### Wind Meadows South Community Development District

Meeting Agenda

February 25, 2025

# AGENDA

### Wind Meadows South

### Community Development District

219 E. Livingston St., Orlando, Florida 32801 Phone: 407-841-5524 – Fax: 407-839-1526

February 18, 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 Tuesday, February 25, 2025 at 2:15 PM at The Hampton Inn—Lakeland, 4420 North Socrum Loop Road, Lakeland, FL 33809.

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 (Public Comments will be limited to three (3) minutes each)
- 3. Organizational Matters
  - A. Administration of Oath to Newly Appointed Supervisors Lori Campagna (Seat #4) & Kelly Evans (Seat #5) (Appointed at January 8, 2025 Board Meeting)
  - B. Acceptance of Resignation of Brent Elliott (Seat #1) & Halsey Carson (Seat #2)
  - C. Consideration of Appointments to Fill Vacant Board Seat #1 & Seat #2
  - D. Administration of Oaths to Newly Appointed Supervisors
  - E. Consideration of Resolution 2025-04 Electing Officers
- 4. Approval of Minutes of the January 8, 2025 Board of Supervisors Meeting
- 5. Public Hearing
  - A. Public Hearing on the Adoption of Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement
    - i. Consideration of Resolution 2025-05 Adopting Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement
    - ii. Consideration of Proposal for Parking Signage within the District
- 6. Consideration of Proposal for Additional Signage on District Roadways
- 7. Consideration of Cost Share Funding Agreement
- 8. Consideration of Approval of Construction Easement
- 9. Consideration of Approval of SWFWMD MOD Document
- 10. Consideration of Resolution 2025-06 Updating Meeting Time for Monthly Board Meetings Remaining in Fiscal Year 2025
- 11. Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser
- 12. Consideration of 2025 Contract Agreement with Polk County Property Appraiser
- 13. Staff Reports
  - A. Attorney

- B. Engineer
- C. Field Manager's Report
- D. District Manager's Report

  - i. Approval of Check Registerii. Balance Sheet & Income Statement
- 14. Other Business
- 15. Supervisors Requests and Audience Comments
- 16. Adjournment



# SECTION B

From: Brent Elliott

**Subject: WMS resignation** Date: January 8, 2025
To: Jillian Burns

Jill, please accept this as my resignation from the Wind Meadows South CDD board.

Thank you,

Brent Elliott

From: Halsey Carson

**Subject: Wind Meadows South CDD** 

**Date:** January 13, 2025

To: Jillian Burns

Jill,

I would like to formally resign from the Wind Meadows South CDD Board of Supervisors.

Thank you,

**Halsey Carson** 

Forward Planner

H.R. Baxter & Son's Enterprises

# SECTION E

#### **RESOLUTION 2025-04**

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

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

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

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

**SECTION 1.** The following persons are elected to the offices shown: Chairperson Vice Chairperson Secretary Jill Burns Assistant Secretary Assistant Secretary Assistant Secretary George Flint Assistant Secretary Assistant Secretary Monica Virgen **SECTION 2.** This Resolution shall become effective immediately upon its adoption. PASSED AND ADOPTED this 25<sup>th</sup> day of February 2025. 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, **January 8, 2025,** at 1:45 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

#### Present and constituting a quorum:

Brent Elliottt Chairman

Halsey Carson Vice Chairperson

Timothy Todd Assistant Secretary – Resigned during meeting

Sean Finotti Appointed as Assistant Secretary
Lori Campagna by Zoom Appointed as Assistant Secretary
Kelly Evans by Zoom Appointed as Assistant Secretary

#### Also present were:

Jill Burns District Manager, GMS
Monica Virgen District Manager, GMS

Chris Loy District Counsel, Kilinski Van Wyk
Lauren Gentry District Counsel, Kilinski Van Wyk

Tula Haff Center State

Allen Bailey Field Manager, GMS

#### FIRST ORDER OF BUSINESS Roll Call

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

#### SECOND ORDER OF BUSINESS Public Comment Period

Ms. Burns stated that this time is available to make comment on the agenda items. She said there would also be another comment period at the end of the end of the meeting. Ms. Burns added that comments should be limited to three minutes. She noted that several were on Zoom, and the time limit would help give everyone a chance to speak.

Ms. Burns also stated that at the last meeting, the Board had requested that residents give feedback on a parking policy. She said there was a lot of response from the residents. She noted that all the responses had been compiled and given to the Board, and they had reviewed all who commented about the parking policy. Ms. Burns asked those who commented publicly on the agenda items to raise their hand and state their name and address for the record. Ms. Burns then asked if anyone on Zoom had any comments.

- Maggie Dodd questioned the speed limit signs in the neighborhood. She was concerned that there were no speed limit signs on her street, Fabulous Finch Road, and added that there was a significant amount of speeding. She wanted to know how to request a speed limit sign be put on her street. Ms. Burns answered Ms. Dodd's concern and stated that the CDD is responsible for any traffic signage. Ms. Burns said the Board would handle those questions in public comments at the end of the meeting.
- Matthew Brock expressed concerns about the cost of the signage and having a company to
  patrol the neighborhood and possibly attempting to scan the residents and their guests. Mr.
  Brock noted that the subject was likely commented on in feedback sent to the Board, but
  he added that they hadn't provided details that the other neighbors provided. Mr. Brock
  wanted it to be publicly heard.
- Brittany Viega stated that she had submitted an email and was looking at the minutes
  previously posted and only saw some comments listed. She added that she assumed the
  new comments had been updated since then. Ms. Viega said she didn't want to rehash what
  she had already sent. Ms. Burns stated that anyone who sent in a comment as of last Friday
  when the agenda had gone out was included.
- Tiffany Estrada asked if there was a solution that the Board had considered regarding the trash. Ms. Estrada also expressed serious concerns about children safely playing. There have been several incidents where children were nearly hit by speeding cars. Ms. Estrada stated that she wants more speed limit signs placed throughout the neighborhood to try to cut down on the dangerous speeders. Ms. Estrada asked if the Board had devised a trash solution. She added that with all the cars parked on the sides, the trash cannot be picked up on that side. She asked if the garbage would only be collected on that one side and if her neighbor's trash would be placed on her side of the street. She wondered how quickly the garbage would be retrieved from her property. She noted that with trash in the city, they won't want to hand pick the trash on that side, and they won't be able to parallel park to collect the trash between the cars.

Ms. Burns explained that speed limit signs within the community are the CDD's responsibility. She noted that any traffic signage is their responsibility because they own the roadways within the community. If a stop sign has been damaged, they replace it. Ms. Burns stated that traffic signage plans were approved when the District was first permitted and established. She added that typically, there were speed limit signs at every entrance of the community that established the speed throughout the community. She noted that they could check the entrances and make sure there were speed limit signs installed at all the entrances. She added that the police enforced speeds at those roads. Ms. Burns asked Mr. Bailey if he would check each entrance to ensure the speed signs were there. Ms. Burns noted that, generally, there aren't speed signs on every street. Ms. Burns added that if there were concerns about speeding, she would encourage that person to contact the Police Department.

Ms. Burns continued to discuss speeding. Ms. Burns stated that the CDD didn't have policing powers. The only enforcement for speeding in the community was to call local law enforcement. Ms. Burns added that if they were aware of the situation, they could pass that concern along to law enforcement, but the CDD could not issue tickets or levy any fines. Residents would need to contact the local law enforcement.

Ms. Burns spoke about trash pickup on the streets. She stated that a few communities that they manage have a policy of single-side street parking. She noted that the residents should consider how close to their neighbor's driveway they are parking. She added that even if the cars are parked close together, the residents' trash should still be picked up on schedule. Ms. Burns noted a few residents placed their trash cans in the middle of their driveway to see it more clearly. She added that they don't have anything to do with trash collection. She said that questions and concerns should be directed to their trash provider.

Ms. Burns stated that they had concluded the public comment portion of the meeting.

#### THIRD ORDER OF BUSINESS

#### **Organizational Matters**

#### A. Acceptance of Letter of Resignation from Mr. Cody Hatmaker Seat #3

Ms. Burns asked for acceptance of the resignation from Mr. Cody Hatmaker in Seat #3.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Accepting the Resignation of Mr. Cody Hatmaker Seat #3, was approved.

#### B. Appointment to Fill Vacant Board Seat

Ms. Burns asked if anyone had a nomination to fill the vacant seat. She added that Mr. Sean Finotti was nominated.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Appointing Sean Finotti to Fill the Vacant Board Seat #3, was approved.

#### C. Administration of Oath to Newly Appointed Supervisor

Ms. Burns administered the oath to Mr. Sean Finotti. Ms. Burns noted that Mr. Finotti had served on the CDD Board before so she would not recover the Sunshine Law.

#### D. Acceptance of Resignation from Ms. Karen Ritchie Seat #4

Ms. Burns stated that they received a resignation letter from Ms. Karen Ritchie in Seat #4. She asked for a motion to accept that resignation.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Accepting the Resignation from Ms. Karen Ritchie Seat #4, was approved.

#### E. Appointment to Fill Vacant Board Seat #4

Ms. Burns asked if anyone had a nomination to fill Seat #4. She added that Ms. Lori Campagna was nominated. Ms. Campagna was not present in person and will be sworn in at a later date.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Appointing Lori Campagna to Fill Vacant Board Seat #4, was approved.

#### F. Acceptance of Resignation from Mr. Timothy Todd from Seat #5

Ms. Burns presented the resignation from Mr. Timothy Todd. She asked for a motion to accept that resignation.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Accepting the Resignation from Mr. Timothy Todd from Seat #5 was approved.

#### G. Appointment to Fill Vacant Board Seat #5

Ms. Burns asked if anyone had a nomination to fill Seat #5. She added that Ms. Kelly Evans was nominated. Ms. Evans was not present in person and will be sworn in later.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Appointing Kelly Evans to Fill Vacant Seat #5, was approved.

#### FOURTH ORDER OF BUSINESS

### Approval of Minutes of the November 13, 2024, Board of Supervisors Meeting

Ms. Burns presented the November 13, 2024, Board of Supervisors meeting minutes and asked if there were any comments, corrections, or changes. 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 November 13, 2024, Board of Supervisors Meeting, were approved.

#### FIFTH ORDER OF BUSINESS

### **Discussion Regarding Resident Input on Proposed Parking Policy**

Ms. Burns stated they had received many emails and responses from residents with ideas. The residents provided feedback on what they didn't want and suggestions on things they wanted to see. Ms. Burns noted that the comments were on a spreadsheet with the main points the residents wanted to see.

Ms. Burns noted that one issue in the feedback that stood out was the overwhelming issue with semi-trucks and commercial vehicles being left parked on the streets. One of the issues with this was that people were sleeping in the semi-trucks. An issue the residents are not happy with. More residents were opposed to parking on a single side of the street. Ms. Burns noted that many ideas were given on what to do about parking. Whether these trucks belonged to actual residents or people who had just found a place to park was unknown. One of them is an actual resident. Ms. Burns said that Mr. Todd would go to the location where they were parking and wait for them to

park, then call the police and have them cited for trespassing. Ms. Burns stated that the semi-trucks and other vehicles could not be removed without new policies. Ms. Burns said she would be happy to recommend based on what had been reviewed. She added that the Board could go forward with a street parking and towing policy, but that would limit the recreational, commercial type vehicles such as trailers, boats, vessels, semis, and things of that nature. Ms. Burns stated that she thinks good rules will help the community solve many problems if they move forward with a policy that removes the allowance for single-side parking, limits commercial vehicles, and allows us to deal with abandoned vehicles. Ms. Burns noted that she thinks that it is a suitable medium that will restrict people from being able to leave their cars on the street for 4-5 weeks on end. We would add to the policy that they would need to move the vehicle at least once every seven days. If they leave it over seven days, it could be deemed abandoned and then towed; this policy would also allow for us to, under the abandoned vehicle provision, deem inoperable vehicles to be towed.

Ms. Burns stated they would not have overnight parking from 10:00 p.m. to 6:00 a.m., which would be their general hours. Ms. Burns said that removing the single side of the street parking from that previous policy and leaving the other things would solve many of the consensus issues. She added they could then monitor to see if the residents wanted to go toward alternatives, reconsider the one side of the street down the road, or 'no on-street parking at any time of any vehicle.' Ms. Burns stated that they heard about mostly long-term parking of vehicles and abandoned vehicles. Commercial trucks and trailers that are large and take up a lot of space. The vehicles are likely the ones that are hard to get by.

Ms. Burns noted that they would have to schedule another hearing to make those changes in the policy. For resolution number purposes, they would add this under other business at the end of the meeting. She said that if they wanted to go forward with all that had been discussed, they should set up a public hearing and adopt that rule. If, based on the feedback, this was something that made sense to them, they would put that in a policy and schedule a public hearing for February. The Board would take input from the residents again and then decide whether to adopt that policy. Ms. Burns noted that they might make a motion to move in that direction and bring it up under other business at the end of the meeting.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2021 Assessment Area 1 Project Bonds from AMTEC Ms. Burns stated that under the Internal Revenue Code, the District needs to demonstrate that they don't earn more interest on the bonds than they pay. She added that it is required to report under the Trust indenture. She noted that they do not earn more interest on the bonds than they pay. She said that if they look at page 4 of the report, they will see a negative arbitrage rebate amount listed. Ms. Burns stated that this is an independent report and was looking for a motion for the Board to accept it.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Arbitrage Rebate Report for Series 2021 Assessment Area 1 Project Bonds from AMTEC, was approved.

#### SEVENTH ORDER OF BUSINESS

#### **Ratification of Conflict Waiver**

Ms. Gentry stated that it was brought to their attention that the Yarborough Lane CDD was planning a construction project involving an extension of a roadway and a drainage pond scheduled to be constructed on Wind Meadows South CDD property. Ms. Gentry noted they needed protection for the CDD construction easement, which was included in the identification and insurance provisions. She added they needed a conflict waiver signed because their firm represents Yarborough Lane CDD and Wind Meadows South CDD. Ms. Gentry noted that they didn't think any conflict would prevent them from adequately representing both CDDs in the transaction. She added that if there were a conflict, they would remove themselves from the discussion and recommend alternative counsel. Ms. Gentry said they didn't see any conflicts that would prohibit them. She added that they went ahead and had the Chair sign the version in the agenda package. She stated they were looking for a ratification.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Conflict Waiver, was ratified.

#### EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-02 Designating Revised Meeting Dates, Time, and Location for Remaining Fiscal Year 2025 Meetings

Ms. Burns stated that she had spoken with representatives from Lennar. She added that Ms. Campagna and Ms. Evans were at another Board meeting at that date and time and had requested

that the Board consider moving the date and time to align with their other meetings. The proposed meeting schedule was included in the packet for review. So, we would move to the 4<sup>th</sup> Tuesday at 2:15 p.m. in Lakeland off Socrum Loop Rd. Ms. Burns noted that it was a hotel that they had used for other meetings. Ms. Burns said they would advertise the meetings and update the website with the meeting information and the new location.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2025-02 Designating Revised Meeting Dates, Time, and Location for Remaining Fiscal Year 2025 Meetings, was approved.

#### NINTH ORDER OF BUSINESS

#### **Staff Reports**

#### A. Attorney

Ms. Gentry stated there was nothing to report except that they would start working on the construction issue and keep the Board updated. She asked if the Board could nominate one member to work with her. Mr. Sean Finotti was nominated to work with Ms. Gentry.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Authorizing Sean Finotti to Work with District Counsel on Yarborough Lane Item, was approved.

#### B. Engineer

Mr. Hunter stated that he had nothing to add.

#### C. Field Manager's Report

Mr. Bailey presented the field manager's report. He stated that the trees and ravines had been cleared. All stormwater coming into the wind had been included in various ponds. One of the amenity fences was straightened. Damaged plants were brought back up from the utility and monitored. They continued to flourish.

#### D. District Manager's Report

#### i. Approval of Check Register

Ms. Burns presented the check register for review and offered to answer any questions about the invoices. If not, she is just looking for a motion to approve.

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 included in the agenda package for review.

#### TENTH ORDER OF BUSINESS

Other Business – Consideration of Resolution 2023-03 to set the public hearing for parking policy on 2/25

Ms. Gentry stated for those in attendance or on the Zoom line, the resolution that the Board will consider sets a public hearing to consider the revised parking and enforcement policies for February 25, 2025, at 2:15 p.m. at the Hampton Inn in Lakeland, address, 4420 N Socrum Loop Rd. in Lakeland, FL. Ms. Gentry noted that they did not have policies because they were incorporating the feedback they got from the Board. She said that the proposed policies would be included in the agenda package for the meeting where the hearing would be held. The agenda package will be posted online. Residents may also contact the District manager's office to get a copy. Ms. Gentry stated they would be available before the meeting and would be happy to answer any questions. She added that everyone could give a final public comment before anything else is adopted.

### ELEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

- Resident (Anita Robertson, 3125 Caspian) asked where to find information posted about the parking. Ms. Burns stated that the information was on the website.
- Resident (Heather Santer) asked about the security guard still being at the pool even though swimming is too cold. Could they discontinue those services from November to March to eliminate paying for the security guard? Ms. Burns stated if it was good with the Board, they would address all of the questions and then address them at the end of the meeting.
- Resident (Matt Brock) thanked the Board for emailing the meeting notice with the agenda attached. He noted that it was very helpful. Mr. Brock suggested that if they were going to ban commercial vehicles or large vehicles, could the signs be placed only at the neighborhood entrances so that they are not placed in front of people's homes. Mr. Brock

asked about the removal of damaged trees. He stated that a quote was mentioned and tabled during the last meeting so the Board could check for lower quotes. Mr. Brock wanted to confirm whether they went with the \$20,000 plus quote or if another quote was obtained and another contractor paid instead.

- Resident (Teresa) thanked the Board for discussing parking with the semis. She wanted to
  know if someone had purchased the land adjacent to them by Cruise Lake or 540A. It had
  been cleared. Ms. Burns told Teresa they would help her look into it and determine who
  owns the property.
- Resident (Robert James, 4372 Fabulous Finch) asked if parking the commercial vehicles
  pertained to the road or the driveway. Ms. Burns answered that the CDD's jurisdiction was
  only over the roadways, not the driveways. She advised Mr. James to contact the HOA
  regarding parking on the driveway.
- Resident (Dennis) asked about the lights being put around the trash and mailbox areas.
- Resident (Teresa) commented on the trash cans at the mailbox. She stated that she and several neighbors would be against having this because they had it in the beginning, and the trash cans were taken away because the residents would pile all their trash in the cans.
- Resident (McKenzie) had a question about parking. He wanted to know if it was an HOA or CDD issue. He noted seeing cars parked on lawns overnight, specifically cars parked parallel to the road, two wheels over the curb in the grass, and two wheels on the road, straddling the curb. Or two wheels on the sidewalk and two on the road. He asked who would be responsible for addressing that.
- Resident (Brian Sells, 3257 Swan Song Ct.) expressed concern about oak tree roots eventually growing under the sidewalks and wanted to know who would maintain them if tree roots damaged them.
- Resident (Heather Santer) wanted to clarify whether it is allowed for someone with a boat or a commercial vehicle to park in their driveway.
- Resident (Crystal, 4325 Fabulous Finch) was concerned about random cars driving in and out of the neighborhood, parking, or sleeping. She asked if there had ever been mentioned of some sort of security at the entrances—a gate or drop bar? She also addressed the area that Teresa referred to that had been cleared. Crystal added that random tires were being dumped there.

• Resident (Dennis) asked if the neighborhood could have an outdoor gym park.

Ms. Burns responded to the question of whether the boats or trailers in the driveway would be an HOA issue. She added that the CDD parking policy would govern the roadways.

Ms. Burns stated that if boats or commercial vehicles are allowed in your driveway, that would be an HOA question. The Board has no jurisdiction over that. She noted that it would be a question for the HOA if it related to your property.

Ms. Burns stated that the community's sidewalks were maintained for trip hazards, cracks, and other things through the CDD. So, if a crack or something is a trip hazard on a sidewalk, that would be through your CDD fees. Ms. Burns added that they would maintain that small cracks that are aesthetic or things of that nature may not be addressed, but substantial damage or trip hazards would be a CDD responsibility.

Ms. Burns stated that parking, HOA vs. CDD, CDD is roadways, and HOA is a driveway, grass, and front yard, that is HOA. She noted that HOA could send a violation letter for parking in the grass. She added that residents are not allowed to park in grassed community areas. She said the CDD wouldn't be able to remove the resident unless they went through a parking and towing policy at that time. Ms. Burns stated that if a vehicle is parked half on the grass and half in the roadway, the HOA could send them a fine because they're parked on the grass in their yard, which is not allowed.

Ms. Burns addressed the security during the winter. She stated that the contract that was awarded through their Board was an annual contract at the time that it was discussed. She added that there were a lot of issues with teens and kids constantly jumping the fence, causing problems with the amenities. Ms. Burns stated that she realized that not many people use the pool at the time, but if you don't have security during the weekends, there can be many other problems. She noted that the Board could evaluate that contract at any time, but the decision was to go with an annual contract. Ms. Burns mentioned that many Security vendors do not offer seasonal contracts because trying to hire someone they know will lose a job; the quality of hire and the person you can get may only be a 12-week job is different than hiring someone full-time. Most security companies don't offer seasonal positions.

Ms. Burns addressed the question about the trash and trash cans at the mailbox. Ms. Burns explained that in the past, there were requests for trash cans in mailboxes due to some minor litter. What happened was that people started leaving their shipping boxes, etc. Soon, the trash cans were

full every day. Residents requested to remove the trash cans which is what they did. If the Board wants to reconsider trash cans in any area, that idea can be added to the agenda for reconsideration.

Ms. Burns answered the question about the trees being removed. She stated they were removed with the \$20,000.00 proposal discussed and approved not to exceed with attempting to find another vendor who could do it for less. Ultimately, they did find another vendor, and the total price was \$17,500.00. She added that the work was scheduled and done, and the vendor has been paid.

Ms. Burns addressed the question about having security at the entrances. She noted that the CDD roads are public, and gates cannot prevent access to them. If gates were installed, they would be public roads unless they were manned 24/7 to let people through, and access must be available.

Ms. Burns addressed the signs being placed at the entrances instead of throughout. She stated that they would have the policy at each entrance because they do not designate parking areas. She said that their policy would provide installing signage that Florida Law required.

Ms. Burns spoke of the ceiling that was being repaired. She mentioned the soffits are still being measured to get the right one.

Ms. Burns stated that there was a request for the owner of a parcel of land. Equities own it.

Ms. Burns answered the question about the gym equipment park. She stated that there was nothing in the budget for this fiscal year for that, but if residents wanted to consider other amenity-type projects and budget and increase assessments to fund those in the future, that would always be an option. Ms. Burns encouraged residents to attend the budget workshop for their budget meeting for those ideas.

#### TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2023-03 to Set Public Hearing for Parking Policy on February 25, 2025

Ms. Burns stated they would set the public hearing for February 25, 2025, at 2:15 p.m. She noted that they would incorporate feedback from the Board at the meeting and amended policies, which would be attached to the resolution and included in the agenda for the hearing.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2023-03 to Set Public Hearing for Parking Policy on February 25, 2025, was approved.

### THIRTEENTH ORDER OF BUSINESS Adjournment

Ms. Burns asked for a motion to adj	ourn the meeting.	
	On MOTION by Mr. Elliott, seconded by Mr. Finotti, with all in favor, the meeting was adjourned.	
etary/Assistant Secretary	Chairman/Vice Chairman	

# SECTION V

## SECTION A

# SECTION 1

#### **RESOLUTION 2025-05**

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

**WHEREAS**, the Wind Meadows South Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Polk County, 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 Amended and Restated 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 rulemaking regarding the Rules and a public hearing was held at a meeting of the Board on February 25, 2025; 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 25th day of February 2025.

ATTEST:	WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT		
Secretary/Assistant Secretary	Chairperson, Board of Supervisors		

**Exhibit A:** Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement

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

In accordance with Chapter 190, *Florida Statutes*, and on February 25, 2025, 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 "Rule or Policy"). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

**SECTION 1. INTRODUCTION.** The District finds that Oversized Vehicles, Vessels Recreational Vehicles, and Abandoned/Broken-Down Vehicles parked on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District with a means to remove such Oversized Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles which are parked in a manner which violates this Rule. This Rule does not govern parking on private residential lots.

#### SECTION 2. DEFINITIONS.

- **A.** Oversized Vehicle. As used herein, "Oversized Vehicle" shall mean the following:
  - a. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
  - b. Motor Vehicles with a trailer attached;
  - c. Motor coaches/homes;
  - d. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
  - e. Mobile homes or manufactured homes.
- **B.** *Vehicle*. Any mobile item which normally uses wheels, whether motorized or not. This term shall include Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.
- C. Vessel. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- **D.** Recreational Vehicle. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- **E.** Abandoned/Broken-Down Vehicle. A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.

- **F.** *Parked*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user or attended by its owner or user but kept stationary for a period of an hour or more.
- **G.** *Tow-Away Zone.* District property for which the District is authorized to initiate a towing and/or removal action.
- **H.** Overnight. Between the hours of 10:00 p.m. and 6:00 a.m. daily.

**SECTION 3. ESTABLISHMENT OF TOW-AWAY ZONES.** Those areas within the District's boundaries identified as grass common areas, amenity parking, mailbox parking, and roadways as depicted at **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Oversized Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken. Down Vehicles (together, "**Tow-Away Zones**"), enforceable subject to the Rules set forth herein.

#### SECTION 4. PARKING RULES.

- **A. OVERNIGHT PARKING.** Oversized Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles may not Park Overnight in District Tow-Away Zones.
- **B. DAYTIME PARKING.** Oversized Vehicles, Vessels, and Recreational Vehicles may be Parked in Tow-Away Zones on roadways only when actively loading or unloading. Abandoned/Broken-Down Vehicles may not be Parked in Tow-Away Zones at any time. Parking on grass common areas is not permitted at any time.
- C. MANNER OF PARKING. Vehicles and Vessels of any kind may not be Parked such that they utilize additional spaces, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District's property, restrict the normal operation of the District's business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same. All Parking must comply with all state and local laws and ordinances.

#### SECTION 5. TOWING/REMOVAL PROCEDURES; ENFORCEMENT.

- **A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*.
- **B.** TOWING/REMOVAL AUTHORITY. The District may tow/remove any Vehicle or Vessel improperly Parked in a Tow-Away Zone at the owner's expense. The Vehicle or Vessel shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.

- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District Manager 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.
- **D. AMENITY SUSPENSION.** The District may, in its discretion, suspend the amenity privileges of the owner or operator of any Vehicle or Vessel Parked in violation of this Rule, in accordance with the District's adopted *Suspension and Termination of Access Rule*.

**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.

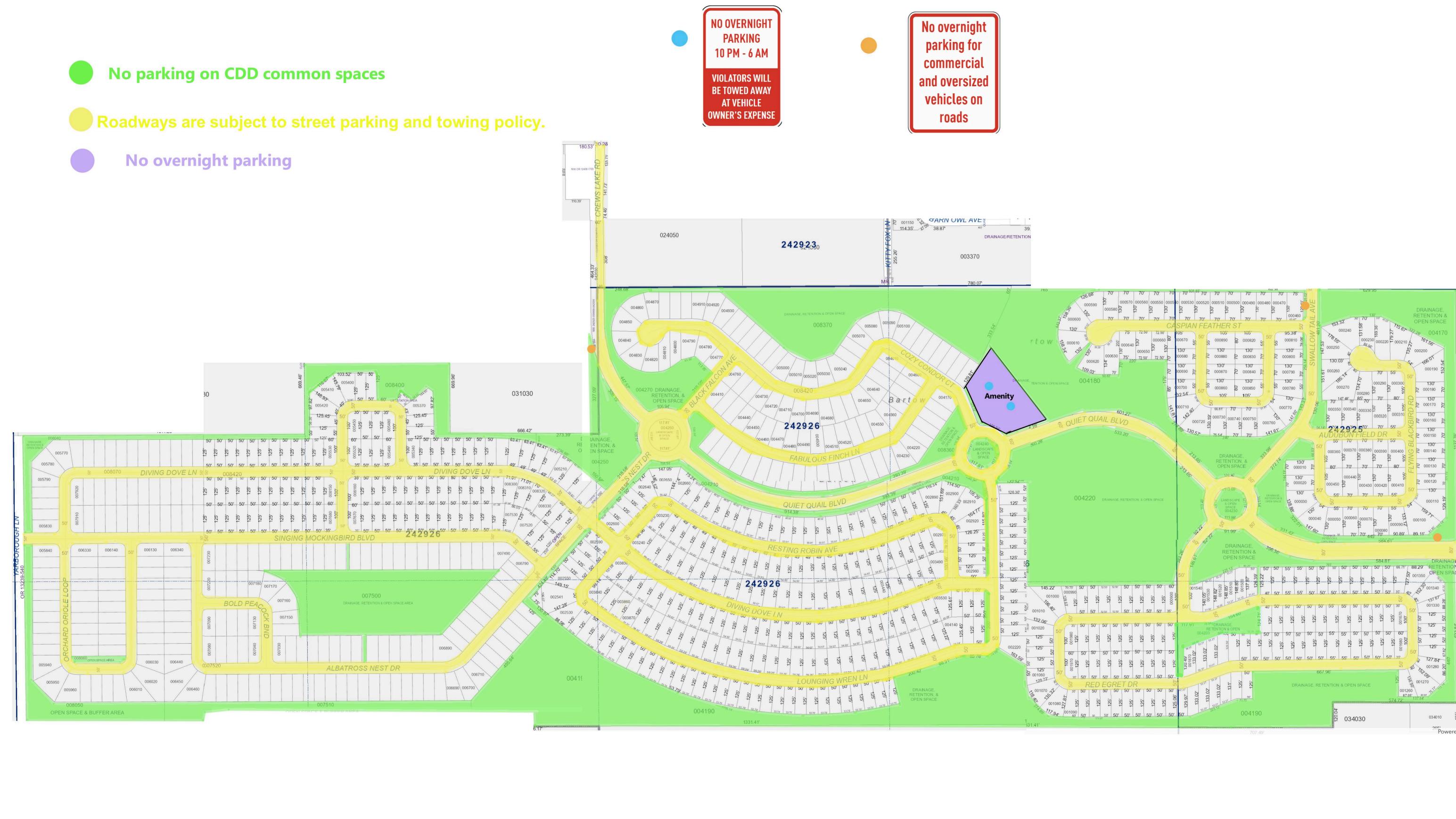
**SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES.** The Board in its sole discretion may amend these Rules Related to Overnight Parking and Parking Enforcement from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new 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 – Tow Away Zone (highlighted areas)

Effective date: February 25, 2025

### EXHIBIT A Tow-Away Zones

[Insert Map]



# SECTION 2

Proposal # : 408 Proposal



Maintenance Services Phone: 407-201-1514

Email:

Abailey@gmscfl.com

Bill To/District
WindMeadows South CDD

Prepared By: Governmental Management Services- CF,

LLC

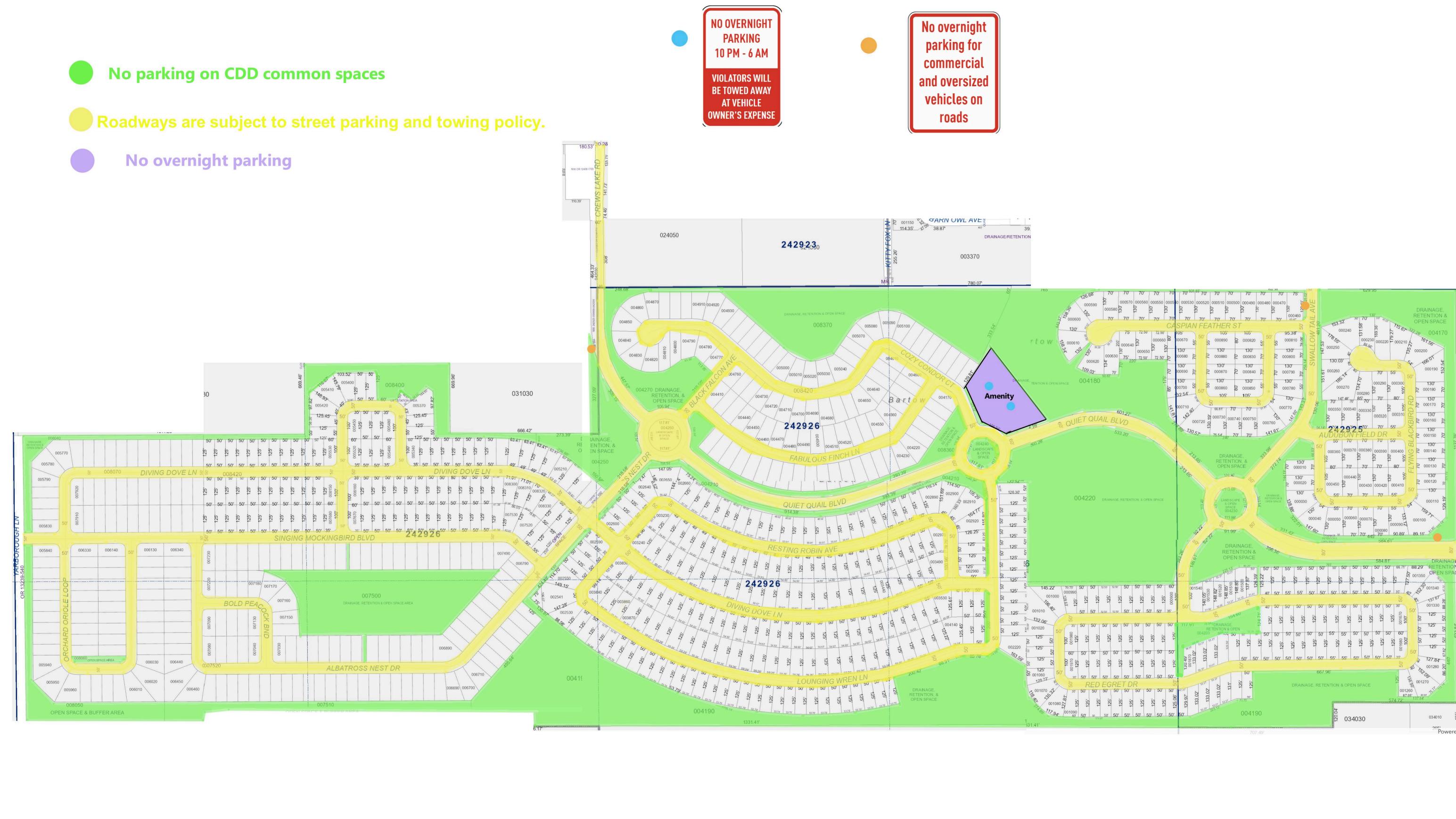
219 E. Livingston Street Orlando, FL 32801

#### No Parking Signs

Installed 2 no overnight parking signs and 3 no commercial or oversized vehicles signs, which are designated on the map.

Qty	Description	Unit Price	Line Total
8	Labor	\$50.00	\$400.00
1	Mobilization	\$65.00	\$65.00
1	Equipment		\$35.00
	Materials		\$994.00
		Total Due:	\$1,494.00

This Proposal is Valid for 30 days.



# SECTION VI

Proposal # : 407 Proposal



Maintenance Services Phone: 407-201-1514 Email:

Abailey@gmscfl.com

Bill To/District
Wind Meadows South CDD

Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801

Speed Limit Signs

Installed 6 Speed Limit signs in designated locations on the map provided

Qty	Description	Unit Price	Line Total
16	Labor	\$50.00	\$800.00
1	Mobilization	\$65.00	\$65.00
1	Equipment		\$35.00
6	Materials		\$1,406.00
		Total Due:	\$2,307.00

This Proposal is Valid for 30 days.



# **SECTION VII**

### **FUNDING AGREEMENT**

THIS AGREEMENT ("Agreement") is made and entered into as of this \_\_\_\_\_ day of February 2025 ("Effective Date"), by and between:

\*NOTE: FUNDING ENTITY SUBJECT TO CHANGE\* YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Polk County, Florida, with a mailing address of 219 E. Livingston Street, Orlando, Florida 32801 ("Yarborough Lane"); and

WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Polk County, Florida, with a mailing address of 219 E. Livingston Street, Orlando, Florida 32801 ("Wind Meadows South" and, together with Yarborough Lane, the "Parties," and each individually, a "Party").

### RECITALS

**WHEREAS,** both Parties are special purpose units of local government established pursuant to and governed by Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure; and

WHEREAS, Yarborough Lane is undertaking a project to extend the right-of-way known as Yarborough Lane, the plans for which project include construction of a stormwater facility (the "Improvements") on property owned by Wind Meadows South; and

WHEREAS, Yarborough Lane has requested consent from Wind Meadows South for the construction and assumption of ongoing operation and maintenance responsibilities for the Improvements (the "Request"); and

**WHEREAS**, the Parties desire to memorialize their agreement that Yarborough Lane shall pay for all of Wind Meadows South's expenses related to evaluating and, if approved, facilitating the Request.

**NOW, THEREFORE,** in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. INCORPORATION OF RECITALS; EXHIBIT. The recitals stated above are true and correct, and together with the exhibits attached hereto, by this reference are incorporated into and form a material part of this Agreement.

### 2. FUNDING.

A. Yarborough Lane hereby agrees to pay for all reasonable expenses incurred by Wind Meadows South related to evaluating and, if approved, facilitating the Request. This shall include without limitation all expenses incurred for engineering, legal, management, recording, permits, fees imposed by local governments or regulatory agencies, and any other costs, expenses, or fees reasonably incurred and related to the Request.

- B. Yarborough Lane will make such funds available on a monthly basis, within fifteen (15) business days of a written request by Wind Meadows South.
- 3. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the Parties and supersedes any previous discussions, understandings and agreements between the Parties relating to the cost sharing for the Request. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both of the Parties hereto.
- 4. NOTICES. All notices, requests, consents and other communications hereunder (the "Notices") shall be in writing and shall be hand delivered, delivered by mailed by First Class Mail, postage prepaid, or delivered by overnight delivery service to the Parties at the addresses first noted above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. ET (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays on which banks in the State of Florida are closed for business shall not be regarded as business days. Counsel may deliver Notices on behalf of the Party they represent. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.
- 5. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon or give any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

### 6. DEFAULTS; APPLICABLE LAW AND VENUE.

- A. Failure by either Party to perform each and every one of its obligations hereunder shall be a default, entitling either Party to pursue whatever remedies are available to at law or equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance, but not punitive, special, or consequential damages.
- B. Nothing contained in this Agreement shall limit or impair either Party's right to protect its rights from interference by a third party to this Agreement.
- C. Each Party shall give the other Party written notice of any defaults hereunder and shall allow the defaulting Party not less than five (5) business days from the date of receipt of such notice to cure monetary defaults.
- D. This Agreement shall be construed, interpreted and controlled by the laws of the State of Florida. Venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in Polk County, Florida.

- E. In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and legal assistants' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- 7. **PUBLIC RECORDS.** All documents of any kind provided to either Party in connection with this Agreement may be considered public records in accordance with Florida law. The Parties agree to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, Florida Statutes, the terms of which are incorporated herein by reference.
- 8. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall constitute or be construed as a waiver of either Party's immunity or limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.
- 9. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- 10. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document. The Parties may execute and exchange by email signed counterparts of this Agreement (i.e., via Portable Document Format (a.k.a. PDF) or DocuSign), and such electronically transmitted copies shall be deemed legal, binding originals for all purposes.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties execute this agreement the day and year first written above.

YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT		
Chairperson, Board of Supervisors		
Print Name:		
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT	Y	
Title:		
Print Name:		

# **SECTION VIII**

Prepared By and Return To

Lauren Gentry, Esq. Kilinski Van Wyk PLLC 517 E. College Avenue Tallahassee, Florida 32301

Parcel ID: 242926289504008040

### CONSTRUCTION AND ACCESS/MAINTENANCE EASEMENT AGREEMENT

THIS CONSTRUCTION AND ACCESS/MAINTENANCE EASEMENT AGREEMENT ("Agreement") is made and entered as of this \_\_\_\_\_ day of \_\_\_\_\_ 2025, by and between WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("Grantor"), in favor of YARBOROUGH LANE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Governmental Management Services, LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("Grantee") (Grantor and Grantee are sometimes together referred to herein as the "Parties", and separately as the "Party").

### **WITNESSETH:**

WHEREAS, Grantor is the owner in fee simple of that certain parcel of real property located in Polk County, Florida being more particularly described as follows (the "Easement Area"):

Tract A of the Plat titled "Wind Meadows South Phase 2C," recorded at Book 210, Page 16 et seq., of the Official Records of Polk County, Florida; and

WHEREAS, Grantee intends to construct within the Easement Area a stormwater pond and associated infrastructure and improvements in connection with the extension of Yarborough Lane, as more particularly described at Exhibit A (collectively, the "Improvements"); and

WHEREAS, Grantor desires to grant to Grantee a non-exclusive easement on, upon, over, under, across, and through the Easement Area for the sole purpose of installing the Improvements and accessing same for ongoing maintenance.

**Now, THEREFORE**, for and in consideration of Five Thousand Dollars and No/100 Cents (\$5,000.00) in hand paid by the Grantee to the Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and are incorporated herein by this reference.

- 2. **NON-EXCLUSIVE EASEMENT.** Grantor does hereby grant, bargain, sell and convey to Grantee and its successors and assigns a perpetual, non-exclusive easement on, upon, over, under, across and through the Easement Area for access, ingress, egress and to allow Grantee to complete the installation of the Improvements and access for maintenance purposes if necessary (collectively, the "Easement").
- 3. **TERM OF EASEMENT.** This Easement shall be perpetual in nature and shall run with the land and be binding on the Grantor's heirs, successors, and assigns. The rights, privileges and Easement granted and conveyed hereunder shall be a burden upon the Easement Area and shall exist for the benefit of and run with title to the Easement Area. Upon any conveyance of the Improvements to the Grantor by separate instrument, this Easement shall automatically terminate and the Grantor shall be responsible for ongoing operation and maintenance.
- 4. **INSURANCE AND INDEMNITY.** Any contractors performing work for Grantee on the Easement Area shall at all times maintain general liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance maintained by any contractors performing work for Grantee on the Easement Area shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Grantee and Grantor as additional insured, as their interests may appear, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage. Said insurance shall also be primary, and not contributory, as to any insurance coverage maintained by Grantor. To the extent permitted by law and without waiving any of the protections afforded by Section 768.28, *Florida Statutes*, Grantee hereby agrees to indemnify and hold harmless Grantor from and against any and all liability arising out of Grantee's construction activities within the Easement Area.

### 5. OBLIGATIONS OF GRANTOR AND GRANTEE.

- A. Grantee shall be solely responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws, rules, and regulations. Upon completion of the installation, the Improvements will be owned by Grantee unless and until such improvements are conveyed to Grantor by separate instrument. Until any such conveyance, Grantee shall be responsible for the maintenance and repair of any such Improvements and agrees to maintain the Improvements in good condition.
- **B.** Should the Improvements need repair or maintenance, Grantor shall provide Grantee with written notice and a period of at least forty-five (45) days to cure before pursuing other legal remedies available to Grantor.
- C. The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto.
- **D.** The Parties covenant and agree that neither Party shall discharge into or within the Easement Area, any hazardous or toxic materials or substances, any pollutants, or any

- other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permit, except in accordance with such laws, ordinances, rules, regulations and permits.
- **E.** Nothing herein shall be construed as a waiver of either Party's sovereign immunity or limitation of liability under Section 768.28, *Florida Statutes*, or other law.
- 6. **BENEFICIARIES OF EASEMENT RIGHTS.** The Easement set forth in this Agreement shall be for the sole benefit and use of Grantee, its successors and assigns, and Grantee's agents, employees, consultants, representatives, contractors and providers of emergency services and utility services. No third party shall have any rights under this Easement Agreement.
- 7. AMENDMENTS AND WAIVERS. This Agreement may be terminated or amended, modified, or altered by a further agreement in writing duly executed by the Parties and recorded in the Public Records of Polk County, Florida. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement.
- 8. **NOTICES.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) three (3) days after depositing with the United States Postal Service, postage prepaid, (ii) one day after depositing with a nationally recognized overnight courier service, or (iii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either Party may from time to time designate by written notice in accordance with this paragraph.
- 9. USE OF EASEMENT AREA. It is acknowledged and agreed that the Easement granted under this Agreement is not an exclusive easement and that Grantor shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein, and grant others the right to do so.
- 10. **LIENS.** Grantee shall not permit (and shall promptly satisfy or bond) any construction, mechanic's lien or encumbrance against the Easement Area in connection with the exercise of rights hereunder.
- 11. **EFFECTIVE DATE.** The Effective Date of the Agreement shall be the last day that this Agreement is signed by either Party.

### 12. MISCELLANEOUS.

**A.** This Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein.

- **B.** If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- **C.** This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Polk County, Florida.
- **D.** In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the predominantly prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal.
- E. The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term.
- **F.** Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said Parties liable for the debts or obligations of the other.
- **G.** This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement.
- **H.** This Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns.

[Signatures contained on following pages]

**IN WITNESS WHEREOF**, the Parties have caused this Agreement to be executed as of the day and year first written above.

### "GRANTOR"

Signed, sealed and delivered in the presence of:

## WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT

**DISTRICT,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* 

Print Name:	By:
Address:	By: Its: Chair, Board of Supervisors
	Date:
Print Name:	
Address:	<del></del>
STATE OF FLORIDA COUNTY OF	
COUNTY OF	
	s acknowledged before me □ physical presence or □ online
	, 2025, by, as Chair of the Board South Community Development District, on behalf of the
District.	south community beverapment bisaries, on senair of the
	(Official Notary Signature)
	Name:
	Personally Known
	OR Produced Identification
[notary seal]	Type of Identification

[Continue onto next page]

### "GRANTEE"

YARBOROUGH LANE COMMUNITY DEVELOPMENT GRANTEE, a local unit of special-purpose government established pursuant to Chapter 190. Florida Statutes

Signed, sealed and delivered in the presence of:	pursuant to Chapter 190, Florida Statutes
Print Name:Address:	
	Date:
Print Name:Address:	
STATE OF FLORIDA COUNTY OF	
notarization this day of	nowledged before me □ physical presence or □ online, 2025, by, as Chair of the h Lane Community Development District, on behalf of the
	(Official Notary Signature)
	Name:Personally Known
	OR Produced Identification
[notary seal]	Type of Identification

## EXHIBIT A IMPROVEMENTS

# SECTION IX

# Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

Pe	ermit No.: _	43027536.002	Application No.:	834646	Date Issued (if modification): 02/09/22
lde	entification	or Name of Storr	nwater Manageme	nt System:	Wind Meadows South Subdivision
Ph	ase of Sto	ormwater Manage	ment System (if ap	plicable): _	
Na	me of Op	eration and Mainte	enance Entity: Wir	nd Meadow	s South CDD
Ad	ldress of C	Operation and Mai	ntenance Entity:		219 E Livingston Street
			_		Orlando, FL 32801
<b>(</b>	Cost estim	ate attached			
Total annual operating expenses, including maintenance costs, for the estimated remaining useful life of the system accounting for annualized capital or replacement costs or deferred maintenance expenses for the system, including those components where maintenance or replacement frequencies are less frequent that once per year, for each BMP in the stormwater management system and any associated infrastructure, in current year dollars.  \$4,800					
Оре	eration and	d Maintenance En	tity (Select All Tha	t Apply):	
Local, state, or federal government agencies; municipal service other special taxing units, water control or drainage districts; community development, special assessment, or water management districts					
	Communication, water, sewer, stormwater, electrical, or other public utility				
	Construction permittee (see Section 12, Volume I)				
	Non-profit corporations, including homeowners' associations, property owners' associations, condominium owners' or master associations				
	Other (E	Describe the Other	r Operation and Ma	aintenance I	Entity below)
Certification by Operation and Maintenance Entity:					
Cer	tification F	Provisions for the 0	Operation and Mair	ntenance Er	tity (Select All That Apply):
					ee subject to Chapter 62-624, F.A.C. ntal MS4 permit below:)
$\boxtimes$	Statutes			vners' Asso	ciation Act under Chapter 720, Florida

# Certification Of Financial Capability For Perpetual Operations And Maintenance Entities

	on permittee that will not be the Operation a and Maintenance Entity below:)	and Maintenance Entity.	(Identify the intended
	eration and Maintenance Entity not otherwis and Maintenance Entity below, such as Sta n, etc.:		
complete; and to including costs its expected life the stormwater abandoned, or	nittee or Operation and Maintenance Entity hat it has the financial capability to operate of inspections, operation, repair, and replace. The signee below will be responsible for a system of the above permit in perpetuity, ur he permit is transferred to a new operation ittee or Operation and Maintenance Entity:	and maintain the syster ement of the system on Il maintenance, operation til such time the system	n in perpetuity ce the system meets on, and repair costs for n is properly
Name:		Title:	
Signature:		Date	

# SECTION X

#### **RESOLUTION 2025-06**

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, semiannually, 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 25<sup>th</sup> day of February 2025.

ATTEST:	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 Hampton Inn--Lakeland, 4420 North Socrum Loop Road, Lakeland, FL 33809 on the 4<sup>th</sup> Tuesday of every month at 1:00 PM unless otherwise indicated as follows:

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 XI

Revised 01/2025 ADA Compliant

# TO PERAL SE

## POLK COUNTY PROPERTY APPRAISER 2025 Data Sharing and Usage Agreement

his Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and con	nditions
nder which the her	einafter
eferred to as " <b>agency</b> ," can acquire and use Polk County Property Appraiser data that is exempt from Public Re	cords
isclosure as defined in FS 119.071.	

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

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

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

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

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

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

POLK COUNTY PROPERTY APPRAISER			
Signature	e: Neil Combee	Agency:	
Print:	Neil Combee	Print:	
Title:	Polk County Property Appraiser	Title:	
Date:	January 7, 2025	Date:	

# **SECTION XII**

### CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Wind Meadows South Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

- 1. Section 197.3632 Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
- 2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Wind Meadows South Community Development District.
- 3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
- 4. The Special District shall meet all relevant requirements of Section 197.3632 & 190.021 Florida Statutes.
- 5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025.** The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
- 6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than**Monday, September 15, 2025. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
- 7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st September 30th).
- 8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
- 9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By:	Neil Combee Polk County Property Appraiser
Special District Representative	By:
Print name	- Def Colon
Title Date	Neil Combee, Property Appraiser

# **SECTION XIII**

# SECTION C

# Wind Meadows South CDD

Field Management Report



February 25<sup>th</sup>,2025 Allen Bailey – Field Manager GMS

## Completed

## Monuments



The monuments were pressure washed to remove build up.

## Monuments Landscape



The new monument landscape has been installed and is setting in.

## Completed

## **Amenity Pressure Washed**



The amenity was pressure washed in preparation for increased use.

## Mailbox kiosk Soffits



♣ The damaged mailbox soffits have been replaced at both mailbox kiosks.

## Complete

## Abandoned Tires



♣ The abandoned tires have been removed from Crews Lake Rd.

### **Accident Debris**



The accident debris left on Albatross Nest Dr has been removed to prevent other issues.

## In Progress

## Roundabouts



♣ The roundabouts landscape update is in progress. It is expected to be complete within the week.

## Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at <a href="mailto:abailey@gmscfl.com">abailey@gmscfl.com</a>. Thank you.

Respectfully,

Allen Bailey

# SECTION D

# SECTION 1

## Wind Meadows South Community Development District

### **Summary of Invoices**

January 3, 2025 to February 11, 2025

Fund	Date	Check No.'s	Amount
General Fund			
denoral rana	1/15/25	360-34	\$ 12,186.92
	1/23/25	365-372	\$ 580,393.60
	1/29/25	373-374	\$ 23,700.00
	2/5/25	375-379	\$ 11,535.25
Total			\$ 627,815.77

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/19/25 PAGE 1
\*\*\* CHECK DATES 01/03/2025 - 02/11/2025 \*\*\* WIND MEADOWS SOUTH CDD

CHECK DATES		BANK A WMS GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT#	. VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
	12/23/24 18797 202412 320-53800 LAKE MAINTENANCE- DEC24		*	225.00	
		AQUATIC WEED MANAGEMENT, INC.			225.00 000360
1/15/25 00037	10/14/24 1325 202410 310-51300	-31300	*	1,500.00	
		DISCLOSURE TECHNOLOGY SERVICES,I	LLC		1,500.00 000361
	12/31/24 22394 202412 310-51300 REVIEW MEETING 12.04.24	-31100	*	250.00	
	12/31/24 22394 202412 310-51300 REVIEW MEETING 12.06.24	-31100	*	250.00	
	REVIEW MEETING 12.00.24				500.00 000362
1/15/25 00023	1/06/25 3645318- 202412 330-57200 1600 QUIET QUAIL BL # EN	-43000	*	22.07	
	1/06/25 3654807- 202412 330-57200 1785 QUIET QUAIL BL # RE	-43000	*	1,116.39	
	1/06/25 3681815- 202412 330-57200	-43000	*	2,273.59	
	1785 QUIET Q REC- DEC24 1/06/25 3681815- 202412 330-57200		*	704.53	
	QUIET QUAIL BL R- DEC24 1/06/25 3681815- 202412 330-57200 DIVING DOVE LN- DEC24	-43000	*	1,231.34	
	1/06/25 3681815 - 202412 330-57200 RED EGRET DR- DEC24	-43000	*	704.53	
	1/06/25 3681815- 202412 330-57200		*	755.54	
	FLYING BLACKBIRD- DEC24 1/06/25 3681815- 202412 330-57200	-43000	*	329.93	
	QUIET QUAIL BL E- DEC24	LAKELAND ELECTRIC			7,137.92 000363
1/15/25 00028	12/26/24 15803 202412 320-53800 PLANT RPLCMNT- DEC24	-46300	*	2,824.00	
	PLANI RPLCMNI- DEC24	PRINCE & SONS, INC.			2,824.00 000364
	12/30/24 13962 202412 330-57200	-48200	*	1,020.00	
	CLEANING SRVCS- DEC24	CSS CLEAN STAR SERVICES OF CFL			1,020.00 000365
1/23/25 00001	11/30/24 100 202411 320-33600	-46000	*	1,165.93	
	GEN MAINTENANCE- NOV24	GOVERNMENTAL MANAGEMENT SERVICES	S-CF		1,165.93 000366
1/23/25 00005	1/15/25 11288 202412 310-51300	-31500	*	891.50	
	DISTRICT COUNSEL- DEC24	KILINSKI VAN WYK PLLC			891.50 000367

WINM WIND MEADOWS CWRIGHT

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/19/25 PAGE 2
\*\*\* CHECK DATES 01/03/2025 - 02/11/2025 \*\*\* WIND MEADOWS SOUTH CDD
BANK A WMS GENERAL FUND

	BA	ANK A WMS GENERAL FUND			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
1/23/25 00014	10/15/24 4652191 202501 300-20700-1 DEBT 1% ADMIN FEE	L0200	*	8,412.74	
	10/15/24 4652192 202501 300-32500-1	10000	*	6,967.38	
	MAINT 1% ADMIN FEE	POLK COUNTY PROPERTY APPRAISER			15,380.12 000368
1/23/25 00028	12/26/24 15808 202412 320-53800-4		*	146.60	
	IRRIGATION REPAIRS- DEC24 1/01/25 15931 202501 320-53800-4 LANDSCAPE MAINT- JAN25		*	11,119.75	
		PRINCE & SONS, INC.			11,266.35 000369
1/23/25 00021	1/01/25 26016 202501 330-57200-4 POOL MAINTENANCE- JAN25	18500	*	2,500.00	
		RESORT POOL SERVICES			2,500.00 000370
1/23/25 00019	1/22/25 01222025 202501 300-20700-1			1,147.43	
	DEBT SRVC TXFR S2021	WIND MEADOWS SOUTH CDD/US BANK			1,147.43 000371
1/23/25 00019	1/22/25 01222025 202501 300-20700-1		*	363,568.12	
	DEBT SRVC TXFR S2021 1/22/25 01222025 202501 300-20700-1	10200	*	183,454.15	
	DEBT SRVC TXFR S2023	WIND MEADOWS SOUTH CDD/US BANK			547,022.27 000372
	1/20/25 16115 202501 320-53800-4		*	6,200.00	
	LANDSCAPE RPLCMNT- JAN25	PRINCE & SONS, INC.			6,200.00 000373
1/29/25 00017	12/24/24 INV0219 202412 320-53800-4		*	17,500.00	
	TREE REMOVAL- DEC24	SUMMERALL'S ENVIRONMENTAL			17,500.00 000374
2/05/25 00016	1/30/25 19026 202501 320-53800-4			225.00	
	LAKE MAINTENANCE- JAN25	AQUATIC WEED MANAGEMENT, INC.			225.00 000375
2/05/25 00039	1/10/25 12478900 202501 330-57200-4			114.49	
, 11, 12 1113	SERVICE CALL- JAN25				114.49 000376
2/05/25 00027	1/28/25 14198 202501 330-57200-4				
2,03,23 00021	CLEANING SVCS- JAN25	CSS CLEAN STAR SERVICES OF CFL		,	1,020.00 000377
					. –

WINM WIND MEADOWS CWRIGHT

*** CHECK DATES 01/03/2025 - 02/11/2025 *** WI	ACCOUNTS PAYABLE PREPAID/COMPUTER CHI IND MEADOWS SOUTH CDD ANK A WMS GENERAL FUND	ECK REGISTER	RUN 2/19/25	PAGE 3
CHECK VEND#INVOICEEXPENSED TO DATE DATE INVOICE YRMO DPT ACCT# S	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
2/05/25 00028 1/28/25 16197 202501 320-53800-4 PLANT RPLCMNT- JAN25	16300	*	7,564.00	
1/30/25 16213 202501 320-53800-4 IRRIGATION REPAIRS- JAN25	17300	*	111.76	
IRRIGATION REPAIRS- UANZS	PRINCE & SONS, INC.			7,675.76 000378
2/05/25 00021 2/01/25 26367 202502 330-57200-4 POOL MAINTENANCE- FEB25	18500	*	2,500.00	
POOL MAINIENANCE- FEB23	RESORT POOL SERVICES			2,500.00 000379
	TOTAL FOR BANK A	Δ	627,815.77	
	TOTAL TOR BANK I	.1	027,013.77	
	TOTAL FOR REGIST	ΓER	627,815.77	

WINM WIND MEADOWS CWRIGHT

# SECTION 2

Community Development District

**Unaudited Financial Reporting** 

January 31, 2025



### **Table of Contents**

1	Balance Sheet
2-3	General Fund
4	Debt Service Series 2021
5	Debt Service Series 2023
6	Construction Fund Series 2023
7	Capital Reserve Fund
3-9	Month to Month
10	Assessment Receipt Schedule
11	Long Term Debt Schedule

#### **Community Development District**

Combined Balance Sheet January 31, 2025

	General Fund	Debt Service Fund		Сар	ital Projects Fund	Capital Reserve Fund		Totals Governmental Funds	
Assets:									
Operating Account	\$ 772,074	\$	-	\$	-	\$	-	\$	772,074
Investments:									
Series 2021									
Reserve	\$ -	\$	260,000	\$	-	\$	-	\$	260,000
Revenue	\$ -	\$	570,789	\$	-	\$	-	\$	570,789
Prepayment	\$ -	\$	21,034	\$	-	\$	-	\$	21,034
Series 2023									
Reserve	\$ -	\$	261,763	\$	-	\$	-	\$	261,763
Revenue	\$ -	\$	568,952	\$	-	\$	-	\$	568,952
Construction	\$ -	\$	-	\$	266,178	\$	-	\$	266,178
Total Assets	\$ 772,074	\$	1,682,538	\$	266,178	\$	-	\$	2,720,789
Liabilities:									
Accounts Payable	\$ 21,665	\$	_	\$	-	\$	-	\$	21,665
Retainage Payable	\$ -	\$	-	\$	165,011	\$	-	\$	165,011
Total Liabilities	\$ 21,665	\$	-	\$	165,011	\$	-	\$	186,676
Fund Balances:									
Restricted for:									
Debt Service - Series 2021	\$ -	\$	851,823	\$	-	\$	-	\$	851,823
Debt Service - Series 2023	\$ -	\$	830,714	\$	-	\$	-	\$	830,714
Capital Projects - Series 2023	\$ -	\$	-	\$	101,167	\$	-	\$	101,167
Assigned for:									
Unassigned	\$ 750,409	\$	-	\$	-	\$	-	\$	750,409
Total Fund Balances	\$ 750,409	\$	1,682,538	\$	101,167	\$	-	\$	2,534,113
Total Liabilities & Fund Balance	\$ 772,074	\$	1,682,538	\$	266,178	\$	-	\$	2,720,789

#### **Community Development District**

#### **General Fund**

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Prorated Budget		Actual				
		Budget	7	Γhru 01/31/25	T	hru 01/31/25		Variance	
Revenues									
REVEILLES									
Assessments - Tax Roll	\$	647,868	\$	632,081	\$	632,081	\$	-	
Assessments - Direct	\$	216,301	\$	164,579	\$	164,579	\$	-	
Assessments - Lot Closing	\$	-	\$	-	\$	51,755	\$	51,755	
Total Revenues	\$	864,170	\$	796,660	\$	848,414	\$	51,755	
Expenditures:									
General & Administrative:									
Supervisor Fees	\$	12,000	\$	4,000	\$	-	\$	4,000	
Engineering	\$	18,000	\$	6,000	\$	625	\$	5,375	
Attorney	\$	25,000	\$	8,333	\$	2,916	\$	5,417	
Annual Audit	\$	5,000	\$	-	\$	-	\$	-	
Assessment Administration	\$	6,000	\$	6,000	\$	6,000	\$	-	
Arbitrage	\$	900	\$	450	\$	450	\$	-	
Dissemination	\$	6,300	\$	2,100	\$	3,600	\$	(1,500)	
Trustee Fees	\$	8,082	\$	6,523	\$	6,523	\$	-	
Management Fees	\$	42,500	\$	14,167	\$	14,167	\$	-	
Information Technology	\$	1,890	\$	630	\$	630	\$	-	
Website Maintenance	\$	1,260	\$	420	\$	420	\$	-	
Postage & Delivery	\$	1,000	\$	1,000	\$	304	\$	696	
Insurance	\$	7,200	\$	7,200	\$	5,952	\$	1,248	
Printing & Binding	\$	500	\$	167	\$	-	\$	167	
Legal Advertising	\$	7,500	\$	2,500	\$	651	\$	1,849	
Contingency	\$	1,000	\$	1,000	\$	198	\$	802	
Property Taxes	\$	<u>-</u>	\$	-	\$	27	\$	(27)	
Office Supplies	\$	625	\$	208	\$	7	\$	201	
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	175	\$		
,	•				•		•		
Total General & Administrative:	\$	144,932	\$	60,873	\$	42,646	\$	18,228	
Operations and Maintenance Expenditures									
Field Operations									
Property Insurance	\$	20,000	\$	20,000	\$	19,422	\$	578	
Field Management	\$	16,538	\$	5,513	\$	5,513	\$	(0)	
Landscape Maintenance	\$	145,000	\$	48,604	\$	48,604	\$	-	
Landscape Replacement	\$	50,000	\$	16,667	\$	23,587	\$	(6,920)	
Lake Maintenance	\$	3,500	\$	1,167	\$	450	\$	717	
Streetlights	\$	60,000	\$	20,000	\$	-	\$	20,000	
Electric - Field	\$	5,500	\$	5,500	\$	8,433	\$	(2,933)	
Water & Sewer - Field	\$	57,500	\$	19,167	\$	8,700	\$	10,466	
Sidewalk & Asphalt Maintenance	\$	2,500	\$	833	\$	-	\$	833	
Irrigation Repairs	\$	8,000	\$	2,667	\$	258	\$	2,408	
General Repairs & Maintenance	\$	15,000	\$	5,000	\$	1,566	\$	3,434	
Field Contingency	\$	10,000	\$	3,333	\$	17,500	\$	(14,167)	
Subtatal Field Evnanditures	¢	202 520	¢	140 450	¢	124.024	¢	14.416	
Subtotal Field Expenditures	\$	393,538	\$	148,450	\$	134,034	\$	14,416	

#### **Community Development District**

#### **General Fund**

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

		Adopted		rorated Budget		Actual	
		Budget	T	hru 01/31/25	Т	Thru 01/31/25	Variance
Amenity Expenditures							
Amenity - Electric	\$	30,000	\$	14,973	\$	14,973	\$ -
Amenity - Water	\$	15,000	\$	5,000	\$	777	\$ 4,223
Internet	\$	5,000	\$	260	\$	260	\$ -
Pest Control	\$	3,200	\$	1,067	\$	235	\$ 832
Janitorial Service	\$	15,000	\$	5,000	\$	4,070	\$ 930
Security Services	\$	35,000	\$	11,667	\$	9,956	\$ 1,711
Pool Maintenance	\$	30,000	\$	10,000	\$	10,945	\$ (945)
Amenity Repairs & Maintenance	\$	20,000	\$	6,667	\$	309	\$ 6,357
Amenity Access Management	\$	12,500	\$	4,167	\$	4,167	\$ (0)
Contingency	\$	10,000	\$	3,333	\$	-	\$ 3,333
Subtotal Amenity Expenditures	\$	175,700	\$	62,133	\$	45,693	\$ 16,440
Total Operations and Maintenance:	\$	569,238	\$	210,583	\$	179,726	\$ 30,857
Other Expenditures							
Capital Reserve - Transfer In (Out)	\$	150,000	\$	-	\$	-	\$ -
Total Other Expenditures	\$	150,000	\$	-	\$	-	\$ -
Total Expenditures	\$	864,170	\$	271,456	\$	222,372	\$ 49,084
Excess Revenues (Expenditures)	\$	_			\$	626,042	
Execus Revenues (Expendicules)	Ψ.				Ψ	020,012	
Fund Balance - Beginning	\$				\$	124,366	
Fund Balance - Ending	\$				\$	750,409	

#### **Community Development District**

#### **Debt Service Fund Series 2021**

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

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 01/31/25	Thr	u 01/31/25	Variance	
Revenues:							
Assessments - Tax Roll	\$ 520,000	\$	507,249	\$	507,249	\$	-
Assessments - Prepayments	\$ -	\$	-	\$	21,034	\$	21,034
Interest	\$ 8,000	\$	5,938	\$	5,938	\$	-
Total Revenues	\$ 528,000	\$	513,188	\$	534,221	\$	21,034
Expenditures:							
Interest - 11/1	\$ 160,751	\$	160,751	\$	160,751	\$	-
Principal - 5/1	\$ 200,000	\$	-	\$	-	\$	-
Interest - 5/1	\$ 160,751	\$	-	\$	-	\$	-
Total Expenditures	\$ 521,503	\$	160,751	\$	160,751	\$	-
Excess (Deficiency) of Revenues over Expenditu	\$ 6,498	\$	352,436	\$	373,470	\$	21,034
Fund Balance - Beginning	\$ 216,043			\$	478,353		
Fund Balance - Ending	\$ 222,540	_	_	\$	851,823	-	_

#### **Community Development District**

#### **Debt Service Fund Series 2023**

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

	Adopted		Pror	Prorated Budget		Actual	
		Budget	Thr	u 01/31/25	Thr	ru 01/31/25	Variance
Revenues:							
Assessments - Tax Roll	\$	262,388	\$	255,955	\$	255,955	\$ -
Assessments - Direct Bill	\$	261,138	\$	261,137	\$	261,137	\$ -
Interest	\$	15,972	\$	10,294	\$	10,294	\$ -
Total Revenues	\$	539,497	\$	527,386	\$	527,386	\$ -
Expenditures:							
Interest - 11/1	\$	204,363	\$	204,363	\$	204,363	\$ -
Principal - 5/1	\$	115,000	\$	-	\$	-	\$ =
Interest - 5/1	\$	204,363	\$	-	\$	-	\$ -
Total Expenditures	\$	523,725	\$	204,363	\$	204,363	\$ -
Excess (Deficiency) of Revenues over Expenditu	\$	15,772	\$	323,023	\$	323,023	\$ -
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$	-	\$	-	\$	(261,763)	\$ (261,763)
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	(261,763)	\$ (261,763)
Net Change in Fund Balance	\$	15,772			\$	61,261	
Fund Balance - Beginning	\$	508,536			\$	769,454	
Fund Balance - Ending	\$	524,308			\$	830,714	

#### **Community Development District**

#### **Capital Projects Fund Series 2023**

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

	Adopted		Prorat	Prorated Budget		Actual		
	Budge	t	Thru (	1/31/25	Thr	u 01/31/25	١	Variance
Revenues								
Interest	\$	-	\$	-	\$	119	\$	119
<b>Total Revenues</b>	\$	-	\$	-	\$	119	\$	119
Expenditures:								
Capital Outlay - Construction	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditu	\$		\$	-	\$	119	\$	119
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	261,763	\$	261,763
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	261,763	\$	261,763
Net Change in Fund Balance	\$	-			\$	261,881		
Fund Balance - Beginning	\$	-			\$	(160,715)		
Fund Balance - Ending	\$	-			\$	101,167		

#### **Community Development District**

#### **Capital Reserve Fund**

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

	Adopted	Prorated Budget			Actual		
	Budget	Thru	u 01/31/25	Thru 01/31/25		Variance	
Revenues							
Interest	\$ -	\$	-	\$	-	\$	-
Total Revenues	\$ -	\$	-	\$	-	\$	-
Expenditures:							
Capital Outlay	\$ 1,000	\$	-	\$	-	\$	-
Total Expenditures	\$ 1,000	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditu	\$ (1,000)	\$		\$		\$	
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ 150,000	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$ 150,000	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ 149,000			\$			
Fund Balance - Beginning	\$ 10,000			\$	-		
Fund Balance - Ending	\$ 159,000			\$	-		

#### **Community Development District**

Month to Month

	Oct	Nov	Dec	Jan	Feb		Mar	Apr		May	Jun	Jul	Aug	Sep	Total
Revenues															
Assessments - On Roll	\$ -	\$ 16,754	617,793	\$ (2,466) \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- 5	632,081
Assessments - Direct	\$ 164,579	\$ - 5	-	\$ - \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	164,579
Assessments - Lot Closing	\$ -	\$ - 5	51,755	\$ - \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- 9	51,755
<b>Total Revenues</b>	\$ 164,579	\$ 16,754	669,547	\$ (2,466) \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- 5	848,414
Expenditures:															
General & Administrative:															
Supervisor Fees	\$ -	\$ - 5	-	\$ - \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- 9	
Engineering	\$ -	\$ 125	500	\$ - \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	625
Attorney	\$ 714	\$ 1,311	892	\$ - \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	2,916
Annual Audit	\$ -	\$ - 5	-	\$ - \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	-
Assessment Administration	\$ 6,000	\$ - 5	-	\$ - \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	6,000
Arbitrage	\$ -	\$ 450	-	\$ - \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	450
Dissemination	\$ 2,025	\$ 525	525	\$ 525 \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	3,600
Trustee Fees	\$ 2,483	\$ 4,041	-	\$ - \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	6,523
Management Fees	\$ 3,542	\$ 3,542	3,542	\$ 3,542 \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	14,167
Information Technology	\$ 158	\$ 158	158	\$ 158 \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	630
Website Maintenance	\$ 105	\$ 105	105	\$ 105 \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	420
Postage & Delivery	\$ 84	\$ 86	122	\$ 12 \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	304
Insurance	\$ 5,952	\$ - 5	-	\$ - \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	5,952
Printing & Binding	\$ -	\$ - 5	-	\$ - \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	-
Legal Advertising	\$ -	\$ - 5	-	\$ 651 \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	651
Contingency	\$ 41	\$ 41	76	\$ 41 \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	198
Property Taxes	\$ 27	\$ - :	-	\$ - \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	27
Office Supplies	\$ 3	\$ 1 5	3	\$ 0 \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	7
Dues, Licenses & Subscriptions	\$ 175	\$ - 5	-	\$ - \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- \$	175
Total General & Administrative:	\$ 21,308	\$ 10,383	\$ 5,921	\$ 5,034 \$		- \$	- \$		- \$	- \$	- \$	- \$	- 5	- 9	6 42,646

#### **Community Development District**

Month to Month

		Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun Ju	ıl Aug	Se	р	Total
Operations and Maintenance Expense	<u>es</u>													
Field Operations														
Property Insurance	\$	19,422 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	19,422
Field Management	\$	1,378 \$	1,378 \$	1,378 \$	1,378 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,513
Landscape Maintenance	\$	15,020 \$	11,120 \$	11,345 \$	11,120 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	48,604
Landscape Replacement	\$	- \$	6,999 \$	2,824 \$	13,764 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	23,587
Lake Maintenance	\$	225 \$	- \$	- \$	225 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	450
Streetlights	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Electric - Field	\$	8,433 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	8,433
Water & Sewer - Field	\$	1,272 \$	1,357 \$	1,729 \$	4,343 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	8,700
Sidewalk & Asphalt Maintenance	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Irrigation Repairs	\$	- \$	- \$	147 \$	112 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	258
General Repairs & Maintenance	\$	400 \$	1,166 \$		- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	1,566
Field Contingency	\$	- \$	- \$	17,500 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	17,500
Total Field Expenses	\$	46,150 \$	22,019 \$	34,922 \$	30,942 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	134,034
Amenity Expenditures														
Amenity - Electric	\$	- \$	7,835 \$	7,138 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	14,973
Amenity - Water	\$	136 \$	156 \$	225 \$	260 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	777
Internet	\$	65 \$	65 \$	65 \$	65 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	260
Pest Control	\$	- \$	235 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	235
Janitorial Service	\$	1,020 \$	1,010 \$	1,020 \$	1,020 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,070
Security Services	\$	2,036 \$	2,703 \$	2,732 \$	2,485 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	9,956
Pool Maintenance	\$	2,950 \$	2,995 \$	2,500 \$	2,500 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	10,945
Amenity Repairs & Maintenance	\$	- \$	195 \$	- \$	114 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	309
Amenity Access Management	\$	1,042 \$	1,042 \$	1,042 \$	1,042 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,167
Contingency	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Amenity Expenses	\$	7,249 \$	16,236 \$	14,722 \$	7,487 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	45,693
Total Operations and Maintenance:	\$	53,399 \$	38,255 \$	49,644 \$	38,428 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	179,726
Other Expenditures														
Capital Reserves - Transfer	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Other Expenditures	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	
Total Expenditures	\$	74,707 \$	48,638 \$	55,565 \$	43,462 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	222,372
Excess Revenues (Expenditures)	\$	89,872 \$	(31,884) \$	613,982 \$	(45,928) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	626,042

# 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

										45%		36%		18%	100%
Date	Distribution	Gross Amount	Di	scount/Penalty	Commission	Interest	Prop	erty Appraiser	Net Receipts	General Fund	202	21 Debt Service	202	23 Debt Service	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
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
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
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
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
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
12/06/24	11/16-11/26/24	\$ 208,266.28	\$	(8,331.92)	\$ (3,998.69)	\$ -	\$	-	\$ 195,935.67	\$ 88,761.20	\$	71,231.51	\$	35,942.96	\$ 195,935.67
12/06/24	11/16-11/26/24	\$ 172,515.00	\$	(6,900.61)	\$ (3,312.29)	\$ -	\$	-	\$ 162,302.10	\$ 73,524.79	\$	59,004.18	\$	29,773.13	\$ 162,302.10
12/19/24	11/27-11/30/24	\$ 469,686.00	\$	(18,787.62)	\$ (9,017.97)	\$ -	\$	-	\$ 441,880.41	\$ 200,177.11	\$	160,643.58	\$	81,059.72	\$ 441,880.41
12/19/24	11/27-11/30/24	\$ 567,156.73	\$	(22,687.08)	\$ (10,889.39)	\$ -	\$	-	\$ 533,580.26	\$ 241,718.24	\$	193,980.63	\$	97,881.39	\$ 533,580.26
12/26/24	12/01-12/15/24	\$ 17,467.91	\$	(698.81)	\$ (335.38)	\$ -	\$	-	\$ 16,433.72	\$ 7,444.67	\$	5,974.40	\$	3,014.65	\$ 16,433.72
12/26/24	12/01-12/15/24	\$ 14,469.00	\$	(578.76)	\$ (277.80)	\$ -	\$	-	\$ 13,612.44	\$ 6,166.60	\$	4,948.74	\$	2,497.10	\$ 13,612.44
1/13/25	12/16-12/31/24	\$ 4,726.38	\$	(133.57)	\$ (91.86)	\$ -	\$	-	\$ 4,500.95	\$ 2,038.98	\$	1,636.30	\$	825.67	\$ 4,500.95
1/13/25	12/16-12/31/24	\$ 5,707.11	\$	(161.28)	\$ (110.92)	\$ -	\$	-	\$ 5,434.91	\$ 2,462.08	\$	1,975.84	\$	996.99	\$ 5,434.91
10/15/24	1% Admin Fee	\$ -	\$	-	\$ -	\$ -	\$	(15,380.12)	\$ (15,380.12)	\$ (6,967.38)	\$	(5,591.37)	\$	(2,821.37)	\$ (15,380.12)
									\$ -	\$ -	\$	-	\$	-	\$ -
	Total	\$ 1,499,305.98	\$	(59,852.12)	\$ (28,789.09)	\$ -	\$	(15,380.12)	\$ 1,395,284.65	\$ 632,080.62	\$	507,249.29	\$	255,954.74	\$ 1,395,284.65

97.55% 35,066.86 Net Percent Collected Balance Remaining to Collect

#### DIRECT BILL ASSESSMENTS

Wind Meadows	South 2, LLC	Net Assessments										
2025-01			\$	103,509.00	\$	124,946.00	\$	228,455.00				
Date Received	Due Date	Check Number		0&M	Series 2023 Debt		Am	Amount Received		Rec'd O&M		ec'd Debt Svc
12/9/24	10/1/24	1184	\$	51,754.50			\$	51,754.50	\$	51,754.50		
	2/1/25		\$	25,877.25								
12/18/24	4/1/25	867			\$	77,466.52	\$	77,466.52			\$	77,466.52
	5/1/25		\$	25,877.25								
12/18/24	10/1/25	867			\$	47,479.48	\$	47,479.48			\$	47,479.48
, ,	.,,											
			\$	103,509.00	\$	124,946.00	\$	176,700.50	\$	51,754.50	\$	124,946.00

\*collected at lot closing

Lennar Homes LLC				Assessments								
2025-02			\$	112,824.81	\$	136,191.14	\$	249,015.95				
Date Received	eceived Due Date Check Nu		0&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			\$	84,438.5
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			\$	51,752.6
			\$	112,824.81	\$	136,191.14	\$	249,015.95	\$	112,824.81	\$	136,191.

#### **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)
LESS: PRINCIPAL PAYMENT 05/1/25 \$0
LESS: PRINCIPAL PAYMENT 05/1/26 \$0

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 \$261,763

BONDS OUTSTANDING - 05/11/23 \$7,655,000 LESS: PRINCIPAL PAYMENT 05/1/24 (\$110,000)

CURRENT BONDS OUTSTANDING \$7,545,000