

*Wind Meadows South
Community Development District*

Meeting Agenda

November 8, 2023

AGENDA

Wind Meadows South

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

November 1, 2023

**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, November 8, 2023 at 1:30 PM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880**

Zoom Video Join Link: <https://us06web.zoom.us/j/87844368504>

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

Meeting ID: 878 4436 8504

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. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members (Seat #3, Seat #4, and Seat #5)
 - B. Consideration of Resolution 2024-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2024-02 Electing Officers
4. Approval of Minutes of the October 11, 2023 Board of Supervisors Meeting
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

¹ Comments will be limited to three (3) minutes

SECTION III

SECTION B

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER’S ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting, the Minutes of which shall be attached hereto as **Exhibit A**, upon approval thereof, was held on November 8, 2023, immediately prior to the meeting of the District’s Board of Supervisors, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

SECTION 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 3	Votes _____
_____	Seat 4	Votes _____
_____	Seat 5	Votes _____

SECTION 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named persons are declared to have been elected for the following terms of office:

_____	4 Year Term
_____	4 Year Term
_____	2 Year Term

SECTION 3. This resolution shall become effective immediately upon its adoption.

[Signature page for Resolution 2024- 01]

PASSED AND ADOPTED this 8th day of November 2023.

ATTEST:

**WIND MEADOWS SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Minutes of Landowner Meeting and Election

SECTION D

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

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

- Chairperson _____
- Vice Chairperson _____
- Secretary Jill Burns
- Assistant Secretary _____
- Assistant Secretary _____
- Assistant Secretary _____
- Assistant Secretary George Flint
- Assistant Secretary _____

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of November 2023.

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, **October 11, 2023** at 2:05 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
Halsey Carson	Vice Chairman
Timothy Todd	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KVW Law
Corey Roberts	District Counsel, KVW Law
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering
Allen Bailey	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns explained the procedures for the public comment period and the public hearing portions of this meeting. She asked for public comments. Hearing no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 12, 2023
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the July 12, 2023 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. Carson, with all in favor, the Minutes of the July 12, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from AMTEC for Arbitrage Rebate Services for Series 2021 (Assessment Area One Project) Bonds and Series 2023 (Assessment Area Two Project) Bonds

Ms. Burns presented the proposal from AMTEC for Arbitrage Rebate Services for Series 2021 (Assessment Area One Project) bonds and Series 2023 (Assessment Area Two Project) bonds. She stated that the cost for each of those reports for each series was \$450 annually.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal from AMTEC for Arbitrage Rebate Series 2021 (Assessment Area One Project) Bonds and Series 2023 (Assessment Area Two Project) Bonds, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposal from Securitas for District Security Services (CLOSED SESSION DISCUSSION AVAILABLE – if needed)

Ms. Burns presented the proposal from Securitas for District Security Services. She noted that page 86 had the investment proposal, and it was the same as the other proposal that they reviewed with the same camera system. She pointed out that they had a lot more complaints and issues at this facility. She stated that the total of this proposal was \$31,853. She pointed out that they had \$27,500 in security and they had a contingency for the Amenity Facility that they could dip into. She explained that it was going to take some time to set this up. She also noted that prorated should get it down a little more. She stated that they may be \$2,500 over, but hearing the issues that they were seeing, it would be worth doing the full package and getting it underway now.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Proposal from Securitas for District Security Services with Live Guards to Start when Cameras are Installed and the Service

Starts and Authorization for Counsel to draft Agreement, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing to report to the Board.

B. Engineer

Mr. Hunter stated he had nothing to report at this time.

C. Field Manager's Report

Mr. Bailey reviewed the Field Manager's Report. He noted that some of the irrigation pipes were damaged, and the landscapers were able to repair those. He pointed out that the irrigation system on Red Egret Drive wasn't set on a proper system and a few trees died. The developer had these trees replaced by the installer. He stated that the playground on Wading Ibis Way needed landscape maintenance and the landscaper addressed the issue promptly. He explained that there was a small debris pile left on Swallow Tail Avenue and it was cleaned up by GMS staff. He stated that some of the signage had been knocked down and they had their team out there to put those back up. The final item on his report was the speed limit signage. He explained that the District had no speed limit signs throughout the property and a resident requested to have speed limit signs placed. He asked if the Board would like to discuss this item further. Board and staff discussed this item. Ms. Gentry noted that the first step would be to see if they had a traffic plan that showed the signage, so they can see what was approved. She continued to explain that depending on what the signage was, they needed to look at installing the signs because typically law enforcement would not enforce a speed limit unless there were signs posted. This item is going to be investigated. Mr. Hunter noted that the statute was Chapter 316.189.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented approval of the check register for \$94,837.75 for the month of June through August.

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

ii. Balance Sheet and Income Statement

Ms. Burns stated that the financial statements were in the agenda package for review. There was no action necessary on those but she noted that she was happy to answer any questions.

iii. Ratification of Summary of Series 2023 AA2 Requisitions #14 to #32

Ms. Burns presented the summary of Series 2023 AA2 Requisitions #14 to #32 to the Board.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Series 2023 AA2 Requisitions #14 to #32, were ratified.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, 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. Carson with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION C

Wind Meadows South CDD

Field Management Report



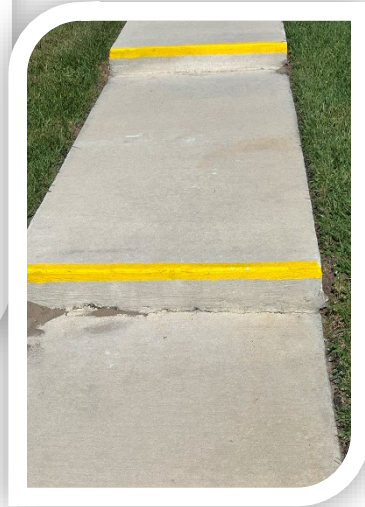
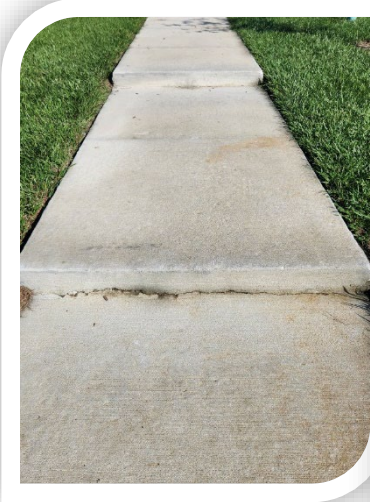
November 8th, 2023

Allen Bailey – Field Manager

GMS

Completed

Amenity Sidewalk Steps



✚ The steps between the amenity entrance and the mail kiosk have been painted to increase visibility.

Plant Install Review

✚ The podocarpus replacements have taken root and are seeing healthy growth.



Completed

Pool Rules Sign



- ✚ The pool rules sign was found damaged.
- ✚ GMS maintenance staff replaced the sign.

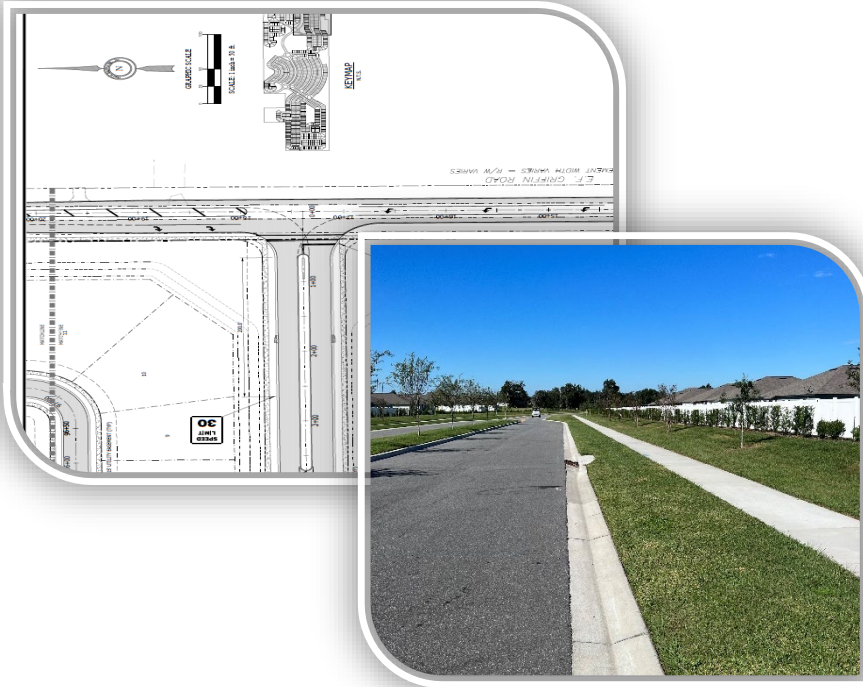
Street Signage



- ✚ Different street signs were falling over in the district. GMS staff straightened the falling signs.

Site Item

Speed Limit Signage



- ✚ The signage plans show a speed limit sign at the entrance.
- ✚ This sign is currently missing. And we are working to replace.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at abailey@gmscfl.com. Thank you.

Respectfully,
Allen Bailey

SECTION D

SECTION 1

*Wind Meadows South
Community Development District*

Summary of Invoices

September 01, 2023 through September 30, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	9/11/23	146-147	\$ 13,778.36
	9/19/23	148	\$ 670.50
Total			\$ 14,448.86

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/11/23	00001	9/01/23	50 202309 310-51300-34000	MANAGEMENT FEES SEPT 23	*	3,062.50	
9/01/23		9/01/23	50 202309 310-51300-35200	WEBSITE ADMIN SEPT 23	*	100.00	
9/01/23		9/01/23	50 202309 310-51300-35100	INFORMATION TECH SEPT 23	*	150.00	
9/01/23		9/01/23	50 202309 310-51300-31300	DISSEMINATION SVC SEPT 23	*	500.00	
9/01/23		9/01/23	50 202309 330-57200-48300	AMENITY ACCESS SEPT 23	*	416.67	
9/01/23		9/01/23	50 202309 310-51300-51000	OFFICE SUPPLIES SEPT 23	*	.84	
9/01/23		9/01/23	50 202309 310-51300-42000	POSTAGE SEPT 23	*	67.51	
9/01/23		9/01/23	51 202309 320-53800-34000	FIELD MANAGEMENT SEPT 23	*	1,250.00	
							5,547.52 000146

9/11/23	00013	9/01/23	85579 202309 320-53800-46200	LANDSCAPE MAINT SEPT 23	*	8,230.84	
							8,230.84 000147

9/19/23	00005	9/11/23	7516 202308 310-51300-31500	GENERAL COUNSEL AUG 23	*	670.50	
							670.50 000148

						TOTAL FOR BANK A	14,448.86
						TOTAL FOR REGISTER	14,448.86

SECTION 2

Wind Meadows South
Community Development District

Unaudited Financial Reporting
September 30, 2023



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8	<hr/>	Capital Reserve Fund
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12	<hr/>	Long Term Debt Schedule

Wind Meadows South

Community Development District

Combined Balance Sheet

September 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 2,489	\$ -	\$ -	\$ 5,000	\$ 2,489
Due From Developer	\$ 25,000	\$ -	\$ 840	\$ -	\$ 25,840
Investments:					
<u>Series 2021</u>					
Reserve	\$ -	\$ 260,000	\$ -	\$ -	\$ 260,000
Revenue	\$ -	\$ 189,597	\$ -	\$ -	\$ 189,597
<u>Series 2023</u>					
Reserve	\$ -	\$ 523,525	\$ -	\$ -	\$ 523,525
Revenue	\$ -	\$ 10,645	\$ -	\$ -	\$ 10,645
Interest	\$ -	\$ 195,347	\$ -	\$ -	\$ 195,347
Construction	\$ -	\$ -	\$ 1,943,013	\$ -	\$ 1,943,013
Cost of Issuance	\$ -	\$ -	\$ 358	\$ -	\$ 358
Total Assets	\$ 27,489	\$ 1,179,113	\$ 1,944,211	\$ 5,000	\$ 3,150,813
Liabilities:					
Accounts Payable	\$ 14,640	\$ -	\$ -	\$ -	\$ 14,640
Contracts Payable	\$ -	\$ -	\$ 840	\$ -	\$ 840
Total Liabilities	\$ 14,640	\$ -	\$ 840	\$ -	\$ 15,480
Fund Balances:					
Restricted for:					
Debt Service - Series 2021	\$ -	\$ 449,597	\$ -	\$ -	\$ 449,597
Debt Service - Series 2023	\$ -	\$ 729,517	\$ -	\$ -	\$ 729,517
Capital Projects - Series 2021	\$ -	\$ -	\$ 0	\$ -	\$ 0
Capital Projects - Series 2023	\$ -	\$ -	\$ 1,943,371	\$ -	\$ 1,943,371
Assigned for:					
Capital Reserves	\$ -	\$ -	\$ -	\$ 5,000	\$ -
Unassigned	\$ 12,848	\$ -	\$ -	\$ -	\$ 12,848
Total Fund Balances	\$ 12,848	\$ 1,179,113	\$ 1,943,371	\$ 5,000	\$ 3,135,333
Total Liabilities & Fund Balance	\$ 27,489	\$ 1,179,113	\$ 1,944,211	\$ 1,949,211	\$ 3,150,813

Wind Meadows South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Amended	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Revenues				
Assessments - Tax Roll	\$ 270,400	\$ 270,400	\$ 271,102	\$ 702
Developer Contributions	\$ 130,792	\$ 130,792	\$ 68,798	\$ (61,994)
Boundary Amendment Contribution	\$ -	\$ -	\$ 11,755	\$ 11,755
Miscellaneous Income	\$ -	\$ -	\$ 614	\$ 614
Total Revenues	\$ 401,191	\$ 401,191	\$ 352,268	\$ (48,923)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Engineering	\$ 15,000	\$ 15,000	\$ 10,250	\$ 4,750
Attorney	\$ 25,000	\$ 25,000	\$ 22,632	\$ 2,368
Annual Audit	\$ 3,400	\$ 3,400	\$ 3,900	\$ (500)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 500	\$ 500	\$ -	\$ 500
Dissemination	\$ 5,000	\$ 5,000	\$ 5,333	\$ (333)
Trustee Fees	\$ 5,000	\$ 5,000	\$ 4,041	\$ 959
Management Fees	\$ 36,750	\$ 36,750	\$ 36,750	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Telephone	\$ 300	\$ 300	\$ -	\$ 300
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 902	\$ 98
Insurance	\$ 5,500	\$ 5,500	\$ 5,375	\$ 125
Printing & Binding	\$ 1,000	\$ 1,000	\$ 27	\$ 973
Legal Advertising	\$ 10,000	\$ 10,000	\$ 12,553	\$ (2,553)
Contingency	\$ 5,000	\$ 5,000	\$ 1,689	\$ 3,311
Office Supplies	\$ 625	\$ 625	\$ 28	\$ 597
Travel Per Diem	\$ 660	\$ 660	\$ -	\$ 660
Boundary Amendment Expenses	\$ -	\$ -	\$ 13,490	\$ (13,490)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 134,910	\$ 134,910	\$ 125,144	\$ 9,766

Operations and Maintenance Expenditures

Field Operations

Property Insurance	\$ 5,000	\$ 5,000	\$ 5,029	\$ (29)
Field Management	\$ 15,000	\$ 15,000	\$ 11,250	\$ 3,750
Landscape Maintenance	\$ 99,320	\$ 99,320	\$ 100,427	\$ (1,107)
Landscape Replacement	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Lake Maintenance	\$ -	\$ -	\$ 2,475	\$ (2,475)
Streetlights	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Electric - Field	\$ 5,500	\$ 5,500	\$ -	\$ 5,500
Water & Sewer - Field	\$ 10,000	\$ 10,000	\$ 52,182	\$ (42,182)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 5,000	\$ 5,000	\$ 5,030	\$ (30)
General Repairs & Maintenance	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
Field Contingency	\$ 7,500	\$ 7,500	\$ 11,853	\$ (4,353)
Subtotal Field Expenditures	\$ 194,820	\$ 194,820	\$ 188,246	\$ 6,574

Wind Meadows South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Amended	Prorated Budget	Actual	
	Budget	Thru 09/30/23	Thru 09/30/23	Variance
Amenity Expenditures				
Amenity - Electric	\$ 10,500	\$ 10,500	\$ 8,686	\$ 1,814
Amenity - Water	\$ 5,833	\$ 5,833	\$ 865	\$ 4,968
Internet	\$ 1,750	\$ 1,750	\$ -	\$ 1,750
Pest Control	\$ 420	\$ 420	\$ 305	\$ 115
Janitorial Service	\$ 5,833	\$ 5,833	\$ 4,595	\$ 1,238
Security Services	\$ 10,000	\$ 10,000	\$ 11,045	\$ (1,045)
Pool Maintenance	\$ 12,833	\$ 12,833	\$ 17,650	\$ (4,817)
Amenity Repairs & Maintenance	\$ 7,000	\$ 7,000	\$ 4,101	\$ 2,899
Amenity Access Management	\$ 2,917	\$ 2,917	\$ 2,083	\$ 834
Contingency	\$ 4,375	\$ 4,375	\$ 1,309	\$ 3,066
Subtotal Amenity Expenditures	\$ 61,461	\$ 61,461	\$ 50,639	\$ 10,822
Total Operations and Maintenance:	\$ 256,281	\$ 256,281	\$ 238,885	\$ 17,396
<i>Other Expenditures</i>				
Capital Reserves - Transfer	\$ 10,000	\$ 10,000	\$ 5,000	\$ (5,000)
Total Other Expenditures	\$ 10,000	\$ 10,000	\$ 5,000	\$ (5,000)
Total Expenditures	\$ 401,191	\$ 401,191	\$ 369,029	\$ 27,162
Excess Revenues (Expenditures)	\$ -	\$ -	\$ (16,761)	
Fund Balance - Beginning	\$ -	\$ -	\$ 29,610	
Fund Balance - Ending	\$ -	\$ -	\$ 12,848	

Wind Meadows South

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 520,000	\$ 520,000	\$ 521,350	\$ 1,350
Assessments - Lot Closings	\$ -	\$ -	\$ 59,293	\$ 59,293
Interest	\$ -	\$ -	\$ 24,560	\$ 24,560
Total Revenues	\$ 520,000	\$ 520,000	\$ 605,203	\$ 85,203
Expenditures:				
Interest - 11/1	\$ 165,371	\$ 165,371	\$ 165,371	\$ (0)
Principal - 5/1	\$ 190,000	\$ 190,000	\$ 190,000	\$ -
Interest - 5/1	\$ 165,371	\$ 165,371	\$ 165,371	\$ (0)
Total Expenditures	\$ 520,742	\$ 520,742	\$ 520,743	\$ (1)
Excess (Deficiency) of Revenues over Expenditures	\$ (742)	\$ (742)	\$ 84,461	\$ 85,204
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (260,000)	\$ (260,000)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (260,000)	\$ (260,000)
Net Change in Fund Balance	\$ (742)		\$ (175,539)	
Fund Balance - Beginning	\$ 165,371		\$ 625,136	
Fund Balance - Ending	\$ 164,629		\$ 449,597	

Wind Meadows South

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 10,645	\$ 10,645
Total Revenues	\$ -	\$ -	\$ 10,645	\$ 10,645
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 10,645	\$ 10,645
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 718,872	\$ 718,872
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 718,872	\$ 718,872
Net Change in Fund Balance	\$ -	\$ -	\$ 729,517	
Fund Balance - Beginning	\$ 165,371		\$ -	
Fund Balance - Ending	\$ 165,371		\$ 729,517	

Wind Meadows South

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget		Prorated Budget Thru 09/30/23		Actual Thru 09/30/23		Variance
Revenues							
Developer Contributions	\$ -		\$ -		\$ 1,791		\$ 1,791
Interest	\$ -		\$ -		\$ 128		\$ 128
Total Revenues	\$ -		\$ -		\$ 1,919		\$ 1,919
Expenditures:							
Capital Outlay - Construction	\$ -		\$ -		\$ 261,923		\$ (261,923)
Total Expenditures	\$ -		\$ -		\$ 261,923		\$ (261,923)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -		\$ (260,004)		\$ 263,842
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -		\$ -		\$ 260,000		\$ 260,000
Total Other Financing Sources (Uses)	\$ -		\$ -		\$ 260,000		\$ 260,000
Net Change in Fund Balance	\$ -		\$ -		\$ (4)		
Fund Balance - Beginning	\$ -		\$ -		\$ 4		
Fund Balance - Ending	\$ -		\$ -		\$ 0		

Wind Meadows South

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget		Prorated Budget Thru 09/30/23		Actual Thru 09/30/23		Variance
Revenues							
Interest	\$ -		\$ -		\$ 48,088		\$ 48,088
Total Revenues	\$ -		\$ -		\$ 48,088		\$ 48,088
Expenditures:							
Capital Outlay - Construction	\$ -		\$ -		\$ 4,697,348		\$ (4,697,348)
Capital Outlay - Cost of Issuance	\$ -		\$ -		\$ 343,497		\$ (343,497)
Total Expenditures	\$ -		\$ -		\$ 5,040,845		\$ (5,040,845)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -		\$ (4,992,757)		\$ 5,088,933
Other Financing Sources/(Uses)							
Bond Proceeds - Construction	\$ -		\$ -		\$ 6,936,128		\$ 6,936,128
Total Other Financing Sources (Uses)	\$ -		\$ -		\$ 6,936,128		\$ 6,936,128
Net Change in Fund Balance	\$ -		\$ -		\$ 1,943,371		
Fund Balance - Beginning	\$ -		\$ -		\$ -		
Fund Balance - Ending	\$ -		\$ -		\$ 1,943,371		

Wind Meadows South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 5,000	\$ 5,000
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,000	\$ 5,000
Net Change in Fund Balance	\$ -	\$ -	\$ 5,000	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ 5,000	

Wind Meadows South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - On Roll	\$ -	\$ -	\$ 201,588	\$ 69,042	\$ -	\$ -	\$ -	\$ 472	\$ -	\$ -	\$ -	\$ -	\$ 271,102
Developer Contributions	\$ 15,000	\$ 25,000	\$ -	\$ 3,798	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ 68,798
Boundary Amendment Contribution	\$ -	\$ 387	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,068	\$ -	\$ -	\$ 11,755
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 528	\$ 86	\$ -	\$ 614
Total Revenues	\$ 15,000	\$ 25,387	\$ 206,888	\$ 72,840	\$ -	\$ -	\$ -	\$ 472	\$ -	\$ 6,596	\$ 86	\$ 25,000	\$ 352,268

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 250	\$ -	\$ 1,125	\$ 750	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ 7,875	\$ -	\$ 10,250
Attorney	\$ 443	\$ 297	\$ 766	\$ 5,121	\$ 4,732	\$ 2,383	\$ 2,465	\$ 2,550	\$ 470	\$ 2,509	\$ 671	\$ 228	\$ 22,632
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,900	\$ -	\$ -	\$ 3,900
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 500	\$ 500	\$ 500	\$ 500	\$ 5,333
Trustee Fees	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 36,750
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 3	\$ 4	\$ 10	\$ 129	\$ 37	\$ 25	\$ 93	\$ 4	\$ 350	\$ 81	\$ 98	\$ 68	\$ 902
Insurance	\$ 5,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,375
Printing & Binding	\$ -	\$ -	\$ 5	\$ -	\$ -	\$ 5	\$ 17	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ 27
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ 2,658	\$ 5,524	\$ 307	\$ -	\$ 3,681	\$ -	\$ -	\$ 383	\$ 12,553
Contingency	\$ -	\$ 1,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25	\$ 100	\$ (8)	\$ 39	\$ 47	\$ 1,689
Office Supplies	\$ 3	\$ 0	\$ 3	\$ 0	\$ 3	\$ 3	\$ 3	\$ 3	\$ 6	\$ 1	\$ 3	\$ 1	\$ 28
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Boundary Amendment Expenses	\$ 209	\$ -	\$ 7,172	\$ 6,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,490
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 14,937	\$ 9,806	\$ 11,683	\$ 16,213	\$ 11,910	\$ 11,919	\$ 6,614	\$ 6,311	\$ 8,421	\$ 10,296	\$ 12,498	\$ 4,539	\$ 125,144

Wind Meadows South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operations and Maintenance Expenses													
<i>Field Operations</i>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,029	\$ -	\$ -	\$ -	\$ 5,029
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 11,250
Landscape Maintenance	\$ 12,000	\$ 8,000	\$ 7,593	\$ 7,593	\$ 7,593	\$ 7,912	\$ 8,231	\$ 8,231	\$ 8,231	\$ 8,581	\$ 8,231	\$ 8,231	\$ 100,427
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 2,475
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric - Field	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer - Field	\$ 7,506	\$ 1,413	\$ 3,265	\$ 13,444	\$ 3,398	\$ 466	\$ 3,372	\$ 3,382	\$ 3,680	\$ 5,570	\$ 4,206	\$ 2,483	\$ 52,182
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ 405	\$ -	\$ -	\$ -	\$ 366	\$ 150	\$ 561	\$ 3,548	\$ -	\$ 5,030
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ 8,500	\$ 464	\$ 660	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ 589	\$ 1,190	\$ -	\$ 11,853
Total Operations and Maintenance Expenses	\$ 20,131	\$ 18,763	\$ 12,172	\$ 22,952	\$ 11,841	\$ 9,228	\$ 13,078	\$ 13,904	\$ 13,536	\$ 16,775	\$ 18,649	\$ 12,189	\$ 188,246
Amenity Expenditures													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 70	\$ 758	\$ 654	\$ 728	\$ 1,895	\$ -	\$ 1,406	\$ 3,174	\$ 8,686
Amenity - Water	\$ -	\$ -	\$ 11	\$ 110	\$ -	\$ -	\$ 20	\$ 116	\$ 151	\$ 166	\$ 131	\$ 161	\$ 865
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185	\$ 120	\$ 305
Janitorial Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 1,000	\$ 1,000	\$ 1,095	\$ 1,000	\$ 4,595
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,045	\$ -	\$ -	\$ -	\$ -	\$ 11,045
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,650	\$ 2,500	\$ 17,650
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,711	\$ 390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,101
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 2,083
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 359	\$ -	\$ -	\$ 950	\$ -	\$ -	\$ -	\$ -	\$ 1,309
Total Amenity Expenses	\$ -	\$ -	\$ 11	\$ 110	\$ 428	\$ 6,969	\$ 3,565	\$ 16,256	\$ 5,963	\$ 4,082	\$ 5,884	\$ 7,372	\$ 50,639
Other Expenditures													
Capital Reserves - Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000
Total Expenditures	\$ 35,068	\$ 28,568	\$ 23,866	\$ 39,274	\$ 24,179	\$ 28,115	\$ 23,256	\$ 36,470	\$ 27,919	\$ 31,154	\$ 37,031	\$ 24,099	\$ 369,029
Excess Revenues (Expenditures)	\$ (20,068)	\$ (3,181)	\$ 183,022	\$ 33,565	\$ (24,179)	\$ (28,115)	\$ (23,256)	\$ (35,998)	\$ (27,919)	\$ (24,558)	\$ (36,945)	\$ 901	\$ (16,761)

Wind Meadows South
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

Gross Assessments \$ 290,750.72 \$ 559,137.28 \$ 849,888.00
 Net Assessments \$ 270,398.17 \$ 519,997.67 \$ 790,395.84

ON ROLL ASSESSMENTS

34.21% 65.79% 100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Property Appraiser	Interest	Net Receipts	O&M Portion	2022 Debt Service	Total
12/12/22	11/14/22-11/23/22	\$2,043.00	(\$39.23)	(\$81.73)	\$0.00	\$0.00	\$1,922.04	\$657.54	\$1,264.50	\$1,922.04
12/21/22	11/24/22-11/30/22	\$633,330.00	(\$12,159.87)	(\$25,336.30)	\$0.00	\$0.00	\$595,833.83	\$203,837.58	\$391,996.25	\$595,833.83
12/21/22	Invoice#4651979	\$0.00	\$0.00	\$0.00	(\$8,498.88)	\$0.00	(\$8,498.88)	(\$2,907.51)	(\$5,591.37)	(\$8,498.88)
01/13/23	12/16/22-12/31/22	\$214,515.00	(\$4,118.67)	(\$8,581.65)	\$0.00	\$0.00	\$201,814.68	\$69,041.76	\$132,772.92	\$201,814.68
05/24/23	10/01/22-03/31/23	\$0.00	\$0.00	\$0.00	\$0.00	\$1,380.27	\$1,380.27	\$472.20	\$908.07	\$1,380.27
TOTAL		\$ 849,888.00	\$ (16,317.77)	\$ (33,999.68)	\$ (8,498.88)	\$ 1,380.27	\$ 792,451.94	\$ 271,101.57	\$ 521,350.37	\$ 792,451.94

100%	Net Percent Collected
\$ -	Balance Remaining to Collect

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	\$260,000
RESERVE FUND BALANCE	\$260,000
BONDS OUTSTANDING - 10/15/2021	\$9,501,605
LESS: PRINCIPAL PAYMENT 05/1/23	(\$190,000)
CURRENT BONDS OUTSTANDING	\$9,311,605