will likely suffice.
ISSUE DETAILS		10 OF 11
Issue Details		
<b>Date / Time</b>	Sep 6, 2022 9:51:00 AM EDT	
<b>GeoLocation</b>	W4PG+29 Bartow, FL, USA latitude: 27.93509763078129 altitude: 0.0 longitude: -81.87414821237326 [ <a href="#">viewMap</a> ]	
<b>Action Item Picture</b>		
<b>Action Item Description</b>	Remove debris pile on the west side of the road at the south turn out of the first roundabout. Landscaper provided bid to remove debris.	
ISSUE DETAILS		11 OF 11
Issue Details		
<b>Date / Time</b>	Sep 6, 2022 9:51:00 AM EDT	
<b>GeoLocation</b>	2175 Golden Meadow Way, Bartow, FL 33830, USA latitude: 27.9382601 altitude: 11.5 longitude: -81.8762549 [ <a href="#">viewMap</a> ]	
<b>Action Item Picture</b>		
<b>Action Item Description</b>	Hog damage to pond bank near amenity on the north and east side. Will need sod replacement.	



# SECTION D

# SECTION 1

*Wind Meadows South  
Community Development District*

Summary of Invoices

June 01, 2022 through July 31, 2022

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund			
	7/6/22	36	\$ 3,622.73
<b>Total</b>			<b>\$ 3,622.73</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/06/22	00001	6/01/22	15 202206 310-51300-34000	MANAGEMENT FEES - JUN 22	*	2,916.67	
		6/01/22	15 202206 310-51300-35200	WEBSITE MANAGEMENT-JUN 22	*	100.00	
		6/01/22	15 202206 310-51300-35100	INFORMATION TECH - JUN 22	*	150.00	
		6/01/22	15 202206 310-51300-31300	DISSEMINATION SVCS-JUN 22	*	416.67	
		6/01/22	15 202206 310-51300-51000	OFFICE SUPPLIES	*	2.56	
		6/01/22	15 202206 310-51300-42000	POSTAGE	*	36.83	
GOVERNMENTAL MANAGEMENT SERVICES						3,622.73	000036
TOTAL FOR BANK A						3,622.73	
TOTAL FOR REGISTER						3,622.73	

## SECTION 2

***Wind Meadows South***  
***Community Development District***

***Unaudited Financial Reporting***  
***July 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

July 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Operating Account	\$ 61,746	\$ -	\$ -	\$ 61,746
Due From Developer	\$ 868	\$ -	\$ -	\$ 868
<b>Investments:</b>				
<u>Series 2021</u>				
Reserve	\$ -	\$ 520,000	\$ -	\$ 520,000
Revenue	\$ -	\$ 54,015	\$ -	\$ 54,015
Interest	\$ -	\$ 20,376	\$ -	\$ 20,376
Prepayment	\$ -	\$ 29,423	\$ -	\$ 29,423
Construction	\$ -	\$ -	\$ 4	\$ 4
<b>Total Assets</b>	<b>\$ 62,614</b>	<b>\$ 623,813</b>	<b>\$ 4</b>	<b>\$ 686,430</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 17,791	\$ -	\$ -	\$ 17,791
<b>Total Liabilities</b>	<b>\$ 17,791</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,791</b>
<b>Fund Balances:</b>				
Restricted for:				
Debt Service - Series 2021	\$ -	\$ 623,813	\$ -	\$ 623,813
Capital Projects - Series 2021	\$ -	\$ -	\$ 4	\$ 4
Assigned for:				
Unassigned	\$ 44,822	\$ -	\$ -	\$ 44,822
<b>Total Fund Balances</b>	<b>\$ 44,822</b>	<b>\$ 623,813</b>	<b>\$ 4</b>	<b>\$ 668,639</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 62,614</b>	<b>\$ 623,813</b>	<b>\$ 4</b>	<b>\$ 686,430</b>



# Wind Meadows South

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<b>Revenues</b>				
Assessments - Lot Closings	\$ -	\$ -	\$ 67,706	\$ 67,706
Developer Contributions	\$ 134,760	\$ 50,000	\$ 50,000	\$ -
Boundary Amendment Contribution	\$ -	\$ -	\$ 868	\$ 868
<b>Total Revenues</b>	<b>\$ 134,760</b>	<b>\$ 50,000</b>	<b>\$ 118,574</b>	<b>\$ 68,574</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 10,000	\$ -	\$ 10,000
Engineering	\$ 15,000	\$ 12,500	\$ 750	\$ 11,750
Attorney	\$ 25,000	\$ 20,833	\$ 13,705	\$ 7,129
Annual Audit	\$ 5,000	\$ 5,000	\$ 3,250	\$ 1,750
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 500	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 4,167	\$ 4,167	\$ (0)
Trustee Fees	\$ 5,000	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 29,167	\$ 29,167	\$ (0)
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 300	\$ 250	\$ -	\$ 250
Postage & Delivery	\$ 1,000	\$ 833	\$ 80	\$ 754
Insurance	\$ 5,500	\$ 5,500	\$ 5,000	\$ 500
Printing & Binding	\$ 1,000	\$ 833	\$ 12	\$ 821
Legal Advertising	\$ 10,000	\$ 8,333	\$ 5,689	\$ 2,644
Contingency	\$ 5,000	\$ 4,167	\$ 67	\$ 4,100
Office Supplies	\$ 625	\$ 521	\$ 13	\$ 508
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -
Boundary Amendment Expenses	\$ -	\$ -	\$ 3,176	\$ (3,176)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 134,760</b>	<b>\$ 104,779</b>	<b>\$ 67,750</b>	<b>\$ 37,030</b>
<b>Operations and Maintenance Expenditures</b>				
<b>Field Operations</b>				
Electric - Field	\$ -	\$ -	\$ 153	\$ (153)
Water & Sewer - Field	\$ -	\$ -	\$ 7,918	\$ (7,918)
<b>Total Operations and Maintenance:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,070</b>	<b>\$ (8,070)</b>
<b>Total Expenditures</b>	<b>\$ 134,760</b>	<b>\$ 104,779</b>	<b>\$ 75,820</b>	<b>\$ 28,959</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 42,754</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,069</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,822</b>	

# Wind Meadows South

## Community Development District

### Debt Service Fund Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<b><u>Revenues:</u></b>				
Assessments - Lot Closings	\$ -	\$ -	\$ 83,084	\$ 83,084
Interest	\$ -	\$ -	\$ 354	\$ 354
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 83,438</b>	<b>\$ 83,438</b>
<b><u>Expenditures:</u></b>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ 180,071	\$ (180,071)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 180,071</b>	<b>\$ (180,071)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (96,633)</b>	<b>\$ 263,508</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Bond Proceeds	\$ -	\$ -	\$ 700,071	\$ 700,071
Transfer In/(Out)	\$ -	\$ -	\$ 20,376	\$ 20,376
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 720,447</b>	<b>\$ 720,447</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 623,813</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 623,813</b>	

# Wind Meadows South

## Community Development District

### Capital Projects Fund Series 2021

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ 83	\$ 83
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 83</b>	<b>\$ 83</b>
<b><u>Expenditures:</u></b>				
Capital Outlay - Construction	\$ -	\$ -	\$ 8,403,063	\$ (8,403,063)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 378,175	\$ (378,175)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,781,238</b>	<b>\$ (8,781,238)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (8,781,155)</b>	<b>\$ 8,781,321</b>
<b><u>Other Financing Sources/(Uses)</u></b>				
Bond Proceeds - Construction	\$ -	\$ -	\$ 8,236,379	\$ 8,236,379
Bond Proceeds - Cost of Issuance	\$ -	\$ -	\$ 398,550	\$ 398,550
Bond Premium	\$ -	\$ -	\$ 166,605	\$ 166,605
Transfer In/(Out)	\$ -	\$ -	\$ (20,376)	\$ (20,376)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,781,159</b>	<b>\$ 8,781,159</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 4</b>	

## Wind Meadows South

### Community Development District

#### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,719	\$ 57,987	\$ -	\$ -	\$ -	67,706
Developer Contributions	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,000
Boundary Amendment Contribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 868	\$ -	\$ -	868
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ 25,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,719</b>	<b>\$ 57,987</b>	<b>\$ 868</b>	<b>\$ -</b>	<b>\$ -</b>	<b>118,574</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ -	750
Attorney	\$ 1,711	\$ 674	\$ 1,252	\$ 3,023	\$ 653	\$ 975	\$ 1,189	\$ -	\$ 1,609	\$ 2,619	\$ -	\$ -	13,705
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,250	\$ -	\$ -	\$ -	3,250
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	4,167
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	29,167
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 33	\$ -	\$ -	\$ 1	\$ 1	\$ 2	\$ 6	\$ 1	\$ 37	\$ -	\$ -	\$ -	80
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Printing & Binding	\$ -	\$ -	\$ -	\$ 9	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12
Legal Advertising	\$ 1,964	\$ -	\$ 647	\$ 307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,772	\$ -	\$ -	5,689
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67	\$ -	\$ -	\$ -	67
Office Supplies	\$ 3	\$ 3	\$ -	\$ 3	\$ 3	\$ 0	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	13
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Boundary Amendment Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,368	\$ 808	\$ -	\$ -	3,176
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative:</b>	<b>\$ 12,469</b>	<b>\$ 4,260</b>	<b>\$ 5,482</b>	<b>\$ 6,925</b>	<b>\$ 4,243</b>	<b>\$ 4,560</b>	<b>\$ 4,777</b>	<b>\$ 3,584</b>	<b>\$ 11,667</b>	<b>\$ 9,782</b>	<b>\$ -</b>	<b>\$ -</b>	<b>67,750</b>
<b>Operations and Maintenance Expenses</b>													
<b>Field Operations</b>													
Electric - Field	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153	\$ -	\$ -	\$ -	153
Water & Sewer - Field	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,505	\$ -	\$ 1,934	\$ 1,479	\$ -	\$ -	7,918
<b>Total Operations and Maintenance Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,505</b>	<b>\$ -</b>	<b>\$ 2,086</b>	<b>\$ 1,479</b>	<b>\$ -</b>	<b>\$ -</b>	<b>8,070</b>
<b>Total Expenditures</b>	<b>\$ 12,469</b>	<b>\$ 4,260</b>	<b>\$ 5,482</b>	<b>\$ 6,925</b>	<b>\$ 4,243</b>	<b>\$ 4,560</b>	<b>\$ 9,282</b>	<b>\$ 3,584</b>	<b>\$ 13,753</b>	<b>\$ 11,262</b>	<b>\$ -</b>	<b>\$ -</b>	<b>75,820</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (12,469)</b>	<b>\$ 20,740</b>	<b>\$ (5,482)</b>	<b>\$ 18,075</b>	<b>\$ (4,243)</b>	<b>\$ (4,560)</b>	<b>\$ (9,282)</b>	<b>\$ 6,134</b>	<b>\$ 44,234</b>	<b>\$ (10,394)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>42,754</b>

# 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