

*Wind Meadows South  
Community Development District*

*Meeting Agenda*

*January 8, 2025*

# 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

January 1, 2025

## **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, January 8, 2025 at 1:45 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 (<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 Oath to Newly Appointed Supervisor Cody Hatmaker (Appointed at September 11, 2024 Board Meeting)
4. Approval of Minutes of the November 13, 2024 Board of Supervisors Meeting
5. Discussion Regarding Resident Input on Proposed Parking Policy
6. Presentation of Arbitrage Rebate Report for Series 2021 Assessment Area 1 Project Bonds from AMTEC
7. Ratification of Conflict Waiver
8. Consideration of Resolution 2025-02 Designating Revised Meeting Dates, Time, and Location for Remaining Fiscal Year 2025 Meetings
9. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
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 regular meeting of the Board of Supervisors of the Wind Meadows South Community Development District was held Wednesday, **November 13, 2024**, at 1:45 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
Karen Ritchie	Assistant Secretary
Timothy Todd	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Chris Loy	District Counsel, Kilinski Van Wyk
Bryan Hunter <i>by Zoom</i>	District Engineer, Hunter Engineering
Allen Bailey	Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns opened the public comment period for agenda items only.

- Dennis – Noted the solar panel is gone from the lights at the mailboxes. Mr. Bailey noted the solar panels were blown off during the hurricane as well as soffit damage which will both be repaired.
- Tiffany – Asked to discuss the parking situation. Ms. Burns noted a parking policy was reviewed two meetings ago. Since the CDD owns the roadways, they can put street parking and towing policies in place. The Board reviewed the complaints from residents and set a public hearing which was held at the last meeting. The policy was discussed based on resident concerns and adopted. Approval for the signage and agreement with the towing vendor is on the agenda today.

- Adam Sponte – Stated he hasn’t received any notification of a CDD meeting. Ms. Burns stated the meeting location, date, and time is set by the Board. This is the meeting location that was adopted for this fiscal year. When closing on their homes, residents received a closing package that included all of the information and anybody who has amenity access has the CDD website. All meeting dates and information is on the CDD website. The meetings are posted in the newspaper.
- Margaret Dodd – Asked about availability of public parking for residents having parties or groups at their house and extending amenity center parking hours for overnight parking. Ms. Burns noted it is recommended to the Board to waive holiday parking at a time there are additional guests in the house but that is up to the Board.
- Glenda Rivera – Expressed concern about parking on one side of the street.
- Justin Peterson – Asked if there is a way to relook at the parking policy. Ms. Burns noted the Board can always reevaluate or revise a policy that has been adopted.
- Matt – Commented on signage in front or around residents’ homes is an eye sore.
- Isreal Hernandez – Commented on parking issue with parking in front of houses and driveways. Ms. Burns noted the roadways are public so residents do not own the spots in front of their home. This policy does not change that. If someone is blocking a resident’s driveway, that is a police issue. The CDD will not tow a vehicle if it is parked on the correct side of the road just because it is blocking a driveway.
- Bridgett Cordova – Concerned about other traffic cutting through the neighborhood and asked about installing gates at the entrances. Ms. Burns noted the roads are owned by the CCD so are public roadways and by law the CDD cannot restrict access to the roadways within the community. Suggested to reach out to the local police dept for traffic enforcing issues.
- Resident – Commented on parking on the streets.
- Resident – Asked about adding exceptions in the parking policy for holidays and parties.

*\*Brent Elliott left the meeting at this time.*

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath to Newly Appointed Supervisor Cody Hatmaker**

Ms. Burns stated Cody is not in attendance today but will be sworn in at a future meeting.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the September 11, 2024 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the September 11, 2024 Board of Supervisors meeting. She asked if there were any questions, comments, or corrections.

On MOTION by Ms. Ritchie, seconded by Mr. Carson, with all in favor, the Minutes of the September 11, 2024 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01  
Authorizing the Publication of Legal  
Advertisements and Public Notices on a  
Publicly Accessible Website in Polk County**

Ms. Burns stated Florida law allows if a county has a website for legal notices that the county has adopted, the CDD can piggyback off that website and use that venue to post the majority of their notices. Polk County has recently done that and is now using that website to advertise.

On MOTION by Ms. Ritchie, seconded by Mr. Carson, with all in favor, Resolution 2025-01 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Proposal from GMS for  
Towing Signage Installation in Community**

Ms. Burns stated this will not be approved today. She encouraged residents who have specific thoughts on the policies to email her with what they would like to see.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Towing Services  
Agreement with Bolton’s Towing Services**

Ms. Burns stated this will not be approved today. She encouraged residents who have specific thoughts on the policies to email her with what they would like to see.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Loy had nothing specific to report today but offered to answer any questions.

**B. Engineer**

Mr. Hunter had nothing to report to the Board but offered to take any questions.

**C. Field Manager’s Report**

Mr. Bailey presented the field managers’ report on page 47 of the agenda package.

**i. Consideration of Proposal from Prince & Sons for Tree Removal After Storm**

Mr. Bailey presented a proposal for tree removal/clean up from Hurricane Milton for \$20,475.

This proposal was tabled and staff will seek other proposals.

**D. District Manager’s Report**

Ms. Burns reminded the Board to complete the ethics training by December 31<sup>st</sup>.

**i. Approval of Check Register**

Ms. Burns presented the check register through October 25<sup>th</sup> for review. She offered to answer any questions on the invoices. If not, just looking for a motion to approve.

On MOTION by Ms. Ritchie, 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 through September 30<sup>th</sup> were included in the agenda package for review. There is no action necessary from the Board.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

- Adam Sponte – Asked if the Highland Homes being built are going to be a part of Wind Meadows South community. Ms. Burns noted that is outside the boundary of Wind Meadows South.
- Teresa – Asked about the possibility of a traffic study to get speed bumps because so many people are cutting through the community. Ms. Burns noted that is an option. The community was not intended to have speed bumps but if you want to do a traffic study to re-permit and add those, the District Engineer can look into that.
- Matt – Asked if the CDD can send an email blast of meetings that include proposals that incur significant cost such as the signage and tree removal so residents can attend those meetings



specifically. Ms. Burns noted a blast can be sent to the residents when the meetings are being held with a link to the agenda.

- Glenda – Stated a few streetlights are out on the main road. Ms. Burns noted the poles are owned and maintained by the utility provider. You can punch the pole numbers into the utility providers website notifying they are out.
- Dennis – Asked if a minimum estimate is required before a company is hired. Ms. Burns noted maintenance contracts go through a public RFP process if the total annual contract is over \$195K a year. One-time contracts for tree removal would not meet that threshold. Other than that, it is up to the Board on the number of quotes they want to get. Three options were brought to the Board before the landscaper was selected.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

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

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

# SECTION V

**Wind Meadows South - Resident Input on Parking Policy**

Resident	Address	Policy Input	Supports proposed Policy	Does not support proposed policy
Teresa Searcy	3003 Audubon Field Dr	Supports one side of the street policy. Does not want to allow overnight parking at amenity.	X	
Mallory Dupuis	3407 Lounging Wren Ln	Has concerns that one side of the street parking may effect property values, especially on side where parking is allowed. No specific recommendation noted, but seemed to favor no on street parking or allowing fewer cars on the street.		x
Ashley Kleptz	no address given	No proposed policy was given		X
Adams Aponte	no address given	Impact to residents side of the street vs opposite. Does not want strangers parking in front of their home, risk to home value.		X
Briana DiCesare	no address given	Impact to value of home and traffic increase.		X
Amber Lick	no address given	Does not support on street parking, Proposed selling parking permits to fund additional amenities.		X
Teresa Searcy	3003 Audubon Field Dr	Supports removal of commercial vehicles.	X	
Crystal Penney	Red Egret	Does not support on street parking overnight.		X
Jena Risley	no address given	Opposed to the CDD funds being used to purchase signage. Believes there should be a designated overflow area for vehicles to use.		X
Matthew Harris	3907 Resting Robin Ave	Concerns with trash pickup and vehicles parking in front of other people's properties.		X
Glenda Rivera	no address given	Requesting people park in their garages/ driveways versus on the road to avoid a parking policy.		X
Bobby James	Fabulous Finch	Request to use pool area for overflow parking and residents should park on-street in the direction of traffic.		X
Justin Petersen	3761 Diving Dove Lane	Agrees with parking rules on roundabouts, amenity centers and main roads but would like a reconsideration of parking in front of peoples homes.		X

# 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, 2024  
Reflecting Activity To  
October 15, 2024**



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**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

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Avon, CT 06001  
(T) 860-321-7521  
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[www.amteccorp.com](http://www.amteccorp.com)

November 21, 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 Boulevard, 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 Rebatable 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 Rebatable 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 Rebatable Arbitrage.

We have scheduled our next Report as of October 31, 2025. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

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

For the October 15, 2024 Computation Date  
Reflecting Activity from October 15, 2021 through October 15, 2024

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.017281%	210.22	(44,644.58)
Debt Service Reserve Fund	2.602279%	31,381.03	(9,876.74)
Capitalized Interest Fund	0.121580%	133.55	(3,883.74)
<b>Totals</b>	<b>1.244170%</b>	<b>\$31,724.80</b>	<b>\$(58,405.06)</b>
<b>Bond Yield</b>	<b>3.381035%</b>		
Rebate Computation Credits			(6,053.75)
<b>Net Rebatable Arbitrage</b>			<b>\$(64,458.81)</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 October 15, 2024, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of October 15, 2024.
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 October 15, 2024, 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, 2024.

### **7. Computation Period**

The period beginning on October 15, 2021, the date of the closing, and ending on October 15, 2024, the Computation Date.

**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. Rebtable 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 October 15, 2024, 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, 2024. 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, 2024, 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	-9,292,151.96
10/19/21		1,410,568.46	1,559,247.74
10/21/21		2,216,970.13	2,450,190.78
10/28/21		2,000.00	2,208.96
11/17/21		1,630.00	1,797.12
11/17/21		34.00	37.49
11/17/21		14,051.10	15,491.69
11/17/21		502.32	553.82
12/01/21		1,158,514.54	1,275,626.90
12/14/21		1,032,826.83	1,135,857.58
01/12/22		1,297,330.86	1,423,031.79
01/12/22		20,541.06	22,531.32
02/03/22		2,906.50	3,181.89
02/23/22		58,198.42	63,594.08
03/14/22		421,840.74	460,049.60
03/16/22		762,682.13	831,608.31
06/22/22		770.00	832.11
06/22/22		769.00	831.03
06/22/22		927.00	1,001.78
05/19/23		-260,000.00	-272,545.82
06/01/23		260,131.61	272,379.20
-----			
10/15/24	TOTALS:	210.22	-44,644.58
-----			

ISSUE DATE:	10/15/21	REBATABLE ARBITRAGE:	-44,644.58
COMP DATE:	10/15/24	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	-575,024.15
11/02/21		1.45	1.60
12/02/21		2.56	2.82
12/30/21		1.83	2.01
01/04/22		2.64	2.90
02/02/22		2.64	2.89
03/02/22		2.42	2.64
04/04/22		2.64	2.87
05/03/22		2.56	2.78
06/02/22		70.33	76.15
07/05/22		219.28	236.68
08/02/22		420.97	453.24
09/02/22		681.04	731.20
10/04/22		784.21	839.46
11/02/22		1,063.67	1,135.64
12/02/22		1,327.19	1,413.04
12/22/22		0.64	0.68
01/04/23		1,517.84	1,611.21
02/02/23		1,615.25	1,710.15
03/02/23		1,549.25	1,635.69
04/04/23		1,767.45	1,860.52
05/02/23		1,809.90	1,900.24
05/19/23		260,000.00	272,545.82
06/02/23		1,555.57	1,628.66
07/05/23		967.84	1,010.20
08/02/23		1,014.04	1,055.77
09/05/23		1,054.92	1,094.96
10/03/23		1,023.26	1,059.33
11/02/23		1,061.21	1,095.66
12/04/23		1,030.72	1,061.01
01/03/24		1,064.53	1,092.86
02/02/24		1,060.03	1,085.30
03/04/24		985.06	1,005.54
04/02/24		1,053.06	1,072.16
05/02/24		1,017.76	1,033.33
06/04/24		1,052.87	1,065.79
07/02/24		1,019.46	1,029.29
08/02/24		1,052.76	1,059.94
09/04/24		1,050.32	1,054.34
10/02/24		981.24	982.43

\$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%)
10/15/24	Bal	260,000.00	260,000.00
10/15/24	Acc	490.62	490.62
-----			
10/15/24	TOTALS:	31,381.03	-9,876.74
-----			

ISSUE DATE:	10/15/21	REBATABLE ARBITRAGE:	-9,876.74
COMP DATE:	10/15/24	NET INCOME:	31,381.03
BOND YIELD:	3.381035%	TAX INV YIELD:	2.602279%

\$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	-199,125.25
11/02/21		0.50	0.55
12/02/21		0.89	0.98
12/30/21		0.63	0.69
01/04/22		0.92	1.01
02/02/22		0.92	1.01
03/02/22		0.84	0.92
04/04/22		0.92	1.00
04/12/22		-20,375.71	-22,163.40
05/02/22		180,070.92	195,505.18
05/03/22		0.95	1.03
06/02/22		2.79	3.02
07/05/22		8.59	9.27
08/02/22		16.50	17.76
09/02/22		26.69	28.66
10/02/22		30.73	32.90
11/01/22		-144,995.54	-154,820.80
11/01/22		165,371.25	176,577.22
11/02/22		41.68	44.50
-----			
10/15/24	TOTALS:	133.55	-3,883.74
-----			

ISSUE DATE:	10/15/21	REBATABLE ARBITRAGE:	-3,883.74
COMP DATE:	10/15/24	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	-1,956.92
10/15/23		-1,960.00	-2,026.83
10/15/24		-2,070.00	-2,070.00
-----			
10/15/24	TOTALS:	-5,860.00	-6,053.75
-----			

ISSUE DATE: 10/15/21      REBATEABLE ARBITRAGE: -6,053.75  
COMP DATE: 10/15/24  
BOND YIELD: 3.381035%

# SECTION VII

## CLIENT DISCLOSURE AND CONSENT

Kilinski Van Wyk, PLLC (“**KVW**”) presently serves as district counsel for both the Wind Meadows South Community Development District (“**Wind Meadows South**”) and the Yarborough Lane Community Development District (“**Yarborough Lane**,” and together with Wind Meadows South, the “**Parties**”). KVW has been asked by Wind Meadows South to represent its interests in relation to drafting documents related to the construction of certain roadway improvements, stormwater improvements, and related public improvements by Yarborough Lane on property owned by Wind Meadows South. As a result of KVW’s existing representation of Yarborough Lane, if KVW agrees to represent Wind Meadows South with respect to this matter, KVW may be confronted with an actual and/or potential conflict of interest under Florida Rule of Professional Conduct 4-1.7 of the Rules Regulating the Florida Bar.

KVW believes that it can provide competent and diligent representation of the Parties with respect to this matter. KVW also believes, based on conversations with Wind Meadows South and Yarborough Lane, that the Parties’ interests are sufficiently aligned so as to allow for joint representation of the Parties. After discussion with KVW and the opportunity for discussion with independent counsel not affiliated with KVW regarding the actual and/or potential conflicts of interest described above, Wind Meadows South and Yarborough Lane have determined that there is no conflict of interest that would adversely affect the responsibilities of KVW to each party, respectively, due to the anticipated representation of both Parties. Wind Meadows South also acknowledges that its interests are not materially adverse to the interests of Yarborough Lane, and likewise Yarborough Lane acknowledges that its interests are not materially adverse to the interests of Wind Meadows South. Accordingly, the undersigned

Parties hereby waive any actual or potential conflict of interest which may be presented by KVV's representation of both Wind Meadows South and Yarborough Lane with respect to this matter.

Moreover, Wind Meadows South and Yarborough Lane acknowledge and agree that, while this mutual representation involves the achievement of a mutual goal of the Parties, in the event of a dispute between Wind Meadows South and Yarborough Lane related to the construction of roadway improvements, stormwater improvements, and related public improvements, KVV's representation of the Parties related to the same will terminate and the Parties will be responsible for acquiring new legal representation with respect to any such dispute. Upon such termination, KVV shall take such actions as are reasonable and necessary to protect the interests of the Parties until replacement counsel is procured, which procurement shall occur within a reasonable time.

As evidence of this disclosure and the consent to KVV's representation of Wind Meadows South and Yarborough Lane as discussed herein, the signature of a person authorized to give this consent appears below.

**WIND MEADOWS SOUTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**YARBOROUGH LANE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairman, Board of Supervisors

  
\_\_\_\_\_  
Chairman, Board of Supervisors

Date: \_\_\_\_\_

Date: 12/6/24



# SECTION VIII

**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A REVISED ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 REMAINING MEETING DATES; 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*, being situated entirely within the City of Bartow, Polk County, Florida; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt a revised Fiscal Year 2024/2025 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2024/2025 revised annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

**PASSED AND ADOPTED** this 8<sup>th</sup> day of January 2025.

ATTEST:

**WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Revised Remaining Fiscal Year 2024/2025 Annual Meeting Schedule

**Exhibit A: Revised Fiscal Year 2024/2025 Annual Meeting Schedule**

**BOARD OF SUPERVISORS MEETING DATES  
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025**

The Board of Supervisors of the Wind Meadows South Community Development District will hold their remaining regular meetings for Fiscal Year 2024/2025 at the the Hampton Inn--Lakeland, 4420 North Socrum Loop Road, Lakeland, FL 33809 on the 4<sup>th</sup> Tuesday of every month at [REDACTED] : [REDACTED] PM unless otherwise indicated as follows:

**February 25, 2025**  
**March 25, 2025**  
**April 22, 2025**  
**May 27, 2025**  
**June 24, 2025**  
**July 22, 2025**  
**August 26, 2025**  
**September 23, 2025**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

# SECTION IX

# SECTION C

# Wind Meadows South CDD

## Field Management Report



January 8<sup>th</sup>, 2025

Allen Bailey – Field Manager

GMS

# Completed

## Hurricane Damaged Trees Cut



✚ The trees that fell over in the ravine have been removed.

## Cleaning Ponds



✚ The stormwater ponds have been cleared of debris.



# Completed

## Amenity Fan



- ✚ One of the amenity fans was found loose.
- ✚ The fan was adjusted and is working properly.

## Damaged Solar Panels

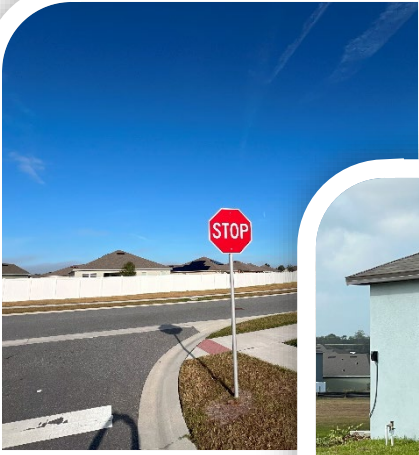


- ✚ Solar panels that were damaged from the hurricane have been replaced.



# Complete

## District Signs



✚ Signed affected by the hurricane have been repaired and replaced throughout the district.

## Utility Damaged Plants



✚ The plants that were damaged by the utility provider have been replaced.

✚ We will be monitor the plants in the coming months.

# 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 D

# SECTION 1

# Wind Meadows South Community Development District

## Summary of Invoices

October 26, 2024 - January 2, 2025

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund			
	11/4/24	330-331	\$ 137,116.14
	11/12/24	332-336	\$ 16,403.21
	11/18/24	337-340	\$ 15,839.06
	11/21/24	341-342	\$ 908.50
	11/25/24	343-344	\$ 4,350.00
	11/27/24	345	\$ 2,000.00
	12/6/24	346-347	\$ 54,733.54
	12/10/24	348	\$ 2,500.00
	12/16/24	349-355	\$ 255,222.45
	12/19/24	356-358	\$ 5,586.69
	12/20/24	359	\$ 741.84
<b>Total</b>			<b>\$ 495,401.43</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/04/24	00001	9/30/24	93	202409	320	53800	48000		GENERAL MAINT - SEP2024	*	925.00		
									GOVERNMENTAL MANAGEMENT SERVICES			925.00	000330
11/04/24	00019	11/01/24	11012024	202411	300	20700	10200		DIR. ACCESS TRANS. S2023	*	136,191.14		
									WIND MEADOWS SOUTH CDD/US BANK			136,191.14	000331
11/12/24	00016	10/30/24	18509	202410	320	53800	47000		LAKE MAINT. - OCT2024	*	225.00		
									AQUATIC WEED MANAGEMENT, INC.			225.00	000332
11/12/24	00015	11/01/24	11012024	202411	310	51300	49200		PROPERTY TAXES - FY2025	*	27.25		
									JOE G. TEDDER, TAX COLLECTOR			27.25	000333
11/12/24	00028	11/01/24	15133	202411	320	53800	46200		LANDSCAPE MAINT - NOV2024	*	11,119.75		
									PRINCE & SONS, INC.			11,119.75	000334
11/12/24	00021	11/01/24	25384	202411	330	57200	48500		CONTRACT POOL SRVC- NOV24	*	2,500.00		
		11/01/24	25490	202411	330	57200	48500		REPAIRED POP OFF - NOV24	*	495.00		
									RESORT POOL SERVICES			2,995.00	000335
11/12/24	00035	10/31/24	11932500	202410	330	57200	34500		SECURITY SRVC - OCT2024	*	2,036.21		
									SECURITAS SECURITY SERVICES USA, INC			2,036.21	000336
11/18/24	00027	10/30/24	13519	202410	330	57200	48200		CLEANING SERVICES - OCT24	*	1,020.00		
									CSS CLEAN STAR SERVICES OF CFL			1,020.00	000337
11/15/24	99999	11/15/24	VOID	202411	000	00000	00000		VOID CHECK	C	.00		
									*****INVALID VENDOR NUMBER*****			.00	000338
11/18/24	00001	10/01/24	91	202410	310	51300	34000		MANAGEMENT FEES-OCT2024	*	3,541.67		
		10/01/24	91	202410	310	51300	35200		WEBSITE ADMIN-OCT2024	*	105.00		
		10/01/24	91	202410	310	51300	35100		INFORMATION TECH-OCT2024	*	157.50		
		10/01/24	91	202410	310	51300	31300		DISSE. AGENT SRVC - OCT24	*	525.00		

WINM WIND MEADOWS KCOSTA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/01/24	91	AMENITY ACCESS - OCT2024	202410 330-57200-48300		*	1,041.67	
10/01/24	91	OFFICE SUPPLIES	202410 310-51300-51000		*	2.95	
10/01/24	91	POSTAGE	202410 310-51300-42000		*	84.38	
10/01/24	92	FIELD MANAGEMENT - OCT24	202410 320-53800-34000		*	1,378.17	
11/01/24	94	MANAGEMENT FEES-NOV2024	202411 310-51300-34000		*	3,541.67	
11/01/24	94	WEBSITE ADMIN.-NOV2024	202411 310-51300-35200		*	105.00	
11/01/24	94	INFORMATION TECH - NOV24	202411 310-51300-35100		*	157.50	
11/01/24	94	DISSE. AGENT SVC - NOV24	202411 310-51300-31300		*	525.00	
11/01/24	94	AMENITY ACCESS - NOV2024	202411 330-57200-48300		*	1,041.67	
11/01/24	94	OFFICE SUPPLIES	202411 310-51300-51000		*	.93	
11/01/24	94	POSTAGE	202411 310-51300-42000		*	85.52	
11/01/24	95	FIELD MANAGEMENT-NOV24	202411 320-53800-34000		*	1,378.17	
GOVERNMENTAL MANAGEMENT SERVICES						13,671.80	000339
11/18/24	00023	11/06/24 3645318- 1600 QUIET QUAIL-OCT24	202410 320-53800-43000		*	22.11	
		11/06/24 3654807- 1785 QUIET QUAIL-OCT24	202410 320-53800-43000		*	1,125.15	
LAKELAND ELECTRIC						1,147.26	000340
11/21/24	00005	11/18/24 10853 DIRECT COUNSEL-OCT24	202410 310-51300-31500		*	713.50	
KILINSKI VAN WYK, PLLC						713.50	000341
11/21/24	00021	11/12/24 25519 REPAIRS GAS SPRING-NOV24	202411 330-57200-48000		*	195.00	
RESORT POOL SERVICES						195.00	000342
11/25/24	00036	11/21/24 7470-11- SPECIAL ASS. BONDS, S2021	202411 310-51300-31200		*	450.00	
AMTEC						450.00	000343
11/25/24	00028	10/29/24 15147 TREE STAKING - OCT2024	202410 320-53800-46200		*	3,900.00	
PRINCE & SONS, INC.						3,900.00	000344
WINM WIND MEADOWS KCOSTA							

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/27/24	00028	6/26/24 13075	202406 320-53800-47300	LABOR(REPAIR WIRE BREAK) PRINCE & SONS, INC.	*	2,000.00	2,000.00 000345
12/06/24	00010	11/30/24 22387	202411 310-51300-31100	B.O.S. MEETING - NOV2024 HUNTER ENGINEERING, INC.	*	125.00	125.00 000346
12/06/24	00023	10/06/24 3681815-	202409 320-53800-43000	ACC#3681815 ST.LIGHT-FY24	*	47,322.48	
		11/07/24 3681815-	202410 320-53800-43000	1785 QUIET Q REC-OCT24	*	3,058.69	
		11/07/24 3681815-	202410 320-53800-43000	QUIET QUAIL BL R-OCT24	*	804.71	
		11/07/24 3681815-	202410 320-53800-43000	DIVING DOVE LN-OCT24	*	1,331.90	
		11/07/24 3681815-	202410 320-53800-43000	RED EGRET DR-OCT24	*	804.71	
		11/07/24 3681815-	202410 320-53800-43000	FLYING BLACKBIRD-OCT24	*	855.81	
		11/07/24 3681815-	202410 320-53800-43000	QUIET QUAIL BL E-OCT24	*	430.24	
				LAKELAND ELECTRIC			54,608.54 000347
12/10/24	00021	7/01/24 23504	202407 330-57200-48500	POOL MAINTENANCE-JULY2024 RESORT POOL SERVICES	*	2,500.00	2,500.00 000348
12/16/24	00027	11/19/24 13732	202411 330-57200-48200	CLEANING SERVICES-NOV24 CSS CLEAN STAR SERVICES OF CFL	*	1,010.00	1,010.00 000349
12/16/24	00001	12/01/24 97	202412 310-51300-34000	MANAGEMENT FEE - DEC2024	*	3,541.67	
		12/01/24 97	202412 310-51300-35200	WEBSITE ADMIN - DEC2024	*	105.00	
		12/01/24 97	202412 310-51300-35100	INFORMATION TECH - DEC24	*	157.50	
		12/01/24 97	202412 310-51300-31300	DIS. AGENT SRVC - DEC24	*	525.00	
		12/01/24 97	202412 330-57200-48300	AMENITY ACCESS - DEC2024	*	1,041.67	
		12/01/24 97	202412 310-51300-51000	OFFICE SUPPLIES	*	3.07	
		12/01/24 97	202412 310-51300-42000	POSTAGE	*	121.83	

WINM WIND MEADOWS KCOSTA



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/01/24	98	202412	320-53800-34000		FIELD MANAGEMENT - DEC24	*	1,378.17	
GOVERNMENTAL MANAGEMENT SERVICES								6,873.91 000350
12/16/24	00023	12/06/24	3645318- 202411 330-57200-43000		3645318-1600 QUIET-NOV24	*	22.12	
		12/06/24	3654807- 202411 330-57200-43000		3654807-1785 QUIET-NOV24	*	1,068.50	
		12/06/24	3681815- 202411 330-57200-43000		1785 QUIET Q REC - NOV24	*	2,398.72	
		12/06/24	3681815- 202411 330-57200-43000		QUIET QUAIL BL R - NOV24	*	828.43	
		12/06/24	3681815- 202411 330-57200-43000		DIVING DOVE LN - NOV24	*	1,355.62	
		12/06/24	3681815- 202411 330-57200-43000		RED EGRET DR - NOV2024	*	828.42	
		12/06/24	3681815- 202411 330-57200-43000		FLYING BLACKBIRD - NOV24	*	879.52	
		12/06/24	3681815- 202411 330-57200-43000		QUIET QUAIL BL E - NOV24	*	453.95	
LAKELAND ELECTRIC								7,835.28 000351
12/16/24	00028	11/12/24	15276 202411 320-53800-46300		PLANT REPLACEMENT-NOV24	*	6,999.00	
		12/01/24	15554 202412 320-53800-46200		LANDSCAPE MAINT - DEC2024	*	11,119.75	
PRINCE & SONS, INC.								18,118.75 000352
12/16/24	00021	12/01/24	25690 202412 330-57200-48500		POOL SERVICE - DEC2024	*	2,500.00	
RESORT POOL SERVICES								2,500.00 000353
12/16/24	00035	11/30/24	11966947 202411 330-57200-34500		SECURITY SVCS-NOV2024	*	2,702.75	
SECURITAS SECURITY SERVICES USA, INC								2,702.75 000354
12/16/24	00019	12/13/24	12132024 202412 300-20700-10200		DEBT SRVC. TRANSFER S21	*	143,681.17	
		12/13/24	12132024 202412 300-20700-10200		DEBT SRVC. TRANSFER S23	*	72,500.59	
WIND MEADOWS SOUTH CDD/US BANK								216,181.76 000355
12/19/24	00032	11/12/24	38298 202411 330-57200-48100		PEST CONTROL - NOV2024	*	235.00	
ALL AMERICAN LAWN & TREE SPECIALIST								235.00 000356
WINM WIND MEADOWS KCOSTA								

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/19/24	00005	12/15/24 11060	202411 310-51300-31500	DISTRICT COUNSEL - NOV24	*	1,311.06	
				KILINSKI VAN WYK, PLLC			1,311.06 000357
12/19/24	00018	11/25/24 7557008	202411 310-51300-32300	SERIES2021 ASS. BOND FY24	*	3,750.00	
		11/25/24 7557008	202411 310-51300-32300	SERIES2021 ASS. BOND FY25	*	290.63	
				US BANK			4,040.63 000358
12/20/24	00001	7/31/24 86	202407 320-53800-48000	GENERAL MAINT - JUL2024	*	341.84	
		10/31/24 96	202410 320-53800-48000	GENERAL MAINT - OCT2024	*	400.00	
				GOVERNMENTAL MANAGEMENT SERVICES			741.84 000359
TOTAL FOR BANK A						495,401.43	
TOTAL FOR REGISTER						495,401.43	

WINM WIND MEADOWS KCOSTA

# SECTION 2

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

***Unaudited Financial Reporting***  
***November 30, 2024***



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**Wind Meadows South**  
**Community Development District**  
**Combined Balance Sheet**  
**November 30, 2024**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
Operating Account	\$ 288,507	\$ -	\$ -	\$ -	\$ 288,507
Due From General Fund	\$ -	\$ 21,377	\$ -	\$ -	\$ 21,377
<b>Investments:</b>					
<b>Series 2021</b>					
Reserve	\$ -	\$ 260,000	\$ -	\$ -	\$ 260,000
Revenue	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000
<b>Series 2023</b>					
Reserve	\$ -	\$ 523,525	\$ -	\$ -	\$ 523,525
Revenue	\$ -	\$ 183,062	\$ -	\$ -	\$ 183,062
Construction	\$ -	\$ -	\$ 4,297	\$ -	\$ 4,297
<b>Total Assets</b>	<b>\$ 288,507</b>	<b>\$ 1,047,964</b>	<b>\$ 4,297</b>	<b>\$ -</b>	<b>\$ 1,340,769</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 82,109	\$ -	\$ -	\$ -	\$ 82,109
Retainage Payable	\$ -	\$ -	\$ 165,011	\$ -	\$ 165,011
Due To Debt Service	\$ 21,377	\$ -	\$ -	\$ -	\$ 21,377
<b>Total Liabilities</b>	<b>\$ 103,487</b>	<b>\$ -</b>	<b>\$ 165,011</b>	<b>\$ -</b>	<b>\$ 268,498</b>
<b>Fund Balances:</b>					
Restricted for:					
Debt Service - Series 2021	\$ -	\$ 334,593	\$ -	\$ -	\$ 334,593
Debt Service - Series 2023	\$ -	\$ 713,372	\$ -	\$ -	\$ 713,372
Capital Projects - Series 2021	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Projects - Series 2023	\$ -	\$ -	\$ (160,714)	\$ -	\$ (160,714)
Unassigned	\$ 185,021	\$ -	\$ -	\$ -	\$ 185,021
<b>Total Fund Balances</b>	<b>\$ 185,021</b>	<b>\$ 1,047,964</b>	<b>\$ (160,714)</b>	<b>\$ -</b>	<b>\$ 1,072,271</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 288,507</b>	<b>\$ 1,047,964</b>	<b>\$ 4,297</b>	<b>\$ -</b>	<b>\$ 1,340,769</b>

# Wind Meadows South

## Community Development District

### General Fund

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

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 647,868	\$ 16,754	\$ 16,754	\$ -
Assessments - Direct	\$ 216,301	\$ 164,579	\$ 164,579	\$ -
<b>Total Revenues</b>	<b>\$ 864,170</b>	<b>\$ 181,334</b>	<b>\$ 181,334</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
Engineering	\$ 18,000	\$ 3,000	\$ 125	\$ 2,875
Attorney	\$ 25,000	\$ 4,167	\$ 2,025	\$ 2,142
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,300	\$ 1,050	\$ 1,050	\$ -
Trustee Fees	\$ 8,082	\$ 1,347	\$ 6,523	\$ (5,176)
Management Fees	\$ 42,500	\$ 7,083	\$ 7,083	\$ -
Information Technology	\$ 1,890	\$ 315	\$ 315	\$ -
Website Maintenance	\$ 1,260	\$ 210	\$ 210	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 170	\$ 830
Insurance	\$ 7,200	\$ 7,200	\$ 5,952	\$ 1,248
Printing & Binding	\$ 500	\$ 83	\$ -	\$ 83
Legal Advertising	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Contingency	\$ 1,000	\$ 1,000	\$ 82	\$ 918
Property Taxes	\$ -	\$ -	\$ 27	\$ (27)
Office Supplies	\$ 625	\$ 104	\$ 4	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 144,932</b>	<b>\$ 36,435</b>	<b>\$ 30,191</b>	<b>\$ 6,244</b>
<b>Operations and Maintenance Expenditures</b>				
<b>Field Operations</b>				
Property Insurance	\$ 20,000	\$ 20,000	\$ 19,422	\$ 578
Field Management	\$ 16,538	\$ 2,756	\$ 2,756	\$ (0)
Landscape Maintenance	\$ 145,000	\$ 26,140	\$ 26,140	\$ -
Landscape Replacement	\$ 50,000	\$ 8,333	\$ 6,999	\$ 1,334
Lake Maintenance	\$ 3,500	\$ 583	\$ 225	\$ 358
Streetlights	\$ 60,000	\$ 10,000	\$ -	\$ 10,000
Electric - Field	\$ 5,500	\$ 5,500	\$ 8,433	\$ (2,933)
Water & Sewer - Field	\$ 57,500	\$ 9,583	\$ 2,712	\$ 6,871
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 8,000	\$ 1,333	\$ -	\$ 1,333
General Repairs & Maintenance	\$ 15,000	\$ 2,500	\$ 400	\$ 2,100
Field Contingency	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
<b>Subtotal Field Expenditures</b>	<b>\$ 393,538</b>	<b>\$ 88,812</b>	<b>\$ 67,087</b>	<b>\$ 21,725</b>

# Wind Meadows South

## Community Development District

### General Fund

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

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 30,000	\$ 7,835	\$ 7,835	\$ -
Amenity - Water	\$ 15,000	\$ 2,500	\$ 208	\$ 2,292
Internet	\$ 5,000	\$ 130	\$ 130	\$ -
Pest Control	\$ 3,200	\$ 533	\$ 235	\$ 298
Janitorial Service	\$ 15,000	\$ 2,500	\$ 2,030	\$ 470
Security Services	\$ 35,000	\$ 5,833	\$ 4,739	\$ 1,094
Pool Maintenance	\$ 30,000	\$ 5,945	\$ 5,945	\$ -
Amenity Repairs & Maintenance	\$ 20,000	\$ 3,333	\$ 195	\$ 3,138
Amenity Access Management	\$ 12,500	\$ 12,500	\$ 2,083	\$ 10,417
Contingency	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
<b>Subtotal Amenity Expenditures</b>	<b>\$ 175,700</b>	<b>\$ 42,777</b>	<b>\$ 23,401</b>	<b>\$ 19,376</b>
<b>Total Operations and Maintenance:</b>	<b>\$ 569,238</b>	<b>\$ 131,589</b>	<b>\$ 90,488</b>	<b>\$ 41,101</b>
<i>Other Expenditures</i>				
Capital Reserve - Transfer In (Out)	\$ 150,000	\$ -	\$ -	\$ -
<b>Total Other Expenditures</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 864,170</b>	<b>\$ 168,024</b>	<b>\$ 120,679</b>	<b>\$ 47,345</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,654</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 124,366</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 185,021</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 November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 520,000	\$ 13,445	\$ 13,445	\$ -
Interest	\$ 8,000	\$ 3,545	\$ 3,545	\$ -
<b>Total Revenues</b>	<b>\$ 528,000</b>	<b>\$ 16,991</b>	<b>\$ 16,991</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 160,751	\$ 160,751	\$ 160,751	\$ -
Principal - 5/1	\$ 200,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 160,751	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 521,503</b>	<b>\$ 160,751</b>	<b>\$ 160,751</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,498</b>	<b>\$ (143,760)</b>	<b>\$ (143,760)</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ 216,043</b>		<b>\$ 478,353</b>	
<b>Fund Balance - Ending</b>	<b>\$ 222,540</b>		<b>\$ 334,593</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 November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 262,388	\$ 6,785	\$ 6,785	\$ -
Assessments - Direct Bill	\$ 261,138	\$ 136,191	\$ 136,191	\$ -
Interest	\$ 15,972	\$ 5,305	\$ 5,305	\$ -
<b>Total Revenues</b>	<b>\$ 539,497</b>	<b>\$ 148,281</b>	<b>\$ 148,281</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 204,363	\$ 204,363	\$ 204,363	\$ -
Principal - 5/1	\$ 115,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 204,363	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 523,725</b>	<b>\$ 204,363</b>	<b>\$ 204,363</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 15,772</b>	<b>\$ (56,082)</b>	<b>\$ (56,082)</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ 508,536</b>		<b>\$ 769,454</b>	
<b>Fund Balance - Ending</b>	<b>\$ 524,308</b>		<b>\$ 713,372</b>	

# Wind Meadows South

## Community Development District

### Capital Projects Fund Series 2023

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

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Expenditures:</b>				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
<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>\$ 1</b>	<b>\$ 1</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (160,715)</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (160,714)</b>	<b>\$ -</b>

# Wind Meadows South

## Community Development District

### Capital Reserve Fund

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

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 1,000	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (1,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 150,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 149,000</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 10,000</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 159,000</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	\$ -	\$ 16,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,754
Assessments - Direct	\$ 164,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164,579
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 164,579</b>	<b>\$ 16,754</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 181,334</b>

<b>Expenditures:</b>													
<b><i>General &amp; Administrative:</i></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125
Attorney	\$ 714	\$ 1,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,025
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 525	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Trustee Fees	\$ 2,483	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,523
Management Fees	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,083
Information Technology	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 315
Website Maintenance	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210
Postage & Delivery	\$ 84	\$ 86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170
Insurance	\$ 5,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,952
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 41	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82
Property Taxes	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27
Office Supplies	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 19,808</b>	<b>\$ 10,383</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,191</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	\$ 19,422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,422
Field Management	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,756
Landscape Maintenance	\$ 15,020	\$ 11,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,140
Landscape Replacement	\$ -	\$ 6,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,999
Lake Maintenance	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric - Field	\$ 8,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,433
Water & Sewer - Field	\$ 1,272	\$ 1,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,712
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Field Expenses</b>	<b>\$ 46,150</b>	<b>\$ 20,937</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 67,087</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ -	\$ 7,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,835
Amenity - Water	\$ 136	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208
Internet	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130
Pest Control	\$ -	\$ 235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235
Janitorial Service	\$ 1,020	\$ 1,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,030
Security Services	\$ 2,036	\$ 2,703	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,739
Pool Maintenance	\$ 2,950	\$ 2,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,945
Amenity Repairs & Maintenance	\$ -	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195
Amenity Access Management	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,083
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Amenity Expenses</b>	<b>\$ 7,249</b>	<b>\$ 16,152</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,401</b>
<b>Total Operations and Maintenance:</b>	<b>\$ 53,399</b>	<b>\$ 37,089</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 90,488</b>
<b>Other Expenditures</b>													
Capital Reserves - Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 73,207</b>	<b>\$ 47,472</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 120,679</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 91,372</b>	<b>\$ (30,718)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,654</b>

**Wind Meadows South**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

ON ROLL ASSESSMENTS

Gross Assessments	\$	696,738.00	\$	559,137.28	\$	282,137.10	\$	1,538,012.38
Net Assessments	\$	647,966.34	\$	519,997.67	\$	262,387.50	\$	1,430,351.51

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	45%			36%		18%		100%	
								General Fund	2021 Debt Service	2023 Debt Service	Total	Total	Total	Total		
11/15/24	10/01-10/31/24	\$ 4,031.67	\$ (161.29)	\$ (77.41)	\$ -	\$ -	\$ 3,792.97	\$ 1,718.26	\$ 1,378.92	\$ 695.79	\$ 3,792.97	\$ 3,792.97	\$ 3,792.97	\$ 3,792.97	\$ 3,792.97	\$ 3,792.97
11/15/24	10/01-10/31/24	\$ 3,339.00	\$ (133.56)	\$ (64.11)	\$ -	\$ -	\$ 3,141.33	\$ 1,423.06	\$ 1,142.02	\$ 576.25	\$ 3,141.33	\$ 3,141.33	\$ 3,141.33	\$ 3,141.33	\$ 3,141.33	\$ 3,141.33
11/19/24	11/01-11/07/24	\$ 6,719.83	\$ (268.78)	\$ (129.02)	\$ -	\$ -	\$ 6,322.03	\$ 2,863.96	\$ 2,298.34	\$ 1,159.73	\$ 6,322.03	\$ 6,322.03	\$ 6,322.03	\$ 6,322.03	\$ 6,322.03	\$ 6,322.03
11/19/24	11/01-11/07/24	\$ 5,565.00	\$ (222.59)	\$ (106.85)	\$ -	\$ -	\$ 5,235.56	\$ 2,371.77	\$ 1,903.36	\$ 960.43	\$ 5,235.56	\$ 5,235.56	\$ 5,235.56	\$ 5,235.56	\$ 5,235.56	\$ 5,235.56
11/26/24	11/08-11/15/24	\$ 10,752.07	\$ (430.07)	\$ (206.44)	\$ -	\$ -	\$ 10,115.56	\$ 4,582.46	\$ 3,677.47	\$ 1,855.63	\$ 10,115.56	\$ 10,115.56	\$ 10,115.56	\$ 10,115.56	\$ 10,115.56	\$ 10,115.56
11/26/24	11/08-11/15/24	\$ 8,904.00	\$ (356.18)	\$ (170.96)	\$ -	\$ -	\$ 8,376.86	\$ 3,794.82	\$ 3,045.37	\$ 1,536.67	\$ 8,376.86	\$ 8,376.86	\$ 8,376.86	\$ 8,376.86	\$ 8,376.86	\$ 8,376.86
<b>Total</b>		\$ 39,311.57	\$ (1,572.47)	\$ (754.79)	\$ -	\$ -	\$ 36,984.31	\$ 16,754.33	\$ 13,445.48	\$ 6,784.50	\$ 36,984.31	\$ 36,984.31	\$ 36,984.31	\$ 36,984.31	\$ 36,984.31	\$ 36,984.31

2.59%	Net Percent Collected
\$ 1,393,367.20	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Wind Meadows South 2, LLC 2025-01				Net Assessments				
Date Received	Due Date	Check Number	O&M	Series 2023 Debt	Amount Received	Rec'd O&M	Rec'd Debt Svc	
	10/1/24		\$ 51,754.50					
	2/1/25		\$ 25,877.25					
	4/1/25			\$ 77,466.52				
	5/1/25		\$ 25,877.25					
	10/1/25			\$ 47,479.48	\$ 47,479.48			
			\$ 103,509.00	\$ 124,946.00	\$ 47,479.48	\$ -	\$ -	

Lennar Homes LLC 2025-02				Net Assessments				
Date Received	Due Date	Check Number	O&M	Series 2023 Debt	Amount Received	Rec'd O&M	Rec'd Debt Svc	
10/15/24	10/1/24	2322352	\$ 56,412.41		\$ 56,412.41	\$ 56,412.41		
10/15/24	2/1/25	2322352	\$ 28,206.20		\$ 28,206.20	\$ 28,206.20		
10/15/24	4/1/25	2322352		\$ 84,438.51	\$ 84,438.51		\$ 84,438.51	
10/15/24	5/1/25	2322352	\$ 28,206.20		\$ 28,206.20	\$ 28,206.20		
10/15/24	10/1/25	2322352		\$ 51,752.63	\$ 51,752.63		\$ 51,752.63	
			\$ 112,824.81	\$ 136,191.14	\$ 249,015.95	\$ 112,824.81	\$ 136,191.14	

# 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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$8,950,000</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
LESS: PRINCIPAL PAYMENT 05/1/24		(\$110,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$7,545,000</b>