

*Wind Meadows South
Community Development District*

Meeting Agenda

August 26, 2025

AGENDA

Wind Meadows South

Community Development District

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

August 19, 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, August 26, 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. Approval of Minutes of the July 22, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-12 Designation of a Regular Monthly Meeting Date, Time and Location for Fiscal Year 2026
5. Consideration of Proposal for Additional Security Camera (Provided to Board Separately)
- 6. Consideration of Resident Request for Construction Access - ADDED**
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Fiscal Year 2026 Contract Increases - ADDED**
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Approval of Amenity Policy Clarification Regarding Access Card Issuance
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, **July 22, 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:

Katie O'Rourke
Jill Burns
Grace Rinaldi
Bryan Hunter *by Zoom*
Allen Bailey

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 1:00 p.m. and called roll. Three Board members were in attendance. Ms. Evans joined by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted no members of the public were present and none joining by Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 27, 2025
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the May 27, 2025, Board of Supervisors meeting and asked for any comments, corrections, or changes to the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Gilley, seconded by Mr. Finotti, with all in favor, the Minutes of the May 27, 2025 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Public Hearing on the Adoption of the
Fiscal Year 2026 Budget**

Ms. Burns stated this public hearing has been advertised as required by the Florida statutes. Ms. Burns asked for a motion to open the public hearing.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, Opening the Public Hearing, was approved.
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Ms. Burns stated no members of the public were present to provide comments.

A. Consideration of Resolution 2025-10 Adopting the Fiscal Year 2026 Budget and Appropriating Funds

Ms. Burns stated the budget is attached to Resolution 2025-10 as Exhibit 'A.' Changes have been made from the preliminary version that was approved by the Board a few months back. The admin portion is less than the current year. Field expenditures had an increase to the landscape maintenance line item as well as the streetlight. There was a line item added for holiday décor. For amenity expenditures, the electric and water were lowered. Pool maintenance was increased for the increased scope over the summer. The capital reserve transfer was reduced to \$75K which lowered the assessment by \$53 from the prior year. The total this year proposed would be \$1,060. The Board agreed to reduce the capital reserve transfer to \$50K and update the per unit amount based on that change.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, Resolution 2025-10 Adopting the Fiscal Year 2026 Budget and Appropriating Funds amended to reduce Capital Reserve to \$50K, was approved.

B. Consideration of Resolution 2025-11 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns stated this will be changed to reflect the new O&M per unit amount. It is imposing the assessment based on the budget that the Board just adopted and certifying the assessment roll for the tax bill.

On MOTION by Ms. Campagna, seconded by Mr. Gilley, with all in favor, Resolution 2025-11 Imposing Special Assessments and Certifying an Assessment Roll amended reducing the O&M cost, was approved.

Ms. Burns asked for a motion to close the public hearing.

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

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-12
Designation of a Regular Monthly Meeting
Date, Time and Location of Fiscal Year
2026**

- A. 1st Thursday @ 1:00 P.M.**
- B. 2nd Wednesday @ 10:30 A.M.**
- C. 4th Tuesday # 1:00 P.M.**

Ms. Burns presented options for the regular monthly meetings. The August and September meetings will be left as is. After Board discussion, this item was tabled until next month.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-13
Adopting Amended Policies (Lakes &
Ponds)**

Ms. Burns stated this is a change to the lakes and ponds policy. The policy did not explicitly say you couldn't take a boat or paddleboard out there. The primary purpose is for stormwater and not recreational use.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, Resolution 2025-13 Adopting Amended Policies (Lakes & Ponds), was approved.

SEVENTH ORDER OF BUSINESS

**Review and Acceptance of Fiscal Year
2024 Audit Report**

Ms. O'Rourke stated all CDDs are required to undergo an annual independent audit. DiBartolomeo, McBee, Hartley and Barnes performed the 2024 audit. Page 111 shows the findings of the auditor and it was a clean audit.

On MOTION by Mr. Finotti, seconded by Mr. Gilley, with all in favor, Accepting the Fiscal Year 2024 Audit Report, was approved.

EIGHTH ORDER OF BUSINESS

**Presentation of Arbitrage Rebate
Calculation Report – Series 2023 AA2**

Ms. Burns stated under internal revenue code, the District has to demonstrate that they don't earn more interest than they pay on the bonds. Page 4 shows the negative amount.

On MOTION by Ms. Campagna, seconded by Mr. Gilley, with all in favor, Accepting the Arbitrage Rebate Calculation Report – Series 2023 AA2, was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2025-14
Authorizing Staff to Establish a Money
Market Account – ADDED**

Ms. Burns stated with excess funds for the reserve transfer this year, they found that money market accounts that are 100% insured and have a higher interest rate than an SBA. She recommended opening a money market account.

On MOTION by Ms. Evans, seconded by Mr. Finotti, with all in favor, Resolution 2025-14 Authorizing Staff to Establish a Money Market Account, was approved.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-15
Removing and Appointing an Assistant
Secretary – ADDED**

Ms. Burns stated this is removing Monica and adding Katie.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, Resolution 2025-15 Removing Monica Virgen and Appointing Katie O'Rourke as an Assistant Secretary, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rinaldi updated the Board that the documents regarding the stormwater pond construction related to the Yarbrough Lane matter have been signed.

B. Engineer

Mr. Hunter had nothing to report.

C. Field Manager's Report

i. Consideration of Proposal from Resort Pool Services for Hydrolift

Mr. Bailey reviewed the proposal from Resort Pool services. Ms. Campagna would like to see 2 more proposals for the Hydrolift. Mr. Bailey explained that he will request 2 more proposals but that he hadn't seen any other vendor provide a quote in a while.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Proposal from Resort Pool Services for Hydrolift Not to Exceed \$13,500, was approved.

ii. Consideration of Proposal from Aquatic Weed Management for Additional Pond Maintenance

Mr. Bailey reviewed the proposal from Aquatic Weed Management for additional pond maintenance.

On MOTION by Ms. Campagna, seconded by Mr. Gilley, with all in favor, the Proposal from Aquatic Weed Management for Additional Pond Maintenance but wait to begin spraying until after bush-hogging, Board wants discussion item to come back up in December

when ponds are more dry and to be notified before bush-hogging. Bryan suggests that we get with him first to determine the condition of the pond as well, the Board agrees, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register and offered to answer any questions.

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

ii. Balance Sheet & Income Statement

Ms. Burns reviewed the balance sheet and income statement.

iii. District Goals & Objectives

a) Adoption of Fiscal Year 2026 Goals & Objectives

Ms. O'Rourke presented the Fiscal Year 2026 Goals and Objectives for Board review.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, Adoption of the Fiscal Year 2026 Goals & Objectives, was approved.

b) Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing the Chair to Execute

Ms. O'Rourke reviewed the Fiscal Year 2025 Goals and Objectives and asked for a motion to authorize the Chairperson to execute.

On MOTION by Ms. Campagna, seconded by Mr. Finotti, with all in favor, the Fiscal Year 2025 Goals & Objectives and Authorizing the Chair to Execute, was approved.

TWELFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS Adjournment

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

On MOTION by Ms. Campagna, seconded by Mr. Gilley, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 26th day of August 2025.

ATTEST:

**WIND MEADOWS SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

**BOARD OF SUPERVISORS MEETING DATES
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

The Board of Supervisors of Wind Meadows South Community Development District will hold their regular meetings for the Fiscal Year 2025/2026 at **1:00 PM on the 4th Tuesday of each month** at the Hampton Inn Lakeland, 4420 N. Socrum Loop Rd, Lakeland, FL, unless otherwise indicated as follows:

October 28, 2025
November, 25, 2025 (Thanksgiving 11/27)
December 23, 2025 (Christmas 12/25)
January 27, 2026
February 24, 2026
March 24, 2026
April 28, 2026
May 26, 2026
June 23, 2026
July 28, 2026
August 25, 2026
September 22, 2026

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

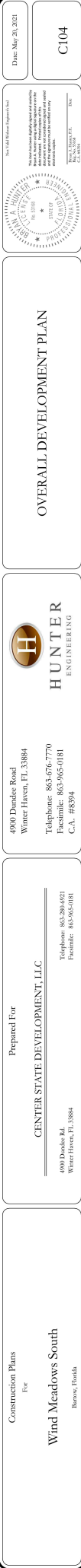
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony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

District Manager

SECTION 5

*This item will be provided under
separate cover*

SECTION 6





The image is an aerial photograph of a residential development. A red line is drawn along the western boundary of a central plot, starting from the top and curving around a row of houses on the left. Another red line is drawn horizontally across the top of the same central plot. The map shows various streets, including 'Young Street' and 'Young Street East', and several rows of houses. The text 'Possible Access Options' is overlaid in the center of the image.

Possible Access Options

SECTION 7

SECTION C

Wind Meadows South CDD

Field Management Report



August 26th, 2025
Allen Bailey – Field Manager
GMS

Completed

Signage



- ✚ District signage has been fixed in various areas.

New Palm



- ✚ The new palm tree in the first round about has not done well.
- ✚ It is scheduled to be replaced and slightly moved.

Review

Entrance Landscape



- ✚ The entrance landscape is looking healthy from the rain.
- ✚ The heat does not appear to be having an impact on it currently.



Review

Roundabouts Landscape



✚ The palm tree in the first roundabout will be switched again

✚ The other plants in the roundabouts are looking very healthy from all the rain.



Review

Amenity Landscape



✚ The landscape at the amenity center is staying in a healthy state from all the rain.



Review

Transitional Ponds

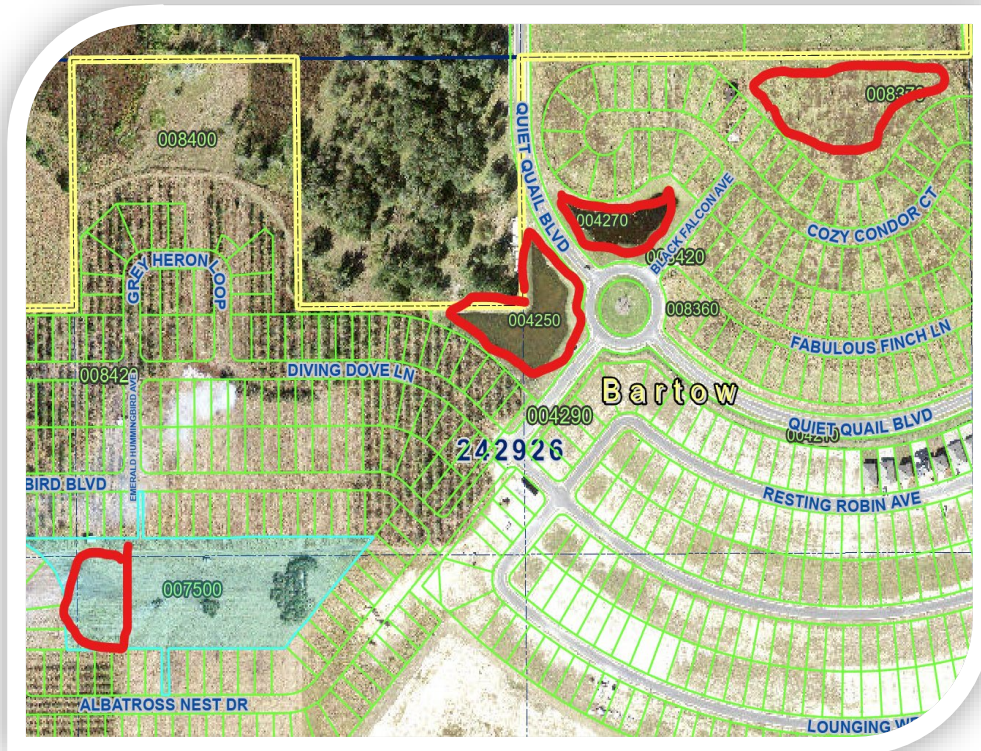


✚ The transitional ponds are still holding water, and after speaking with the engineer, the cleanouts need to wait to be inspected till everything is dry.



Review

Transitional Ponds



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 i

Budget Contract Review

Wind Meadows South CDD

Vendor	Monthly contract amount	Yearly Contract Amount	Increase
Prince and Sons	\$11,128 monthly	\$133,537 Yearly	3% increase \$11,359 Monthly \$136,308 Yearly
Resort Pool	\$3,000.00 monthly	\$36,0000 Yearly	5% increase \$150.00 add a month \$37,800 Yearly
All American	\$115.00 Exterior Ant \$120.00 Monthly pest \$65.00 Quarthey Pest	\$260.00 Per year for Quarterly \$1,330.00 per year for the monthly pest \$1,380.00 per year for Ant	5% increase \$121.00 monthly Exterior Ant \$126.00 Monthly Pest \$68.00 Monthly Quarterly Pest \$272.00 Quarthey Pest \$1,512 Monthly Pest \$1,452 Ant Treatment
Aquatic Weed Management	\$475.00 Monthly	\$5,700 Yearly	None, Auto Renew

Clean Star Services	Oct -Mar \$1,000.00 Monthly Apr-Sept \$1,205.00 Monthly	\$13,230 yearly	None, Auto Renew
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SECTION D

SECTION i

Wind Meadows South Community Development District

Summary of Invoices

July 10, 2025 to August 8, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	7/16/25	462	\$ 7,125.57
	7/23/25	463-464	\$ 150,487.00
	7/30/25	465-468	\$ 13,044.63
	8/6/25	469-474	\$ 10,470.63
			<u>\$ 181,127.83</u>
Supervisors July 2025			
	Lori A. Campagna	50011	\$ 184.70
	Kelly A. Evans	50012	\$ 184.70
	Bradley C. Gilley	50013	\$ 184.70
			<u>\$ 554.10</u>
Total			\$ 181,681.93

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/16/25	00001	7/01/25 114	202507 320-53800-34000		*	1,378.17	
			FIELD MANAGEMENT JUL25				
7/01/25		114	202507 310-51300-49000		*	80.25	
			MEETING ROOM 5.2.25				
7/01/25		115	202507 310-51300-34000		*	3,541.67	
			MANAGEMENT FEES JUL25				
7/01/25		115	202507 310-51300-35100		*	157.50	
			INFO TECNOLOGY JUL25				
7/01/25		115	202507 310-51300-35200		*	105.00	
			WEBSITE ADMIN JUL25				
7/01/25		115	202507 310-51300-31300		*	525.00	
			DISSEMINATION SVCS JUL25				
7/01/25		115	202507 330-57200-48300		*	1,041.67	
			AMENITY ACCESS JUL25				
7/01/25		115	202507 310-51300-51000		*	.54	
			OFFICE SUPPLIES				
7/01/25		115	202507 310-51300-42000		*	295.77	
			POSTAGE				
			GOVERNMENTAL MANAGEMENT SERVICES-CF				7,125.57 000462
7/23/25	00005	7/15/25 12757	202506 310-51300-31500		*	30.50	
			YARBOROUGH STORMWTR JUN25				
		7/15/25 12758	202506 310-51300-31500		*	456.50	
			GENERAL COUNSEL JUN25				
			KILINSKI VAN WYK PLLC				487.00 000463
7/23/25	00046	7/23/25 07232025	202507 300-58100-10000		*	150,000.00	
			FY25 CAP RESERVE TRNSFR				
			WIND MEADOWS SOUTH C/O BANK UNITED				150,000.00 000464
7/30/25	00022	7/15/25 113512	202507 330-57200-34500		*	180.00	
			SERVICE CALL JUL25				
			CURRENT DEMANDS ELECTRICAL &				180.00 000465
7/30/25	00012	7/17/25 90111416	202507 310-51300-32200		*	3,200.00	
			ANNUALL AUDIT FY24				
			DIBARTOLOMEO,MCBEE,HARTLEY & BARNES				3,200.00 000466
7/30/25	00023	7/06/25 3645318-	202506 320-53800-43000		*	22.64	
			1600 QUIET QUAIL BL # ENT				
7/06/25		3654807-	202506 320-53800-43000		*	918.04	
			1785 QUIET QUAIL BL # REC				
7/06/25		3681815-	202506 320-53800-43100		*	2,273.59	
			1785 QUIET Q REC				
7/06/25		3681815-	202506 320-53800-43100		*	704.53	
			QUIET QUAIL BL R				

WINM WIND MEADOWS CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		7/06/25	3681815- 202506 320-53800-43100		*	1,231.34	
			DIVING DOVE LN				
		7/06/25	3681815- 202506 320-53800-43100		*	704.53	
			RED EGRET DR				
		7/06/25	3681815- 202506 320-53800-43100		*	755.54	
			FLYING BLACKBIRD				
		7/06/25	3681815- 202506 320-53800-43100		*	329.93	
			QUIET QUAIL BL E				
				LAKELAND ELECTRIC			6,940.14 000467
7/30/25 00035		6/30/25	12210203 202506 330-57200-34500		*	2,724.49	
			SECURITY SVCS JUN25				
				SECURITAS SECURITY SERVICES USA,INC			2,724.49 000468
8/06/25 00032		7/21/25	43749 202507 330-57200-48100		*	120.00	
			PEST CONTROL JUL25				
				ALL AMERICAN LAWN & TREE SPECIALIST			120.00 000469
8/06/25 00016		7/25/25	20028 202507 320-53800-47000		*	225.00	
			LAKE MAINTENANCE JUL25				
				AQUATIC WEED MANAGEMENT, INC.			225.00 000470
8/06/25 00027		7/24/25	15591 202507 330-57200-48200		*	1,080.00	
			CLEANING SVCS JUL25				
				CSS CLEAN STAR SERVICES OF CFL			1,080.00 000471
8/06/25 00010		8/01/25	22507 202507 310-51300-31100		*	250.00	
			BOS MEETING JUL25				
				HUNTER ENGINEERING, INC.			250.00 000472
8/06/25 00028		7/11/25	19093 202507 320-53800-47300		*	168.45	
			IRRIGATION REPAIR				
		7/16/25	19070 202507 320-53800-46300		*	5,823.00	
			LANDSCAPE REPLACEMENT				
				PRINCE & SONS, INC.			5,991.45 000473
8/06/25 00035		7/31/25	12242508 202507 330-57200-34500		*	2,804.18	
			SECURITY SVCS JUL25				
				SECURITAS SECURITY SERVICES USA,INC			2,804.18 000474
TOTAL FOR BANK A						181,127.83	
TOTAL FOR REGISTER						181,127.83	

WINM WIND MEADOWS CWRIGHT

SECTION ii

Wind Meadows South
Community Development District

Unaudited Financial Reporting
June 30, 2025



Table of Contents

1	<u>Balance Sheet</u>
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4	<u>Debt Service Series 2021</u>
5	<u>Debt Service Series 2023</u>
6	<u>Construction Fund Series 2023</u>
7	<u>Capital Reserve Fund</u>
8-9	<u>Month to Month</u>
10	<u>Assessment Receipt Schedule</u>
11	<u>Long Term Debt Schedule</u>

Wind Meadows South
Community Development District
Combined Balance Sheet
June 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Operating Account	\$ 170,040	\$ -	\$ 170,040
State Board Administration	\$ 354,097	\$ -	\$ 354,097
Prepaid Expenses	\$ 2,483	\$ -	\$ 2,483
Due From General Fund	\$ -	\$ 2,753	\$ 2,753
<u>Investments:</u>			
<u>Series 2021</u>			
Reserve	\$ -	\$ 260,000	\$ 260,000
Revenue	\$ -	\$ 229,934	\$ 229,934
Prepayment	\$ -	\$ 135	\$ 135
<u>Series 2023</u>			
Reserve	\$ -	\$ 261,763	\$ 261,763
Revenue	\$ -	\$ 268,150	\$ 268,150
Total Assets	\$ 526,620	\$ 1,022,734	\$ 1,549,354
Liabilities:			
Accounts Payable	\$ 17,718	\$ -	\$ 17,718
Due To Debt Service	\$ 2,753	\$ -	\$ 2,753
Total Liabilities	\$ 20,470	\$ -	\$ 20,470
Fund Balances:			
Nonspendable:			
Prepaid Items	\$ 2,483	\$ -	\$ 2,483
Restricted for:			
Debt Service - Series 2021	\$ -	\$ 491,898	\$ 491,898
Debt Service - Series 2023	\$ -	\$ 530,836	\$ 530,836
Assigned for:			
Unassigned	\$ 503,667	\$ -	\$ 503,667
Total Fund Balances	\$ 506,149	\$ 1,022,734	\$ 1,528,884
Total Liabilities & Fund Balance	\$ 526,620	\$ 1,022,734	\$ 1,549,354

Wind Meadows South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues				
Assessments - Tax Roll	\$ 647,868	\$ 647,868	\$ 650,231	\$ 2,363
Assessments - Direct	\$ 216,301	\$ 216,301	\$ 164,579	\$ (51,722)
Assessments - Lot Closing	\$ -	\$ -	\$ 51,755	\$ 51,755
Miscellaneous Income	\$ -	\$ -	\$ 90	\$ 90
Interest	\$ -	\$ -	\$ 4,097	\$ 4,097
Total Revenues	\$ 864,170	\$ 864,170	\$ 870,752	\$ 6,583

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 9,000	\$ 2,200	\$ 6,800
FICA Expense	\$ -	\$ -	\$ 168	\$ (168)
Engineering	\$ 18,000	\$ 13,500	\$ 2,625	\$ 10,875
Attorney	\$ 25,000	\$ 18,750	\$ 13,422	\$ 5,328
Annual Audit	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Assessment Administration	\$ 6,000	\$ 6,000	\$ 6,000	\$ -
Arbitrage	\$ 900	\$ 900	\$ 900	\$ -
Dissemination	\$ 6,300	\$ 6,300	\$ 6,325	\$ (25)
Trustee Fees	\$ 8,082	\$ 8,082	\$ 8,297	\$ (215)
Management Fees	\$ 42,500	\$ 31,875	\$ 31,875	\$ -
Information Technology	\$ 1,890	\$ 1,418	\$ 1,418	\$ -
Website Maintenance	\$ 1,260	\$ 945	\$ 945	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 1,087	\$ (87)
Insurance	\$ 7,200	\$ 7,200	\$ 5,952	\$ 1,248
Printing & Binding	\$ 500	\$ 375	\$ 10	\$ 365
Legal Advertising	\$ 7,500	\$ 5,625	\$ 1,001	\$ 4,624
Contingency	\$ 1,000	\$ 1,000	\$ 608	\$ 392
Property Taxes	\$ -	\$ -	\$ 27	\$ (27)
Office Supplies	\$ 625	\$ 469	\$ 23	\$ 446
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 144,932	\$ 117,613	\$ 83,058	\$ 34,555

Wind Meadows South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<u>Operations and Maintenance Expenditures</u>				
<u>Field Operations</u>				
Property Insurance	\$ 20,000	\$ 20,000	\$ 19,422	\$ 578
Field Management	\$ 16,538	\$ 12,403	\$ 11,025	\$ 1,378
Landscape Maintenance	\$ 145,000	\$ 104,203	\$ 104,203	\$ -
Landscape Replacement	\$ 50,000	\$ 38,444	\$ 38,444	\$ -
Lake Maintenance	\$ 3,500	\$ 2,625	\$ 1,800	\$ 825
Streetlights	\$ 60,000	\$ 60,000	\$ 56,027	\$ 3,973
Electric - Field	\$ 5,500	\$ 1,121	\$ 1,121	\$ -
Water & Sewer - Field	\$ 57,500	\$ 57,500	\$ 48,363	\$ 9,137
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Irrigation Repairs	\$ 8,000	\$ 6,000	\$ 1,375	\$ 4,625
General Repairs & Maintenance	\$ 15,000	\$ 14,199	\$ 14,199	\$ -
Field Contingency	\$ 10,000	\$ 10,000	\$ 17,500	\$ (7,500)
Subtotal Field Expenditures	\$ 393,538	\$ 328,370	\$ 313,479	\$ 14,891
<u>Amenity Expenditures</u>				
Amenity - Electric	\$ 30,000	\$ 8,336	\$ 8,336	\$ -
Amenity - Water	\$ 15,000	\$ 11,250	\$ 2,080	\$ 9,170
Internet	\$ 5,000	\$ 585	\$ 585	\$ -
Pest Control	\$ 3,200	\$ 2,400	\$ 1,202	\$ 1,198
Janitorial Service	\$ 15,000	\$ 11,250	\$ 8,330	\$ 2,920
Security Services	\$ 35,000	\$ 26,250	\$ 26,645	\$ (395)
Pool Maintenance	\$ 30,000	\$ 30,000	\$ 27,945	\$ 2,055
Pool Permit	\$ -	\$ -	\$ 280	\$ (280)
Amenity Repairs & Maintenance	\$ 20,000	\$ 15,000	\$ 3,329	\$ 11,671
Amenity Access Management	\$ 12,500	\$ 12,500	\$ 13,700	\$ (1,200)
Contingency	\$ 10,000	\$ 7,500	\$ -	\$ 7,500
Subtotal Amenity Expenditures	\$ 175,700	\$ 125,071	\$ 92,432	\$ 32,639
Total Operations and Maintenance:	\$ 569,238	\$ 453,441	\$ 405,911	\$ 47,530
<u>Other Expenditures</u>				
Capital Reserve - Transfer Out	\$ 150,000	\$ -	\$ -	\$ -
Total Other Expenditures	\$ 150,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 864,170	\$ 571,054	\$ 488,969	\$ 82,085
Excess Revenues (Expenditures)	\$ -	\$ -	\$ 381,783	
Fund Balance - Beginning	\$ -	\$ -	\$ 124,366	
Fund Balance - Ending	\$ -	\$ -	\$ 506,149	

Wind Meadows South

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 520,000	\$ 520,000	\$ 521,815	\$ 1,815
Assessments - Prepayments	\$ -	\$ -	\$ 21,034	\$ 21,034
Interest	\$ 8,000	\$ 8,000	\$ 17,198	\$ 9,198
Total Revenues	\$ 528,000	\$ 528,000	\$ 560,047	\$ 32,047
Expenditures:				
Interest - 11/1	\$ 160,751	\$ 160,751	\$ 160,751	\$ -
Principal - 5/1	\$ 200,000	\$ 200,000	\$ 200,000	\$ -
Interest - 5/1	\$ 160,751	\$ 160,751	\$ 160,751	\$ -
Special Call - 5/1	\$ -	\$ -	\$ 25,000	\$ -
Total Expenditures	\$ 521,503	\$ 521,503	\$ 546,503	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,498	\$ 6,498	\$ 13,545	\$ 32,047
Fund Balance - Beginning	\$ 216,043		\$ 478,353	
Fund Balance - Ending	\$ 222,540		\$ 491,898	

Wind Meadows South

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 262,388	\$ 262,388	\$ 263,305	\$ 917
Assessments - Direct Bill	\$ 261,138	\$ 261,137	\$ 261,137	\$ -
Interest	\$ 15,972	\$ 15,972	\$ 22,428	\$ 6,456
Total Revenues	\$ 539,497	\$ 539,496	\$ 546,870	\$ 7,374
Expenditures:				
Interest - 11/1	\$ 204,363	\$ 204,363	\$ 204,363	\$ -
Principal - 5/1	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest - 5/1	\$ 204,363	\$ 204,363	\$ 204,363	\$ -
Total Expenditures	\$ 523,725	\$ 523,725	\$ 523,725	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 15,772	\$ 15,771	\$ 23,145	\$ 7,374
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		\$ (238,617)	
Fund Balance - Beginning	\$ 508,536		\$ 769,454	
Fund Balance - Ending	\$ 524,308		\$ 530,836	

Wind Meadows South

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	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 June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	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	\$ 3,027	\$ 1,124	\$ 2,280	\$ -	\$ -	\$ -	\$ 650,231
Assessments - Direct	\$ 164,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164,579
Assessments - Lot Closing	\$ -	\$ -	\$ 51,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,755
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ 90
Interst	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173	\$ 1,291	\$ 1,338	\$ 1,296	\$ -	\$ -	\$ -	\$ 4,097
Total Revenues	\$ 164,579	\$ 16,754	\$ 662,580	\$ 4,501	\$ 7,401	\$ 4,492	\$ 4,347	\$ 2,521	\$ 3,575	\$ -	\$ -	\$ -	\$ 870,752
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400	\$ 600	\$ 600	\$ 600	\$ -	\$ -	\$ -	\$ 2,200
FICA Expense	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31	\$ 46	\$ 46	\$ 46	\$ -	\$ -	\$ -	\$ 168
Engineering	\$ -	\$ 125	\$ 500	\$ -	\$ 375	\$ 1,375	\$ 375	\$ (125)	\$ -	\$ -	\$ -	\$ -	\$ 2,625
Attorney	\$ 714	\$ 1,311	\$ 892	\$ 2,540	\$ 2,326	\$ 1,868	\$ 1,725	\$ 1,560	\$ 487	\$ -	\$ -	\$ -	\$ 13,422
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ 900
Dissemination	\$ 2,025	\$ 525	\$ 525	\$ 525	\$ 525	\$ 525	\$ 625	\$ 525	\$ 525	\$ -	\$ -	\$ -	\$ 6,325
Trustee Fees	\$ 2,483	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,773	\$ -	\$ -	\$ -	\$ -	\$ 8,297
Management Fees	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ 3,542	\$ -	\$ -	\$ -	\$ 31,875
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ 1,418
Website Maintenance	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ 945
Postage & Delivery	\$ 84	\$ 86	\$ 122	\$ 238	\$ 130	\$ 255	\$ 44	\$ 62	\$ 67	\$ -	\$ -	\$ -	\$ 1,087
Insurance	\$ 5,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,952
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ 10
Legal Advertising	\$ -	\$ -	\$ -	\$ 651	\$ 350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,001
Contingency	\$ 41	\$ 41	\$ 76	\$ 41	\$ 49	\$ 49	\$ 129	\$ 134	\$ 49	\$ -	\$ -	\$ -	\$ 608
Property Taxes	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27
Office Supplies	\$ 3	\$ 1	\$ 3	\$ 0	\$ 3	\$ 3	\$ 3	\$ 4	\$ 4	\$ -	\$ -	\$ -	\$ 23
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 21,308	\$ 10,383	\$ 5,921	\$ 7,799	\$ 7,561	\$ 8,315	\$ 7,351	\$ 8,837	\$ 5,581	\$ -	\$ -	\$ -	\$ 83,058

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	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ 11,025
Landscape Maintenance	\$ 15,020	\$ 11,120	\$ 11,345	\$ 11,120	\$ 11,120	\$ 11,120	\$ 11,120	\$ 11,120	\$ 11,120	\$ -	\$ -	\$ -	\$ 104,203
Landscape Replacement	\$ -	\$ 6,999	\$ 2,824	\$ 13,764	\$ 14,547	\$ -	\$ -	\$ 310	\$ -	\$ -	\$ -	\$ -	\$ 38,444
Lake Maintenance	\$ 225	\$ 225	\$ -	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ -	\$ -	\$ -	\$ 1,800
Streetlights	\$ 7,286	\$ 6,744	\$ 5,999	\$ 5,999	\$ 5,999	\$ 5,999	\$ 5,999	\$ 5,999	\$ 5,999	\$ -	\$ -	\$ -	\$ 56,027
Electric - Field	\$ 22	\$ 22	\$ 22	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 941	\$ -	\$ -	\$ -	\$ 1,121
Water & Sewer - Field	\$ 1,272	\$ 1,357	\$ 1,729	\$ 4,343	\$ 5,735	\$ 13,999	\$ 5,797	\$ 10,022	\$ 4,110	\$ -	\$ -	\$ -	\$ 48,363
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ 147	\$ 112	\$ 813	\$ 221	\$ -	\$ -	\$ 83	\$ -	\$ -	\$ -	\$ 1,375
General Repairs & Maintenance	\$ 400	\$ 1,166	\$ -	\$ 3,697	\$ 880	\$ 1,543	\$ 367	\$ 6,146	\$ -	\$ -	\$ -	\$ -	\$ 14,199
Field Contingency	\$ -	\$ -	\$ 17,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500
Total Field Expenses	\$ 45,025	\$ 29,011	\$ 40,944	\$ 40,661	\$ 40,720	\$ 34,508	\$ 24,909	\$ 35,223	\$ 22,477	\$ -	\$ -	\$ -	\$ 313,479
Amenity Expenditures													
Amenity - Electric	\$ 1,125	\$ 1,069	\$ 1,116	\$ 1,119	\$ 1,011	\$ 975	\$ 968	\$ 953	\$ -	\$ -	\$ -	\$ -	\$ 8,336
Amenity - Water	\$ 136	\$ 156	\$ 225	\$ 260	\$ 269	\$ 251	\$ 226	\$ 294	\$ 263	\$ -	\$ -	\$ -	\$ 2,080
Internet	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ 585
Pest Control	\$ 120	\$ 235	\$ 120	\$ 120	\$ -	\$ 240	\$ 120	\$ 247	\$ -	\$ -	\$ -	\$ -	\$ 1,202
Janitorial Service	\$ 1,020	\$ 1,010	\$ 1,020	\$ 1,020	\$ 1,020	\$ 1,070	\$ 1,110	\$ -	\$ 1,060	\$ -	\$ -	\$ -	\$ 8,330
Security Services	\$ 2,036	\$ 2,703	\$ 2,732	\$ 2,485	\$ 2,500	\$ 5,012	\$ 2,705	\$ 3,748	\$ 2,724	\$ -	\$ -	\$ -	\$ 26,645
Pool Maintenance	\$ 2,950	\$ 2,995	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 6,000	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ -	\$ 27,945
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ 280
Amenity Repairs & Maintenance	\$ -	\$ 195	\$ -	\$ 714	\$ 962	\$ 1,187	\$ -	\$ 220	\$ 50	\$ -	\$ -	\$ -	\$ 3,329
Amenity Access Management	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 5,367	\$ 1,042	\$ -	\$ -	\$ -	\$ 13,700
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenity Expenses	\$ 8,494	\$ 9,469	\$ 8,820	\$ 9,326	\$ 9,369	\$ 12,342	\$ 12,236	\$ 14,173	\$ 8,204	\$ -	\$ -	\$ -	\$ 92,432
Total Operations and Maintenance:	\$ 53,519	\$ 38,480	\$ 49,764	\$ 49,987	\$ 50,088	\$ 46,850	\$ 37,145	\$ 49,396	\$ 30,682	\$ -	\$ -	\$ -	\$ 405,911
Other Expenditures													
Capital Reserves - Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 74,827	\$ 48,863	\$ 55,685	\$ 57,786	\$ 57,650	\$ 55,166	\$ 44,496	\$ 58,233	\$ 36,263	\$ -	\$ -	\$ -	\$ 488,969
Excess Revenues (Expenditures)	\$ 89,752	\$ (32,109)	\$ 606,895	\$ (53,285)	\$ (50,248)	\$ (50,673)	\$ (40,149)	\$ (55,712)	\$ (32,688)	\$ -	\$ -	\$ -	\$ 381,783

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
4/11/25	3/1-3/31/25	\$ 3,064.62	\$ -	\$ (61.29)	\$ -	\$ -	\$ 3,003.33	\$ 1,360.54	\$ 1,091.85	\$ 550.94	\$ 3,003.33
4/11/25	3/1-3/31/25	\$ 3,700.88	\$ -	\$ (74.02)	\$ -	\$ -	\$ 3,626.86	\$ 1,643.01	\$ 1,318.53	\$ 665.32	\$ 3,626.86
4/30/25	1/1-3/31/25	\$ -	\$ -	\$ -	\$ 27.87	\$ -	\$ 27.87	\$ 12.63	\$ 10.13	\$ 5.11	\$ 27.87
4/30/25	1/1-3/31/25	\$ -	\$ -	\$ -	\$ 23.08	\$ -	\$ 23.08	\$ 10.46	\$ 8.39	\$ 4.23	\$ 23.08
5/9/25	4/1-4/30/25	\$ 1,146.39	\$ -	\$ (22.93)	\$ -	\$ -	\$ 1,123.46	\$ 508.94	\$ 408.43	\$ 206.09	\$ 1,123.46
5/9/25	4/1-4/30/25	\$ 1,384.40	\$ -	\$ (27.69)	\$ -	\$ -	\$ 1,356.71	\$ 614.60	\$ 493.23	\$ 248.88	\$ 1,356.71
6/23/25	6/2/25	\$ 2,326.17	\$ -	\$ (46.52)	\$ -	\$ -	\$ 2,279.65	\$ 1,032.70	\$ 828.76	\$ 418.19	\$ 2,279.65
6/23/25	6/2/25	\$ 2,809.12	\$ -	\$ (56.18)	\$ -	\$ -	\$ 2,752.94	\$ 1,247.11	\$ 1,000.82	\$ 505.01	\$ 2,752.94
Total		\$ 1,538,307.22	\$ (60,245.17)	\$ (29,561.25)	\$ 2,230.93	\$ (15,380.12)	\$ 1,435,351.61	\$ 650,231.42	\$ 521,815.45	\$ 263,304.74	\$ 1,435,351.61

100.35%	Net Percent Collected
0	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Wind Meadows South 2, LLC				Net Assessments				
2025-01				\$ 103,509.00	\$ 124,946.00	\$ 228,455.00		
Date Received	Due Date	Check Number	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				Net Assessments				
2025-02				\$ 112,824.81	\$ 136,191.14	\$ 249,015.95		
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)
LESS: PRINCIPAL PAYMENT 05/1/25		(\$200,000)
LESS: SPECIAL CALL 05/1/25		(\$25,000)
CURRENT BONDS OUTSTANDING		\$8,725,000

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)
LESS: PRINCIPAL PAYMENT 05/1/25		(\$115,000)
CURRENT BONDS OUTSTANDING		\$7,430,000

SECTION iii

Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** One complimentary Access Card will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be authorized one (1) initial Access Card free of charge. One (1) additional Access Card may be purchased at the Amenity Rates in effect, for a maximum of two (2) Access Cards per Household in service at a time. Replacement Access Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the Card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen Cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen Cards.