

*Wind Meadows South
Community Development District*

Meeting Agenda

September 11, 2024

AGENDA

Wind Meadows South

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

September 4, 2024

Board of Supervisors Meeting 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 **Wednesday, September 11, 2024 at 1:30 PM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880**

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

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

Meeting ID: 878 4436 8504

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
 - A. Acceptance of Resignation of Supervisor Dottie Mobley
 - B. Consideration of Appointment to Board Seat #3
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2024-09 Appointing an Assistant Secretary
4. Approval of Minutes of the July 10, 2024 Board of Supervisors Meeting
5. Public Hearing
 - A. Public Hearing on the Adoption of Parking and Towing Policies for the District
 - i. Consideration of Resolution 2024-10 Adopting Parking and Towing Policies for the District
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Various Landscaping Proposals from Prince & Sons
 - a) Plant Replacement at Main Entrance and Front Berm Area
 - b) Plant Replacement at Pool and Dog Park
 - c) Removal of Broken Oak Tree Limbs in Common Area
 - d) Landscaping for 3 Island Areas in Roundabouts
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

¹ Comments will be limited to three (3) minutes

SECTION III

SECTION A

July 8, 2024

Dear Board of Supervisors,

I will be leaving Center State Development effective July 15,2024. Therefore, I will no longer be serving on the board of the Wind Meadows South CDD or the Woodland Ranch Estates CDD. Thank you for the opportunity to serve on the board.

Sincerely,

Dottie Mobley

SECTION D

RESOLUTION 2024-09

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

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

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

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

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

Assistant Secretary _____

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

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

PASSED AND ADOPTED 11th day of September 2024

ATTEST:

WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

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

The regular meeting of the Board of Supervisors of the Wind Meadows South Community Development District was held Wednesday, **July 10, 2024**, at 1:30 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 Chairperson
Timothy Todd	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, Kilinski Van Wyk
Chris Loy	District Counsel, Kilinski Van Wyk
Bryan Hunter	District Engineer, Hunter Engineering
Allen Bailey	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:37 p.m. and called roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period for any agenda items. There is a separate hearing for the budget so those comments will be taken at that time.

- Resident – Asked about the parking policy starting July 1st. Ms. Burns noted its related to HOA’s only, not the CDD. If they are parking on CDD property, parking lot of the pool, Ms. Burns noted they can address that. The CDD can implement parking/towing rules on amenity parking.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 8, 2024
Board of Supervisors Meeting and Audit
Committee Meeting**

Ms. Burns presented the minutes of the May 8, 2024 Board of Supervisors meeting and Audit Committee meeting. She 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 May 8, 2024 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Public Hearings

A. Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget

Ms. Burns stated this public hearing has been advertised in the paper. She asked for a motion to open.

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

Ms. Burns stated with Phase 2 coming online, there are some increased costs but also some increased capacity from adding the additional lots. The current year assessment is going down by \$116 annually so all residents will see a decrease in their O&M assessment. The largest increases were to landscape replacement or enhancements, water & sewer and the capital reserve transfer.

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

i. Consideration of Resolution 2024-05 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds

Ms. Burns stated this is in the agenda package for the Boards review. She asked for any changes to any line items or questions on anything.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-05 Adopting the District’s Fiscal Year 2024/2025 Budget and Appropriating Funds, was approved.

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

Ms. Burns stated this is a public hearing that certifies the assessments for collection on the Polk County Tax Bill. She asked for a motion to open the public hearing.

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

Ms. Burns stated this resolution imposes the assessments for collection based on the budget that the Board just adopted. She asked for any questions. Hearing none. Ms. Burns asked for a motion to close the public hearing.

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

i. Consideration of Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated this is included in the agenda package for review. If there are any questions, she would be happy to answer.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-06 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-07 Setting a Public Hearing on the Adoption of Parking and Towing Policies for the District

Ms. Burns noted resident emails have been received regarding street parking and towing issues including parking long term at the amenity, work trucks are moving in, leaving U-hauls and abandoned vehicles. If there is an abandoned vehicle the District doesn't have the ability to remove it without putting a parking and towing policy in place. There have also been complaints from residents on the number of vehicles parked on both sides of the road. Included in the package is a policy that will limit street parking to a single side of the road, allow the CDD to tow abandoned cars, and allow commercial vehicles to be parked on the road during the day but not allowed overnight from 10:00 p.m. to 6:00 a.m. Signs will be installed in the areas where on street parking

is allowed. The Board agreed to set the public hearing for September 11, 2024 at 1:30 p.m. at this location.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-07 Setting a Public Hearing for September 11, 2024 at 1:30 p.m. on the Adoption of Parking and Towing Policies for the District, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-08
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year
2024/2025**

Ms. Burns stated the schedule is the same as the current year but 15 minutes later, instead of 1:30 p.m. it will be 1:45 p.m. The time change will take effect in October.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-08 Designation of a Regular Monthly Meeting Date, Time and Location for Fiscal Year 2024/2025 Moving the Time to 1:45 p.m., was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of the Adoption of Goals
and Objectives for the District**

Ms. Burns stated there is has been a change in statute that requires the District to adopt goals and objectives each year. The deadline is October 1st. Staff recommendation for goals and objectives is included in the agenda package.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Consideration of the Adoption of Goals and Objectives for the District, was approved.

EIGHTH ORDER OF BUSINESS

**Presentation of Arbitrage Rebate Report
for Series 2023 AA2 Project Bonds from
AMTEC**

Ms. Burns stated the District is required under internal revenue code to determine that they do not earn more interest than they pay on the bonds. Page 4 of that report shows a negative arbitrage amount.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Accepting the Arbitrage Rebate Report for Series 2023 AA2 Project Bonds from AMTEC, was approved.

NINTH ORDER OF BUSINESS

Presentation of Fiscal Year 2023 Audit Report

Ms. Burns stated the District is required to have an independent audit each year. This is for FY2023 and was submitted to the state by June 30th. Page 28 of the report shows it was a clean audit.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Accepting the Fiscal Year 2023 Audit Report, was approved.

TENTH ORDER OF BUSINESS

Ratification of Audit Services Engagement Letter for Fiscal Year 2024 through Fiscal Year 2028 with DiBartolomeo, McBee, Hartley & Barnes, P.A.

Ms. Burns stated the Audit Committee met and made recommendation to the Board and the Board awarded the contract at the prior meeting. The contract has already been signed and this is just a motion to ratify.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2024 through Fiscal Year 2028 with DiBartolomeo, McBee, Hartley & Barnes, P.A., was ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing to report to the Board.

B. Engineer

Mr. Hunter had nothing to report to the Board.

C. Field Manager's Report

Mr. Bailey presented the field managers' report. Ms. Burns noted at last meeting they updated the Board on some concerns at the amenity, a group of kids getting in and harassing the guard. The guard is being more aggressive with check ins. The volume of issues reported have gone down dramatically.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register for review and approval. She noted if there are any questions on the invoices, she would be happy to answer them.

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 the financial statements were in the agenda package for review. There is no action necessary from the Board.

iii. Consideration of Resident Request to Host Fitness Classes at the Amenity Pool

Ms. Burns stated a resident has requested to host aqua classes at the pool Monday, Wednesday and Friday mornings from 9:30 a.m. to 10:30 a.m. Staff suggestion for guests would allow them to be a guest of a resident and not outside people using the pool and the vendor be responsible to make sure that all residents leave when the one-hour class is over. This person does have a license and insurance. The Board agreed on \$200 per month to the CDD for use of the pool.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Authorizing Counsel to Draft an Agreement with the Entity or Person Listed with the Provision of doing \$200/Month for the Use of the Pool for the Months that the Class is being Hosted, Residents or Guests of Residents only, was approved.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

- Resident – Clarification on parking policy, no commercial street parking from 10:00 p.m. to 6:00 a.m. Ms. Burns noted that is what is proposed. September meeting is to adopt the policy. Classes at pool, are people made to leave when class is over? Ms. Burns noted if the resident is leaving, their guest needs to leave with them. The rules allow four guests per household.
- Resident – Commented daughter & 4 grandchildren visit her monthly, does this mean she can only take 4 of them to the pool? Ms. Burns answered yes.
- Resident – New phase in the back, will road open up to Yarborough? When the Yarborough Lane is widened, that project will make that connection.

FOURTEENTH ORDER OF BUSINESS Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

SECTION A

SECTION 1

RESOLUTION 2024-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Rules”), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

WHEREAS, the District has properly noticed for rule development and rule making regarding the Rules and a public hearing was held at a meeting of the Board on September 11, 2024; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rules for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The District hereby adopts the Rules, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[Continue onto next page]

PASSED AND ADOPTED this 11th day of September 2024.

ATTEST:

**WIND MEADOWS SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Rules Relating to Overnight Parking and Parking Enforcement

WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on September 11, 2024, at a duly noticed public meeting, the Board of Supervisors of the Wind Meadows South Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for parking.

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A** and indicated by signage.
- C. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- D. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- G. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District Property not designated as a Designated Parking Area is a Tow-Away Zone.**
- H. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by signage throughout the community and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District

roadways except where indicated. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District Property which is not explicitly designated for parking shall hereby be established as “Tow-Away Zones” for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Section 5 herein (“**Tow-Away Zone**”).

SECTION 5. EXCEPTIONS.

- A. ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner’s expense.
- B. ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner’s expense.
- C. PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District’s Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner’s

expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in a Tow-Away Zone.

- C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

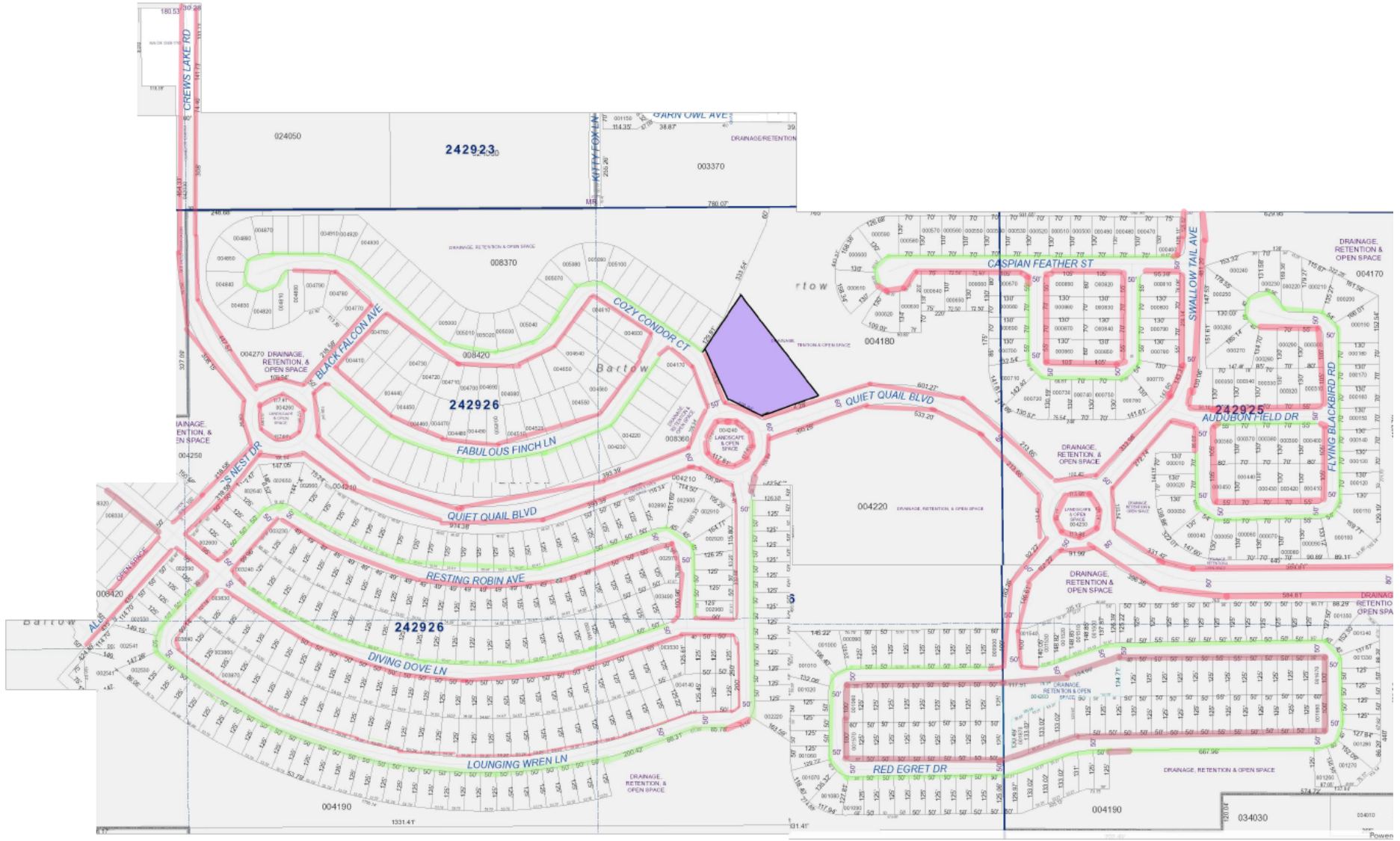
SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

EXHIBIT A – *Designated Parking Areas (highlighted areas)*

Effective date: **September 11, 2024**

EXHIBIT A Designated Parking Areas



SECTION VI

SECTION C

Wind Meadows South CDD

Field Management Report



September 11th, 2024

Allen Bailey – Field Manager

GMS

Completed

Painted Pool Rules Signposts



- ✚ The posts that hold the pool rules sign were becoming weathered.
- ✚ Staff has placed a new coat of paint. To improve the overall look.

Amenity Fans



- ✚ The amenity fan was found loose.
- ✚ Staff has secured the stem and blades.

Completed

Amenity Entrance Push Bar



- ✚ The amenity main entrance push bar has been experiencing different issues.
- ✚ We have repaired the bar to prevent further existing issues.

Open Field on Audubon Field DR



- ✚ The open field on Audubon Field has seen an improvement with growth from fertilizer and the rain.

Completed

Front Fence Posts



✚ A few metal posts were found damaged along the fence, and these have been replaced.

Bush Hogging



✚ The Scheduled bush hogging was completed and will happen again next month.

Review

Quite Quail Blvd Landscape



✚ The fiber company that damaged our irrigation has reimbursed the district and we are ready to replace the plant that did not recover.

Irrigation On Front Landscape



✚ The front landscape is not receiving enough water from the rotor head. The landscaper would like to see a better system installed.

Review

Roundabout Improvement



✚ The landscaper has a proposal for the improvement of the roundabouts in the district.



Review

Monument Plant Bed Improvement



✚ The landscaper has a proposal to improve the monument plant beds 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. Thank you.

Respectfully,
Allen Bailey

SECTION 1

SECTION (a)



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: July 11, 2024

SUBMITTED TO:
Allen Baily
6200 Lee Vistga Blvd
Suit 300
Orlando fl. 332822
Phone: 1-407-560-4424
Email: abailey@gmscfl.com

Job Name / Location:
Wind Meadows
2803 Red Egret Drive Bartow 33830

Plant Replacement Main Entrance and Front Berm Area.

	Qty	Unit	Unit Cost	TOTAL
Podocarpus	25	3 Gal.	\$19.00	\$475.00
Walters Viburnum	90	3 Gal.	\$19.00	\$1,710.00
Replace Yaupon Hollies with Crape Myrtles	14	15 Gal.	\$170.00	\$2,380.00
Dwarf Ixora front monuments for color place of blue daze	26	3 Gal.	\$19.00	\$494.00
Arbicolas front monuments for color place of blue Daze	36	3 Gal.	\$19.00	\$684.00
Mini Pine Bark	15	CY	\$55.00	\$825.00
Irrigation drip	1		\$996.00	\$996.00
			\$0.00	\$0.00
			\$0.00	\$0.00
			\$0.00	\$0.00
			Total:	\$7,564.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Harold Simmons

Accepted by: _____

Date: July 11, 2024

Date Accepted: _____

SECTION (b)



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: July 11, 2024

SUBMITTED TO:

Allen Baily
6200 lee Vistga Blvd
Suit 300
Orlando fl. 332822
Phone: 1-407-560-4424
Email: abailley@gmscf.com

Job Name / Location:

Wind Meadows
2803 Red Egret Drive Bartow 33830

Plant Replacement Pool and Dog Park

	Qty	Unit	Unit Cost	TOTAL
Liriope	20	1 Gal.	\$10.00	\$200.00
Replace Hollies with Eleacarpus	9	15 Gal.	\$170.00	\$1,530.00
Live Oaks	6	15 Gal.	\$170.00	\$1,020.00
Mini Pine Bark	1	CY	\$55.00	\$55.00
Podocarpus	1	3 Gal.	\$19.00	\$19.00

Total: \$2,824.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Harold Simmons

Date: July 11, 2024

Accepted by: _____

Date Accepted: _____

SECTION (c)



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: May 29, 2023

SUBMITTED TO:
Allen Baily
6200 lee Vistga Blvd
Suit 300
Orlando fl. 332822
Phone: 1-407-560-4424
Email: abailey@gmscfl.com

Job Name / Location:
Wind Meadows
2803 Red Egret Drive Bartow 33830

Remove large limbs broken out of oaks in Common Area.

	Qty	Unit	Unit Cost	TOTAL
Remove and Haul off Site 3 large oak tree limbs.	1		\$1,120.00	\$1,120.00

Total: \$1,120.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Harold Simmons

Accepted by: _____

Date: May 29, 2023

Date Accepted: _____

SECTION (d)



200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: August 19, 2024

SUBMITTED TO:

Allen Baily
6200 lee Vistga Blvd
Suit 300
Orlando fl. 332822
Phone: 1-407-560-4424
Email: abailey@gmscf.com

Job Name / Location:

Wind Meadows
2803 Red Egret Drive Bartow 33830

Landscape 3 Islands

	Qty	Unit	Unit Cost	TOTAL
Removal	1	1	\$420.00	\$420.00
Sabal Palms	9	BB	\$450.00	\$4,050.00
Coontie	15	3 Gal.	\$30.00	\$450.00
Red Fountain Grass	63	3 Gal.	\$19.00	\$1,197.00
Muhly Grass	90	3 Gal.	\$19.00	\$1,710.00
Florida Field Stone Boulders	9	Each	\$425.00	\$3,825.00
Irrigation Drip	1	1	\$1,875.00	\$1,875.00
Mini Pine Bark	17	CY	\$60.00	\$1,020.00
			Total:	\$14,547.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Harold Simmons

Date: August 19, 2024

Accepted by: _____

Date Accepted: _____

WIND MEADOWS PIC 3

MUHLY GRASS

SABLE PALM

FOUNTAIN GRASS

FLORIDA FIELD STONE BOULDER

COONTIE



SECTION D

SECTION 1

Wind Meadows South Community Development District

Summary of Invoices

July 1, 2024 to August 26, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	7/3/24	276	\$ 2,331.73
	7/12/24	277-280	\$ 9,512.06
	7/19/24	281-285	\$ 15,094.75
	7/26/24	286-288	\$ 6,044.00
	8/12/24	289-296	\$ 9,186.27
	8/19/24	297-298	\$ 3,071.75
	8/23/24	299-300	\$ 13,083.51
Total			\$ 58,324.07

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/03/24	00001	5/31/24	82	202405	330	57200	48000		REPLACED SIGN & POLE	*	2,331.73		
GOVERNMENTAL MANAGEMENT SERVICES												2,331.73	000276
7/12/24	00020	6/27/24	072-2200	202406	320	53800	43200		4017 GREY HERON LP JUN24	*	92.83		
CITY OF BARTOW												92.83	000277
7/12/24	00001	7/01/24	80	202407	310	51300	34000		MANAGEMENT FEES - JULY24	*	3,215.67		
		7/01/24	80	202407	310	51300	35200		WEBSITE ADMIN - JULY2024	*	100.00		
		7/01/24	80	202407	310	51300	35100		INFORMATION TECH - JULY24	*	150.00		
		7/01/24	80	202407	310	51300	31300		DISSEMINATION SVC - JLY24	*	500.00		
		7/01/24	80	202407	330	57200	48300		AMENITY ACCESS - JULY24	*	437.50		
		7/01/24	80	202407	310	51300	51000		OFFICE SUPPLIES	*	1.20		
		7/01/24	80	202407	310	51300	42000		POSTAGE	*	82.03		
GOVERNMENTAL MANAGEMENT SERVICES												4,486.40	000278
7/12/24	00010	7/09/24	22289	202407	310	51300	31100		ANNUAL REPORT PREP/INSPEC	*	4,125.00		
HUNTER ENGINEERING, INC.												4,125.00	000279
7/12/24	00023	7/06/24	3645318J	202406	330	57200	43000		1600 QUIET QUAL JUN2024	*	21.20		
		7/06/24	3654807J	202406	330	57200	43000		1785 QUIET QUAL JUN 2024	*	786.63		
LAKELAND ELECTRIC												807.83	000280
7/19/24	00032	6/06/24	34244	202406	330	57200	48100		PEST CONTROL JUN2024	*	120.00		
		7/08/24	35098	202407	330	57200	48100		PEST CONTROL JUL2024	*	120.00		
ALL AMERICAN LAWN & TREE SPECIALIST												240.00	000281
7/19/24	00016	6/28/24	17869	202406	320	53800	47000		LAKE MAINTENANCE-JUN24	*	225.00		
AQUATIC WEED MANAGEMENT, INC.												225.00	000282
7/19/24	00027	6/30/24	12638	202406	330	57200	48200		CLEANING SVCS-JUN24	*	1,010.00		
CSS CLEAN STAR SERVICES OF CFL												1,010.00	000283

WINM WIND MEADOWS CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/19/24	00028	7/01/24	13276	202407	320	53800	46200		LANDSCAPE MAINT - JUL2024	*	11,119.75		
									PRINCE & SONS, INC.			11,119.75	000284
7/19/24	00021	7/01/24	23504	202407	330	57200	48500		POOL MAINTENANCE-JUL24	*	2,500.00		
									RESORT POOL SERVICES			2,500.00	000285
7/26/24	00012	7/15/24	90103128	202407	310	51300	32200		ANNUAL AUDIT FY23	*	4,100.00		
									DIBARTOLOMEO,MCBEE,HARTLEY & BARNES			4,100.00	000286
7/26/24	00001	7/01/24	81	202407	320	53800	34000		FIELD MANAGEMENT - JULY24	*	1,312.50		
									GOVERNMENTAL MANAGEMENT SERVICES			1,312.50	000287
7/26/24	00005	7/14/24	9935	202406	310	51300	31500		DISTRICT COUNSEL JUNE24	*	631.50		
									KILINSKI VAN WYK, PLLC			631.50	000288
8/12/24	00016	7/29/24	18074	202407	320	53800	47000		LAKE MAINTENANCE - JULY24	*	225.00		
									AQUATIC WEED MANAGEMENT, INC.			225.00	000289
8/12/24	00020	7/31/24	072-2200	202407	320	53800	43200		4017 GREY HERON LP JUL24	*	92.83		
									CITY OF BARTOW			92.83	000290
8/12/24	00027	7/26/24	12858	202407	330	57200	48200		CLEANING SRVCS - JULY2024	*	1,075.00		
									CSS CLEAN STAR SERVICES OF CFL			1,075.00	000291
8/12/24	00022	4/25/24	18785-10	202404	330	57200	48300		SIFER ISO CARD	*	318.00		
		7/12/24	S549826	202407	330	57200	48000		SRVCE CALL LOCKSMITH	*	190.00		
		7/12/24	108756	202407	330	57200	48000		SRVCE CALL ON PUSH BAR	*	247.50		
									CURRENT DEMANDS ELECTRICAL &			755.50	000292
8/12/24	00001	6/30/24	85	202406	330	57200	48000		GENERAL MAINT. - JUNE2024	*	2,917.46		
									GOVERNMENTAL MANAGEMENT SERVICES			2,917.46	000293
8/12/24	00010	7/31/24	22309	202407	310	51300	31100		B.O.S. MEETING - JUL2024	*	125.00		
									HUNTER ENGINEERING, INC.			125.00	000294

WINM WIND MEADOWS CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/24	00023	8/06/24	3645318J	202407	320-53800-43000			1600 QUIET QUAIL - JUL24	*	21.09		
		8/06/24	3654807J	202407	320-53800-43000			1785 QUIET QUAIL - JUL24	*	1,010.82		
LAKELAND ELECTRIC											1,031.91	000295
8/12/24	00035	6/30/24	11789128	202406	330-57200-34500			SECURITY SRVCS - JUN2024	*	2,963.57		
SECURITAS SECURITY SERVICES USA, INC											2,963.57	000296
8/19/24	00022	8/05/24	19870	202408	330-57200-48000			SERVICE CALL - AUG2024	*	571.75		
CURRENT DEMANDS ELECTRICAL &											571.75	000297
8/19/24	00021	8/01/24	23847	202408	330-57200-48500			POOL MAINTENANCE - AUG24	*	2,500.00		
RESORT POOL SERVICES											2,500.00	000298
8/23/24	00005	8/20/24	10167	202407	310-51300-31500			DISTRICT COUNSEL-JUL2024	*	1,963.76		
KILINSKI VAN WYK, PLLC											1,963.76	000299
8/23/24	00028	8/01/24	13713	202408	320-53800-46200			LANDSCAPE MAINT - AUG24	*	11,119.75		
PRINCE & SONS, INC.											11,119.75	000300
TOTAL FOR BANK A										58,324.07		
TOTAL FOR REGISTER										58,324.07		

SECTION 2

Wind Meadows South
Community Development District

Unaudited Financial Reporting
July 31, 2024



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Wind Meadows South

Community Development District

Combined Balance Sheet

July 31, 2024

	General Fund	Debt Service Fund	Capital Projects Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Operating Account	\$ 224,312	\$ -	\$ -	\$ -	\$ 224,312
Prepaid Expenses	\$ 2,483	\$ -	\$ -	\$ -	\$ 2,483
Due From General Fund	\$ -	\$ 5,489	\$ -	\$ -	\$ 5,489
<u>Investments:</u>					
<u>Series 2021</u>					
Reserve	\$ -	\$ 260,000	\$ -	\$ -	\$ 260,000
Revenue	\$ -	\$ 207,925	\$ -	\$ -	\$ 207,925
<u>Series 2023</u>					
Reserve	\$ -	\$ 523,525	\$ -	\$ -	\$ 523,525
Revenue	\$ -	\$ 36,881	\$ -	\$ -	\$ 36,881
Construction	\$ -	\$ -	\$ 4,251	\$ -	\$ 4,251
Total Assets	\$ 226,794	\$ 1,033,820	\$ 4,251	\$ -	\$ 1,264,865
Liabilities:					
Accounts Payable	\$ 13,150	\$ -	\$ -	\$ -	\$ 13,150
Retainage Payable	\$ -	\$ -	\$ 165,011	\$ -	\$ 165,011
Due To Debt Service	\$ 5,489	\$ -	\$ -	\$ -	\$ 5,489
Total Liabilities	\$ 18,639	\$ -	\$ 165,011	\$ -	\$ 183,650
Fund Balances:					
Nonspendable:					
Prepaid Items	\$ 2,483	\$ -	\$ -	\$ -	\$ 2,483
Restricted for:					
Debt Service - Series 2021	\$ -	\$ 473,414	\$ -	\$ -	\$ 473,414
Debt Service - Series 2023	\$ -	\$ 560,406	\$ -	\$ -	\$ 560,406
Capital Projects - Series 2023	\$ -	\$ -	\$ (160,761)	\$ -	\$ (160,761)
Assigned for:					
Unassigned	\$ 205,673	\$ -	\$ -	\$ -	\$ 205,673
Total Fund Balances	\$ 208,156	\$ 1,033,820	\$ (160,761)	\$ -	\$ 1,081,215
Total Liabilities & Fund Balance	\$ 226,794	\$ 1,033,820	\$ 4,251	\$ -	\$ 1,264,865

Wind Meadows South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Revenues				
Assessments - Tax Roll	\$ 475,662	\$ 475,662	\$ 477,925	\$ 2,263
Assessments - Direct	\$ 97,192	\$ 97,192	\$ 72,894	\$ (24,298)
Miscellaneous Income	\$ -	\$ -	\$ 120	\$ 120
Total Revenues	\$ 572,854	\$ 572,854	\$ 550,939	\$ (21,915)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 10,000	\$ -	\$ 10,000
Engineering	\$ 15,000	\$ 12,500	\$ 7,000	\$ 5,500
Attorney	\$ 25,000	\$ 20,833	\$ 12,252	\$ 8,581
Annual Audit	\$ 5,000	\$ 5,000	\$ 4,100	\$ 900
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 900	\$ 1,350	\$ (450)
Dissemination	\$ 6,000	\$ 5,000	\$ 5,000	\$ -
Trustee Fees	\$ 9,041	\$ 5,814	\$ 5,814	\$ -
Management Fees	\$ 38,588	\$ 32,157	\$ 32,157	\$ -
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 868	\$ 132
Insurance	\$ 6,325	\$ 6,325	\$ 5,563	\$ 762
Printing & Binding	\$ 1,000	\$ 833	\$ 1	\$ 832
Legal Advertising	\$ 7,500	\$ 6,250	\$ 3,171	\$ 3,079
Contingency	\$ 1,000	\$ 1,000	\$ 1,900	\$ (900)
Office Supplies	\$ 625	\$ 521	\$ 23	\$ 497
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 137,154	\$ 115,808	\$ 86,874	\$ 28,934

Operations and Maintenance Expenditures

Field Operations

Property Insurance	\$ 7,500	\$ 7,500	\$ 13,937	\$ (6,437)
Field Management	\$ 15,750	\$ 13,125	\$ 13,125	\$ -
Landscape Maintenance	\$ 145,000	\$ 120,833	\$ 93,268	\$ 27,565
Landscape Replacement	\$ 20,000	\$ 16,667	\$ -	\$ 16,667
Lake Maintenance	\$ 3,500	\$ 2,917	\$ 2,250	\$ 667
Streetlights	\$ 15,000	\$ 12,500	\$ -	\$ 12,500
Electric - Field	\$ 5,500	\$ 4,583	\$ 1,032	\$ 3,551
Water & Sewer - Field	\$ 50,000	\$ 41,667	\$ 35,722	\$ 5,944
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Irrigation Repairs	\$ 8,000	\$ 6,667	\$ 3,281	\$ 3,386
General Repairs & Maintenance	\$ 15,000	\$ 12,500	\$ 2,406	\$ 10,094
Field Contingency	\$ 7,500	\$ 6,250	\$ -	\$ 6,250
Subtotal Field Expenditures	\$ 295,250	\$ 247,292	\$ 165,022	\$ 82,270

Wind Meadows South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/24	Thru 07/31/24	Variance
Amenity Expenditures				
Amenity - Electric	\$ 18,000	\$ 15,000	\$ 7,975	\$ 7,025
Amenity - Water	\$ 10,000	\$ 8,333	\$ 1,430	\$ 6,904
Internet	\$ 3,000	\$ 2,500	\$ 1,123	\$ 1,377
Pest Control	\$ 2,200	\$ 1,833	\$ 1,315	\$ 518
Janitorial Service	\$ 15,000	\$ 12,500	\$ 10,155	\$ 2,345
Security Services	\$ 27,500	\$ 22,917	\$ 13,440	\$ 9,477
Pool Maintenance	\$ 30,000	\$ 25,000	\$ 25,000	\$ -
Pool Permit	\$ -	\$ -	\$ 280	\$ (280)
Amenity Repairs & Maintenance	\$ 12,000	\$ 12,000	\$ 13,103	\$ (1,103)
Amenity Access Management	\$ 5,250	\$ 5,250	\$ 6,558	\$ (1,308)
Contingency	\$ 7,500	\$ 6,250	\$ -	\$ 6,250
Subtotal Amenity Expenditures	\$ 130,450	\$ 111,583	\$ 80,379	\$ 31,204
Total Operations and Maintenance:	\$ 425,700	\$ 358,875	\$ 245,401	\$ 113,474
<i>Other Expenditures</i>				
Capital Reserve - Transfer In (Out)	\$ (10,000)	\$ 5,000	\$ 5,000	\$ -
Total Other Expenditures	\$ (10,000)	\$ 5,000	\$ 5,000	\$ -
Total Expenditures	\$ 572,854	\$ 479,683	\$ 332,275	\$ 142,408
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 223,664	
Fund Balance - Beginning	\$ -	\$ -	\$ (15,508)	
Fund Balance - Ending	\$ -	\$ -	\$ 208,156	

Wind Meadows South

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 520,000	\$ 520,000	\$ 522,469	\$ 2,469
Interest	\$ -	\$ -	\$ 21,243	\$ 21,243
Total Revenues	\$ 520,000	\$ 520,000	\$ 543,712	\$ 23,712
Expenditures:				
Interest - 11/1	\$ 163,091	\$ 163,091	\$ 163,091	\$ -
Principal - 5/1	\$ 195,000	\$ 195,000	\$ 195,000	\$ -
Interest - 5/1	\$ 163,091	\$ 163,091	\$ 163,091	\$ -
Total Expenditures	\$ 521,183	\$ 521,183	\$ 521,183	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,183)	\$ (1,183)	\$ 22,529	\$ 23,712
Fund Balance - Beginning	\$ 190,708		\$ 450,885	
Fund Balance - Ending	\$ 189,525		\$ 473,414	

Wind Meadows South

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget		Prorated Budget Thru 07/31/24		Actual Thru 07/31/24		Variance
Revenues:							
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ 55,616	\$ 55,616		
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ 261,222	\$ 261,222		
Interest	\$ -	\$ -	\$ -	\$ 25,873	\$ 25,873		
Total Revenues	\$ -	\$ -	\$ -	\$ 342,711	\$ 342,711		
Expenditures:							
Interest - 11/1	\$ -	\$ -	\$ -	\$ 201,092	\$ (201,092)		
Principal - 5/1	\$ -	\$ -	\$ -	\$ 110,000	\$ (110,000)		
Interest - 5/1	\$ -	\$ -	\$ -	\$ 201,092	\$ (201,092)		
Total Expenditures	\$ -	\$ -	\$ -	\$ 512,184	\$ (512,184)		
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ (169,473)	\$ 854,895		
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ 363	\$ 363		
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ 363	\$ 363		
Net Change in Fund Balance	\$ -	\$ -	\$ -	\$ (169,110)			
Fund Balance - Beginning	\$ -			\$ 729,517			
Fund Balance - Ending	\$ -			\$ 560,406			

Wind Meadows South

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 18,536	\$ 18,536
Total Revenues	\$ -	\$ -	\$ 18,536	\$ 18,536
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 1,452,576	\$ (1,452,576)
Total Expenditures	\$ -	\$ -	\$ 1,452,576	\$ (1,452,576)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (1,434,040)	\$ 1,471,112
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (363)	\$ (363)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (363)	\$ (363)
Net Change in Fund Balance	\$ -	\$ -	\$ (1,434,403)	
Fund Balance - Beginning	\$ -	\$ -	\$ 1,273,643	
Fund Balance - Ending	\$ -	\$ -	\$ (160,761)	

Wind Meadows South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2024

	Adopted Budget	Prorated Budget Thru 07/31/24	Actual Thru 07/31/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 10,000	\$ (5,000)	\$ (5,000)	\$ -
Total Other Financing Sources (Uses)	\$ 10,000	\$ (5,000)	\$ (5,000)	\$ -
Net Change in Fund Balance	\$ 10,000		\$ (5,000)	
Fund Balance - Beginning	\$ 10,000		\$ 5,000	
Fund Balance - Ending	\$ 20,000		\$ -	

Wind Meadows South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - On Roll	\$ -	\$ 3,470	\$ 458,724	\$ 4,734	\$ 1,169	\$ 1,193	\$ 3,615	\$ 2,496	\$ 2,500	\$ 25	\$ -	\$ -	\$ 477,925
Assessments - Direct	\$ 72,894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,894
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ 60	\$ 30	\$ -	\$ -	\$ 120
Total Revenues	\$ 72,894	\$ 3,470	\$ 458,724	\$ 4,734	\$ 1,169	\$ 1,193	\$ 3,615	\$ 2,526	\$ 2,560	\$ 55	\$ -	\$ -	\$ 550,939

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 250	\$ 1,375	\$ -	\$ -	\$ 375	\$ 250	\$ 500	\$ -	\$ 4,250	\$ -	\$ -	\$ 7,000
Attorney	\$ 1,299	\$ 1,462	\$ 367	\$ 403	\$ 76	\$ 1,577	\$ 3,082	\$ 1,391	\$ 632	\$ 1,964	\$ -	\$ -	\$ 12,252
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,100	\$ -	\$ -	\$ 4,100
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ 1,350
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,773	\$ -	\$ -	\$ -	\$ -	\$ 5,814
Management Fees	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ 3,216	\$ -	\$ 32,157
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ 1,000
Postage & Delivery	\$ 56	\$ 23	\$ 14	\$ 218	\$ 43	\$ 16	\$ 162	\$ 129	\$ 125	\$ 82	\$ -	\$ -	\$ 868
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,563
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ 1
Legal Advertising	\$ 1,533	\$ -	\$ -	\$ -	\$ 393	\$ -	\$ 810	\$ 436	\$ -	\$ -	\$ -	\$ -	\$ 3,171
Contingency	\$ 38	\$ 38	\$ 39	\$ 38	\$ 1,541	\$ 40	\$ 41	\$ 41	\$ 41	\$ 41	\$ 41	\$ -	\$ 1,900
Office Supplies	\$ 1	\$ 3	\$ 6	\$ 0	\$ 1	\$ 1	\$ 4	\$ 3	\$ 4	\$ 1	\$ -	\$ -	\$ 23
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 17,630	\$ 9,783	\$ 5,766	\$ 4,626	\$ 6,920	\$ 5,975	\$ 8,314	\$ 8,240	\$ 5,218	\$ 14,404	\$ -	\$ -	\$ 86,874

Wind Meadows South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operations and Maintenance Expenses													
<i>Field Operations</i>													
Property Insurance	\$ 13,043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,937
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ 13,125
Landscape Maintenance	\$ 8,231	\$ 8,231	\$ 8,231	\$ 8,231	\$ 8,231	\$ 8,231	\$ 8,231	\$ 8,231	\$ 13,413	\$ 11,120	\$ 11,120	\$ -	\$ 93,268
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 225	\$ -	\$ 450	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ -	\$ -	\$ 2,250
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric - Field	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,032	\$ -	\$ -	\$ 1,032
Water & Sewer - Field	\$ 1,689	\$ 1,674	\$ 3,048	\$ 5,615	\$ 4,479	\$ 4,300	\$ 3,829	\$ 3,581	\$ 2,536	\$ 4,972	\$ -	\$ -	\$ 35,722
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 466	\$ -	\$ 335	\$ 480	\$ 2,000	\$ -	\$ -	\$ -	\$ 3,281
General Repairs & Maintenance	\$ -	\$ -	\$ 1,631	\$ -	\$ 190	\$ 585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,406
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Field Expenses	\$ 24,500	\$ 11,217	\$ 14,673	\$ 15,383	\$ 14,904	\$ 14,654	\$ 14,826	\$ 19,011	\$ 17,193	\$ 18,661	\$ -	\$ -	\$ 165,022
Amenity Expenditures													
Amenity - Electric	\$ 1,122	\$ 1,165	\$ 1,114	\$ 768	\$ 762	\$ 763	\$ 725	\$ 748	\$ 808	\$ -	\$ -	\$ -	\$ 7,975
Amenity - Water	\$ 141	\$ 156	\$ 146	\$ 111	\$ 91	\$ 111	\$ 126	\$ 126	\$ 210	\$ 210	\$ -	\$ -	\$ 1,430
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 883	\$ 55	\$ 55	\$ 65	\$ 65	\$ -	\$ -	\$ 1,123
Pest Control	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 120	\$ 235	\$ 120	\$ 120	\$ -	\$ -	\$ 1,315
Janitorial Service	\$ 1,010	\$ 1,000	\$ 1,010	\$ 1,010	\$ 1,020	\$ 1,010	\$ 1,010	\$ 1,000	\$ 1,010	\$ 1,075	\$ -	\$ -	\$ 10,155
Security Services	\$ -	\$ -	\$ -	\$ 690	\$ 645	\$ 3,171	\$ 2,675	\$ 3,295	\$ 2,964	\$ -	\$ -	\$ -	\$ 13,440
Pool Maintenance	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ 25,000
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ 280
Amenity Repairs & Maintenance	\$ 591	\$ 243	\$ 541	\$ 650	\$ 510	\$ -	\$ 1,853	\$ 5,360	\$ 2,917	\$ 438	\$ -	\$ -	\$ 13,103
Amenity Access Management	\$ 1,770	\$ 970	\$ 438	\$ 438	\$ 438	\$ 438	\$ 756	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ 6,558
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenity Expenses	\$ 7,254	\$ 6,154	\$ 5,869	\$ 6,287	\$ 6,086	\$ 8,996	\$ 9,820	\$ 14,037	\$ 11,032	\$ 4,845	\$ -	\$ -	\$ 80,379
Total Operations and Maintenance:	\$ 31,754	\$ 17,371	\$ 20,541	\$ 21,670	\$ 20,990	\$ 23,649	\$ 24,646	\$ 33,048	\$ 28,225	\$ 23,506	\$ -	\$ -	\$ 245,401
Other Expenditures													
Capital Reserves - Transfer	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Total Other Expenditures	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Total Expenditures	\$ 44,385	\$ 27,154	\$ 26,307	\$ 26,296	\$ 27,909	\$ 29,624	\$ 32,960	\$ 41,288	\$ 33,443	\$ 37,910	\$ -	\$ -	\$ 332,275
Excess Revenues (Expenditures)	\$ 28,509	\$ (23,684)	\$ 432,417	\$ (21,562)	\$ (26,740)	\$ (28,431)	\$ (29,345)	\$ (38,762)	\$ (30,883)	\$ (37,855)	\$ -	\$ -	\$ 223,664

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)
LESS: PRINCIPAL PAYMENT 05/1/24		(\$195,000)
CURRENT BONDS OUTSTANDING		\$8,950,000

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
LESS: PRINCIPAL PAYMENT 05/1/24		(\$110,000)
CURRENT BONDS OUTSTANDING		\$7,545,000