

Wind Meadows South
Community Development District

Adopted 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
Adopted Budget
General Fund

Description	Adopted Budget FY2022	Actuals Through 6/30/22	Projected Next 3 Months	Projected Through 9/30/22	Adopted Budget FY2023
Revenues					
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 270,400
Assessments - Lot Closing	\$ -	\$ 67,706	\$ -	\$ 67,706	\$ -
Developer Contributions	\$ 134,760	\$ 50,000	\$ -	\$ 50,000	\$ 40,010
Total Revenues	\$ 134,760	\$ 117,706	\$ -	\$ 117,706	\$ 310,410
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ -	\$ 4,000	\$ 4,000	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 5,375	\$ 5,375	\$ 15,000
Attorney	\$ 25,000	\$ 9,476	\$ 6,769	\$ 16,245	\$ 25,000
Annual Audit	\$ 5,000	\$ -	\$ 3,282	\$ 3,282	\$ 3,400
Assessment Administration	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Arbitrage	\$ 500	\$ -	\$ 450	\$ 450	\$ 500
Dissemination	\$ 5,000	\$ 3,750	\$ 1,250	\$ 5,000	\$ 5,000
Trustee Fees	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 36,750
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 1,000	\$ 80	\$ 108	\$ 188	\$ 1,000
Insurance	\$ 5,500	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Printing & Binding	\$ 1,000	\$ 12	\$ 48	\$ 60	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,917	\$ 1,972	\$ 4,889	\$ 10,000
Contingency	\$ 5,000	\$ 35	\$ 199	\$ 234	\$ 5,000
Office Supplies	\$ 625	\$ 13	\$ 13	\$ 26	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Subtotal Administrative Expenditures	\$ 134,760	\$ 49,958	\$ 43,016	\$ 92,974	\$ 134,910
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Electric	\$ -	\$ 153	\$ 750	\$ 903	\$ 5,500
Water & Sewer	\$ -	\$ 6,439	\$ 5,801	\$ 12,240	\$ 10,000
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 5,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Subtotal Field Expenditures	\$ -	\$ 6,591	\$ 6,551	\$ 13,142	\$ 165,500

Wind Meadows South
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2022	Actuals Through 6/30/22	Projected Next 3 Months	Projected Through 9/30/22	Adopted 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
<i>Other Expenditures</i>					
Capital Reserves - Transfer	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Total Expenditures	\$ 134,760	\$ 56,549	\$ 49,567	\$ 106,117	\$ 310,410
Excess Revenues/(Expenditures)	\$ -	\$ 61,156	\$ (49,567)	\$ 11,589	\$ -

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

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
Adopted Budget
Series 2022 Debt Service Fund

Description	Adopted Budget FY2022	Actual Through 6/30/22	Projected Next 3 Months	Projected Through 9/30/22	Adopted Budget FY2023
Revenues					
Assessment - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 520,000
Assessments - Direct Bill	\$ -	\$ -	\$ 61,779	\$ 61,779	\$ -
Assessment - Lot Closing	\$ -	\$ 83,084	\$ -	\$ 83,084	\$ -
Interest Income	\$ -	\$ 100	\$ 33	\$ 133	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 165,371
Total Revenues	\$ -	\$ 83,184	\$ 61,812	\$ 144,996	\$ 685,371
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					
Transfer In/(Out)	\$ -	\$ 20,376	\$ -	\$ 20,376	\$ -
Bond Proceeds	\$ -	\$ 700,071	\$ -	\$ 700,071	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ 720,447	\$ -	\$ 720,447	\$ -
Excess Revenues/(Expenditures)	\$ -	\$ 623,559	\$ 61,812	\$ 685,371	\$ 164,629

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
Adopted Budget
Capital Reserve Fund

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