

*Wind Meadows South
Community Development District*

Meeting Agenda

March 25, 2025

AGENDA

Wind Meadows South

Community Development District

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

March 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, March 25, 2025 at 1:00 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)
3. Organizational Matters
 - A. Administration of Oath to Newly Appointed Supervisor Bradley Gilley (Seat #1)
(Appointed at February 25, 2025 Board Meeting)
4. Approval of Minutes of the February 25, 2025 Board of Supervisors Meeting
5. Consideration of Proposal for Additional Signage on District Roadways (*tabled from February 25, 2025 Board Meeting*)
6. Consideration of Resolution 2025-07 Extending Board Terms of Office to Align with General Election
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal to Add Irrigation Drip Lines to Hedges at Entrance
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

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 **Tuesday, February 25, 2025**, at 2:15 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lori Campagna	Appointed as Chairperson
Kelly Evans	Appointed as Vice Chairperson
Sean Finotti	Assistant Secretary

Also present were:

Monica Virgen	District Manager, GMS
Jill Burns	District Manager, GMS
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Manager, GMS
Bryan Hunter	District Engineer, Hunter Engineering
Jamie McMillan	GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen stated this time on the agenda is for comments on the agenda items. She noted there would also be another comment period at the end of the end of the meeting regarding overnight parking and parking enforcement. Hearing none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath to Newly Appointed Supervisors Lori Campagna (Seat #4) & Kelly Evans (Seat #5) (Appointed on January 8, 2025 Board Meeting)

Ms. Virgen noted that the administration of the oaths of office to the newly elected members, Kelly Evans in Seat #5 and Lori Campagna in Seat #4 had been administered prior to the meeting

B. Acceptance of Letter of Resignation of Brent Elliott (Seat #1) & Halsey Carson (Seat #2)

Ms. Virgen asked for acceptance of the resignation from Mr. Brent Elliot in Seat #1 and Ms. Halsey Carson in Seat #2.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, Accepting the Resignation of Mr. Brent Elliot in Seat #1 and Ms. Halsey Carson in Seat #2, was approved.

C. Consideration of Appointments to Fill Vacant Board Seat #1 & Seat #2

Ms. Virgen asked for any nominations to fill Seat #1 and Seat #2. The Board asked questions about the years of the seats and clarification of the seats. Ms. Evans ask to appoint Mr. Bradley Gilley to Seat #1 and will hold on to the vacancy in Seat #2.

On MOTION by Ms. Evans, seconded by Ms. Campagna, with all in favor, Appointing Bradley Gilley to Fill the Vacant Board Seat #1, was approved.

D. Administration of Oaths to Newly Appointed Supervisors

Ms. Virgen noted Mr. Gilley was not present and the administration of oath of office will be presented at the next meeting.

E. Consideration of Resolution 2025-04 Electing Officers

Ms. Virgen stated this Resolution will elect new officers. She explained the Board had the ability to arrange the seats in any manner they would like. Ms. Evans nominated Ms. Lori Campagna as Chair, Ms. Evans as Vice Chair, and the remaining officers as Assistant Secretaries.

On MOTION by Ms. Evans, seconded by Mr. Finotti, with all in favor, Resolution 2025-04 Electing Officers with Lori Campagna as Chair, Ms. Evans as Vice Chair and the remaining officers as Assistant Secretaries, was approved.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the January 8,
2025 Board of Supervisors Meeting**

Ms. Virgen presented the January 8, 2025, Board of Supervisors meeting minutes and asked if there were any comments, corrections, or changes. She noted the minutes had been reviewed by staff and counsel. The Board had no changes to the minutes.

On MOTION by Ms. Lori Campagna, seconded by Ms. Evans with all in favor, the Minutes of the January 8, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement

Ms. Virgen stated this is a public hearing for the adoption of the amended and restated rules relating to overnight parking and parking enforcement. She asked for a motion to open the public hearing.

On MOTION by Ms. Evans, seconded by Mr. Finotti, with all in favor, Opening the Public Hearing, was approved.

Ms. Virgen stated this parking policy contemplates there will be no oversized vehicles parked on the roads overnight, as well as no abandoned vehicles at any time. This restricts parking on the green spaces or common areas at any time, and no overnight parking at the amenity center.

Ms. Virgen asked for any public comment. There being no comments from the public, Ms. Virgen asked for a motion to close the public hearing.

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

i. Consideration of Resolution 2025-05 Adopting Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement

Ms. Virgen stated this is time for the Board discussion. The Board agreed on no parking at the amenity. Ms. Burns stated since Phase 2 is still in progress so no oversize vehicles will be allowed overnight. Ms. Virgen reviewed the map and the proposed signs. It was noted the main problem is the free speech on vehicles and advertisements, trailers, boats, and trailers. The Board

agreed they would remove commercial in the wording and just say no oversize vehicles on roadways.

Discussion ensued on signage, the website, and the towing rules from the towing company signage being compliant with Florida statutes. They noted the blue ones would go up at the amenity center and orange ones would go up with the word commercial removed.

On MOTION by Ms. Evans, seconded by Mr. Finotti, with all in favor, the Resolution 2025-05 Adopting the Amended and Restated Rules Relating to Overnight Parking and Parking Enforcement, was approved.

ii. Consideration of Proposal for Parking Signage within the District

The Board discussed the signage and the parking times. Ms. Burns stated the amenity is from dawn to dusk and usually they allow time and put specific times on the signs. She noted the amenity closing times are currently at 7:00 and at daylight savings the closing is at 8:00. Ms. Burn noted a mailed notice is not required, so that it will be posted on the website. Ms. Virgen asked for a motion to approve.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Proposal for Parking Signage within the District, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposal for Additional Signage on District Roadways

Ms. Virgen stated this proposal is for the additional signage on District roadways. She added there had been several comments from the last meeting there were not enough speeding signs. She added the District has the required signage at the entrances to the community, but there have been continued complaints there not enough. Ms. Campagna asked if they should have the engineer review to ensure they move forward appropriately. Ms. Virgen noted the complaints were that the speed should be lower than the current posting of 30 miles per hours. Ms. Burns noted they could lower to 25 but not lower. Mr. Finotti stated he felt they could be 30 on the straight roads and then lowered in the neighborhood areas.

After discussion the Board agreed to have the engineer to review and table this until the next meeting.

Mr. Hunter was on the line to provide comment on the speed limit signs. He commented on the speed limits and no objection to additional signs and lower speeds on the local roads off the primary boulevard. He reviewed the Florida statutes regarding speed limit signs and a default on speed limits if it is not posted at 30 miles per hour. He added the statute reads that a speed study should be conducted if it is posted differently. He didn't think it would be a problem, but he felt this law was more intended for governments from doing speed traps and would not apply here.

Ms. Burns stated a resident had reached out to the Chief of Police who had sent an email. She read the email from the Chief of Police to the Board. The email reflected the Police Department would complete a traffic study to determine the speed for the area. Mr. Burns stated the resident sent her the email that was sent to the Chief of Police, and he responded on February 4th.

After discussion the Board determined to wait and hear from the Police Department for the results of the traffic study before moving forward.

SEVENTH ORDER OF BUSINESS

Consideration of Cost Share Funding Agreement

Ms. Virgen stated this item was for the cost share for the funding agreement and the following included the approval of the construction easement and the SWFWMD permit. Ms. Rinaldi stated there was construction going on from to Yarbrough Lane regarding a roadway extension as well as constructing a stormwater pond on property that is owned by Wind Meadows South CDD. She noted the 3 documents provided contain a funding agreement which provides that Yarbrough Lane will fund the engineering cost, legal costs and management costs that are incurred by Wind Meadows South related to this construction project. Mr. Finotti commented on the location of the property.

She noted the second document is a construction and access maintenance easement agreement which will allow for the construction of this project on the property that is owned by the Wind Meadows South CDD. She added the third document is a modification to the permit from the water management District that provides the operation and maintenance of this project. She noted they are asking for approval for all 3 documents in substantial form for any modifications that are still needed. She pointed out there is an amount of \$5,000 that is paid to the District for the easement.

Board question was asked on who's this benefiting and if it was a fair agreement. Ms. Burns replied that this will handle runoff from the road construction, and another community is

funding this. The Board member had other questions on the roadway and if it allows exit for residents to this property. It was clarified they would fund all construction costs and if they would not need more than the \$5,000 offered.

Discussion ensued on this being a secondary exit, the construction costs and who's paying, if it was a fair agreement, the county has made this mandatory to be completed, has the community been notified, the current progress of the roadway, a dirt road currently, notification of residents, no fencing is there currently, asking for \$10,000 instead of \$5,000 for the money paid to Wind Meadows, and a portion of the pond that is on Wind Meadows South.

Mr. Hunter commented he will be involved and provide oversight with the third party construction; overview of construction plan is needed. Further discussion ensued on maintenance and shared cost to maintain this dry pond. Mr. Hunter noted it is a part of our maintenance already. Continued discussion was held on if they should ask for \$10,000 or not.

Ms. Burns asked Mr. Hunter if they were required to build the roadway on the District's property and if the county will shut it down and they will get nothing. Mr. Hunter explained the process of the city and county's plan for having this access. He stated they were not sure if they would make Wind Meadows put a pond on the property. He explained the requirement of a stormwater management pond to be put on the property. The Board asked about the size of the property. Mr. Hunter explained the routine maintenance of the area and the requirements that would change which would be minimal.

The debate continued asking for \$5,000 or \$10,000 and asking for shrubs or trees and entryway enhancements to be installed. It was asked to have the total number brought back to the Board for further discussion. The road is required to be installed, the easement is needed for the ponds, and the landscaping is not known at this time. It was noted the timeline is based on approval and 6 months from there. Board members suggested they approve to get the process started.

Ms. Rinaldi suggested the Board request a \$10,000 for the easement agreement and approve is substantial form subject the agreement of the \$10,000. She suggested approval of each separately. Discussion ensued on which should be 1st and the order in which they should approve. Mr. Finotti commented on how to proceed in approval to get the project started. The construction easement is tied to the construction and the process is required to proceed. Ms. Evans stated she felt the decision could not be made today.

After discussion it was suggested the approval for the easement should be made in substantial form. The funding agreement was approved first.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Cost Share Funding Agreement, was approved in substantial form.

EIGHTH ORDER OF BUSINESS

**Consideration of Approval of
Construction Easement**

This item was approved in substantial form.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Construction Easement, was approved in substantial form.

NINTH ORDER OF BUSINESS

**Consideration of Approval of SWFWMD
MOD Document**

The Board agreed to motion on SWFWMD MOD document.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the SWFWMD MOD Document, was approved in substantial form.

The Board authorized Ms. Evans to finalize and the sign items up to \$10,000.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, to Designate Kelly Evans to Have Authority to Finalize and Sign Items 7-9, was approved.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06
Updating Meeting Time for Monthly
Board Meetings Remaining in Fiscal Year
2025**

Ms. Virgen stated this is to update the meeting times for the monthly Board meetings. She noted this would move the meeting times to 1:00 p.m. at this location.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, Resolution 2025-026 Updating Meeting Time for Monthly Board Meetings Remaining in the Fiscal Year 2025, was approved.

ELEVENTH ORDER OF BUSINESS

Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Virgen stated this is an annual agreement with the county appraiser and certifies that anything the county holds exempt from public record the District will hold exempt from public record.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

TWELFTH ORDER OF BUSINESS

Consideration of 2025 Contract Agreement with Polk County Property Appraiser

Ms. Virgen stated this contract will allow the county to place the assessments on the county tax bill.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the 2025 Contract Agreement with the Polk County Property Appraiser, was approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi stated she had no further information.

B. Engineer

Mr. Hunter stated that he had nothing to add.

C. Field Manager's Report

Mr. Bailey presented the field manager's report. The Board asked that more landscape maintenance information be involved in the reports.

D. District Manager's Report**i. Approval of Check Register**

Ms. Virgen presented the check register for review from January 3 – January 11th and offered to answer any questions about the invoices. If not, she is just looking for a motion to approve.

On MOTION by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Virgen stated the financial statements were included in the agenda package for review.

FOURTEENTH ORDER OF BUSINESS**Other Business**

Ms. Virgen stated DR Horton had installed a security camera on CDD property and they were asking permission to keep it in place.

On MOTION by Mr. Finotti, seconded by Ms. Campagna, with all in favor, to Allow DR Horton to Keep a Camera on CDD Tract, was approved.

FIFTEENTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Ms. Evans, seconded by Ms. Campagna, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V



Governmental
Management Services - CF

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.

Client Signature: _____

● **Install Location**

● **Current Sign**



SECTION VI

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the current members of the Board of Supervisors (the “Board”) were elected by the landowners within the District based on a one acre/one vote basis or appointed by the Board to fill vacancies; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors 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 terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat #1 (currently held by Bradley Gilley)
Seat #2 (currently Vacant)
Seat #3 (currently held by Sean Finotti)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

Seat #4 (currently held by Lori Campagna)
Seat #5 (currently held by Kelly Evans)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3 This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 25th day of March 2025.

ATTEST:

**WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

SECTION VII

SECTION C

Wind Meadows South CDD

Field Management Report

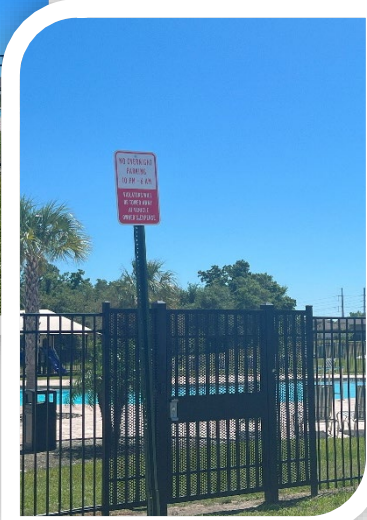


March 25th, 2025

Allen Bailey – Field Manager
GMS

Completed

Parking Signs



✚ The no overnight parking signs have been installed at the amenity.

Amenity Gate



✚ The amenity gate has been adjusted and is closing properly.

Completed

Men's Restroom



✚ The Automatic opener has been adjusted and is properly locking the door.

No Oversized Vehicle Signs



✚ The no oversized vehicles signs have been installed at the entrance to the district.

Complete

Roundabouts



✚ The roundabouts landscape has been fully installed.

Review

Landscape



- ✚ The landscape of the district is coming back health.
- ✚ Any areas of concern are being monitored for delay and treated with fertilizer.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at abailey@gmscfl.com. Thank you.

Respectfully,
Allen Bailey

SECTION 1

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

200 S. F. Street
Haines City, Florida 33844

Polk County License # 214815

Date:February 28,2025

SUBMITTED TO:

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

Job Name / Location:

Wind Meadows
2803 Red Egret Drive Bartow 33830

Irrigation drip right side entrance podocarpus hedge row.

	Qty	Unit	Unit Cost	TOTAL
Hunter 1.5 inch drip valve and Main line				
Install drip for plants				
Valve Decoder and valve box				
Under Ground Locates.				
			Total:	\$4,352.00

We hereby submit a proposal to provide the material and labor for the scope of work.

Permit not included if needed.

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

Submitted by: Harold Simmons

Date:February 28,2025

Accepted by: _____

Date Accepted: _____

SECTION D

SECTION 1

Wind Meadows South Community Development District

Summary of Invoices

February 12, 2025 to March 11, 2025

Fund	Date	Check No.'s	Amount
General Fund	2/12/25	380-382	\$ 10,018.64
	2/19/25	383-384	\$ 3,358.95
	2/27/25	385-389	\$ 27,682.07
Total			\$ 41,059.66

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/12/25	00038	1/27/25 00069314	202501 310-51300-48000	BOS MEETING 2/25/25	*	651.44	
				GANNETT MEDIA CORP			651.44 000380
2/12/25	00001	2/01/25 103	202502 310-51300-34000	MANAGEMENT FEES- FEB25	*	3,541.67	
		2/01/25 103	202502 310-51300-35200	WEBSITE ADMIN- FEB25	*	105.00	
		2/01/25 103	202502 310-51300-35100	INFO TECH- FEB25	*	157.50	
		2/01/25 103	202502 310-51300-31300	DISSEM. AGENT SVC- FEB25	*	525.00	
		2/01/25 103	202502 330-57200-48300	AMENITY ACCESS- FEB25	*	1,041.67	
		2/01/25 103	202502 310-51300-51000	OFFICE SUPPLIES- FEB25	*	2.86	
		2/01/25 103	202502 310-51300-42000	POSTAGE- FEB25	*	129.93	
		2/01/25 104	202502 320-53800-34000	FIELD MANAGEMENT- FEB25	*	1,378.17	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,881.80 000381
2/12/25	00035	1/31/25 12040863	202501 330-57200-34500	SECURITY SVC- JAN25	*	2,485.40	
				SECURITAS SECURITY SERVICES USA,INC			2,485.40 000382
2/19/25	00028	2/03/25 16342	202502 320-53800-47300	REPLACE VALVE- FEB25	*	627.22	
				PRINCE & SONS, INC.			627.22 000383
2/19/25	00035	12/31/24 12002782	202412 330-57200-34500	SECURITY SVC- DEC24	*	2,731.73	
				SECURITAS SECURITY SERVICES USA,INC			2,731.73 000384
2/27/25	00001	1/01/25 101	202501 310-51300-34000	MANAGEMENT FEES- JAN25	*	3,541.67	
		1/01/25 101	202501 310-51300-35200	WEBSITE ADMIN- JAN25	*	105.00	
		1/01/25 101	202501 310-51300-35100	INFO TECH- JAN25	*	157.50	
		1/01/25 101	202501 310-51300-31300	DISSEM. AGENT SVC- JAN25	*	525.00	
		1/01/25 101	202501 330-57200-48300	AMENITY ACCESS- JAN25	*	1,041.67	
		1/01/25 101	202501 310-51300-51000	OFFICE SUPPLIES- JAN25	*	.21	

WINM WIND MEADOWS CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		1/01/25 101	202501 310-51300-42000		*	12.00	
		POSTAGE- JAN25					
		1/01/25 102	202501 320-53800-34000		*	1,378.17	
		FIELD MANAGEMENT- JAN25					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,761.22 000385
2/27/25 00005		2/18/25 11578	202501 310-51300-31500		*	2,540.08	
		GENERAL COUNSEL- JAN25					
				KILINSKI VAN WYK PLLC			2,540.08 000386
2/27/25 00023		2/06/25 3645318-	202501 330-57200-43000		*	22.62	
		1600 QUIET QUAIL BL # ENT					
		2/06/25 3654807-	202501 330-57200-43000		*	1,118.94	
		1785 QUIET QUAIL BL # REC					
		2/06/25 3681815-	202501 330-57200-43000		*	2,273.59	
		1785 QUIET Q REC					
		2/06/25 3681815-	202501 330-57200-43000		*	704.53	
		QUIET QUAIL BL R					
		2/06/25 3681815-	202501 330-57200-43000		*	1,231.34	
		DIVING DOVE LN					
		2/06/25 3681815-	202501 330-57200-43000		*	704.53	
		RED EGRET DR					
		2/06/25 3681815-	202501 330-57200-43000		*	755.54	
		FLYING BLACKBIRD					
		2/06/25 3681815-	202501 330-57200-43000		*	329.93	
		QUIET QUAIL BL E					
				LAKELAND ELECTRIC			7,141.02 000387
2/27/25 00040		1/29/25 4524-383	202501 330-57200-48100		*	120.00	
		PEST CONTROL- JAN25					
				LANDSCAPE WORKSHOP, LLC			120.00 000388
2/27/25 00028		2/01/25 16324	202502 320-53800-46200		*	11,119.75	
		LANDSCAPE MAINT- FEB25					
				PRINCE & SONS, INC.			11,119.75 000389
				TOTAL FOR BANK A		41,059.66	
				TOTAL FOR REGISTER		41,059.66	

SECTION 2

Wind Meadows South
Community Development District

Unaudited Financial Reporting
February 28, 2025



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7	<u>Capital Reserve Fund</u>
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11	<u>Long Term Debt Schedule</u>

Wind Meadows South
Community Development District
Combined Balance Sheet
February 28, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account	\$ 729,699	\$ -	\$ -	\$ 729,699
Due From General Fund	\$ -	\$ 8,937	\$ -	\$ 8,937
Investments:				
<u>Series 2021</u>				
Reserve	\$ -	\$ 260,000	\$ -	\$ 260,000
Revenue	\$ -	\$ 572,472	\$ -	\$ 572,472
Prepayment	\$ -	\$ 21,056	\$ -	\$ 21,056
<u>Series 2023</u>				
Reserve	\$ -	\$ 261,763	\$ -	\$ 261,763
Revenue	\$ -	\$ 571,237	\$ -	\$ 571,237
Construction	\$ -	\$ -	\$ 266,178	\$ 266,178
Total Assets	\$ 729,699	\$ 1,695,465	\$ 266,178	\$ 2,691,341
Liabilities:				
Accounts Payable	\$ 19,604	\$ -	\$ -	\$ 19,604
Due To Debt Service	\$ 8,937	\$ -	\$ -	\$ 8,937
Total Liabilities	\$ 28,540	\$ -	\$ -	\$ 28,540
Fund Balances:				
Restricted for:				
Debt Service - Series 2021	\$ -	\$ 859,468	\$ -	\$ 859,468
Debt Service - Series 2023	\$ -	\$ 835,997	\$ -	\$ 835,997
Capital Projects - Series 2023	\$ -	\$ -	\$ 266,178	\$ 266,178
Assigned for:				
Unassigned	\$ 701,159	\$ -	\$ -	\$ 701,159
Total Fund Balances	\$ 701,159	\$ 1,695,465	\$ 266,178	\$ 2,662,801
Total Liabilities & Fund Balance	\$ 729,699	\$ 1,695,465	\$ 266,178	\$ 2,691,341

Wind Meadows South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Assessments - Tax Roll	\$ 647,868	\$ 639,482	\$ 639,482	\$ -
Assessments - Direct	\$ 216,301	\$ 164,579	\$ 164,579	\$ -
Assessments - Lot Closing	\$ -	\$ -	\$ 51,755	\$ 51,755
Total Revenues	\$ 864,170	\$ 804,061	\$ 855,816	\$ 51,755
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Engineering	\$ 18,000	\$ 7,500	\$ 625	\$ 6,875
Attorney	\$ 25,000	\$ 10,417	\$ 5,456	\$ 4,961
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,300	\$ 2,625	\$ 4,125	\$ (1,500)
Trustee Fees	\$ 8,082	\$ 6,523	\$ 6,523	\$ -
Management Fees	\$ 42,500	\$ 17,708	\$ 17,708	\$ -
Information Technology	\$ 1,890	\$ 788	\$ 788	\$ -
Website Maintenance	\$ 1,260	\$ 525	\$ 525	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 434	\$ 566
Insurance	\$ 7,200	\$ 7,200	\$ 5,952	\$ 1,248
Printing & Binding	\$ 500	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 7,500	\$ 3,125	\$ 1,001	\$ 2,124
Contingency	\$ 1,000	\$ 1,000	\$ 247	\$ 753
Property Taxes	\$ -	\$ -	\$ 27	\$ (27)
Office Supplies	\$ 625	\$ 260	\$ 10	\$ 250
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 144,932	\$ 70,505	\$ 50,046	\$ 20,458
<u>Operations and Maintenance Expenditures</u>				
<u>Field Operations</u>				
Property Insurance	\$ 20,000	\$ 20,000	\$ 19,422	\$ 578
Field Management	\$ 16,538	\$ 6,891	\$ 6,891	\$ (0)
Landscape Maintenance	\$ 145,000	\$ 59,724	\$ 59,724	\$ -
Landscape Replacement	\$ 50,000	\$ 20,833	\$ 38,134	\$ (17,301)
Lake Maintenance	\$ 3,500	\$ 1,458	\$ 675	\$ 783
Streetlights	\$ 60,000	\$ 25,000	\$ -	\$ 25,000
Electric - Field	\$ 5,500	\$ 5,500	\$ 8,433	\$ (2,933)
Water & Sewer - Field	\$ 57,500	\$ 23,958	\$ 14,435	\$ 9,523
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 8,000	\$ 3,333	\$ 886	\$ 2,448
General Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 1,566	\$ 4,684
Field Contingency	\$ 10,000	\$ 4,167	\$ 17,500	\$ (13,333)
Subtotal Field Expenditures	\$ 393,538	\$ 178,156	\$ 167,666	\$ 10,490

Wind Meadows South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Amenity Expenditures				
Amenity - Electric	\$ 30,000	\$ 22,114	\$ 22,114	\$ -
Amenity - Water	\$ 15,000	\$ 6,250	\$ 1,047	\$ 5,203
Internet	\$ 5,000	\$ 325	\$ 325	\$ -
Pest Control	\$ 3,200	\$ 1,333	\$ 355	\$ 978
Janitorial Service	\$ 15,000	\$ 6,250	\$ 5,090	\$ 1,160
Security Services	\$ 35,000	\$ 14,583	\$ 12,456	\$ 2,127
Pool Maintenance	\$ 30,000	\$ 12,500	\$ 13,445	\$ (945)
Amenity Repairs & Maintenance	\$ 20,000	\$ 8,333	\$ 1,272	\$ 7,062
Amenity Access Management	\$ 12,500	\$ 5,208	\$ 5,208	\$ (0)
Contingency	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Subtotal Amenity Expenditures	\$ 175,700	\$ 81,064	\$ 61,312	\$ 19,752
Total Operations and Maintenance:	\$ 569,238	\$ 259,220	\$ 228,978	\$ 30,243
<u>Other Expenditures</u>				
Capital Reserve - Transfer Out	\$ 150,000	\$ -	\$ -	\$ -
Total Other Expenditures	\$ 150,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 864,170	\$ 329,725	\$ 279,024	\$ 50,701
Excess Revenues (Expenditures)	\$ -		\$ 576,792	
Fund Balance - Beginning	\$ -		\$ 124,366	
Fund Balance - Ending	\$ -		\$ 701,159	

Wind Meadows South

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 520,000	\$ 513,189	\$ 513,189	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 21,034	\$ 21,034
Interest	\$ 8,000	\$ 7,643	\$ 7,643	\$ -
Total Revenues	\$ 528,000	\$ 520,832	\$ 541,866	\$ 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 Expenditures	\$ 6,498	\$ 360,081	\$ 381,115	\$ 21,034
Fund Balance - Beginning	\$ 216,043		\$ 478,353	
Fund Balance - Ending	\$ 222,540		\$ 859,468	

Wind Meadows South

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 262,388	\$ 258,952	\$ 258,952	\$ -
Assessments - Direct Bill	\$ 261,138	\$ 261,137	\$ 261,137	\$ -
Interest	\$ 15,972	\$ 12,579	\$ 12,579	\$ -
Total Revenues	\$ 539,497	\$ 532,668	\$ 532,668	\$ -
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 Expenditures	\$ 15,772	\$ 328,306	\$ 328,306	\$ -
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		\$ 66,543	
Fund Balance - Beginning	\$ 508,536		\$ 769,454	
Fund Balance - Ending	\$ 524,308		\$ 835,997	

Wind Meadows South

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 34,544	\$ 34,544
Interest	\$ -	\$ -	\$ 119	\$ 119
Total Revenues	\$ -	\$ -	\$ 34,663	\$ 34,663
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 34,663	\$ 34,663
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	\$ -		\$ 296,425	
Fund Balance - Beginning	\$ -		\$ (30,247)	
Fund Balance - Ending	\$ -		\$ 266,178	

Wind Meadows South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ 1,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,000	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (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		\$ -	

Wind Meadows South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - On Roll	\$ -	\$ 16,754	\$ 617,793	\$ (2,466)	\$ 7,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 639,482
Assessments - Direct	\$ 164,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164,579
Assessments - Lot Closing	\$ -	\$ -	\$ 51,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,755
Total Revenues	\$ 164,579	\$ 16,754	\$ 669,547	\$ (2,466)	\$ 7,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 855,816

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 125	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625
Attorney	\$ 714	\$ 1,311	\$ 892	\$ 2,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,456
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 2,025	\$ 525	\$ 525	\$ 525	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,125
Trustee Fees	\$ 2,483	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,523
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,708
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Postage & Delivery	\$ 84	\$ 86	\$ 122	\$ 12	\$ 130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 434
Insurance	\$ 5,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,952
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ 651	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,001
Contingency	\$ 41	\$ 41	\$ 76	\$ 41	\$ 49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 247
Property Taxes	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27
Office Supplies	\$ 3	\$ 1	\$ 3	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 21,308	\$ 10,383	\$ 5,921	\$ 7,574	\$ 4,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,046

Wind Meadows South
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operations and Maintenance Expenses													
<i>Field Operations</i>													
Property Insurance	\$ 19,422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,422
Field Management	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,891
Landscape Maintenance	\$ 15,020	\$ 11,120	\$ 11,345	\$ 11,120	\$ 11,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,724
Landscape Replacement	\$ -	\$ 6,999	\$ 2,824	\$ 13,764	\$ 14,547	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,134
Lake Maintenance	\$ 225	\$ -	\$ -	\$ 225	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric - Field	\$ 8,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,433
Water & Sewer - Field	\$ 1,272	\$ 1,357	\$ 1,729	\$ 4,343	\$ 5,735	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,435
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ 147	\$ 112	\$ 627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 886
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	\$ 33,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167,666
Amenity Expenditures													
Amenity - Electric	\$ -	\$ 7,835	\$ 7,138	\$ 7,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,114
Amenity - Water	\$ 136	\$ 156	\$ 225	\$ 260	\$ 269	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,047
Internet	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325
Pest Control	\$ -	\$ 235	\$ -	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355
Janitorial Service	\$ 1,020	\$ 1,010	\$ 1,020	\$ 1,020	\$ 1,020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,090
Security Services	\$ 2,036	\$ 2,703	\$ 2,732	\$ 2,485	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,456
Pool Maintenance	\$ 2,950	\$ 2,995	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,445
Amenity Repairs & Maintenance	\$ -	\$ 195	\$ -	\$ 114	\$ 962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,272
Amenity Access Management	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,208
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenity Expenses	\$ 7,249	\$ 16,236	\$ 14,722	\$ 14,748	\$ 8,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,312
Total Operations and Maintenance:	\$ 53,399	\$ 38,255	\$ 49,644	\$ 45,689	\$ 41,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 228,978
Other Expenditures													
Capital Reserves - Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 74,707	\$ 48,638	\$ 55,565	\$ 53,263	\$ 46,851	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 279,024
Excess Revenues (Expenditures)	\$ 89,872	\$ (31,884)	\$ 613,982	\$ (55,729)	\$ (39,449)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 576,792

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

ON ROLL ASSESSMENTS

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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	45%	36%	18%	100%
								General Fund	2021 Debt Service	2023 Debt Service	Total
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)
2/3/25	10/1-12/31/24	\$ -	\$ -	\$ -	\$ 1,192.42	\$ -	\$ 1,192.42	\$ 540.18	\$ 433.50	\$ 218.74	\$ 1,192.42
2/3/25	10/1-12/31/24	\$ -	\$ -	\$ -	\$ 987.56	\$ -	\$ 987.56	\$ 447.38	\$ 359.02	\$ 181.16	\$ 987.56
2/10/25	1/1-1/31/25	\$ 8,063.91	\$ (161.23)	\$ (158.05)	\$ -	\$ -	\$ 7,744.63	\$ 3,508.41	\$ 2,815.52	\$ 1,420.70	\$ 7,744.63
2/10/25	1/1-1/31/25	\$ 6,678.00	\$ (133.55)	\$ (130.89)	\$ -	\$ -	\$ 6,413.56	\$ 2,905.42	\$ 2,331.62	\$ 1,176.52	\$ 6,413.56
Total		\$ 1,514,047.89	\$ (60,146.90)	\$ (29,078.03)	\$ 2,179.98	\$ (15,380.12)	\$ 1,411,622.82	\$ 639,482.01	\$ 513,188.95	\$ 258,951.86	\$ 1,411,622.82

98.69%	Net Percent Collected
\$ 18,728.69	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Wind Meadows South 2, LLC 2025-01				Net Assessments				
Date Received	Due Date	Check Number	O&M	Series 2023 Debt	Amount Received	Rec'd O&M	Rec'd Debt Svc	
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 2025-02				Net Assessments				
Date Received	Due Date	Check Number	O&M	Series 2023 Debt	Amount Received	Rec'd O&M	Rec'd Debt Svc	
10/15/24	10/1/24	2322352	\$ 56,412.41		\$ 56,412.41	\$ 56,412.41		
10/15/24	2/1/25	2322352	\$ 28,206.20		\$ 28,206.20	\$ 28,206.20		
10/15/24	4/1/25	2322352		\$ 84,438.51	\$ 84,438.51		\$ 84,438.51	
10/15/24	5/1/25	2322352	\$ 28,206.20		\$ 28,206.20	\$ 28,206.20		
10/15/24	10/1/25	2322352		\$ 51,752.63	\$ 51,752.63		\$ 51,752.63	
				\$ 112,824.81	\$ 136,191.14	\$ 249,015.95	\$ 112,824.81	\$ 136,191.14

Wind Meadows South

Community Development District

LONG TERM DEBT REPORT

SERIES 2021, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	2.400%, 2.9500%, 3.350%, 4.000%	
MATURITY DATE:	5/1/2052	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$260,000	
RESERVE FUND BALANCE	\$260,000	
BONDS OUTSTANDING - 10/15/2021		\$9,335,000
LESS: PRINCIPAL PAYMENT 05/1/23		(\$190,000)
LESS: PRINCIPAL PAYMENT 05/1/24		(\$195,000)
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	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$261,763	
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