

*Wind Meadows South  
Community Development District*

*Meeting Agenda*

*March 5, 2024*

# 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

February 27, 2024

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

Dear Board Members:

A meeting of the Board of Supervisors of the **Wind Meadows South Community Development District** will be held **Tuesday, March 5, 2024 at 11:00 AM** 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 (<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. Administration of Oaths of Office to Newly Elected Board Members (Seat #3 (Dottie Mobley) and Seat #4 (Karen Ritchie))
4. Approval of Minutes of the November 7, 2023 Landowners' Meeting and the November 8, 2023 Board of Supervisors Meeting
5. Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser
6. Presentation of Arbitrage Rebate Report for Series 2021 (Assessment Area One Project) Bonds
7. Ratification of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser
8. Ratification of EMMA Agreement
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Landscape Maintenance Contract Addendum with Weber Environmental Services to Add Phase 2A to Current Contract
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Discussion Regarding Resident Request to Adjust Amenity Hours
    - iv. Discussion Regarding April 10, 2024 Meeting Room Availability
10. Other Business
11. Supervisors Requests and Audience Comments
12. Adjournment

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

# MINUTES

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

The Landowners' meeting and Election of the Board of Supervisors of the Wind Meadows South Community Development District was held Tuesday, **November 7, 2023** at 9:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present were:

Tricia Adams  
Jill Burns  
Lauren Gentry  
Corey Roberts

**FIRST ORDER OF BUSINESS**

**Determination of Number of Voting Units  
Represented**

Ms. Burns stated that she had been provided with a proxy form authorizing Tricia Adams to cast votes on behalf of Wind Meadows South 2, LLC authorizing her to cast 115 votes.

**SECOND ORDER OF BUSINESS**

**Call to Order**

Ms. Burns stated we will go ahead and call to order the Landowner's meeting.

**THIRD ORDER OF BUSINESS**

**Election of Chairman for the Purpose of  
Conducting Landowners' Meeting**

Ms. Burns was designated as the Chair for purposes of running the Landowner's meeting.

**FOURTH ORDER OF BUSINESS**

**Nominations for the Positions of  
Supervisor**

Ms. Burns asked for nominations for the three seats up for election, Ms. Adams nominated Dottie Mobley to Seat 3, Karen Ritch to Seat 4, and Timothy Todd to Seat 5.

**FIFTH ORDER OF BUSINESS**

**Casting of Ballots**

Ms. Adams casted 114 votes for Dottie Mobley, 115 votes for Karen Ritchie, and 115 votes for Timothy Todd.

**SIXTH ORDER OF BUSINESS**

**Ballot Tabulation**

Ms. Burns stated that Ms. Ritchie and Mr. Todd will serve four-year terms and Ms. Mobley will serve a two-year term.

**SEVENTH ORDER OF BUSINESS**

**Landowners Questions and Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns stated at this time we will adjourn the landowners' meeting.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

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

The regular meeting of the Board of Supervisors of the Wind Meadows South Community Development District was held Wednesday, **November 8, 2023** at 1:31 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, KVV Law
Corey Roberts	District Counsel, KVV Law
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 noted that there were no members of the public present to provide comments at this time.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oaths of Office to Newly Elected Board Members (Seat #3, Seat #4, and Seat #5)**

Ms. Burns stated that a landowners' election had been held the day prior. She noted that three seats were up for election: Seat 3, Seat 4, Seat 5. Dottie Mobley was reelected to Seat 3, Karen Ritchie was reelected to Seat 4, and Timothy Todd was reelected to Seat 5. Ms. Burns swore in the reelected supervisors at this time.

**B. Consideration of Resolution 2024-01 Canvassing and Certifying the Results of the Landowners' Election**

Ms. Burns stated that Resolution 2024-01 would certifying the results of the landowners’ election as stated above. She noted that Ms. Mobley is serving a two-year term and Ms. Ritchie and Mr. Todd are serving four-year terms.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-01 Canvassing and Certifying the Results of the Landowners’ Election, was approved.

**C. Election of Officers**

Ms. Burns noted that currently Mr. Elliott is the Chairman, Mr. Carson is the Vice Chair, and Ms. Mobley, Ms. Ritchie, and Mr. Todd are Assistant Secretaries. The Board consensus was to keep the officers as they currently are.

**D. Consideration of Resolution 2024-02 Electing Officers**

Ms. Burns asked for a motion to approve the resolution as slated above.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-02 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 11, 2023 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the October 11, 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 October 11, 2023 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry had nothing further to report to the Board at this time.

**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 which was included in the agenda package.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Burns presented approval of the check register for \$14,448.86 for the month of September 2023.

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 is no action necessary on those but she noted that she was happy to answer any questions.

**SIXTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

**EIGHTH 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.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

# CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the Wind Meadows South Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Wind Meadows South Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

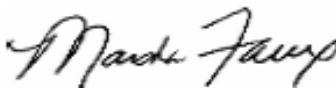
\_\_\_\_\_  
Special District Representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Marsha M. Faux, CFA, ASA  
Polk County Property Appraiser  
By:



\_\_\_\_\_  
Marsha M. Faux, Property Appraiser

# SECTION VI

# **REBATE REPORT**

**\$9,335,000**

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

**(City of Bartow, Florida)**

**Special Assessment Bonds, Series 2021  
(Assessment Area One Project)**

**Dated: October 15, 2021  
Delivered: October 15, 2021**

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**Rebate Report to the Computation Date  
October 15, 2026  
Reflecting Activity To  
December 31, 2023**



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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

February 22, 2024

Wind Meadows South Community Development District  
c/o Ms. Katie Costa  
Director of Operations – Accounting Division  
Government Management Services – CF, LLC  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

Re: \$9,335,000 Wind Meadows South Community Development District (City of Bartow, Florida),  
Special Assessment Bonds, Series 2021 (Assessment Area One Project)

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Wind Meadows South Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatale Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatale Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatale Arbitrage.

We have scheduled our next Report as of October 31, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

David G. Mancuso, CPA, MBA  
Vice President

## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the October 15, 2026 Computation Date  
Reflecting Activity from October 15, 2021 through December 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.017281%	210.22	(47,740.89)
Debt Service Reserve Fund	2.171218%	21,618.40	(13,646.13)
Capitalized Interest Fund	0.121580%	133.55	(4,153.10)
<b>Totals</b>	<b>0.941826%</b>	<b>\$21,962.17</b>	<b>\$(65,540.12)</b>
<b>Bond Yield</b>	<b>3.381035%</b>		
Rebate Computation Credits			(4,260.04)
<b>Net Rebatable Arbitrage</b>			<b>\$(69,800.16)</b>

**Based upon our computations, no rebate liability exists.**



# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from October 15, 2021, the date of the closing, to December 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of October 15, 2026.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between October 15, 2021 and December 31, 2023, the District made periodic payments into the Sinking Fund and Interest Account that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Sinking Fund and Interest Account and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## **DEFINITIONS**

### **6. Computation Date**

October 15, 2026.

### **7. Computation Period**

The period beginning on October 15, 2021, the date of the closing, and ending on December 31, 2023.

### **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

**9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

**10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

**11. Issue Price**

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

**12. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

**13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Fund</b>	<b>Account Number</b>
Revenue	247474000
Interest	247474001
Sinking Fund	247474002
Debt Service Reserve	247474003
Prepayment	247474004
Acquisition & Construction	247474005

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebateable Arbitrage, as of December 31, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to October 15, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on October 15, 2026, is the Rebateable Arbitrage.

**\$9,335,000**  
**Wind Meadows South Community Development District**  
**(City of Bartow, Florida)**  
**Special Assessment Bonds, Series 2021**  
**(Assessment Area One Project)**  
**Delivered: October 15, 2021**

<b>Sources of Funds</b>	
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<b>Par Amount</b>	<b>\$9,335,000.00</b>
<b>Original Issue Premium</b>	<b>166,605.40</b>
<b>Totals</b>	<b>\$9,501,605.40</b>

<b>Uses of Funds</b>	
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<b>Acquisition &amp; Construction Fund</b>	<b>\$8,402,984.48</b>
<b>Debt Service Reserve Fund</b>	<b>520,000.00</b>
<b>Capitalized Interest Fund</b>	<b>180,070.92</b>
<b>Costs of Issuance</b>	<b>211,850.00</b>
<b>Underwriter's Discount</b>	<b>186,700.00</b>
<b>Total</b>	<b>\$9,501,605.40</b>

## PROOF OF ARBITRAGE YIELD

\$9,335,000

Wind Meadows South Community Development District  
 (City of Bartow, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)

Date	Debt Service	Present Value to 10/15/2021 @ 3.3810347886%
05/01/2022	180,070.92	176,813.73
11/01/2022	165,371.25	159,680.52
05/01/2023	355,371.25	337,437.83
11/01/2023	163,091.25	152,286.60
05/01/2024	358,091.25	328,809.44
11/01/2024	160,751.25	145,152.48
05/01/2025	360,751.25	320,329.91
11/01/2025	158,351.25	138,270.87
05/01/2026	363,351.25	312,000.57
11/01/2026	155,891.25	131,634.59
05/01/2027	365,891.25	303,822.44
11/01/2027	152,793.75	124,765.05
05/01/2028	367,793.75	295,332.51
11/01/2028	149,622.50	118,147.18
05/01/2029	369,622.50	287,014.87
11/01/2029	146,377.50	111,773.76
05/01/2030	376,377.50	282,623.80
11/01/2030	142,985.00	105,583.27
05/01/2031	4,987,985.00	3,622,007.16
11/01/2031	47,318.75	33,789.13
05/01/2032	287,318.75	201,756.35
11/01/2032	43,298.75	29,899.10
05/01/2033	293,298.75	199,164.78
11/01/2033	39,111.25	26,117.02
05/01/2034	299,111.25	196,414.78
11/01/2034	34,756.25	22,443.67
05/01/2035	304,756.25	193,523.24
11/01/2035	30,233.75	18,879.57
05/01/2036	305,233.75	187,435.63
11/01/2036	25,627.50	15,475.52
05/01/2037	310,627.50	184,458.46
11/01/2037	20,853.75	12,177.62
05/01/2038	315,853.75	181,377.66
11/01/2038	15,912.50	8,985.78
05/01/2039	320,912.50	178,206.48
11/01/2039	10,803.75	5,899.71
05/01/2040	325,803.75	174,957.28
11/01/2040	5,527.50	2,918.93
05/01/2041	335,527.50	174,238.11
	12,852,428.42	9,501,605.40

Proceeds Summary

Delivery date	10/15/2021
Par Value	9,335,000.00
Premium (Discount)	166,605.40
Target for yield calculation	9,501,605.40

## PROOF OF ARBITRAGE YIELD

\$9,335,000

Wind Meadows South Community Development District  
 (City of Bartow, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)

Assumed Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity
TERM2052	05/01/2042	4.000%	3.550%	05/01/2031	100.000	3.5500574%
TERM2052	05/01/2043	4.000%	3.550%	05/01/2031	100.000	3.5500574%
TERM2052	05/01/2044	4.000%	3.550%	05/01/2031	100.000	3.5500574%
TERM2052	05/01/2045	4.000%	3.550%	05/01/2031	100.000	3.5500574%
TERM2052	05/01/2046	4.000%	3.550%	05/01/2031	100.000	3.5500574%
TERM2052	05/01/2047	4.000%	3.550%	05/01/2031	100.000	3.5500574%
TERM2052	05/01/2048	4.000%	3.550%	05/01/2031	100.000	3.5500574%
TERM2052	05/01/2049	4.000%	3.550%	05/01/2031	100.000	3.5500574%
TERM2052	05/01/2050	4.000%	3.550%	05/01/2031	100.000	3.5500574%
TERM2052	05/01/2051	4.000%	3.550%	05/01/2031	100.000	3.5500574%
TERM2052	05/01/2052	4.000%	3.550%	05/01/2031	100.000	3.5500574%

Rejected Call/Computation Dates for Premium Bonds

Bond Component	Maturity Date	Rate	Yield	Call Date	Call Price	Yield To Call/Maturity	Increase to Yield
TERM2052	05/01/2042	4.000%	3.550%			3.7461098%	0.1960524%
TERM2052	05/01/2043	4.000%	3.550%			3.7537707%	0.2037133%
TERM2052	05/01/2044	4.000%	3.550%			3.7607151%	0.2106577%
TERM2052	05/01/2045	4.000%	3.550%			3.7670345%	0.2169772%
TERM2052	05/01/2046	4.000%	3.550%			3.7728056%	0.2227483%
TERM2052	05/01/2047	4.000%	3.550%			3.7780930%	0.2280356%
TERM2052	05/01/2048	4.000%	3.550%			3.7829515%	0.2328941%
TERM2052	05/01/2049	4.000%	3.550%			3.7874280%	0.2373706%
TERM2052	05/01/2050	4.000%	3.550%			3.7915630%	0.2415056%
TERM2052	05/01/2051	4.000%	3.550%			3.7953913%	0.2453339%
TERM2052	05/01/2052	4.000%	3.550%			3.7989433%	0.2488859%

## BOND DEBT SERVICE

\$9,335,000

Wind Meadows South Community Development District  
 (City of Bartow, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
10/15/2021					
05/01/2022			180,070.92	180,070.92	180,070.92
11/01/2022			165,371.25	165,371.25	
05/01/2023	190,000	2.400%	165,371.25	355,371.25	520,742.50
11/01/2023			163,091.25	163,091.25	
05/01/2024	195,000	2.400%	163,091.25	358,091.25	521,182.50
11/01/2024			160,751.25	160,751.25	
05/01/2025	200,000	2.400%	160,751.25	360,751.25	521,502.50
11/01/2025			158,351.25	158,351.25	
05/01/2026	205,000	2.400%	158,351.25	363,351.25	521,702.50
11/01/2026			155,891.25	155,891.25	
05/01/2027	210,000	2.950%	155,891.25	365,891.25	521,782.50
11/01/2027			152,793.75	152,793.75	
05/01/2028	215,000	2.950%	152,793.75	367,793.75	520,587.50
11/01/2028			149,622.50	149,622.50	
05/01/2029	220,000	2.950%	149,622.50	369,622.50	519,245.00
11/01/2029			146,377.50	146,377.50	
05/01/2030	230,000	2.950%	146,377.50	376,377.50	522,755.00
11/01/2030			142,985.00	142,985.00	
05/01/2031	235,000	2.950%	142,985.00	377,985.00	520,970.00
11/01/2031			139,518.75	139,518.75	
05/01/2032	240,000	3.350%	139,518.75	379,518.75	519,037.50
11/01/2032			135,498.75	135,498.75	
05/01/2033	250,000	3.350%	135,498.75	385,498.75	520,997.50
11/01/2033			131,311.25	131,311.25	
05/01/2034	260,000	3.350%	131,311.25	391,311.25	522,622.50
11/01/2034			126,956.25	126,956.25	
05/01/2035	270,000	3.350%	126,956.25	396,956.25	523,912.50
11/01/2035			122,433.75	122,433.75	
05/01/2036	275,000	3.350%	122,433.75	397,433.75	519,867.50
11/01/2036			117,827.50	117,827.50	
05/01/2037	285,000	3.350%	117,827.50	402,827.50	520,655.00
11/01/2037			113,053.75	113,053.75	
05/01/2038	295,000	3.350%	113,053.75	408,053.75	521,107.50
11/01/2038			108,112.50	108,112.50	
05/01/2039	305,000	3.350%	108,112.50	413,112.50	521,225.00
11/01/2039			103,003.75	103,003.75	
05/01/2040	315,000	3.350%	103,003.75	418,003.75	521,007.50
11/01/2040			97,727.50	97,727.50	
05/01/2041	330,000	3.350%	97,727.50	427,727.50	525,455.00
11/01/2041			92,200.00	92,200.00	
05/01/2042	340,000	4.000%	92,200.00	432,200.00	524,400.00
11/01/2042			85,400.00	85,400.00	
05/01/2043	355,000	4.000%	85,400.00	440,400.00	525,800.00
11/01/2043			78,300.00	78,300.00	
05/01/2044	370,000	4.000%	78,300.00	448,300.00	526,600.00
11/01/2044			70,900.00	70,900.00	
05/01/2045	385,000	4.000%	70,900.00	455,900.00	526,800.00
11/01/2045			63,200.00	63,200.00	
05/01/2046	400,000	4.000%	63,200.00	463,200.00	526,400.00
11/01/2046			55,200.00	55,200.00	
05/01/2047	415,000	4.000%	55,200.00	470,200.00	525,400.00
11/01/2047			46,900.00	46,900.00	
05/01/2048	430,000	4.000%	46,900.00	476,900.00	523,800.00
11/01/2048			38,300.00	38,300.00	
05/01/2049	450,000	4.000%	38,300.00	488,300.00	526,600.00
11/01/2049			29,300.00	29,300.00	
05/01/2050	470,000	4.000%	29,300.00	499,300.00	528,600.00

## BOND DEBT SERVICE

\$9,335,000

Wind Meadows South Community Development District  
 (City of Bartow, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2050			19,900.00	19,900.00	
05/01/2051	490,000	4.000%	19,900.00	509,900.00	529,800.00
11/01/2051			10,100.00	10,100.00	
05/01/2052	505,000	4.000%	10,100.00	515,100.00	525,200.00
	9,335,000		6,540,828.42	15,875,828.42	15,875,828.42



\$9,335,000  
Wind Meadows South Community Development District  
(City of Bartow, Florida)  
Special Assessment Bonds, Series 2021  
(Assessment Area One Project)  
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.381035%)
10/15/21	Beg Bal	-8,402,984.48	-9,936,607.41
10/19/21		1,410,568.46	1,667,389.07
10/21/21		2,216,970.13	2,620,123.30
10/28/21		2,000.00	2,362.16
11/17/21		1,630.00	1,921.75
11/17/21		34.00	40.09
11/17/21		14,051.10	16,566.11
11/17/21		502.32	592.23
12/01/21		1,158,514.54	1,364,097.77
12/14/21		1,032,826.83	1,214,634.77
01/12/22		1,297,330.86	1,521,725.90
01/12/22		20,541.06	24,093.98
02/03/22		2,906.50	3,402.57
02/23/22		58,198.42	68,004.64
03/14/22		421,840.74	491,956.26
03/16/22		762,682.13	889,284.34
06/22/22		770.00	889.83
06/22/22		769.00	888.67
06/22/22		927.00	1,071.26
05/19/23		-260,000.00	-291,448.18
06/01/23		260,131.61	291,270.01
-----			
10/15/26	TOTALS:	210.22	-47,740.89
-----			

ISSUE DATE:	10/15/21	REBATABLE ARBITRAGE:	-47,740.89
COMP DATE:	10/15/26	NET INCOME:	210.22
BOND YIELD:	3.381035%	TAX INV YIELD:	0.017281%

\$9,335,000  
Wind Meadows South Community Development District  
(City of Bartow, Florida)  
Special Assessment Bonds, Series 2021  
(Assessment Area One Project)  
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.381035%)
10/15/21	Beg Bal	-520,000.00	-614,904.84
11/02/21		1.45	1.71
12/02/21		2.56	3.01
12/30/21		1.83	2.15
01/04/22		2.64	3.10
02/02/22		2.64	3.09
03/02/22		2.42	2.83
04/04/22		2.64	3.07
05/03/22		2.56	2.97
06/02/22		70.33	81.43
07/05/22		219.28	253.10
08/02/22		420.97	484.67
09/02/22		681.04	781.91
10/04/22		784.21	897.68
11/02/22		1,063.67	1,214.40
12/02/22		1,327.19	1,511.04
12/22/22		0.64	0.73
01/04/23		1,517.84	1,722.96
02/02/23		1,615.25	1,828.76
03/02/23		1,549.25	1,749.14
04/04/23		1,767.45	1,989.55
05/02/23		1,809.90	2,032.03
05/19/23		260,000.00	291,448.18
06/02/23		1,555.57	1,741.61
07/05/23		967.84	1,080.27
08/02/23		1,014.04	1,128.99
09/05/23		1,054.92	1,170.90
10/03/23		1,023.26	1,132.80
11/02/23		1,061.21	1,171.65
12/04/23		1,030.72	1,134.60
12/31/23	MMkt Bal	260,000.00	285,510.82
12/31/23	MMkt Acc	1,065.08	1,169.58
-----			
10/15/26	TOTALS:	21,618.40	-13,646.13
-----			

ISSUE DATE: 10/15/21      REBATABLE ARBITRAGE: -13,646.13  
COMP DATE: 10/15/26      NET INCOME: 21,618.40  
BOND YIELD: 3.381035%      TAX INV YIELD: 2.171218%

\$9,335,000  
Wind Meadows South Community Development District  
(City of Bartow, Florida)  
Special Assessment Bonds, Series 2021  
(Assessment Area One Project)  
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.381035%)
10/15/21	Beg Bal	-180,070.92	-212,935.54
11/02/21		0.50	0.59
12/02/21		0.89	1.05
12/30/21		0.63	0.74
01/04/22		0.92	1.08
02/02/22		0.92	1.08
03/02/22		0.84	0.98
04/04/22		0.92	1.07
04/12/22		-20,375.71	-23,700.54
05/02/22		180,070.92	209,064.41
05/03/22		0.95	1.10
06/02/22		2.79	3.23
07/05/22		8.59	9.91
08/02/22		16.50	19.00
09/02/22		26.69	30.64
10/02/22		30.73	35.18
11/01/22		-144,995.54	-165,558.37
11/01/22		165,371.25	188,823.70
11/02/22		41.68	47.59
-----			
10/15/26	TOTALS:	133.55	-4,153.10
-----			

ISSUE DATE:	10/15/21	REBATABLE ARBITRAGE:	-4,153.10
COMP DATE:	10/15/26	NET INCOME:	133.55
BOND YIELD:	3.381035%	TAX INV YIELD:	0.121580%

\$9,335,000  
 Wind Meadows South Community Development District  
 (City of Bartow, Florida)  
 Special Assessment Bonds, Series 2021  
 (Assessment Area One Project)  
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.381035%)
10/15/22		-1,830.00	-2,092.64
10/15/23		-1,960.00	-2,167.40
-----			
10/15/26	TOTALS:	-3,790.00	-4,260.04
-----			

ISSUE DATE: 10/15/21      REBATABLE ARBITRAGE: -4,260.04  
 COMP DATE: 10/15/26  
 BOND YIELD: 3.381035%

# SECTION VII



Marsha M. Faux, CFA, ASA  
POLK COUNTY PROPERTY APPRAISER

Revised 12/2023  
ADA Compliant

2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the Wind Meadows South Community Development District hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

**For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.**

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2024**, and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature:

Print: Marsha M. Faux CFA, ASA

Title: Polk County Property Appraiser

Date: December 1, 2023

Agency: DocuSigned by: Wind Meadows South CDD

Signature:

Print: 9003EEDFE29D4C0... Brent Elliott

Title: Chairman

Date: 1/4/2024

Please email the signed agreement to [pataxroll@polk-county.net](mailto:pataxroll@polk-county.net).

# SECTION VIII

## EMMA® Filing Assistance Software as a Service License Agreement

This EMMA Filing Assistance Software as a Service License Agreement (this "**Agreement**") is entered into by and between the **Wind Meadows South Community Development District** (the "**District**") on behalf of itself, and its Dissemination Agent as defined in the District's outstanding Continuing Disclosure Agreements (collectively, the "**Licensee**"), and Disclosure Technology Services, LLC, a Delaware limited liability company ("**DTS**" or the "**Licensor**"). This Agreement shall be effective as of the last day executed below ("**Effective Date**").

**NOW, THEREFORE**, for good and adequate consideration, the sufficiency of which is hereby acknowledged, the parties have agreed as follows:

The District is, or may in the future be, a party to one or more Continuing Disclosure Agreements (the "**CDAs**") in connection with the issuance of municipal bonds or other debt obligations. Pursuant to the CDAs, the District and the other Obligated Persons named therein are, or will be, obligated to file certain Annual Reports, Quarterly Reports and Listed Event filings (as such terms are defined in the CDAs) electronically through the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("**EMMA**") system website within the time periods specified in the CDAs.

Subject to the payment of the fees provided for in "Exhibit A: Fee Schedule" attached hereto and the terms and conditions provided for in the "EMMA® Filing Assistance Software End User License Agreement" located at [dtsmuni.com](http://dtsmuni.com), both of which are hereby incorporated by reference into this Agreement, the Licensor hereby (i) grants to Licensee and all Obligated Persons, a non-exclusive, non-transferable, non-sublicensable, limited license and right to access and use the DTS Portal ("**Portal**") for the purposes provided for herein. Utilizing the Portal, DTS will provide annual and quarterly notices of reporting deadlines to each Obligated Person utilizing the Portal prior to the applicable Annual Filing Date(s) and Quarterly Filing Date(s) set forth in the CDAs. The Portal will also provide electronic links to each Obligated Person that will allow for the District and other Obligated Persons to input all the information required for the Annual Reports (excluding the Audited Financial Statements) and the Quarterly Reports under the CDAs, respectively, into a reportable format (collectively, the "**Formatted Information**"). DTS warrants that the Portal and the Formatted Information will be fully compliant with the requirements of the CDA and be free from material defects. In the event the Portal or the collection of the Formatted Information fails to operate as represented, or is inoperable, the District shall be entitled to a full refund of any annual fees paid for the fiscal year in which the Portal is utilized by the District. Notwithstanding this provision or failure to provide such Formatted Information or any Services, the District, and its Dissemination Agent, if any, will remain responsible for filing the Formatted Information with EMMA on or before the deadlines provided for in the CDAs. The Portal shall not include any links for Listed Events as defined in the CDAs and all EMMA reporting obligations shall remain the sole obligations of the District and the Obligated Persons as set forth in the CDAs if and when a Listed Events report needs to be filed.




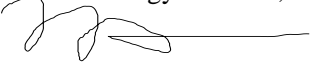
This Agreement shall commence on the Effective Date and continue through September 30 of the year in which this Agreement is executed, and thereafter, shall renew for additional one (1) year terms (based on the District’s fiscal year, which ends September 30) so long as the District is obligated under any CDAs. Either party may terminate this Agreement upon thirty (30) days prior written notice to the other party hereto. Any fees paid prior to termination shall be considered earned and non-refundable. The Licensor may request additional fees hereunder upon thirty (30) days written notice to Licensee prior to the annual renewal date. prior. Upon the termination of this Agreement, Licensee shall immediately discontinue use of the Portal. Licensee's obligations according to the provisions of this Agreement prior to termination shall survive termination of this Agreement. This Agreement is also subject to the terms set forth in **Exhibit B**.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date below written.

Wind Meadows South Community CDD

Disclosure Technology Services, LLC

By:   
Print: Brent Elliott  
Title: Chair  
Date: 2/12/2024

By:   
Print: Michael Klurman  
Title: Vice President  
Date: 02-07-2024

## **Exhibit A – Fee Schedule**

### **Annual License Fee:**

1. \$1,500 per annum for 2023 and 2021 bond series

## **Exhibit B – CDD Addendum**

**The following terms apply notwithstanding any other provision of the Agreement (including but not limited to any of the terms incorporated therein from other documents):**

**PUBLIC RECORDS.** DTS understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, DTS agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. DTS acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, DTS shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if DTS does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in DTS's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by DTS, DTS shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF DTS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO DTS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, Government Management Services Central Florida, LLC 219 E. Livingston St, Orlando, FL 32801.**

**LIMITATIONS ON LIABILITY.** Nothing in the Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**SCRUTINIZED COMPANIES.** DTS certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If DTS is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

**E-VERIFY.** DTS shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, DTS shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that DTS has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, DTS represents that no public employer has terminated a contract with DTS under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

**CONTROLLING LAW AND VENUE.** The Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

# SECTION IX

# SECTION C

# Wind Meadows South CDD

## Field Management Report



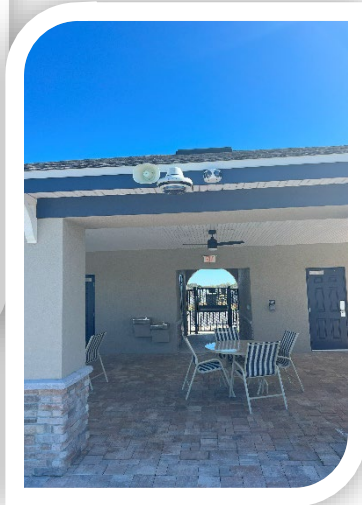
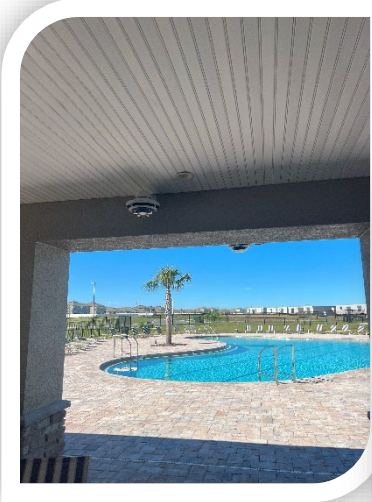
March 5<sup>th</sup>, 2024

Allen Bailey – Field Manager

GMS

# Completed

## Amenity Security



✚ The amenity security system was installed. This will aid in deterring vandalism.

## Lift Battery

✚ The battery was taken from the pool handicap chair lift. The vendor has replaced the missing battery.





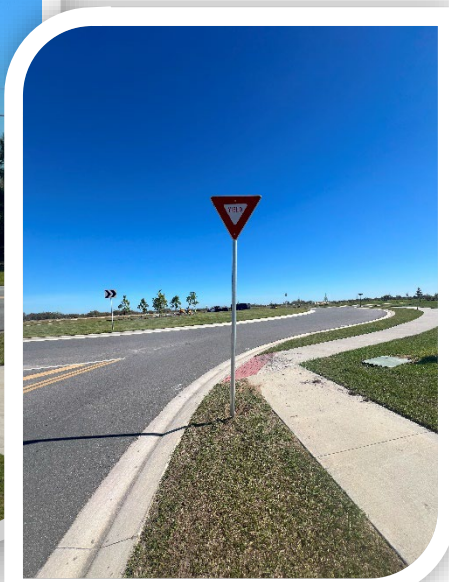
# Completed

## Dog Station



- ✚ The dog stations was found leaning over.
- ✚ GMS staff fixed the stations and secured them to help prevent future issues.

## Street Signage



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

# Complete

## Speed Limit Signage



- ✚ The speed limit sign has been installed.
- ✚ This will help awareness of proper speed in the district.

# 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](mailto:abailey@gmscfl.com). Thank you.

Respectfully,  
Allen Bailey

# SECTION 1

## Wind Meadows South PHASE II CDD Landscape Fee Summary

**Contractor:** Weber Environmental Services

**Address:** 5935 SR 542 West, Winter Haven, FL 33880

**Phone:** 863-551-1820

**Fax:** 863-551-1639

**Contact:** Alan Hirschfelder

**Email:** [Ahirschfelder@weberes.com](mailto:Ahirschfelder@weberes.com)

**Property:** Wind Meadows South PHASE II CDD

**Address:** 219 E. Livingston St.  
Orlando,  
Florida,  
32801

**Phone:** 407-201-1514

**Contact:** [csmith@gmscfl.com](mailto:csmith@gmscfl.com)

**Email:**

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
<b>GENERAL SERVICES (Schedule A) - Mowing/Detailing</b>	3,024	3,024	3,024	3,024	3,024	3,024	3,024	3,024	3,024	3,024	3,024	3,024	\$36,288
<b>TURF CARE (Schedule B) Bahia/St Augustine Fert</b>	270	270	270	270	270	270	270	270	270	270	270	270	\$3,240
<b>TREE/SHRUB CARE (Schedule C) Tree/Shrub Fert</b>	116	116	116	116	116	116	116	116	116	116	116	116	\$1,392
<b>BED DRESSING - Estimate mulch yds (Schedule E - B.) <i>Per Yard Pricing: \$60.00 ONCE/YR</i></b>					1,860 <i>25</i>								\$1,860
<b>PALM TRIMMING (Schedule E - C.) <i>Per Palm Price:</i></b>													\$0
<b>ANNUAL CHANGES - <i>None at this time</i> (Schedule E - A. ) <i>Per Annual Pricing:</i></b>													\$0
<b>IRRIGATION MAINT. (Schedule D)</b>	139	139	139	139	139	139	139	139	139	139	139	139	\$1,668
<b>TOTAL FEE PER MONTH:</b>	\$3,549	\$3,549	\$3,549	\$3,549	\$5,409	\$3,549	\$3,549	\$3,549	\$3,549	\$3,549	\$3,549	\$3,549	\$44,448

<b>Fiat Fee Schedule</b>	\$3,704	\$3,704	\$3,704	\$3,704	\$3,704	\$3,704	\$3,704	\$3,704	\$3,704	\$3,704	\$3,704	\$3,704	\$44,448
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<b>Essential Services Mowing/Detailing/Irrigation/Fert and F</b>	\$42,588
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<b>Extra Services Annual Changes, Palm Pruning, Mulch</b>	\$1,860
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<b>TOTAL</b>	\$44,448.00
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## Wind Meadows South PHASE II CDD Landscape Fee Summary

Contractor: Weber Environmental Services

Property: Wind Meadows South PHASE II CDD

Address: 5935 SR 542 West, Winter Haven, FL 33880

Address: 219 E. Livingston St.  
Orlando,  
Florida,  
32801

Phone: 863-551-1820

Fax: 863-551-1639

Contact: Alan Hirschfelder

Email: [Ahirschfelder@weberes.com](mailto:Ahirschfelder@weberes.com)

Phone: 407-201-1514

Contact: [csmith@gmscfl.com](mailto:csmith@gmscfl.com)

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
GENERAL SERVICES (Schedule A) - Bush Hogging	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$12,000
													\$0
													\$0
													\$0
													\$0
													\$0
													\$0
<b>TOTAL FEE PER MONTH:</b>	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000

<b>Flat Fee Schedule</b>	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
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<b>Essential Services</b> Mowing/Detailing/Irrigation/Fert and P	\$12,000
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<b>Extra Services</b> Annual Changes, Palm Pruning, Mulch	\$0
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<b>TOTAL</b>	\$12,000.00
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# SECTION D



# SECTION 1

# Wind Meadows South Community Development District

## Summary of Invoices

February 1, 2024 to February 23, 2024

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund			
	2/6/24	195-199	\$ 22,080.74
	2/21/24	200-205	\$ 18,413.44
<b>Total</b>			<b>\$ 40,494.18</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/06/24	00016	1/30/24 17157	202401 320-53800-47000	LAKE MAINTENANCE-JAN23	*	225.00	
				AQUATIC WEED MANAGEMENT, INC.			225.00 000195
2/06/24	00001	12/31/23 66	202312 320-53800-48000	SIGN/SEEDS/SOLAR/LIGHTS	*	1,631.07	
				GOVERNMENTAL MANAGEMENT SERVICES			1,631.07 000196
2/06/24	00014	10/19/23 4652090	202312 300-32500-10000	FY24 1% ADMIN FEE	*	5,114.68	
		10/19/23 4652090	202312 300-20700-10200	FY24 1% ADMIN FEE	*	5,591.37	
				POLK COUNTY PROPERTY APPRAISER			10,706.05 000197
2/06/24	00013	1/01/24 89285	202401 320-53800-46200	LANDSCAPE MAINT-JAN24	*	8,230.84	
				WEBER ENVIRONMENTAL SERVICES, INC.			8,230.84 000198
2/06/24	00019	2/02/24 02022024	202402 300-20700-10200	TRANSFER EXCESS-S21	*	1,287.78	
				WIND MEADOWS SOUTH CDD/US BANK			1,287.78 000199
2/21/24	00027	1/31/24 11579	202401 330-57200-48200	CLEANING SVCS-JAN24	*	1,010.00	
				CSS CLEAN STAR SERVICES OF CFL			1,010.00 000200
2/21/24	00022	2/08/24 107757	202402 330-57200-48000	ACCESS/CAM/REPAIR CONNECT	*	205.00	
		2/08/24 107758	202402 330-57200-48000	ACCESS/CAM/PUSH TO EXIT	*	305.00	
				CURRENT DEMANDS ELECTRICAL &			510.00 000201
2/21/24	00001	2/01/24 64	202402 310-51300-34000	MANAGEMENT FEES-FEB24	*	3,215.67	
		2/01/24 64	202402 310-51300-35200	WEBSITE MANAGEMENT-FEB24	*	100.00	
		2/01/24 64	202402 310-51300-35100	INFORMATION TECH-FEB24	*	150.00	
		2/01/24 64	202402 310-51300-31300	DISSEMINATION SVCS-FEB24	*	500.00	
		2/01/24 64	202402 330-57200-48300	AMENITY ACCESS-FEB24	*	437.50	
		2/01/24 64	202402 310-51300-51000	OFFICE SUPPLIES-FEB24	*	.54	
		2/01/24 64	202402 310-51300-42000	POSTAGE-FEB24	*	43.39	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/24	65			2024	02	320-53800-34000			FIELD MANAGEMENT-FEB24	*	1,312.50		
									GOVERNMENTAL MANAGEMENT SERVICES			5,759.60	000202
2/21/24	00005	2/14/24	8783	2024	01	310-51300-31500			ATTORNEY SVCS-JAN24	*	403.00		
									KILINSKI/VAN WYK, PLLC			403.00	000203
2/21/24	00021	2/01/24	21755	2024	02	330-57200-48500			POOL MAINTENANCE-FEB24	*	2,500.00		
									RESORT POOL SERVICES			2,500.00	000204
2/21/24	00013	2/01/24	89556	2024	02	320-53800-46200			LANDSCAPE MAINT-FEB24	*	8,230.84		
									WEBER ENVIRONMENTAL SERVICES, INC.			8,230.84	000205
TOTAL FOR BANK A											40,494.18		
TOTAL FOR REGISTER											40,494.18		

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# SECTION 2

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

***Unaudited Financial Reporting***  
***January 31, 2024***



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# Wind Meadows South

Community Development District

Combined Balance Sheet

January 31, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
Operating Account	\$ 410,610	\$ -	\$ -	\$ -	\$ 410,610
Due From General Fund	\$ -	\$ 871	\$ -	\$ -	\$ 871
<b>Investments:</b>					
<u>Series 2021</u>					
Reserve	\$ -	\$ 260,000	\$ -	\$ -	\$ 260,000
Revenue	\$ -	\$ 668,956	\$ -	\$ -	\$ 668,956
<u>Series 2023</u>					
Reserve	\$ -	\$ 523,525	\$ -	\$ -	\$ 523,525
Revenue	\$ -	\$ 21,184	\$ -	\$ -	\$ 21,184
Interest	\$ -	\$ 363	\$ -	\$ -	\$ 363
Construction	\$ -	\$ -	\$ 3,813	\$ -	\$ 3,813
<b>Total Assets</b>	<b>\$ 410,610</b>	<b>\$ 1,474,899</b>	<b>\$ 3,813</b>	<b>\$ -</b>	<b>\$ 1,889,322</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 22,896	\$ -	\$ -	\$ -	\$ 22,896
Due To Debt Service	\$ 871	\$ -	\$ -	\$ -	\$ 871
<b>Total Liabilities</b>	<b>\$ 23,768</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,768</b>
<b>Fund Balances:</b>					
Nonspendable:					
Restricted for:					
Debt Service - Series 2021	\$ -	\$ 929,828	\$ -	\$ -	\$ 929,828
Debt Service - Series 2023	\$ -	\$ 545,072	\$ -	\$ -	\$ 545,072
Capital Projects - Series 2023	\$ -	\$ -	\$ 3,813	\$ -	\$ 3,813
Unassigned	\$ 386,842	\$ -	\$ -	\$ -	\$ 386,842
<b>Total Fund Balances</b>	<b>\$ 386,842</b>	<b>\$ 1,474,899</b>	<b>\$ 3,813</b>	<b>\$ -</b>	<b>\$ 1,865,554</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 410,610</b>	<b>\$ 1,474,899</b>	<b>\$ 3,813</b>	<b>\$ 1,949,211</b>	<b>\$ 1,889,322</b>



# Wind Meadows South

## Community Development District

### General Fund

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

For The Period Ending January 31, 2024

	Amended	Prorated Budget	Actual	
	Budget	Thru 01/31/24	Thru 01/31/24	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 475,662	\$ 466,928	\$ 466,928	\$ -
Assessments - Direct	\$ 97,192	\$ 48,596	\$ 48,596	\$ -
<b>Total Revenues</b>	<b>\$ 572,854</b>	<b>\$ 515,524</b>	<b>\$ 515,524</b>	<b>\$ -</b>

#### Expenditures:

##### General & Administrative:

Supervisor Fees	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
Engineering	\$ 15,000	\$ 5,000	\$ 1,625	\$ 3,375
Attorney	\$ 25,000	\$ 8,333	\$ 3,531	\$ 4,802
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,000	\$ 2,000	\$ 2,000	\$ -
Trustee Fees	\$ 9,041	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 38,588	\$ 12,863	\$ 12,863	\$ -
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Postage & Delivery	\$ 1,000	\$ 333	\$ 310	\$ 23
Insurance	\$ 6,325	\$ 6,325	\$ 5,563	\$ 762
Printing & Binding	\$ 1,000	\$ 333	\$ -	\$ 333
Legal Advertising	\$ 7,500	\$ 2,500	\$ 1,533	\$ 967
Contingency	\$ 1,000	\$ 333	\$ 154	\$ 180
Office Supplies	\$ 625	\$ 208	\$ 10	\$ 198
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 137,154</b>	<b>\$ 52,445</b>	<b>\$ 37,804</b>	<b>\$ 14,641</b>

##### Operations and Maintenance Expenditures

##### Field Operations

Property Insurance	\$ 7,500	\$ 7,500	\$ 13,043	\$ (5,543)
Field Management	\$ 15,750	\$ 5,250	\$ 5,250	\$ -
Landscape Maintenance	\$ 145,000	\$ 48,333	\$ 24,693	\$ 23,641
Landscape Replacement	\$ 20,000	\$ 6,667	\$ -	\$ 6,667
Lake Maintenance	\$ 3,500	\$ 1,167	\$ 900	\$ 267
Streetlights	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Electric - Field	\$ 5,500	\$ 1,833	\$ -	\$ 1,833
Water & Sewer - Field	\$ 50,000	\$ 16,667	\$ 11,995	\$ 4,672
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 8,000	\$ 2,667	\$ -	\$ 2,667
General Repairs & Maintenance	\$ 15,000	\$ 5,000	\$ 1,631	\$ 3,369
Field Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
<b>Subtotal Field Expenditures</b>	<b>\$ 295,250</b>	<b>\$ 103,417</b>	<b>\$ 57,511</b>	<b>\$ 45,906</b>

# Wind Meadows South

## Community Development District

### General Fund

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

For The Period Ending January 31, 2024

	Amended Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 18,000	\$ 6,000	\$ 3,402	\$ 2,598
Amenity - Water	\$ 10,000	\$ 3,333	\$ 554	\$ 2,779
Internet	\$ 3,000	\$ 1,000	\$ -	\$ 1,000
Pest Control	\$ 2,200	\$ 733	\$ 480	\$ 253
Janitorial Service	\$ 15,000	\$ 5,000	\$ 4,030	\$ 970
Security Services	\$ 27,500	\$ 9,167	\$ 690	\$ 8,476
Pool Maintenance	\$ 30,000	\$ 10,000	\$ 10,000	\$ -
Amenity Repairs & Maintenance	\$ 12,000	\$ 4,000	\$ 1,132	\$ 2,868
Amenity Access Management	\$ 5,250	\$ 1,750	\$ 3,615	\$ (1,865)
Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 130,450</b>	<b>\$ 43,483</b>	<b>\$ 23,903</b>	<b>\$ 19,580</b>
<b>Total Operations and Maintenance:</b>	<b>\$ 425,700</b>	<b>\$ 146,900</b>	<b>\$ 81,414</b>	<b>\$ 65,486</b>
<u>Other Expenditures</u>				
Capital Reserve - Transfer In (Out)	\$ (10,000)	\$ -	\$ 5,000	\$ 5,000
<b>Total Other Expenditures</b>	<b>\$ (10,000)</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>
<b>Total Expenditures</b>	<b>\$ 572,854</b>	<b>\$ 199,345</b>	<b>\$ 114,219</b>	<b>\$ 80,126</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 401,306</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (14,463)</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 386,842</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 January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 520,000	\$ 510,447	\$ 510,447	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 125,635	\$ 125,635
Interest	\$ -	\$ -	\$ 5,952	\$ 5,952
<b>Total Revenues</b>	<b>\$ 520,000</b>	<b>\$ 510,447</b>	<b>\$ 642,034</b>	<b>\$ 131,588</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 163,091	\$ 163,091	\$ 163,091	\$ -
Principal - 5/1	\$ 195,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 163,091	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 521,183</b>	<b>\$ 163,091</b>	<b>\$ 163,091</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (1,183)</b>	<b>\$ 347,355</b>	<b>\$ 478,943</b>	<b>\$ 131,588</b>
<b>Fund Balance - Beginning</b>	<b>\$ 190,708</b>		<b>\$ 450,885</b>	
<b>Fund Balance - Ending</b>	<b>\$ 189,525</b>		<b>\$ 929,828</b>	

# Wind Meadows South

## Community Development District

### Debt Service Fund Series 2023

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

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 10,539	\$ 10,539
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,539</b>	<b>\$ 10,539</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ -	\$ -	\$ 195,347	\$ (195,347)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 195,347</b>	<b>\$ (195,347)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (184,808)</b>	<b>\$ 205,885</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 363	\$ 363
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 363</b>	<b>\$ 363</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (184,445)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 165,371</b>		<b>\$ 729,517</b>	
<b>Fund Balance - Ending</b>	<b>\$ 165,371</b>		<b>\$ 545,072</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 January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 18,444	\$ 18,444
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,444</b>	<b>\$ 18,444</b>
<b>Expenditures:</b>				
Capital Outlay - Construction	\$ -	\$ -	\$ 1,957,640	\$ (1,957,640)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,957,640</b>	<b>\$ (1,957,640)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,939,196)</b>	<b>\$ 1,976,084</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (363)	\$ (363)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (363)</b>	<b>\$ (363)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,939,559)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,943,371</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,813</b>	

# Wind Meadows South

## Community Development District

### Capital Reserve Fund

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

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 10,000	\$ -	\$ (5,000)	\$ (5,000)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ (5,000)</b>	<b>\$ (5,000)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,000</b>		<b>\$ (5,000)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 10,000</b>		<b>\$ 5,000</b>	
<b>Fund Balance - Ending</b>	<b>\$ 20,000</b>		<b>\$ -</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 - On Roll	\$ -	\$ 3,470	\$ 458,724	\$ 4,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 466,928
Assessments - Direct	\$ 48,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,596
<b>Total Revenues</b>	<b>\$ 48,596</b>	<b>\$ 3,470</b>	<b>\$ 458,724</b>	<b>\$ 4,734</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 515,524</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 250	\$ 1,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,625
Attorney	\$ 1,299	\$ 1,462	\$ 367	\$ 403	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,531
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Trustee Fees	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,863
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Postage & Delivery	\$ 56	\$ 23	\$ 14	\$ 218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 310
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,563
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,533
Contingency	\$ 38	\$ 38	\$ 39	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154
Office Supplies	\$ 1	\$ 3	\$ 6	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 17,630</b>	<b>\$ 9,783</b>	<b>\$ 5,766</b>	<b>\$ 4,626</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 37,804</b>

**Wind Meadows South**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Operations and Maintenance Expenses</b>													
<i>Field Operations</i>													
Property Insurance	\$ 13,043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,043
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Landscape Maintenance	\$ 8,231	\$ -	\$ 8,231	\$ 8,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,693
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 225	\$ -	\$ 450	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric - Field	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer - Field	\$ 1,689	\$ 1,674	\$ 3,048	\$ 5,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,995
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ 1,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,631
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Field Expenses</b>	<b>\$ 11,457</b>	<b>\$ 2,987</b>	<b>\$ 14,673</b>	<b>\$ 15,352</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 57,511</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 1,122	\$ 1,165	\$ 1,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,402
Amenity - Water	\$ 141	\$ 156	\$ 146	\$ 111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 554
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ 120	\$ 120	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 480
Janitorial Service	\$ 1,010	\$ 1,000	\$ 1,010	\$ 1,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,030
Security Services	\$ -	\$ -	\$ -	\$ 690	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 690
Pool Maintenance	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Amenity Repairs & Maintenance	\$ 591	\$ -	\$ 541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,132
Amenity Access Management	\$ 1,770	\$ 970	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,615
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Amenity Expenses</b>	<b>\$ 7,254</b>	<b>\$ 5,911</b>	<b>\$ 5,869</b>	<b>\$ 4,869</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,903</b>
<b>Total Operations and Maintenance:</b>	<b>\$ 18,711</b>	<b>\$ 8,898</b>	<b>\$ 20,541</b>	<b>\$ 20,221</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 81,414</b>
<b>Other Expenditures</b>													
Capital Reserves - Transfer	\$ (5,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (5,000)
<b>Total Other Expenditures</b>	<b>\$ (5,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,000)</b>
<b>Total Expenditures</b>	<b>\$ 36,342</b>	<b>\$ 18,681</b>	<b>\$ 26,307</b>	<b>\$ 24,846</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 114,219</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 12,254</b>	<b>\$ (15,210)</b>	<b>\$ 432,417</b>	<b>\$ (20,112)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 401,306</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	\$260,000	
RESERVE FUND BALANCE	\$260,000	
BONDS OUTSTANDING - 10/15/2021		\$9,335,000
LESS: PRINCIPAL PAYMENT 05/1/23		(\$190,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$9,145,000</b>

SERIES 2023, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	4.500%, 5.400%, 5.625%	
MATURITY DATE:	5/1/2053	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$523,525	
RESERVE FUND BALANCE	\$523,525	
BONDS OUTSTANDING - 05/11/23		\$7,655,000
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$7,655,000</b>