

*Wind Meadows South
Community Development District*

Meeting Agenda

April 22, 2025

AGENDA

Wind Meadows South

Community Development District

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

April 15, 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, April 22, 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. Consideration of Appointment to Fill Vacant Board Seat #2
 - B. Administration of Oath to Newly Appointed Supervisor
 - C. Consideration of Resolution 2025-08 Appointing an Assistant Secretary
4. Approval of Minutes of the March 25, 2025 Board of Supervisors Meeting
5. Consideration of Resolution 2025-09 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 22, 2025) and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
6. Consideration of Proposal for Additional Signage on District Roadways
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Landscape Proposals from Prince and Sons
 - a) Proposal to Install Mulch around Pool Area and Plant Beds Down the Main Boulevard
 - b) Proposal to Replace Dead and Missing Plants around Pool Area and Down the Main Boulevard
 - c) Proposal for Changing Irrigation Sprays and Nozzles on Quiet Quail Boulevard & Albatross Nest Drive
 - ii. Consideration of Addendum from Janitorial Maintenance Vendor to Add 1 Weekend Day (Saturday or Sunday) to Current Contract

- iii. Consideration of Proposal for Purchase and Installation of “No Motorized Vehicles” Signage within the Community
- iv. Consideration of Aquatic Maintenance Proposals from Aquatic Weed Management
 - a) Proposal to Add 2 Additional Ponds to Current Aquatic Maintenance Contract
 - b) Proposal to Mow Cattail Area in Pond
- v. Consideration of Addendum from Pool Maintenance Services Vendor to Remove Special Cleaning from Current Contract

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

SECTION III

SECTION C

RESOLUTION 2025-08

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

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

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

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

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

Assistant Secretary _____

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

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

PASSED AND ADOPTED 22nd day of April 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, March 25, 2025**, at 1:00 p.m. at The Hampton Inn – Lakeland, 4420 North Socrum Loop Road, Lakeland, Florida.

Present and constituting a quorum:

Lori Campagna
Kelly Evans *by Zoom*
Sean Finotti
Brad Gilley

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Monica Virgen
Jill Burns *by Zoom*
Grace Rinaldi
Allen Bailey
Bryan Hunter *by Zoom*

District Manager, GMS
District Manager, GMS
District Counsel, Kilinski Van Wyk
Field Manager, GMS
District Engineer, Hunter Engineering

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order at 1:03 p.m. and called roll. Three Supervisors were present constituting a quorum. Ms. Evans joined by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen stated that no members of the public were present or joining by Zoom.

THIRD ORDER OF BUSINESS

Organizational Matters

**A. Administration of Oath to Newly Appointed Supervisor Bradley Gilley (Seat #1)
(Appointed on February 25, 2025 Board Meeting)**

Ms. Virgen noted Mr. Gilley's oath was completed prior to the meeting.

FOURTH ORDER OF BUSINESS

**Approval of Minutes of the February 25,
2025 Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the February 25, 2025, Board of Supervisors meeting. There were some edits that came through from District Counsel and those have been incorporated into the agenda version. She offered to take any other comments or corrections.

On MOTION by Ms. Campagna, seconded by Mr. Finotti with all in favor, the Minutes of the February 25, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for Additional Signage on District Roadways (*tabled from February 25, 2025 Board Meeting*)

Ms. Virgen stated a resident reached out to the Chief of Police to have a roadway assessment/traffic study done. The results were sent to the District Engineer. He spoke with the Assistant Public Works Director and they believe the responsibility falls to them to set the speed limits. Bryan noted they can take the plan with the locations and add the detail with sign types and speed limits and produce an exhibit with more detail to share with the police department. Ms. Evans requested another proposal. This item will be placed back to the next agenda for further discussion.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-07 Extending Board Terms of Office to Align with General Election

Ms. Virgen stated currently the Board seats expire in 2025 and 2027; this resolution extends those seats one more year to align with the even numbered years for general election.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, Resolution 2025-07 Extending Board Terms of Office to Align with General Election, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi noted District staff had a call with Kelly regarding the Yarborough Lane stormwater pond construction discussion. They are working with Yarborough Lane regarding those negotiations.

B. Engineer

Mr. Hunter had nothing further to report.

C. Field Manager's Report

Mr. Bailey reviewed the Field Manager's Report on page 22 of the agenda package. Ms. Virgen noted that District staff did finalize an agreement with Bolton's Towing. The parking and towing policy will be enforced on March 31st.

i. Consideration of Proposal to Add Irrigation Drip Lines to Hedges at Entrance

Mr. Bailey noted the section of podocarpus at the entrance is browning up. The landscape vendor would like to install a direct drip line along that podocarpus. To install the drip line and connect it into the main would be \$4,352. He noted less than 15% is dying. Mr. Finotti noted the sprays aren't functioning correctly. Mr. Bailey will have the vendor look at the sprays and possibly adjust them. Ms. Evans asked who installed the plantings at the roundabout and if it's still under warranty. Mr. Bailey noted Prince did the installation and it is under warranty. The roundabout will be kept in the Field Manager's Report. Mulch is in the Prince contract. Mulch installation will be done as soon as possible and then again mid-October.

D. District Manager's Report

i. Approval of Check Register

Ms. Virgen presented the check register from February 12, 2025 through March 11, 2025 totaling \$41,059.66. Immediately following the check register is a detailed run summary.

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

ii. Balance Sheet and Income Statement

Ms. Virgen presented the unaudited financials through February 28, 2025. These are provided for informational purposes. Page 39 of the agenda shows the District is almost fully collected on assessments through the tax bill.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

Ms. Kelly asked what the amenity access for \$1,041 is. Ms. Virgen noted the amenity access management is part of the management contract. The amenity access team reviews footage from the pool and amenity facilities. They make sure all residents are registered for an amenity access card and manage contracts with the security vendor.

Ms. Campagna asked if an eblast was sent out about filling the one vacant seat with a resident. Ms. Virgen stated an eblast hasn't been sent out. She suggested sending that out once the preliminary budget is done.

TENTH ORDER OF BUSINESS

Adjournment

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

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Wind Meadows South Community Development District (“**District**”) prior to June 15, 2025, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	Tuesday, July 22, 2025
HOURL:	1:00 PM
LOCATION:	Hampton Inn Lakeland 4420 North Socrum Loop Road Lakeland, Florida 33809

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Bartow and Polk County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and to ensure that it remains on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22ND DAY OF APRIL 2025.

ATTEST:

**WIND MEADOWS SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget

Wind Meadows South
Community Development District

Proposed Budget
FY2026



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12	2023 Amortization Schedule
13	Capital Reserve Fund

Wind Meadows South

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2025	Actuals Through 3/31/25	Projected Next 6 Months	Projected Through 9/30/25	Proposed Budget FY2026
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Revenues

Assessments - Tax Roll	\$ 647,868	\$ 643,801	\$ 4,067	\$ 647,868	\$ 647,868
Assessments - Direct	\$ 216,301	\$ 164,579	\$ 51,722	\$ 216,301	\$ 216,301
Assessments - Lot Closing	\$ -	\$ 51,755	\$ -	\$ 51,755	\$ -

Total Revenues	\$ 864,170	\$ 860,135	\$ 55,789	\$ 915,924	\$ 864,170
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Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ 400	\$ 6,000	\$ 6,400	\$ 12,000
FICA Expenses	\$ -	\$ 31	\$ 459	\$ 490	\$ 918
Engineering	\$ 18,000	\$ 2,250	\$ 5,125	\$ 7,375	\$ 18,000
Attorney	\$ 25,000	\$ 7,782	\$ 10,895	\$ 18,677	\$ 25,000
Annual Audit	\$ 5,000	\$ -	\$ 3,200	\$ 3,200	\$ 3,300
Assessment Administration	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ 6,180
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,300	\$ 4,650	\$ 3,150	\$ 7,800	\$ 6,489
Trustee Fees	\$ 8,082	\$ 6,523	\$ 1,559	\$ 8,082	\$ 8,869
Management Fees	\$ 42,500	\$ 21,250	\$ 21,250	\$ 42,500	\$ 45,000
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 688	\$ 693	\$ 1,381	\$ 1,400
Insurance	\$ 7,200	\$ 5,952	\$ -	\$ 5,952	\$ 6,845
Copies	\$ 500	\$ 6	\$ 50	\$ 56	\$ 300
Legal Advertising	\$ 7,500	\$ 1,001	\$ 3,750	\$ 4,751	\$ 5,000
Contingency	\$ 1,000	\$ 296	\$ 456	\$ 752	\$ 1,000
Property Taxes	\$ -	\$ 27	\$ -	\$ 27	\$ -
Office Supplies	\$ 625	\$ 13	\$ 50	\$ 63	\$ 500
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Subtotal Administrative Expenditures	\$ 144,932	\$ 59,070	\$ 58,661	\$ 117,731	\$ 145,120
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Operations & Maintenance

Field Expenditures

Property Insurance	\$ 20,000	\$ 19,422	\$ -	\$ 19,422	\$ 22,335
Field Management	\$ 16,538	\$ 8,269	\$ 8,269	\$ 16,538	\$ 17,034
Landscape Maintenance	\$ 145,000	\$ 70,844	\$ 66,719	\$ 137,562	\$ 138,000
Landscape Replacement/Enhancer	\$ 50,000	\$ 38,134	\$ 11,866	\$ 50,000	\$ 50,000
Lake Maintenance	\$ 3,500	\$ 1,125	\$ 1,575	\$ 2,700	\$ 6,500
Streetlights	\$ 60,000	\$ 32,029	\$ 44,840	\$ 76,869	\$ 88,400
Electric	\$ 5,500	\$ 112	\$ 157	\$ 268	\$ 500
Water & Sewer	\$ 57,500	\$ 28,434	\$ 20,210	\$ 48,644	\$ 55,940
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 8,000	\$ 1,071	\$ 3,260	\$ 4,332	\$ 8,000
General Repairs & Maintenance	\$ 15,000	\$ 5,263	\$ 2,342	\$ 7,605	\$ 15,000
Contingency	\$ 10,000	\$ 17,500	\$ -	\$ 17,500	\$ 10,000

Subtotal Field Expenditures	\$ 393,538	\$ 222,203	\$ 160,487	\$ 382,690	\$ 414,210
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Wind Meadows South

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2025	Actuals Through 3/31/25	Projected Next 6 Months	Projected Through 9/30/25	Proposed Budget FY2026
Amenity Expenditures					
Amenity - Electric	\$ 30,000	\$ 5,440	\$ 7,616	\$ 13,055	\$ 15,000
Amenity - Water	\$ 15,000	\$ 1,297	\$ 1,614	\$ 2,911	\$ 8,000
Internet	\$ 5,000	\$ 390	\$ 390	\$ 780	\$ 3,000
Pest Control	\$ 3,200	\$ 715	\$ 940	\$ 1,655	\$ 3,200
Janitorial Service	\$ 15,000	\$ 6,160	\$ 6,120	\$ 12,280	\$ 16,000
Security Services	\$ 35,000	\$ 17,468	\$ 16,392	\$ 33,860	\$ 35,000
Pool Maintenance	\$ 30,000	\$ 15,945	\$ 18,000	\$ 33,945	\$ 40,000
Amenity Repairs & Maintenance	\$ 20,000	\$ 1,872	\$ 5,000	\$ 6,872	\$ 20,000
Amenity Access Management	\$ 12,500	\$ 6,250	\$ 6,252	\$ 12,502	\$ 12,877
Contingency	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Subtotal Amenity Expenditures	\$ 175,700	\$ 55,537	\$ 67,324	\$ 122,860	\$ 163,077
Total Operations and Maintenance:	\$ 569,238	\$ 277,739	\$ 227,811	\$ 505,550	\$ 577,287
<u>Other Expenditures</u>					
Capital Reserves - Transfer	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 141,763
<u>Total Other Expenditures</u>	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 141,763
Total Expenditures	\$ 864,170	\$ 336,809	\$ 436,472	\$ 773,281	\$ 864,170
Excess Revenues/(Expenditures)	\$ -	\$ 523,326	\$ (380,683)	\$ 142,643	\$ (0)

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

Product	Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Single Family	835	\$ 864,170	\$ 1,035	\$ 1,113
Total	835	\$ 864,170		

Wind Meadows South

Community Development District

General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Dissemination

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

Wind Meadows South

Community Development District

General Fund Budget

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Contingency

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

Office Supplies

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

Dues, Licenses & Subscriptions

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

Wind Meadows South

Community Development District

General Fund Budget

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement/Enhancer

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

Lake Maintenance

Represents the estimated cost of aquatic management services for the District's lakes. Services include monthly inspections and/or treatments needed to maintain control of noxious vegetation growth within the lakes.

Streetlights

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

Electric

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Wind Meadows South

Community Development District

General Fund Budget

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Amenity Access Management

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

Contingency

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

Wind Meadows South
Community Development District
General Fund Budget

Other Expenditures:

Capital Reserves

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

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

Description	Adopted Budget FY2025	Actual Through 3/31/25	Projected Next 6 Months	Projected Through 9/30/25	Proposed Budget FY2026
Revenues					
Assessment - Tax Roll	\$ 520,000	\$ 516,655	\$ 3,345	\$ 520,000	\$ 520,000
Assessment - Prepayments	\$ -	\$ 21,034	\$ -	\$ 21,034	\$ -
Interest Income	\$ 8,000	\$ 10,155	\$ 10,155	\$ 20,309	\$ 10,000
Carry Forward Surplus	\$ 216,043	\$ 218,353	\$ -	\$ 218,353	\$ 233,193
Total Revenues	\$ 744,043	\$ 766,197	\$ 13,499	\$ 779,696	\$ 763,193
Expenses					
Interest - 11/1	\$ 160,751	\$ 160,751	\$ -	\$ 160,751	\$ 157,868
Principal - 5/1	\$ 200,000	\$ -	\$ 200,000	\$ 200,000	\$ 205,000
Interest - 5/1	\$ 160,751	\$ -	\$ 160,751	\$ 160,751	\$ 157,868
Special Call - 5/1	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -
Total Expenditures	\$ 521,503	\$ 160,751	\$ 385,751	\$ 546,503	\$ 520,735
Excess Revenues/(Expenditures)	\$ 222,540	\$ 605,445	\$ (372,252)	\$ 233,193	\$ 242,458

Interest Expense - 11/1	\$ 155,408
Total	\$ 155,408

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

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

Date		Balance	Principal		Interest		Total
11/01/25	\$	8,520,000.00	\$	-	\$	157,867.50	\$ 157,867.50
05/01/26	\$	8,520,000.00	\$	205,000.00	\$	157,867.50	
11/01/26	\$	8,520,000.00	\$	-	\$	155,407.50	\$ 518,275.00
05/01/27	\$	8,520,000.00	\$	210,000.00	\$	155,407.50	
11/01/27	\$	8,310,000.00	\$	-	\$	152,310.00	\$ 517,717.50
05/01/28	\$	8,310,000.00	\$	215,000.00	\$	152,310.00	
11/01/28	\$	8,095,000.00	\$	-	\$	149,138.75	\$ 516,448.75
05/01/29	\$	8,095,000.00	\$	220,000.00	\$	149,138.75	
11/01/29	\$	7,875,000.00	\$	-	\$	145,893.75	\$ 515,032.50
05/01/30	\$	7,875,000.00	\$	230,000.00	\$	145,893.75	
11/01/30	\$	7,645,000.00	\$	-	\$	142,501.25	\$ 518,395.00
05/01/31	\$	7,645,000.00	\$	235,000.00	\$	142,501.25	
11/01/31	\$	7,410,000.00	\$	-	\$	139,035.00	\$ 516,536.25
05/01/32	\$	7,410,000.00	\$	240,000.00	\$	139,035.00	
11/01/32	\$	7,170,000.00	\$	-	\$	135,015.00	\$ 514,050.00
05/01/33	\$	7,170,000.00	\$	250,000.00	\$	135,015.00	
11/01/33	\$	6,920,000.00	\$	-	\$	130,827.50	\$ 515,842.50
05/01/34	\$	6,920,000.00	\$	260,000.00	\$	130,827.50	
11/01/34	\$	6,660,000.00	\$	-	\$	126,472.50	\$ 517,300.00
05/01/35	\$	6,660,000.00	\$	270,000.00	\$	126,472.50	
11/01/35	\$	6,390,000.00	\$	-	\$	121,950.00	\$ 518,422.50
05/01/36	\$	6,390,000.00	\$	275,000.00	\$	121,950.00	
11/01/36	\$	6,115,000.00	\$	-	\$	117,343.75	\$ 514,293.75
05/01/37	\$	6,115,000.00	\$	285,000.00	\$	117,343.75	
11/01/37	\$	5,830,000.00	\$	-	\$	112,570.00	\$ 514,913.75
05/01/38	\$	5,830,000.00	\$	295,000.00	\$	112,570.00	
11/01/38	\$	5,535,000.00	\$	-	\$	107,628.75	\$ 515,198.75
05/01/39	\$	5,535,000.00	\$	305,000.00	\$	107,628.75	
11/01/39	\$	5,230,000.00	\$	-	\$	102,520.00	\$ 515,148.75
05/01/40	\$	5,230,000.00	\$	315,000.00	\$	102,520.00	
11/01/40	\$	4,590,000.00	\$	-	\$	97,243.75	\$ 514,763.75
05/01/41	\$	4,590,000.00	\$	325,000.00	\$	97,243.75	
11/01/41	\$	4,590,000.00	\$	-	\$	91,800.00	\$ 514,043.75
05/01/42	\$	4,590,000.00	\$	340,000.00	\$	91,800.00	
11/01/42	\$	4,250,000.00	\$	-	\$	85,000.00	\$ 516,800.00
05/01/43	\$	4,250,000.00	\$	355,000.00	\$	85,000.00	
11/01/43	\$	3,895,000.00	\$	-	\$	77,900.00	\$ 517,900.00

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

Date		Balance	Principal		Interest		Total
05/01/44	\$	3,895,000.00	\$	365,000.00	\$	77,900.00	
11/01/44	\$	3,530,000.00	\$	-	\$	70,600.00	\$ 513,500.00
05/01/45	\$	3,530,000.00	\$	380,000.00	\$	70,600.00	
11/01/45	\$	3,150,000.00	\$	-	\$	63,000.00	\$ 513,600.00
05/01/46	\$	3,150,000.00	\$	400,000.00	\$	63,000.00	
11/01/46	\$	2,750,000.00	\$	-	\$	55,000.00	\$ 518,000.00
05/01/47	\$	2,750,000.00	\$	415,000.00	\$	55,000.00	
11/01/47	\$	2,335,000.00	\$	-	\$	46,700.00	\$ 516,700.00
05/01/48	\$	2,335,000.00	\$	430,000.00	\$	46,700.00	
11/01/48	\$	1,905,000.00	\$	-	\$	38,100.00	\$ 514,800.00
05/01/49	\$	1,905,000.00	\$	450,000.00	\$	38,100.00	
11/01/49	\$	1,455,000.00	\$	-	\$	29,100.00	\$ 517,200.00
05/01/50	\$	1,455,000.00	\$	465,000.00	\$	29,100.00	
11/01/50	\$	990,000.00	\$	-	\$	19,800.00	\$ 513,900.00
05/01/51	\$	990,000.00	\$	485,000.00	\$	19,800.00	
11/01/51	\$	505,000.00	\$	-	\$	10,100.00	\$ 514,900.00
05/01/52	\$	505,000.00	\$	505,000.00	\$	10,100.00	\$ 515,100.00
				\$ 8,725,000.00	\$ 5,361,650.00	\$	14,086,650.00

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

Description	Adopted Budget FY2025	Actual Through 3/31/25	Projected Next 6 Months	Projected Through 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Tax Roll	\$ 523,525	\$ 521,838	\$ 1,687	\$ 523,525	\$ 523,525
Interest Income	\$ 15,972	\$ 15,125	\$ 15,125	\$ 30,251	\$ -
Carry Forward Surplus	\$ 508,536	\$ 507,691	\$ -	\$ 507,691	\$ 275,980
Total Revenues	\$ 1,048,033	\$ 1,044,655	\$ 16,812	\$ 1,061,467	\$ 799,505
Expenses					
Interest - 11/1	\$ 204,363	\$ 204,363	\$ -	\$ 204,363	\$ 201,775
Principal - 5/1	\$ 115,000	\$ -	\$ 115,000	\$ 115,000	\$ 120,000
Interest - 5/1	\$ 204,363	\$ -	\$ 204,363	\$ 204,363	\$ 201,775
Total Expenditures	\$ 523,725	\$ 204,363	\$ 319,363	\$ 523,725	\$ 523,550
Other Financing Sources					
Transfer In/(Out)	\$ -	\$ (261,763)	\$ -	\$ (261,763)	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ (261,763)	\$ -	\$ (261,763)	\$ -
		\$ -			
Excess Revenues/(Expenditures)	\$ 524,308	\$ 578,530	\$ (302,550)	\$ 275,980	\$ 275,955

Interest Expense - 11/1	\$ 199,075
Total	\$ 199,075

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

Date	Balance	Principal	Interest	Total
11/01/25	\$ 7,430,000.00	\$ -	\$ 201,775.00	\$ 521,137.50
05/01/26	\$ 7,430,000.00	\$ 120,000.00	\$ 201,775.00	
11/01/26	\$ 7,310,000.00	\$ -	\$ 199,075.00	\$ 520,850.00
05/01/27	\$ 7,310,000.00	\$ 125,000.00	\$ 199,075.00	
11/01/27	\$ 7,185,000.00	\$ -	\$ 196,262.50	\$ 520,337.50
05/01/28	\$ 7,185,000.00	\$ 130,000.00	\$ 196,262.50	
11/01/28	\$ 7,055,000.00	\$ -	\$ 193,337.50	\$ 519,600.00
05/01/29	\$ 7,055,000.00	\$ 140,000.00	\$ 193,337.50	
11/01/29	\$ 6,915,000.00	\$ -	\$ 190,187.50	\$ 523,525.00
05/01/30	\$ 6,915,000.00	\$ 145,000.00	\$ 190,187.50	
11/01/30	\$ 6,770,000.00	\$ -	\$ 186,925.00	\$ 522,112.50
05/01/31	\$ 6,770,000.00	\$ 150,000.00	\$ 186,925.00	
11/01/31	\$ 6,620,000.00	\$ -	\$ 182,893.75	\$ 519,818.75
05/01/32	\$ 6,620,000.00	\$ 160,000.00	\$ 182,893.75	
11/01/32	\$ 6,460,000.00	\$ -	\$ 178,593.75	\$ 521,487.50
05/01/33	\$ 6,460,000.00	\$ 170,000.00	\$ 178,593.75	
11/01/33	\$ 6,290,000.00	\$ -	\$ 174,025.00	\$ 522,618.75
05/01/34	\$ 6,290,000.00	\$ 180,000.00	\$ 174,025.00	
11/01/34	\$ 6,110,000.00	\$ -	\$ 169,187.50	\$ 523,212.50
05/01/35	\$ 6,110,000.00	\$ 190,000.00	\$ 169,187.50	
11/01/35	\$ 5,920,000.00	\$ -	\$ 164,081.25	\$ 523,268.75
05/01/36	\$ 5,920,000.00	\$ 200,000.00	\$ 164,081.25	
11/01/36	\$ 5,720,000.00	\$ -	\$ 158,706.25	\$ 522,787.50
05/01/37	\$ 5,720,000.00	\$ 210,000.00	\$ 158,706.25	
11/01/37	\$ 5,510,000.00	\$ -	\$ 153,062.50	\$ 521,768.75
05/01/38	\$ 5,510,000.00	\$ 220,000.00	\$ 153,062.50	
11/01/38	\$ 5,290,000.00	\$ -	\$ 147,150.00	\$ 520,212.50
05/01/39	\$ 5,290,000.00	\$ 235,000.00	\$ 147,150.00	
11/01/39	\$ 5,055,000.00	\$ -	\$ 140,834.38	\$ 522,984.38
05/01/40	\$ 5,055,000.00	\$ 245,000.00	\$ 140,834.38	
11/01/40	\$ 4,810,000.00	\$ -	\$ 134,250.00	\$ 520,084.38
05/01/41	\$ 4,810,000.00	\$ 260,000.00	\$ 134,250.00	
11/01/41	\$ 4,275,000.00	\$ -	\$ 127,262.50	\$ 521,512.50
05/01/42	\$ 3,985,000.00	\$ 275,000.00	\$ 127,262.50	
11/01/42	\$ 3,985,000.00	\$ -	\$ 119,871.88	\$ 522,134.38
05/01/43	\$ 3,985,000.00	\$ 290,000.00	\$ 119,871.88	
11/01/43	\$ 3,985,000.00	\$ -	\$ 112,078.13	\$ 521,950.00
05/01/44	\$ 3,985,000.00	\$ 305,000.00	\$ 112,078.13	
11/01/44	\$ 3,680,000.00	\$ -	\$ 103,500.00	\$ 520,578.13
05/01/45	\$ 3,680,000.00	\$ 325,000.00	\$ 103,500.00	
11/01/45	\$ 3,355,000.00	\$ -	\$ 94,359.38	\$ 522,859.38
05/01/46	\$ 3,355,000.00	\$ 340,000.00	\$ 94,359.38	
11/01/46	\$ 3,015,000.00	\$ -	\$ 84,796.88	\$ 519,156.25
05/01/47	\$ 3,015,000.00	\$ 360,000.00	\$ 84,796.88	
11/01/47	\$ 2,655,000.00	\$ -	\$ 74,671.88	\$ 519,468.75
05/01/48	\$ 2,655,000.00	\$ 380,000.00	\$ 74,671.88	
11/01/48	\$ 2,275,000.00	\$ -	\$ 63,984.38	\$ 518,656.25
05/01/49	\$ 2,275,000.00	\$ 405,000.00	\$ 63,984.38	
11/01/49	\$ 1,870,000.00	\$ -	\$ 52,593.75	\$ 521,578.13
05/01/50	\$ 1,870,000.00	\$ 430,000.00	\$ 52,593.75	\$ -
11/01/50	\$ 1,440,000.00	\$ -	\$ 40,500.00	\$ 523,093.75
05/01/51	\$ 1,440,000.00	\$ 455,000.00	\$ 40,500.00	\$ -
11/01/51	\$ 985,000.00	\$ -	\$ 27,703.13	\$ 523,203.13
05/01/52	\$ 985,000.00	\$ 480,000.00	\$ 27,703.13	\$ -
11/01/52	\$ 505,000.00	\$ -	\$ 14,203.13	\$ 521,906.25
05/01/53	\$ 505,000.00	\$ 505,000.00	\$ 14,203.13	\$ 519,203.13
		\$ 7,430,000.00	\$ 7,371	

Wind Meadows South
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actual Through 3/31/25	Projected Next 6 Months	Projected Through 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Carry Forward Surplus	\$ 10,000	\$ -	\$ -	\$ -	\$ 150,000
Total Revenues	\$ 10,000	\$ -	\$ -	\$ -	\$ 150,000
<u>Expenses</u>					
Capital Outlay	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Total Expenditures	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
<u>Other Financing Sources</u>					
Transfer In/(Out)	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 141,763
Total Other Financing Sources (Uses)	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 141,763
Excess Revenues/(Expenditures)	\$ 159,000	\$ -	\$ 150,000	\$ 150,000	\$ 290,763

SECTION VI



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	
Install 14 Speed Limit signs in designated locations on the map provided.	
8 - 25mpn signs 6 - 30 mph signs 14 - u channels 14 - breakaways	

Qty	Description	Unit Price	Line Total
16	Labor	\$50.00	\$800.00
1	Mobilization	\$65.00	\$65.00
1	Equipment		\$35.00
14	Materials		\$3,407..00
Total Due:			\$4,307.00

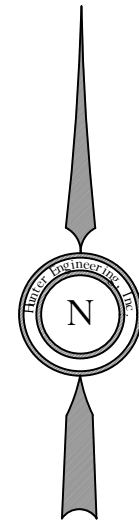
This Proposal is Valid for 30 days.

Client Signature: _____

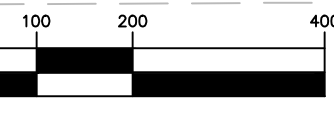
Y:\Jobs\2020\20-009 - Wind Meadows South\Drawings\WIND MEADOWS-BASE-32_Grading

YARBOROUGH LANE (POWERLINE ROAD)
PAVEMENT WIDTH VARIES - R/W VARIES

E.F. GRIFFIN ROAD
PAVEMENT WIDTH VARIES - R/W VARIES



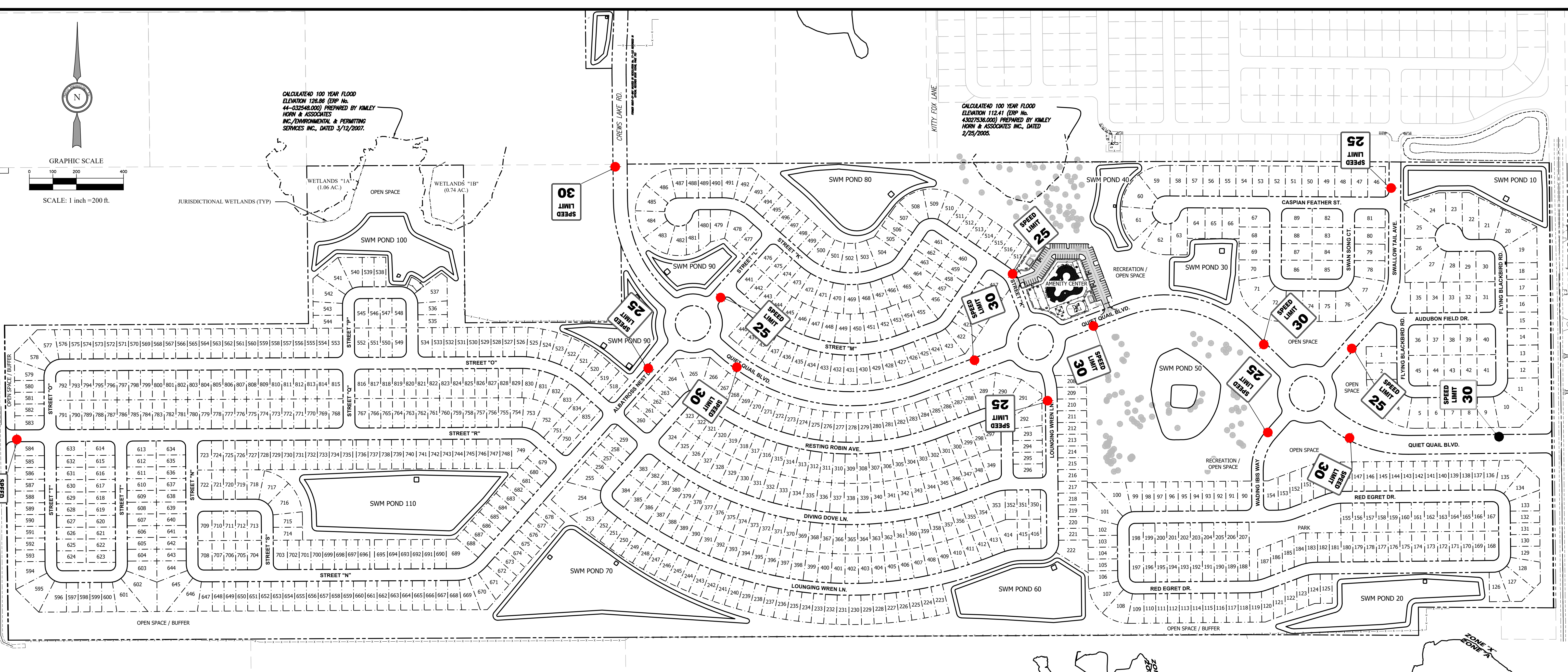
GRAPHIC SCALE



SCALE: 1 inch = 200 ft.

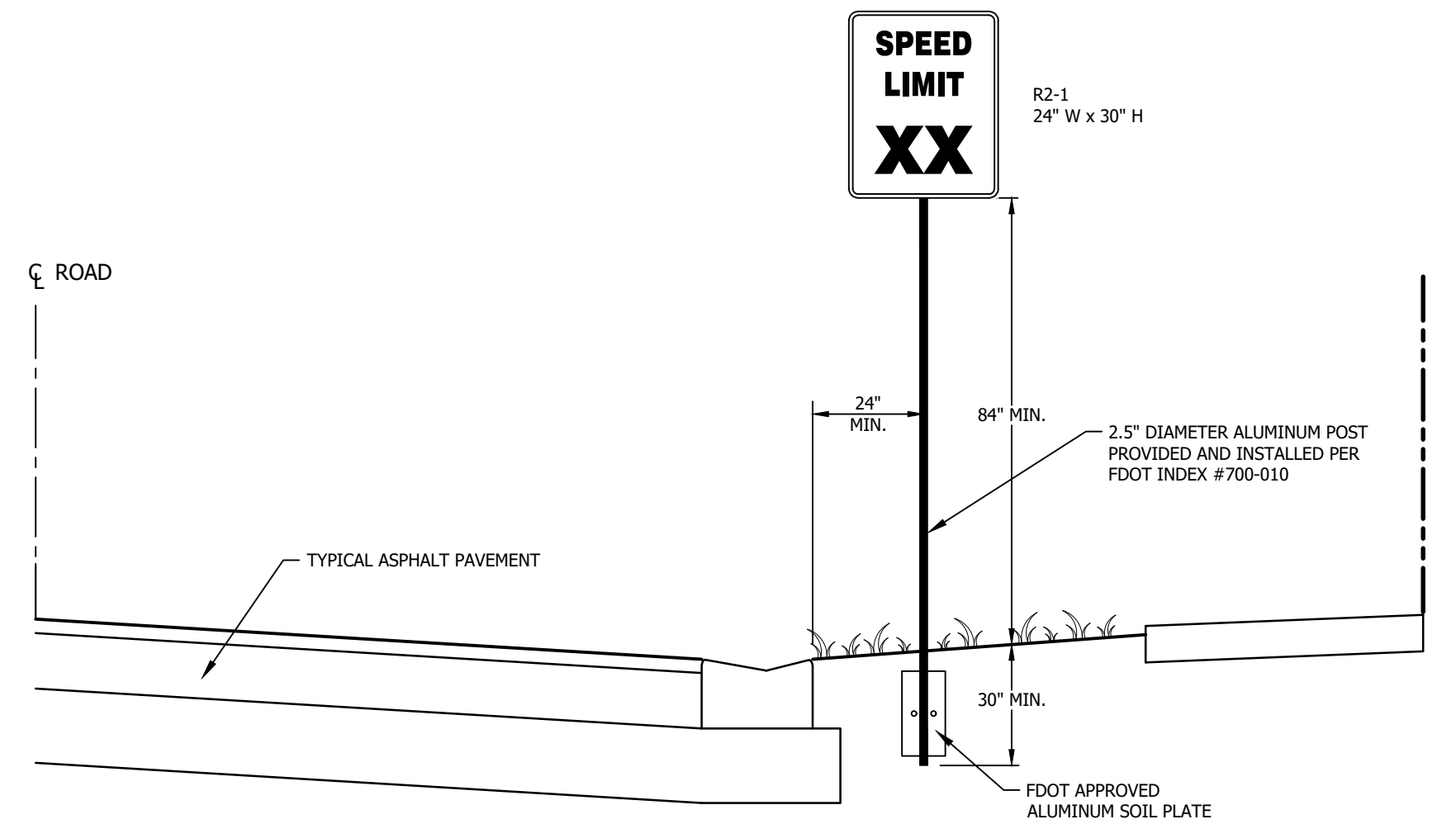
CALCULATED 100 YEAR FLOOD
ELEVATION 126.86 (ERP No.
44-032240.000) PREPARED BY KIMLEY
HORN & ASSOCIATES
INC./ENVIRONMENTAL & PERMITTING
SERVICES INC., DATED 3/12/2007.

CALCULATED 100 YEAR FLOOD
ELEVATION 112.41 (ERP No.
43027536.000) PREPARED BY KIMLEY
HORN & ASSOCIATES INC., DATED
2/25/2006.



SPEED LIMIT SIGN LEGEND:

- EXISTING SIGN LOCATION
- PROPOSED SIGN LOCATION



SPEED LIMIT SIGN DETAIL
NOT TO SCALE

Construction Plans
For

Wind Meadows South

Barrow, Florida

Prepared For

CENTER STATE DEVELOPMENT, LLC

4900 Dundee Rd.
Winter Haven, FL 33884

Telephone: 863-280-6921
Facsimile: 863-965-0181

4900 Dundee Road
Winter Haven, FL 33884

Telephone: 863-676-7770
Facsimile: 863-965-0181
C.A. #8394



SPEED LIMIT SIGN EXHIBIT

Not Valid Without Engineer's Seal

Date: March 27, 2025

Bryan A. Hunter, P.E.
Reg. No. 53168
C.A. #8394

Date:

SECTION VII

SECTION C

Wind Meadows South CDD

Field Management Report



April 22nd, 2025

Allen Bailey – Field Manager
GMS

Completed

Restroom Door



✚ The restroom auto openers were malfunctioning. They have been adjusted and are working correctly.

Debris Removed



✚ Debris was cleared in the right-of-way in the new phases.



Review

Entrance Landscape



- ✚ The mulch has been placed down as requested, and the sprayers adjusted.
- ✚ The front plants are handling the lack of rain
- ✚ A few plants will need to be replaced.



Review

Roundabouts



- ✚ The roundabouts landscape is handling the lack of rain.
- ✚ The palms in the first roundabout are being monitored and will be replaced if they do not show improvement.



Review

Dry Ponds



✚ The pond behind Cozy Condor was designated as a dry pond, but does retain water during wet seasons, which allows for growth.



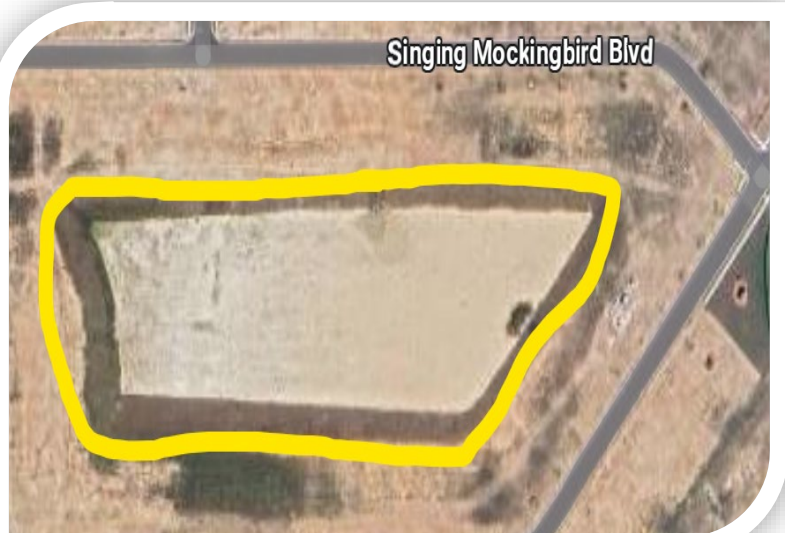
Review

Dry Ponds



✚ The pond behind Singing Mockingbird was designated as a dry pond, but does retain water during wet seasons, which allowed for a littoral shelf to grow.

✚ We are currently looking into the rock that we purposely laid in the pond.



Review

Motorized Vehicles



✚ The open areas near the amenity are being used by various motorized vehicles.

✚ Placing up signage could help deter usage.



Conclusion

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

Respectfully,
Allen Bailey

SECTION 1

SECTION (a)



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: April 8, 2025

SUBMITTED TO:

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

Job Name / Location:

Wind Meadows
2803 Red Egret Drive Bartow 33830

PROPOSAL TO INSTALL MULCH AROUND POOL AREA AND BEDS DOWN BOULEVARD

	Qty	Unit	Unit Cost	TOTAL
Pine Bark Mulch	75	CY	\$54.00	\$4,050.00
			TOTAL	\$4,050.00

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

Submitted by: Brian Bubendorf

Date Submitted: April 8, 2025

Accepted by: _____

Date Accepted: _____

SECTION (b)



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: April 15, 2025

SUBMITTED TO:

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

Job Name / Location:

Wind Meadows
2803 Red Egret Drive Bartow 33830

PROPOSAL TO REPLACE DEASD AND MISSING PLANTS DOWN BLVD AND POOL

	Qty	Unit	Unit Cost	TOTAL
Podocarpus (BLVD)	40	3 Gal.	\$20.00	\$800.00
Podocarpus (BLVD)	40	7gal	\$60.00	\$2,400.00
Walters Viburnum (Berm)	100	3gal	\$20.00	\$2,000.00
Queen Palm	1	30gal	\$373.50	\$373.50
Irrigation Adjustment	1	EA	\$250.00	\$250.00

Total: \$5,823.50

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: Brian Bubendorf

Submitted Date: April 15, 2025

Accepted by: _____

Date Accepted: _____

SECTION (c)



200 S. F. Street, Haines City, FL 33844
www.princelandservices.com

Phone 863-422-5207

State of Florida License # CGC1521568
Polk County License # 15453

Date: 3.26.25

SUBMITTED TO:

GMS - Central Florida
219 E Livingston St.
Orlando, FL 32801
Attn: Allen Bailey
Phone: 407-460-4424
Email: abailey@gmscfl.com

Job Name / Location:

Wind Meadows
Bartow FL

We hereby submit an proposal to provide the material and labor for the scope of work:

Zone 22 has sprays with MP rotors nozzles on Quite Quail Blvd and Albatross Nest Dr . At the corner there is 5 PGJ rotors instead of Sprays w/ MP nozzle . This proposal will allow to exchange the PGJs into 6" sprays to help cover the dry areas the PGJ are not able to reach.

DESCRIPTION	Qty	Unit Cost	TOTAL
Hunter 6" Pro - Sprays	5	\$14.76	\$73.80
Hunter MP nozzle rotor	5	\$13.62	\$68.10
Labor	4	\$65.00	\$260.00
		Total:	\$401.90

EXCLUSIONS & SUBSTITUTIONS:

Will Not Exceed

GENERAL TERMS:

1. Payment to be remitted within 30 days upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Harold Simmons
Account Manager

James Smith
Irrigation Manager

Juan Estrada
Technician

Approved By: _____

SECTION 2



PROPOSAL

DATE	April 9, 2025
CUSTOMER NAME	Wind Meadows CDD
ADDRESS	Bartow
REQUESTED BY	Allen Bailey
LOCATION OF JOB	Community Area

Add one day of janitorial service on the weekends
(Saturday or Sunday)

\$ 205.00 monthly

(Currently the facility is serviced 3 days a week for a monthly cost of \$ 550.00)

Materials and equipment are included on the proposal

Please call us if you have any question and thank you for your business, we appreciate it very much.

Sincerely,

CSS Clean Star Services of Central Florida, INC

Tracy Chacon
(407) 456-9174
tchacon@starcss.com

Sandro Di Lollo
(407) 668-1338
sdilollo@starcss.com

SECTION 3



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
No Motor Vehicle Signs	
Install 5 no-motor vehicle signs at locations designated on the map.	
5 - No Motor Vehicle Signs	
5 - 8' u channels	

Qty	Description	Unit Price	Line Total
4	Labor	\$50.00	\$200.00
1	Mobilization	\$65.00	\$65.00
1	Equipment		\$35.00
5	Materials		\$625.00
Total Due:			\$925.00

This Proposal is Valid for 30 days.

Client Signature: _____

POSTED



**NO
MOTORIZED
VEHICLES**



Golden Meadow Way

Caspian Feather St

Condor Ct

Cozy Condor Ct

Quiet Quail Blvd

Swallow Tail Ave

Fabulous Finch Ln

Quiet Quail Blvd

Lounging Wren Ln

Wading Ibis Wy

Red Egret Dr

Resting Robin Ave

ing Dove Ln

Wind Meadows
South by Lennar

Do
- Diet

SECTION 4

SECTION (a)

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919



Bill to
Wind Meadows S
Wind Meadows S CDD
219 E Livingston St
Orlando, FL 32801

Estimate details
Estimate no.: 1577
Estimate date: 04/16/2025

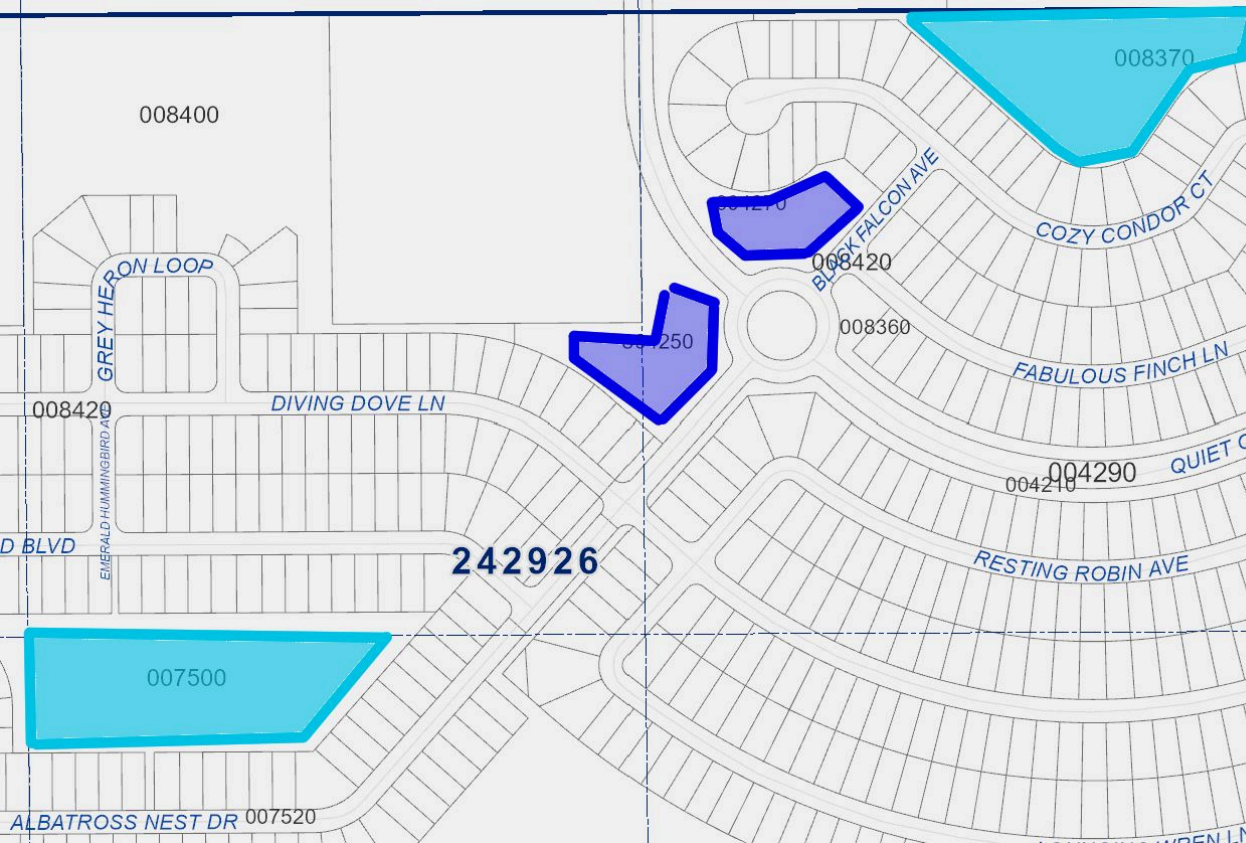
#	Date	Product or service	Description	Qty	Rate	Amount
1.		Scope of Work	Monthly pond herbicide maintenance on 2 ponds. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment.	12	\$250.00	\$3,000.00

Total \$3,000.00

Note to customer
Thank you for your business!

Accepted date

Accepted by



● Current Ponds

● New Ponds

SECTION (b)

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919



Bill to
Wind Meadows S
Wind Meadows S CDD
219 E Livingston St
Orlando, FL 32801

Estimate details
Estimate no.: 1579
Estimate date: 04/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Scope of Work	Mow Cattail area in pond.	1	\$600.00	\$600.00

Total \$600.00

Note to customer
Thank you for your business!

Accepted date

Accepted by

SECTION 5



POOL SERVICE PROPOSAL FOR WIND MEADOWS SOUTH CDD

6x week service all year long Including chemicals.

\$3000 per month.

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer, giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level, they have set the pumps at. The computer removes guesswork from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required.
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required.
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the manager and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers.
- ✓ Blow off pool deck.
- ✓ Pick up trash within the pool area.

Thank you,

Simon McDonnell

Operations Manager

SECTION D

SECTION 1

Wind Meadows South Community Development District

Summary of Invoices

March 12, 2025 to April 10, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	3/12/25	390-397	\$ 40,236.18
	3/19/25	398-400	\$ 16,853.19
	3/24/25	401	\$ 350,000.00
	3/26/25	402-403	\$ 7,152.90
	3/31/25	404-406	\$ 5,256.26
	4/9/25	407-413	\$ 18,453.44
	4/10/25	414	\$ 120.00
			<u>\$ 438,071.97</u>
Supervisors March 2025			
	Lori A. Campagna	50000	\$ 184.70
	Kelly A. Evans	50001	\$ 184.70
Supervisors April 2025			
	Lori A. Campagna	50002	\$ 184.70
	Kelly A. Evans	50003	\$ 184.70
	Bradley C. Gilley	50004	\$ 184.70
			<u>\$ 923.50</u>
Total			\$ 438,995.47

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 4/15/25		PAGE 1	
*** CHECK DATES 03/12/2025 - 04/10/2025 ***		WIND MEADOWS SOUTH CDD													
		BANK A WMS GENERAL FUND													
CHECK DATE	VEND#INVOICE..... DATE INVOICE		...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS			VENDOR NAME			STATUS	AMOUNTCHECK..... AMOUNT #			
3/12/25	00016	2/28/25	19182	202502	320-53800-47000	LAKE MAINTENANCE- FEB25			*	225.00					
AQUATIC WEED MANAGEMENT, INC.											225.00	000390			
3/12/25	00027	2/27/25	14425	202502	330-57200-48200	MTHLY CLEANING SVC- FEB25			*	1,020.00					
CSS CLEAN STAR SERVICES OF CFL											1,020.00	000391			
3/12/25	00022	2/20/25	111907	202502	330-57200-48000	SERVICE CALL- FEB25			*	962.10					
CURRENT DEMANDS ELECTRICAL &											962.10	000392			
3/12/25	00038	2/18/25	00069834	202502	310-51300-48000	BOS MEETING 2/18/25			*	349.67					
GANNETT MEDIA CORP											349.67	000393			
3/12/25	00001	3/01/25	105	202503	310-51300-34000	MANAGEMENT FEES- MAR25			*	3,541.67					
		3/01/25	105	202503	310-51300-35200	WEBSITE ADMIN- MAR25			*	105.00					
		3/01/25	105	202503	310-51300-35100	INFO TECH- MAR25			*	157.50					
		3/01/25	105	202503	310-51300-31300	DISSEM. AGNT SVC- MAR25			*	525.00					
		3/01/25	105	202503	330-57200-48300	AMENITY ACCESS- MAR25			*	1,041.67					
		3/01/25	105	202503	310-51300-51000	OFFICE SUPPLIES- MAR25			*	3.31					
		3/01/25	105	202503	310-51300-42000	POSTAGE- MAR25			*	254.75					
		3/01/25	105	202503	310-51300-42500	COPIES- MAR25			*	5.70					
		3/01/25	106	202503	320-53800-34000	FIELD MANAGEMENT- MAR25			*	1,378.17					
GOVERNMENTAL MANAGEMENT SERVICES-CF											7,012.77	000394			
3/12/25	00028	2/25/25	16550	202502	320-53800-46300	TREE REMOVAL- FEB25			*	14,547.00					
		3/01/25	16728	202503	320-53800-46200	LANDSCAPE MAINT- MAR25			*	11,119.75					
PRINCE & SONS, INC.											25,666.75	000395			
3/12/25	00021	3/01/25	26697	202503	330-57200-48500	POOL MAINTENANCE- MAR25			*	2,500.00					
RESORT POOL SERVICES											2,500.00	000396			
WINM WIND MEADOWS CWRIGHT															

WINM WIND MEADOWS CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/31/25	00022	3/21/25 111911	202503 330-57200-34500	SERVICE CALL- MAR25	*	773.32	
CURRENT DEMANDS ELECTRICAL &							773.32 000404
3/31/25	00042	1/31/25 1	202501 330-57200-48000	RPR SHOWER & FENCE- JAN25	*	300.00	
		1/31/25 2	202501 320-53800-48000	POND CLEAN UP- JAN25	*	495.00	
		1/31/25 3	202501 320-53800-48000	STOP SIGN INSTALL- JAN25	*	684.99	
		1/31/25 4	202501 330-57200-48000	REPAIR STOP SIGN- JAN25	*	300.00	
		1/31/25 5	202501 320-53800-48000	SOFFIT REPLACEMENT- JAN25	*	1,374.57	
		1/31/25 6	202501 320-53800-48000	ANT TREATMENT- JAN25	*	362.28	
		1/31/25 7	202501 320-53800-48000	LIGHT CHECK- JAN25	*	200.00	
		1/31/25 8	202501 320-53800-48000	RPLC MONU. LIGHTS- JAN25	*	580.49	
GOVERNMENTAL MANAGEMENT SERVICES-TA							4,297.33 000405
3/31/25	00028	2/28/25 16784	202502 320-53800-47300	SPRAY/NOZZLE RPR- FEB25	*	185.61	
PRINCE & SONS, INC.							185.61 000406
4/09/25	00032	12/09/24 38985	202412 330-57200-48100	PEST CONTROL- DEC24	*	120.00	
ALL AMERICAN LAWN & TREE SPECIALIST							120.00 000407
4/09/25	00016	11/26/24 18656	202411 320-53800-47000	LAKE MAINTENANCE- NOV24	*	225.00	
		3/28/25 19419	202503 320-53800-47000	LAKE MAINTENANCE- MAR25	*	225.00	
AQUATIC WEED MANAGEMENT, INC.							450.00 000408
4/09/25	00027	3/26/25 14661	202503 330-57200-48200	MONTHLY CLEAN SVC- MAR25	*	1,070.00	
CSS CLEAN STAR SERVICES OF CFL							1,070.00 000409
4/09/25	00022	4/02/25 22789	202504 330-57200-34500	SERVICE CALL- APR25	*	205.00	
CURRENT DEMANDS ELECTRICAL &							205.00 000410
4/09/25	00010	3/31/25 22436	202503 310-51300-31100	ENGINEERING FEES- MAR25	*	1,000.00	

WINM WIND MEADOWS CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/31/25 22438	202503 310-51300-31100	YL RETENTION POND	*	125.00	
		3/31/25 22438	202503 310-51300-31100	YL RETENTION POND AGRMNT	*	125.00	
HUNTER ENGINEERING, INC.							1,250.00 000411
4/09/25 00028	4/01/25	17150	202504 320-53800-46200	LANDSCAPE MAINT- APR25	*	11,119.75	
PRINCE & SONS, INC.							11,119.75 000412
4/09/25 00035	3/31/25	12111007	202503 330-57200-34500	SECURITY SVCS- MAR25	*	4,238.69	
SECURITAS SECURITY SERVICES USA, INC							4,238.69 000413
4/10/25 00032	10/17/24	37414	202410 330-57200-48100	PEST CONTROL- OCT24	*	120.00	
ALL AMERICAN LAWN & TREE SPECIALIST							120.00 000414
TOTAL FOR BANK A						438,071.97	
TOTAL FOR REGISTER						438,071.97	

WINM WIND MEADOWS CWRIGHT

SECTION 2

Wind Meadows South
Community Development District

Unaudited Financial Reporting
March 31, 2025



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6	<u>Construction Fund Series 2023</u>
7	<u>Capital Reserve Fund</u>
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10	<u>Assessment Receipt Schedule</u>
11	<u>Long Term Debt Schedule</u>

Wind Meadows South
Community Development District
Combined Balance Sheet
March 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Operating Account	\$ 305,002	\$ -	\$ 305,002
State Board Administration	\$ 350,000	\$ -	\$ 350,000
<u>Investments:</u>			
<u>Series 2021</u>			
Reserve	\$ -	\$ 260,000	\$ 260,000
Revenue	\$ -	\$ 584,328	\$ 584,328
Prepayment	\$ -	\$ 21,118	\$ 21,118
<u>Series 2023</u>			
Reserve	\$ -	\$ 261,763	\$ 261,763
Revenue	\$ -	\$ 578,530	\$ 578,530
Total Assets	\$ 655,002	\$ 1,705,738	\$ 2,360,740
Liabilities:			
Accounts Payable	\$ 7,310	\$ -	\$ 7,310
Total Liabilities	\$ 7,310	\$ -	\$ 7,310
Fund Balances:			
Restricted for:			
Debt Service - Series 2021	\$ -	\$ 865,445	\$ 865,445
Debt Service - Series 2023	\$ -	\$ 840,292	\$ 840,292
Assigned for:			
Unassigned	\$ 647,693	\$ -	\$ 647,693
Total Fund Balances	\$ 647,693	\$ 1,705,738	\$ 2,353,430
Total Liabilities & Fund Balance	\$ 655,002	\$ 1,705,738	\$ 2,360,740

Wind Meadows South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<u>Revenues</u>				
Assessments - Tax Roll	\$ 647,868	\$ 643,801	\$ 643,801	\$ -
Assessments - Direct	\$ 216,301	\$ 164,579	\$ 164,579	\$ -
Assessments - Lot Closing	\$ -	\$ -	\$ 51,755	\$ 51,755
Total Revenues	\$ 864,170	\$ 808,381	\$ 860,135	\$ 51,755
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 400	\$ 5,600
FICA Expense	\$ -	\$ -	\$ 31	\$ (31)
Engineering	\$ 18,000	\$ 9,000	\$ 2,250	\$ 6,750
Attorney	\$ 25,000	\$ 12,500	\$ 7,782	\$ 4,718
Annual Audit	\$ 5,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,300	\$ 3,150	\$ 4,650	\$ (1,500)
Trustee Fees	\$ 8,082	\$ 6,523	\$ 6,523	\$ -
Management Fees	\$ 42,500	\$ 21,250	\$ 21,250	\$ -
Information Technology	\$ 1,890	\$ 945	\$ 945	\$ -
Website Maintenance	\$ 1,260	\$ 630	\$ 630	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 688	\$ 312
Insurance	\$ 7,200	\$ 7,200	\$ 5,952	\$ 1,248
Printing & Binding	\$ 500	\$ 250	\$ 6	\$ 244
Legal Advertising	\$ 7,500	\$ 3,750	\$ 1,001	\$ 2,749
Contingency	\$ 1,000	\$ 1,000	\$ 296	\$ 704
Property Taxes	\$ -	\$ -	\$ 27	\$ (27)
Office Supplies	\$ 625	\$ 313	\$ 13	\$ 299
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 144,932	\$ 80,136	\$ 59,070	\$ 21,066
<u>Operations and Maintenance Expenditures</u>				
<u>Field Operations</u>				
Property Insurance	\$ 20,000	\$ 20,000	\$ 19,422	\$ 578
Field Management	\$ 16,538	\$ 8,269	\$ 8,269	\$ (0)
Landscape Maintenance	\$ 145,000	\$ 70,844	\$ 70,844	\$ -
Landscape Replacement	\$ 50,000	\$ 25,000	\$ 38,134	\$ (13,134)
Lake Maintenance	\$ 3,500	\$ 1,750	\$ 1,125	\$ 625
Streetlights	\$ 60,000	\$ 30,000	\$ -	\$ 30,000
Electric - Field	\$ 5,500	\$ 5,500	\$ 8,433	\$ (2,933)
Water & Sewer - Field	\$ 57,500	\$ 28,750	\$ 28,434	\$ 316
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 8,000	\$ 4,000	\$ 1,071	\$ 2,929
General Repairs & Maintenance	\$ 15,000	\$ 7,500	\$ 5,263	\$ 2,237
Field Contingency	\$ 10,000	\$ 10,000	\$ 17,500	\$ (7,500)
Subtotal Field Expenditures	\$ 393,538	\$ 212,862	\$ 198,496	\$ 14,367

Wind Meadows South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Amenity Expenditures				
Amenity - Electric	\$ 30,000	\$ 29,147	\$ 29,147	\$ -
Amenity - Water	\$ 15,000	\$ 7,500	\$ 1,297	\$ 6,203
Internet	\$ 5,000	\$ 390	\$ 390	\$ -
Pest Control	\$ 3,200	\$ 1,600	\$ 715	\$ 885
Janitorial Service	\$ 15,000	\$ 7,500	\$ 6,160	\$ 1,340
Security Services	\$ 35,000	\$ 17,500	\$ 17,468	\$ 32
Pool Maintenance	\$ 30,000	\$ 15,000	\$ 15,945	\$ (945)
Amenity Repairs & Maintenance	\$ 20,000	\$ 10,000	\$ 1,872	\$ 8,128
Amenity Access Management	\$ 12,500	\$ 6,250	\$ 6,250	\$ (0)
Contingency	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Subtotal Amenity Expenditures	\$ 175,700	\$ 99,887	\$ 79,244	\$ 20,643
Total Operations and Maintenance:	\$ 569,238	\$ 312,749	\$ 277,739	\$ 35,010
<u>Other Expenditures</u>				
Capital Reserve - Transfer Out	\$ 150,000	\$ -	\$ -	\$ -
Total Other Expenditures	\$ 150,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 864,170	\$ 392,885	\$ 336,809	\$ 56,076
Excess Revenues (Expenditures)	\$ -		\$ 523,326	
Fund Balance - Beginning	\$ -		\$ 124,366	
Fund Balance - Ending	\$ -		\$ 647,693	

Wind Meadows South

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 520,000	\$ 516,655	\$ 516,655	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 21,034	\$ 21,034
Interest	\$ 8,000	\$ 8,000	\$ 10,155	\$ 2,155
Total Revenues	\$ 528,000	\$ 524,655	\$ 547,844	\$ 23,188
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	\$ 363,904	\$ 387,092	\$ 23,188
Fund Balance - Beginning	\$ 216,043		\$ 478,353	
Fund Balance - Ending	\$ 222,540		\$ 865,445	

Wind Meadows South

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 262,388	\$ 260,701	\$ 260,701	\$ -
Assessments - Direct Bill	\$ 261,138	\$ 261,137	\$ 261,137	\$ -
Interest	\$ 15,972	\$ 15,125	\$ 15,125	\$ -
Total Revenues	\$ 539,497	\$ 536,964	\$ 536,964	\$ -
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	\$ 332,601	\$ 332,601	\$ -
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		\$ 70,839	
Fund Balance - Beginning	\$ 508,536		\$ 769,454	
Fund Balance - Ending	\$ 524,308		\$ 840,292	

Wind Meadows South

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 34,544	\$ 34,544
Interest	\$ -	\$ -	\$ 119	\$ 119
Total Revenues	\$ -	\$ -	\$ 34,663	\$ 34,663
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 266,178	\$ (266,178)
Total Expenditures	\$ -	\$ -	\$ 266,178	\$ (266,178)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (231,515)	\$ 300,841
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	\$ -		\$ 30,247	
Fund Balance - Beginning	\$ -		\$ (30,247)	
Fund Balance - Ending	\$ -		\$ -	

Wind Meadows South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	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	\$ 610,825	\$ 4,501	\$ 7,401	\$ 4,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 643,801
Assessments - Direct	\$ 164,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164,579
Assessments - Lot Closing	\$ -	\$ -	\$ 51,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,755
Total Revenues	\$ 164,579	\$ 16,754	\$ 662,580	\$ 4,501	\$ 7,401	\$ 4,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 860,135

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Engineering	\$ -	\$ 125	\$ 500	\$ -	\$ 375	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250
Attorney	\$ 714	\$ 1,311	\$ 892	\$ 2,540	\$ 2,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,782
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 2,025	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,650
Trustee Fees	\$ 2,483	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,523
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,250
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 630
Postage & Delivery	\$ 84	\$ 86	\$ 122	\$ 12	\$ 130	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 688
Insurance	\$ 5,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,952
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6
Legal Advertising	\$ -	\$ -	\$ -	\$ 651	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,001
Contingency	\$ 41	\$ 41	\$ 76	\$ 41	\$ 49	\$ 49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 296
Property Taxes	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27
Office Supplies	\$ 3	\$ 1	\$ 3	\$ 0	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 21,308	\$ 10,383	\$ 5,921	\$ 7,574	\$ 7,561	\$ 6,323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,070

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	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,269
Landscape Maintenance	\$ 15,020	\$ 11,120	\$ 11,345	\$ 11,120	\$ 11,120	\$ 11,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,844
Landscape Replacement	\$ -	\$ 6,999	\$ 2,824	\$ 13,764	\$ 14,547	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,134
Lake Maintenance	\$ 225	\$ 225	\$ -	\$ 225	\$ 225	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,125
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric - Field	\$ 8,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,433
Water & Sewer - Field	\$ 1,272	\$ 1,357	\$ 1,729	\$ 4,343	\$ 5,735	\$ 13,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,434
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ 147	\$ 112	\$ 813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,071
General Repairs & Maintenance	\$ 400	\$ 1,166	\$ -	\$ 3,697	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,263
Field Contingency	\$ -	\$ -	\$ 17,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500
Total Field Expenses	\$ 46,150	\$ 22,244	\$ 34,922	\$ 34,639	\$ 33,818	\$ 26,722	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198,496
Amenity Expenditures													
Amenity - Electric	\$ -	\$ 7,835	\$ 7,138	\$ 7,141	\$ 7,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,147
Amenity - Water	\$ 136	\$ 156	\$ 225	\$ 260	\$ 269	\$ 251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,297
Internet	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390
Pest Control	\$ 120	\$ 235	\$ 120	\$ 120	\$ -	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 715
Janitorial Service	\$ 1,020	\$ 1,010	\$ 1,020	\$ 1,020	\$ 1,020	\$ 1,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,160
Security Services	\$ 2,036	\$ 2,703	\$ 2,732	\$ 2,485	\$ 2,500	\$ 5,012	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,468
Pool Maintenance	\$ 2,950	\$ 2,995	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,945
Amenity Repairs & Maintenance	\$ -	\$ 195	\$ -	\$ 714	\$ 962	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,872
Amenity Access Management	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenity Expenses	\$ 7,369	\$ 16,236	\$ 14,842	\$ 15,348	\$ 15,391	\$ 10,059	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 79,244
Total Operations and Maintenance:	\$ 53,519	\$ 38,480	\$ 49,764	\$ 49,987	\$ 49,209	\$ 36,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 277,739
Other Expenditures													
Capital Reserves - Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 74,827	\$ 48,863	\$ 55,685	\$ 57,560	\$ 56,770	\$ 43,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 336,809
Excess Revenues (Expenditures)	\$ 89,752	\$ (32,109)	\$ 606,895	\$ (53,059)	\$ (49,369)	\$ (38,784)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 523,326

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
3/7/25	2/1-2/28/25	\$ 4,452.00	\$ (44.52)	\$ (88.15)	\$ -	\$ -	\$ 4,319.33	\$ 1,956.71	\$ 1,570.27	\$ 792.35	\$ 4,319.33
3/7/25	2/1-2/28/25	\$ 5,375.75	\$ (53.75)	\$ (106.44)	\$ -	\$ -	\$ 5,215.56	\$ 2,362.71	\$ 1,896.09	\$ 956.76	\$ 5,215.56
Total		\$ 1,523,875.64	\$ (60,245.17)	\$ (29,272.62)	\$ 2,179.98	\$ (15,380.12)	\$ 1,421,157.71	\$ 643,801.43	\$ 516,655.31	\$ 260,700.97	\$ 1,421,157.71

99.36%	Net Percent Collected
\$ 9,193.80	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	\$ 25,877.25	\$ 77,466.52	\$ 77,466.52		\$ 77,466.52	
	5/1/25							
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