

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

***Proposed Budget***  
***FY2025***



# Table of Contents

<b>1-2</b>	<u>General Fund</u>
<b>3-7</b>	<u>General Fund Narrative</u>
<b>8</b>	<u>Debt Service Series 2021</u>
<b>9</b>	<u>2021 Amortization Schedule</u>
<b>10</b>	<u>Debt Service Series 2023</u>
<b>11</b>	<u>2023 Amortization Schedule</u>
<b>12</b>	<u>Capital Reserve Fund</u>

# Wind Meadows South

## Community Development District

### Proposed Budget

#### General Fund

Description	Adopted Budget FY2024	Actuals Through 5/31/24	Projected Next 4 Months	Projected Through 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments - Tax Roll	\$ 475,662	\$ 475,400	\$ 262	\$ 475,662	\$ 647,868
Assessments - Direct	\$ 97,192	\$ 72,894	\$ 24,298	\$ 97,192	\$ 216,301
Miscellaneous Income	\$ -	\$ 30	\$ -	\$ 30	\$ -
<b>Total Revenues</b>	<b>\$ 572,854</b>	<b>\$ 548,324</b>	<b>\$ 24,560</b>	<b>\$ 572,884</b>	<b>\$ 864,170</b>
<b>Expenditures</b>					
<i>General &amp; Administrative</i>					
Supervisor Fees	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000
Engineering	\$ 15,000	\$ 2,750	\$ 9,875	\$ 12,625	\$ 18,000
Attorney	\$ 25,000	\$ 9,657	\$ 9,657	\$ 19,314	\$ 25,000
Annual Audit	\$ 5,000	\$ -	\$ 4,000	\$ 4,000	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,000
Arbitrage	\$ 900	\$ 900	\$ -	\$ 900	\$ 900
Dissemination	\$ 6,000	\$ 4,000	\$ 2,000	\$ 6,000	\$ 6,300
Trustee Fees	\$ 9,041	\$ 5,814	\$ 3,227	\$ 9,041	\$ 8,082
Management Fees	\$ 38,588	\$ 25,725	\$ 12,863	\$ 38,588	\$ 42,500
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 1,000	\$ 661	\$ 105	\$ 766	\$ 1,000
Insurance	\$ 6,325	\$ 5,563	\$ -	\$ 5,563	\$ 7,200
Copies	\$ 1,000	\$ -	\$ 100	\$ 100	\$ 500
Legal Advertising	\$ 7,500	\$ 3,171	\$ 4,329	\$ 7,500	\$ 7,500
Contingency	\$ 1,000	\$ 1,818	\$ 1,619	\$ 3,437	\$ 1,000
Office Supplies	\$ 625	\$ 18	\$ 35	\$ 53	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Subtotal Administrative Expenditures</b>	<b>\$ 137,154</b>	<b>\$ 67,252</b>	<b>\$ 48,809</b>	<b>\$ 116,062</b>	<b>\$ 144,932</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ 7,500	\$ 13,937	\$ -	\$ 13,937	\$ 20,000
Field Management	\$ 15,750	\$ 10,500	\$ 5,250	\$ 15,750	\$ 16,538
Landscape Maintenance	\$ 145,000	\$ 71,029	\$ 41,923	\$ 112,952	\$ 145,000
Landscape Replacement/Enhancer	\$ 20,000	\$ -	\$ 10,000	\$ 10,000	\$ 50,000
Lake Maintenance	\$ 3,500	\$ 1,800	\$ 900	\$ 2,700	\$ 3,500
Streetlights	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 60,000
Electric	\$ 5,500	\$ -	\$ 2,750	\$ 2,750	\$ 5,500
Water & Sewer	\$ 50,000	\$ 28,215	\$ 31,572	\$ 59,787	\$ 57,500
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 8,000	\$ 1,281	\$ 3,764	\$ 5,045	\$ 8,000
General Repairs & Maintenance	\$ 15,000	\$ 2,406	\$ 9,810	\$ 12,216	\$ 15,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 10,000
<b>Subtotal Field Expenditures</b>	<b>\$ 295,250</b>	<b>\$ 129,168</b>	<b>\$ 118,469</b>	<b>\$ 247,637</b>	<b>\$ 393,538</b>

# Wind Meadows South

## Community Development District

### Proposed Budget

### General Fund

Description	Adopted Budget FY2024	Actuals Through 5/31/24	Projected Next 4 Months	Projected Through 9/30/24	Proposed Budget FY2025
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ 18,000	\$ 7,167	\$ 7,167	\$ 14,335	\$ 30,000
Amenity - Water	\$ 10,000	\$ 1,009	\$ 520	\$ 1,529	\$ 15,000
Internet	\$ 3,000	\$ 993	\$ 1,433	\$ 2,427	\$ 5,000
Pest Control	\$ 2,200	\$ 1,075	\$ 595	\$ 1,670	\$ 3,200
Janitorial Service	\$ 15,000	\$ 8,070	\$ 4,080	\$ 12,150	\$ 15,000
Security Services	\$ 27,500	\$ 10,476	\$ 1,200	\$ 11,676	\$ 35,000
Pool Maintenance	\$ 30,000	\$ 20,000	\$ 10,000	\$ 30,000	\$ 30,000
Pool Permit	\$ -	\$ 280	\$ -	\$ 280	\$ -
Amenity Repairs & Maintenance	\$ 12,000	\$ 7,417	\$ 12,115	\$ 19,532	\$ 20,000
Amenity Access Management	\$ 5,250	\$ 5,365	\$ 1,750	\$ 7,115	\$ 12,500
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 10,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 130,450</b>	<b>\$ 61,852</b>	<b>\$ 42,611</b>	<b>\$ 104,463</b>	<b>\$ 175,700</b>
<b>Total Operations and Maintenance:</b>	<b>\$ 425,700</b>	<b>\$ 191,020</b>	<b>\$ 161,080</b>	<b>\$ 352,100</b>	<b>\$ 569,238</b>
<u>Other Expenditures</u>					
Capital Reserves - Transfer	\$ 10,000	\$ 5,000	\$ 5,000	\$ 10,000	\$ 150,000
<u>Total Other Expenditures</u>	<u>\$ 10,000</u>	<u>\$ 5,000</u>	<u>\$ 5,000</u>	<u>\$ 10,000</u>	<u>\$ 150,000</u>
<b>Total Expenditures</b>	<b>\$ 572,854</b>	<b>\$ 258,273</b>	<b>\$ 214,890</b>	<b>\$ 478,162</b>	<b>\$ 864,170</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 295,051</b>	<b>\$ (190,330)</b>	<b>\$ 94,721</b>	<b>\$ -</b>

Net Assessments	\$ 864,170
Add: Discounts & Collections 7%	\$65,045
Gross Assessments	<u>\$929,215</u>

Product	Assessable Units	ERU's	Total ERU's	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Phase 1 - Platted	416	1.00	416.00	\$ 430,532	\$ 1,035	\$ 1,113
Phase 2A - Platted	210	1.00	210.00	\$ 217,336	\$ 1,035	\$ 1,113
Phase 2B - Anticipated Platted	109	1.00	109.00	\$ 112,808	\$ 1,035	\$ 1,113
Phase 2B - Anticipated Platted	100	1.00	100.00	\$ 103,493	\$ 1,035	\$ 1,113
<b>Total</b>	<b>835</b>		<b>835</b>	<b>\$ 864,170</b>		

# Wind Meadows South

## Community Development District

### General Fund Budget

#### **Revenues:**

##### **Assessments**

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

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#### **Expenditures:**

##### **General & Administrative:**

###### **Supervisor Fees**

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

###### **Engineering**

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

###### **Attorney**

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

###### **Annual Audit**

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

###### **Assessment Administration**

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

###### **Arbitrage**

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on Series 2021 and anticipated bond issuance.

###### **Dissemination**

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon Series 2021 and anticipated bond issuance.

# **Wind Meadows South**

## **Community Development District**

### **General Fund Budget**

#### Trustee Fees

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

#### Management Fees

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

#### Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

#### Website Maintenance

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

#### Postage & Delivery

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

#### Insurance

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

#### Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

#### Legal Advertising

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

#### Contingency

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

#### Office Supplies

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

# **Wind Meadows South**

## **Community Development District**

### **General Fund Budget**

#### *Dues, Licenses & Subscriptions*

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

#### *Operations & Maintenance:*

##### **Field Services**

##### *Property Insurance*

The District's property insurance coverages.

##### *Field Management*

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

##### *Landscape Maintenance*

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

##### *Landscape Replacement*

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

##### *Streetlights*

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

##### *Electric*

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

##### *Water & Sewer*

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

##### *Sidewalk & Asphalt Maintenance*

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

##### *Irrigation Repairs*

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

# **Wind Meadows South**

## **Community Development District**

### **General Fund Budget**

#### *General Repairs & Maintenance*

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

#### *Contingency*

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

#### **Amenity Expenditures**

##### *Amenity - Electric*

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

##### *Amenity – Water*

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

##### *Internet*

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

##### *Pest Control*

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

##### *Janitorial Services*

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

##### *Security Services*

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

##### *Pool Maintenance*

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

##### *Amenity Repairs & Maintenance*

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

##### *Amenity Management*

Provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.



**Wind Meadows South  
Community Development District  
General Fund Budget**

**Contingency**

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

**Other Expenditures:**

**Capital Reserves**

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

**Wind Meadows South**  
**Community Development District**  
**Proposed Budget**  
**Series 2021 Debt Service Fund**

Description	Adopted Budget FY2024	Actual Through 5/31/24	Projected Next 4 Months	Projected Through 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessment - Tax Roll	\$ 520,000	\$ 519,708	\$ 292	\$ 520,000	\$ 520,000
Interest Income	\$ -	\$ 17,561	\$ 8,780	\$ 26,341	\$ 8,000
Carry Forward Surplus	\$ 190,708	\$ 190,885	\$ -	\$ 190,885	\$ 216,043
<b>Total Revenues</b>	<b>\$ 710,708</b>	<b>\$ 728,153</b>	<b>\$ 9,072</b>	<b>\$ 737,225</b>	<b>\$ 744,043</b>
<b>Expenses</b>					
Interest - 11/1	\$ 163,091	\$ 163,091	\$ -	\$ 163,091	\$ 160,751
Principal - 5/1	\$ 195,000	\$ 195,000	\$ -	\$ 195,000	\$ 200,000
Interest - 5/1	\$ 163,091	\$ 163,091	\$ -	\$ 163,091	\$ 160,751
<b>Total Expenditures</b>	<b>\$ 521,183</b>	<b>\$ 521,183</b>	<b>\$ -</b>	<b>\$ 521,183</b>	<b>\$ 521,503</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 189,526</b>	<b>\$ 206,971</b>	<b>\$ 9,072</b>	<b>\$ 216,043</b>	<b>\$ 222,540</b>

Interest Expense - 11/1	\$ 158,351
<b>Total</b>	<b>\$ 158,351</b>

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

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

Date	Balance	Principal	Interest	Total
11/01/24	\$ 8,950,000.00	\$ -	\$ 160,751.25	\$ 518,842.50
05/01/25	\$ 8,950,000.00	\$ 200,000.00	\$ 160,751.25	
11/01/25	\$ 8,545,000.00	\$ -	\$ 158,351.25	\$ 519,102.50
05/01/26	\$ 8,545,000.00	\$ 205,000.00	\$ 158,351.25	
11/01/26	\$ 8,545,000.00	\$ -	\$ 155,891.25	\$ 519,242.50
05/01/27	\$ 8,545,000.00	\$ 210,000.00	\$ 155,891.25	
11/01/27	\$ 8,335,000.00	\$ -	\$ 152,793.75	\$ 518,685.00
05/01/28	\$ 8,335,000.00	\$ 215,000.00	\$ 152,793.75	
11/01/28	\$ 8,120,000.00	\$ -	\$ 149,622.50	\$ 517,416.25
05/01/29	\$ 8,120,000.00	\$ 220,000.00	\$ 149,622.50	
11/01/29	\$ 7,900,000.00	\$ -	\$ 146,377.50	\$ 516,000.00
05/01/30	\$ 7,900,000.00	\$ 230,000.00	\$ 146,377.50	
11/01/30	\$ 7,670,000.00	\$ -	\$ 142,985.00	\$ 519,362.50
05/01/31	\$ 7,670,000.00	\$ 235,000.00	\$ 142,985.00	
11/01/31	\$ 7,435,000.00	\$ -	\$ 139,518.75	\$ 517,503.75
05/01/32	\$ 7,435,000.00	\$ 240,000.00	\$ 139,518.75	
11/01/32	\$ 7,195,000.00	\$ -	\$ 135,498.75	\$ 515,017.50
05/01/33	\$ 7,195,000.00	\$ 250,000.00	\$ 135,498.75	
11/01/33	\$ 6,945,000.00	\$ -	\$ 131,311.25	\$ 516,810.00
05/01/34	\$ 6,945,000.00	\$ 260,000.00	\$ 131,311.25	
11/01/34	\$ 6,685,000.00	\$ -	\$ 126,956.25	\$ 518,267.50
05/01/35	\$ 6,685,000.00	\$ 270,000.00	\$ 126,956.25	
11/01/35	\$ 6,415,000.00	\$ -	\$ 122,433.75	\$ 519,390.00
05/01/36	\$ 6,415,000.00	\$ 275,000.00	\$ 122,433.75	
11/01/36	\$ 6,140,000.00	\$ -	\$ 117,827.50	\$ 515,261.25
05/01/37	\$ 6,140,000.00	\$ 285,000.00	\$ 117,827.50	
11/01/37	\$ 5,855,000.00	\$ -	\$ 113,053.75	\$ 515,881.25
05/01/38	\$ 5,855,000.00	\$ 295,000.00	\$ 113,053.75	
11/01/38	\$ 5,560,000.00	\$ -	\$ 108,112.50	\$ 516,166.25
05/01/39	\$ 5,560,000.00	\$ 305,000.00	\$ 108,112.50	
11/01/39	\$ 5,255,000.00	\$ -	\$ 103,003.75	\$ 516,116.25
05/01/40	\$ 5,255,000.00	\$ 315,000.00	\$ 103,003.75	
11/01/40	\$ 4,610,000.00	\$ -	\$ 97,727.50	\$ 515,731.25
05/01/41	\$ 4,610,000.00	\$ 330,000.00	\$ 97,727.50	
11/01/41	\$ 4,610,000.00	\$ -	\$ 92,200.00	\$ 519,927.50
05/01/42	\$ 4,610,000.00	\$ 340,000.00	\$ 92,200.00	
11/01/42	\$ 4,270,000.00	\$ -	\$ 85,400.00	\$ 517,600.00
05/01/43	\$ 4,270,000.00	\$ 355,000.00	\$ 85,400.00	
11/01/43	\$ 3,915,000.00	\$ -	\$ 78,300.00	\$ 518,700.00
05/01/44	\$ 3,915,000.00	\$ 370,000.00	\$ 78,300.00	
11/01/44	\$ 3,545,000.00	\$ -	\$ 70,900.00	\$ 519,200.00
05/01/45	\$ 3,545,000.00	\$ 385,000.00	\$ 70,900.00	
11/01/45	\$ 3,160,000.00	\$ -	\$ 63,200.00	\$ 519,100.00
05/01/46	\$ 3,160,000.00	\$ 400,000.00	\$ 63,200.00	
11/01/46	\$ 2,760,000.00	\$ -	\$ 55,200.00	\$ 518,400.00
05/01/47	\$ 2,760,000.00	\$ 415,000.00	\$ 55,200.00	
11/01/47	\$ 2,345,000.00	\$ -	\$ 46,900.00	\$ 517,100.00
05/01/48	\$ 2,345,000.00	\$ 430,000.00	\$ 46,900.00	
11/01/48	\$ 1,915,000.00	\$ -	\$ 38,300.00	\$ 515,200.00
05/01/49	\$ 1,915,000.00	\$ 450,000.00	\$ 38,300.00	
11/01/49	\$ 1,465,000.00	\$ -	\$ 29,300.00	\$ 517,600.00
05/01/50	\$ 1,465,000.00	\$ 470,000.00	\$ 29,300.00	
11/01/50	\$ 995,000.00	\$ -	\$ 19,900.00	\$ 519,200.00
05/01/51	\$ 995,000.00	\$ 490,000.00	\$ 19,900.00	
11/01/51	\$ 505,000.00	\$ -	\$ 10,100.00	\$ 520,000.00
05/01/52	\$ 505,000.00	\$ 505,000.00	\$ 10,100.00	\$ 515,100.00
		<b>\$ 9,145,000.00</b>	<b>\$ 6,030,015.00</b>	<b>\$ 15,530,386.25</b>

**Wind Meadows South**  
**Community Development District**  
**Proposed Budget**  
**Series 2023 Debt Service Fund**

Description	Adopted Budget FY2024	Actual Through 5/31/24	Projected Next 4 Months	Projected Through 9/30/24	Proposed Budget FY2025
<b>Revenues</b>					
Assessments - Direct Bill	\$ -	\$ 55,616	\$ 465,584	\$ 521,200	\$ 523,525
Assessments - Lot Closings	\$ -	\$ 261,222	\$ -	\$ 261,222	\$ -
Interest Income	\$ -	\$ 21,296	\$ 10,648	\$ 31,943	\$ 15,972
Carry Forward Surplus	\$ -	\$ 205,992	\$ -	\$ 205,992	\$ 508,536
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 544,125</b>	<b>\$ 476,232</b>	<b>\$ 1,020,357</b>	<b>\$ 1,048,033</b>
<b>Expenses</b>					
Interest - 11/1	\$ -	\$ 201,092	\$ -	\$ 201,092	\$ 204,363
Principal - 5/1	\$ -	\$ 110,000	\$ -	\$ 110,000	\$ 115,000
Interest - 5/1	\$ -	\$ 201,092	\$ -	\$ 201,092	\$ 204,363
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 512,184</b>	<b>\$ -</b>	<b>\$ 512,184</b>	<b>\$ 523,725</b>
<b>Other Financing Sources</b>					
Transfer In/(Out)	\$ -	\$ 363	\$ -	\$ 363	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ 363</b>	<b>\$ -</b>	<b>\$ 363</b>	<b>\$ -</b>
		\$ -			
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 32,304</b>	<b>\$ 476,232</b>	<b>\$ 508,536</b>	<b>\$ 524,308</b>

Interest Expense - 11/1	\$ 201,775
<b>Total</b>	<b>\$ 201,775</b>

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family - 50'	419	\$ 523,525	\$ 1,249.46	\$ 1,343.51

**Wind Meadows South**  
**Community Development District**  
**Series 2023 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/24	\$ 7,545,000.00	\$ -	\$ 204,362.50	\$ 521,200.00
05/01/25	\$ 7,545,000.00	\$ 115,000.00	\$ 204,362.50	
11/01/25	\$ 7,430,000.00	\$ -	\$ 201,775.00	\$ 521,137.50
05/01/26	\$ 7,430,000.00	\$ 120,000.00	\$ 201,775.00	
11/01/26	\$ 7,310,000.00	\$ -	\$ 199,075.00	\$ 520,850.00
05/01/27	\$ 7,310,000.00	\$ 125,000.00	\$ 199,075.00	
11/01/27	\$ 7,185,000.00	\$ -	\$ 196,262.50	\$ 520,337.50
05/01/28	\$ 7,185,000.00	\$ 130,000.00	\$ 196,262.50	
11/01/28	\$ 7,055,000.00	\$ -	\$ 193,337.50	\$ 519,600.00
05/01/29	\$ 7,055,000.00	\$ 140,000.00	\$ 193,337.50	
11/01/29	\$ 6,915,000.00	\$ -	\$ 190,187.50	\$ 523,525.00
05/01/30	\$ 6,915,000.00	\$ 145,000.00	\$ 190,187.50	
11/01/30	\$ 6,770,000.00	\$ -	\$ 186,925.00	\$ 522,112.50
05/01/31	\$ 6,770,000.00	\$ 150,000.00	\$ 186,925.00	
11/01/31	\$ 6,620,000.00	\$ -	\$ 182,893.75	\$ 519,818.75
05/01/32	\$ 6,620,000.00	\$ 160,000.00	\$ 182,893.75	
11/01/32	\$ 6,460,000.00	\$ -	\$ 178,593.75	\$ 521,487.50
05/01/33	\$ 6,460,000.00	\$ 170,000.00	\$ 178,593.75	
11/01/33	\$ 6,290,000.00	\$ -	\$ 174,025.00	\$ 522,618.75
05/01/34	\$ 6,290,000.00	\$ 180,000.00	\$ 174,025.00	
11/01/34	\$ 6,110,000.00	\$ -	\$ 169,187.50	\$ 523,212.50
05/01/35	\$ 6,110,000.00	\$ 190,000.00	\$ 169,187.50	
11/01/35	\$ 5,920,000.00	\$ -	\$ 164,081.25	\$ 523,268.75
05/01/36	\$ 5,920,000.00	\$ 200,000.00	\$ 164,081.25	
11/01/36	\$ 5,720,000.00	\$ -	\$ 158,706.25	\$ 522,787.50
05/01/37	\$ 5,720,000.00	\$ 210,000.00	\$ 158,706.25	
11/01/37	\$ 5,510,000.00	\$ -	\$ 153,062.50	\$ 521,768.75
05/01/38	\$ 5,510,000.00	\$ 220,000.00	\$ 153,062.50	
11/01/38	\$ 5,290,000.00	\$ -	\$ 147,150.00	\$ 520,212.50
05/01/39	\$ 5,290,000.00	\$ 235,000.00	\$ 147,150.00	
11/01/39	\$ 5,055,000.00	\$ -	\$ 140,834.38	\$ 522,984.38
05/01/40	\$ 5,055,000.00	\$ 245,000.00	\$ 140,834.38	
11/01/40	\$ 4,810,000.00	\$ -	\$ 134,250.00	\$ 520,084.38
05/01/41	\$ 4,810,000.00	\$ 260,000.00	\$ 134,250.00	
11/01/41	\$ 4,275,000.00	\$ -	\$ 127,262.50	\$ 521,512.50
05/01/42	\$ 3,985,000.00	\$ 275,000.00	\$ 127,262.50	
11/01/42	\$ 3,985,000.00	\$ -	\$ 119,871.88	\$ 522,134.38
05/01/43	\$ 3,985,000.00	\$ 290,000.00	\$ 119,871.88	
11/01/43	\$ 3,985,000.00	\$ -	\$ 112,078.13	\$ 521,950.00
05/01/44	\$ 3,985,000.00	\$ 305,000.00	\$ 112,078.13	
11/01/44	\$ 3,680,000.00	\$ -	\$ 103,500.00	\$ 520,578.13
05/01/45	\$ 3,680,000.00	\$ 325,000.00	\$ 103,500.00	
11/01/45	\$ 3,355,000.00	\$ -	\$ 94,359.38	\$ 522,859.38
05/01/46	\$ 3,355,000.00	\$ 340,000.00	\$ 94,359.38	
11/01/46	\$ 3,015,000.00	\$ -	\$ 84,796.88	\$ 519,156.25
05/01/47	\$ 3,015,000.00	\$ 360,000.00	\$ 84,796.88	
11/01/47	\$ 2,655,000.00	\$ -	\$ 74,671.88	\$ 519,468.75
05/01/48	\$ 2,655,000.00	\$ 380,000.00	\$ 74,671.88	
11/01/48	\$ 2,275,000.00	\$ -	\$ 63,984.38	\$ 518,656.25
05/01/49	\$ 2,275,000.00	\$ 405,000.00	\$ 63,984.38	
11/01/49	\$ 1,870,000.00	\$ -	\$ 52,593.75	\$ 521,578.13
05/01/50	\$ 1,870,000.00	\$ 430,000.00	\$ 52,593.75	\$ -
11/01/50	\$ 1,440,000.00	\$ -	\$ 40,500.00	\$ 523,093.75
05/01/51	\$ 1,440,000.00	\$ 455,000.00	\$ 40,500.00	\$ -
11/01/51	\$ 985,000.00	\$ -	\$ 27,703.13	\$ 523,203.13
05/01/52	\$ 985,000.00	\$ 480,000.00	\$ 27,703.13	\$ -
11/01/52	\$ 505,000.00	\$ -	\$ 14,203.13	\$ 521,906.25
05/01/53	\$ 505,000.00	\$ 505,000.00	\$ 14,203.13	\$ 519,203.13
		\$ 7,655,000.00	\$ 7,780,468.75	\$ 15,642,306.25

**Wind Meadows South**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2024	Actual Through 5/31/24	Projected Next 4 Months	Projected Through 9/30/24	Proposed Budget FY2025
<b><u>Revenues</u></b>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>
<b><u>Expenses</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 1,000
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,000</b>
<b><u>Other Financing Sources</u></b>					
Transfer In/(Out)	\$ 10,000	\$ 5,000	\$ 5,000	\$ 10,000	\$ 150,000
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 10,000</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ 10,000</b>	<b>\$ 150,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 10,000</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ 10,000</b>	<b>\$ 159,000</b>