

*Wind Meadows South  
Community Development District*

*Meeting Agenda*

*May 26, 2026*

# AGENDA

# *Wind Meadows South*

## *Community Development District*

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

May 19, 2026

### **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, May 26, 2026 at 1:00 PM** at **Home 2 Suites By Hilton Lakeland North I-4, 3610 Hopewell Ave, Lakeland, FL 33809.**

**Zoom Video Join Link:** <https://us06web.zoom.us/j/81107371239>

**Call-In Information:** 1-305-224-1968

**Meeting ID:** 811 0737 1239

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes)
3. Approval of Minutes of the March 24, 2026 Board of Supervisors Meeting
4. Discussion of Board Seat Terms
5. Consideration of Resolution 2026-07 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing to Adopt
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Pavers and Concrete Walkway at Amenity Center
    - ii. Consideration of Prince Proposal to Seed Tracts Behind Orchid Oriole Loop
    - iii. Consideration of Proposal to Resling 11 Lounge Chairs and 1 Dining Chair
    - iv. Consideration of Proposal from Prince & Sons for Fuel Surcharge
    - v. Consideration of Proposal from Resort Pools for Fuel Surcharge
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Number of Registered Voters: 1137
7. Other Business
8. Supervisors Requests and Audience Comments
9. CLOSED SECURITY SESSION
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 on Tuesday, **March 24, 2026**, at 1:02 p.m. at the Home 2 Suites by Hilton Lakeland North I-4, 3610 Hopewell Ave., Lakeland, Florida.

Present and constituting a quorum:

Lori Campagna	Chairperson
Kelly Evans	Vice Chairperson
Brad Gilley	Assistant Secretary
Heather Santer	Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Jill Burns	District Manager, GMS
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS
Bryan Hunter	District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. O'Rourke called the meeting to order at 1:02 p.m. and called roll. Four Board members were in attendance constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. O'Rourke opened the public comment period. There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 27, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes of January 27, 2026 Board of Supervisors. She stated staff had reviewed these for accuracy and they are just looking for a motion to approve unless the Board has any corrections or edits.

On MOTION by Mr. Gilley, seconded by Ms. Campagna, with all in favor, the Minutes of January 27, 2026, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Presentation of HOA vs CDD Responsibilities**

Ms. O'Rourke noted the responsibilities of the HOA versus the CDD, which was requested at the previous meeting. They had drafted this document, and after making a few edits, it can now be distributed to residents who inquire about the differences. The Board discussed making the summary available on the website for easier access. Ms. O'Rourke stated they would post it on the website and have a community wide e-mail sent out.

The Board discussed categorization and description of amenities and security within a community setting. How to list amenities, clarify the role of security vendors, and suggest changes to wording for clarity—specifically, replacing "security amenities" with "compliance with amenity policies." The Board and staff discussed updating contact information as well.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rinaldi stated there are no new items to report at this meeting, but a legislative recap and update is planned for the next session. She noted her firm is currently reviewing recent legislative actions from the concluded regular session to determine their impact on special districts and will present findings at the upcoming Board meeting. She noted the ongoing requirement for Board members to complete four hours of ethics-related continuing education each year. She stated once the training is completed to send an email and she will coordinate with the district manager and keep that in the files. The training is to be completed by December 31, 2026.

**B. Engineer**

Mr. Hunter reminded the Board that if they need the engineers to prepare the annual report for the CDD this year, they should notify the team as soon as possible. Based on previous years, the report is typically required by June, so advance notice would be appreciated to help ensure timely completion. Ms. O'Rourke clarified that the annual engineer's report requirement varies by District and is determined by the trust indenture. Their office manages notifications and due dates for these reports. If a report is required this year, their office will send the necessary information.

### **C. Field Manager's Report**

Mr. Blanco introduced himself as the new field manager. He provided a report on Wind Meadow South's maintenance activities. He conducted thorough reviews and completed several projects before the spring break season. These included playground maintenance (pressure washing and installing new rules signage), reinforcing benches, and performing amenity repairs such as replacing a faulty changing table, updating faded signage, and repainting pool rule signs. Pond maintenance was also carried out, including trash removal. Street sign maintenance is pending, mainly straightening signs damaged by construction trucks. He noted there was some pressure washing done on the pool deck.

A Board member noted that there was discussion in late November, early December, about adding pavers to the second entrance to the pool because it is just dirt and grass. Heather noted that Mr. Bailey is going to get a price for that because the pathway is about 7 to 10 feet work of just grass. It brings mud and grass in from the back entry. Mr. Blanco stated he will look into it and have some proposals for the next meeting.

#### **i. Consideration of Prince Proposal for Plant Replacement**

Mr. Blanco presented a proposal for replacing plants affected by a recent cold snap with sturdier, cold-resistant varieties, with a cost of \$3,240. He noted he did a review of all the plantings that were affected by the cold snap and took inventory of it all. He stated he gave it a month to see what would grow back and what couldn't grow back, cut it and got a better gauge of what they had.

Ms. O'Rourke stated there is \$50,000 in landscaping replacement and nothing has been used out of that total. Mr. Blanco stated he is meeting with the landscaper tomorrow and can confirm the tree type. There was a motion to approve it working with the Chair and management to make that decision.

On MOTION by Ms. Campagna, seconded by Ms. Santer, with all in favor, Prince Proposal for Plant Replacement, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. O’Rourke reviewed the check register which was a summary of checks written for the district from January 15, 2026, through March 13, 2026, totaling \$201,298.17. There is a summary of all the invoices paid for the district following that and she pointed out that there are two larger debt services transfers to US Bank. Those are the debt assessments being transferred to the Trustee.

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

**ii. Balance Sheet & Income Statement**

Ms. O’Rourke presented the unaudited financials. These are for informational purposes only. These are on page 35 and are through January 31, 2026.

**SIXTH ORDER OF BUSINESS**

**Other Business**

Ms. O’Rourke informed the Board about a printout detailing security vendor option, aiming to gauge interest in possibly exploring a different provider. Although specifics require a closed session, she noted that when the current contract was signed, only year-round coverage was available. Now they've identified a vendor offering seasonal coverage, used in other districts, which could provide cost savings or allow for additional daily coverage within the same budget. The Board was invited to express interest, with the possibility of gathering proposals and discussing them in detail at a future closed session.

Ms. Santer expressed concerns about the effectiveness of current security guards, noting that they often do not secure the premises or enforce rules. Specific examples included a guard letting teenagers into a pool without supervision and admitting not knowing the facility’s regulations, such as guest limits. While one guard in 2023 was diligent about checking IDs and maintaining accountability, recent practices have become lax, resulting in disorder and a lack of control. Ms. O’Rourke stated after receiving reports from residents and an email with Ms. Santer, they followed up with Securitas and their president, James, to ensure the guard reviewed the rules.

The guard was reminded to call police if people don't comply. Despite these actions, considering alternative options is still recommended. She noted she will come back with Proposals.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

There being no comments, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

Ms. O'Rourke asked for a motion to adjourn the meeting.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION 4

# *Wind Meadows South*

## *Community Development District*

City of Bartow, Polk County, Florida  
Ordinance No. 2021-10

Lori Campagna, **Chairperson**  
4301 W Boy Scout Blvd., Suite 600  
Tampa, FL 33607  
**Term Expires: 11/2028**  
**Seat #4**

**E-mail:** [lori.campagna@lennar.com](mailto:lori.campagna@lennar.com)

Kelly Evans, **Vice Chairperson**  
4301 W Boy Scout Blvd., Suite 600  
Tampa, FL 336077  
**Term Expires: 11/2028**  
**Seat #5**

**E-mail:** [kelly.evans@lennar.com](mailto:kelly.evans@lennar.com)

Bradley Gilley, **Assistant Secretary**  
4301 W Boy Scout Blvd., Suite 600  
Tampa, FL 33607  
**Term Expires: 11/2026**  
**Seat #1**

**E-mail:** [bradley.gilley@lennar.com](mailto:bradley.gilley@lennar.com)

Heather Santer, **Assistant Secretary**  
3399 Lounging Wren Ln.  
Bartow, FL 33830  
**Appointed: 10/28/2025**  
**Term Expires: 11/2026**  
**Seat #2**

**E-mail:** [ncs2idl4@gmail.com](mailto:ncs2idl4@gmail.com)

VACANT,

**Term Expires: 11/2026**  
**Seat #3**

**E-mail:**

Jill Burns, **Secretary**  
Katie O'Rourke, **Assistant Secretary**  
George Flint, **Assistant Secretary**  
George Flint, **Treasurer**  
Katie Costa, **Assistant Treasurer**  
Darrin Mossing, Sr., **Assistant Treasurer**

# SECTION 5

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 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, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Wind Meadows South Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); 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 2027 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: July 28, 2026

HOUR: 1:00 p.m.

LOCATION: Home2 Suites By Hilton Lakeland North I-4  
3610 Hopewell Avenue  
Lakeland, Florida 33809

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Bartow and Polk County, Florida 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 (2) days before the budget hearing date as set forth in Section 2, and shall remain 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 26TH DAY OF MAY 2026.**

ATTEST:

**WIND MEADOWS SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

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

***Proposed Budget***  
***FY2027***



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**Wind Meadows South**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments - Tax Roll	\$ 798,089	\$ 789,743	\$ 8,347	\$ 798,089	\$ 798,089
Interest	\$ -	\$ 7,114	\$ 2,371	\$ 9,485	\$ -
Carry Forward	\$ -	\$ -	\$ -	\$ -	\$ 4,070
<b>Total Revenues</b>	<b>\$ 798,089</b>	<b>\$ 796,857</b>	<b>\$ 10,718</b>	<b>\$ 807,574</b>	<b>\$ 802,159</b>

**Expenditures**

*General & Administrative*

Supervisor Fees	\$ 12,000	\$ 2,200	\$ 6,000	\$ 8,200	\$ 12,000
FICA Expenditures	\$ 918	\$ 168	\$ 459	\$ 627	\$ 918
Engineering	\$ 18,000	\$ 938	\$ 1,500	\$ 2,438	\$ 18,000
Attorney	\$ 25,000	\$ 8,826	\$ 16,174	\$ 25,000	\$ 25,000
Annual Audit	\$ 3,400	\$ -	\$ 3,300	\$ 3,300	\$ 3,500
Assessment Administration	\$ 6,180	\$ 6,180	\$ -	\$ 6,180	\$ 6,489
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,489	\$ 3,245	\$ 3,246	\$ 6,491	\$ 6,813
Trustee Fees	\$ 8,869	\$ 6,557	\$ 2,312	\$ 8,869	\$ 8,869
Management Fees	\$ 45,000	\$ 22,500	\$ 22,500	\$ 45,000	\$ 47,250
Information Technology	\$ 1,947	\$ 974	\$ 972	\$ 1,946	\$ 2,044
Website Maintenance	\$ 1,298	\$ 649	\$ 648	\$ 1,297	\$ 1,363
Postage & Delivery	\$ 1,400	\$ 518	\$ 700	\$ 1,218	\$ 1,400
Insurance	\$ 6,845	\$ 6,309	\$ -	\$ 6,309	\$ 6,940
Copies	\$ 200	\$ -	\$ 50	\$ 50	\$ 200
Legal Advertising	\$ 2,500	\$ 1,360	\$ 1,140	\$ 2,500	\$ 2,500
Contingency	\$ 1,100	\$ 1,941	\$ 971	\$ 2,912	\$ 1,500
Property Taxes	\$ -	\$ 27	\$ -	\$ 27	\$ -
Office Supplies	\$ 400	\$ 4	\$ 50	\$ 54	\$ 400
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Subtotal Administrative Expenditures</b>	<b>\$ 142,620</b>	<b>\$ 63,021</b>	<b>\$ 60,471</b>	<b>\$ 123,492</b>	<b>\$ 146,261</b>

*Operations & Maintenance*

**Field Expenditures**

Property Insurance	\$ 22,335	\$ 19,247	\$ -	\$ 19,247	\$ 26,562
Field Management	\$ 17,034	\$ 8,517	\$ 8,520	\$ 17,037	\$ 17,886
Landscape Maintenance	\$ 155,000	\$ 74,080	\$ 77,760	\$ 151,840	\$ 155,000
Landscape Replacement	\$ 50,000	\$ 1,870	\$ 25,000	\$ 26,870	\$ 40,000
Lake Maintenance	\$ 6,500	\$ 2,100	\$ 2,850	\$ 4,950	\$ -
Pond Maintenance	\$ 5,000	\$ -	\$ 2,500	\$ 2,500	\$ 5,880
Streetlights	\$ 88,400	\$ 37,271	\$ 37,560	\$ 74,831	\$ 88,400
Electric	\$ 500	\$ 156	\$ 144	\$ 300	\$ 500
Water & Sewer	\$ 65,000	\$ 24,214	\$ 26,274	\$ 50,488	\$ 60,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 8,000	\$ 2,307	\$ 5,693	\$ 8,000	\$ 10,500
General Repairs & Maintenance	\$ 15,000	\$ 1,468	\$ 7,500	\$ 8,968	\$ 15,000
Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Holiday Décor	\$ 7,500	\$ 3,389	\$ 3,389	\$ 6,778	\$ 7,500
Contingency	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
<b>Subtotal Field Expenditures</b>	<b>\$ 447,769</b>	<b>\$ 174,618</b>	<b>\$ 203,441</b>	<b>\$ 378,059</b>	<b>\$ 446,727</b>

**Wind Meadows South**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget FY2027
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ 15,000	\$ 7,372	\$ 7,692	\$ 15,064	\$ 16,500
Amenity - Water	\$ 8,000	\$ 2,558	\$ 2,718	\$ 5,276	\$ 5,500
Internet	\$ 3,000	\$ 455	\$ 390	\$ 845	\$ 845
Pest Control	\$ 3,200	\$ 992	\$ 1,600	\$ 2,592	\$ 3,200
Janitorial Service	\$ 16,000	\$ 6,370	\$ 6,420	\$ 12,790	\$ 16,000
Security Services	\$ 35,000	\$ 12,509	\$ 22,552	\$ 35,061	\$ 35,000
Pool Maintenance	\$ 40,000	\$ 18,900	\$ 18,900	\$ 37,800	\$ 39,000
Amenity Repairs & Maintenance	\$ 15,000	\$ 1,765	\$ 7,500	\$ 9,265	\$ 20,000
Amenity Access Management	\$ 12,500	\$ 6,250	\$ 6,252	\$ 12,502	\$ 13,125
Contingency	\$ 10,000	\$ 12,007	\$ 5,000	\$ 17,007	\$ 10,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 157,700</b>	<b>\$ 69,178</b>	<b>\$ 79,024</b>	<b>\$ 148,202</b>	<b>\$ 159,170</b>
<b>Total Operations and Maintenance:</b>	<b>\$ 605,469</b>	<b>\$ 243,796</b>	<b>\$ 282,465</b>	<b>\$ 526,261</b>	<b>\$ 605,897</b>
<i>Other Expenditures</i>					
Capital Reserves - Transfer	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
<b>Total Other Expenditures</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 798,089</b>	<b>\$ 306,817</b>	<b>\$ 392,936</b>	<b>\$ 699,752</b>	<b>\$ 802,159</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 490,040</b>	<b>\$ (382,218)</b>	<b>\$ 107,822</b>	<b>\$ -</b>

Net Assessments	\$ 798,089
Add: Discounts & Collections 7%	\$ 60,071
<b>Gross Assessments</b>	<b>\$ 858,160</b>

Product	Units	Net Assessment	Net Per Unit (7%)	Gross Per Unit
Single Family	835	\$ 798,089	\$ 956	\$ 1,028
<b>Total</b>	<b>835</b>	<b>\$ 798,089</b>		

FY2027	FY2026	Increase/ (Decrease) Per Unit	% Increase/Decrease
\$1,028	\$1,028	\$ -	0%

# 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.

### Carry Forward

Represents amount used to offset the District's fiscal year expenditure.

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## **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 Expenditure

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

#### Engineering

The District's engineer Hunter Engineering Inc. 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 Kilinski Van Wyk, PLLC, 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 has contracted with Governmental Management Services – Central Florida LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### Arbitrage

The District has contracted with AMTEC, to annually calculate the District's Arbitrage Rebate Liability on Series 2021 and anticipated bond issuance.

# Wind Meadows South

## Community Development District

### General Fund Budget

#### 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.

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2021 and Series 2023 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 various costs of information technology for the District with Governmental Management Services – Central Florida LLC, such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

#### Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC 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 with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

#### Copies

Printing materials for board meetings, printing of computerized checks, stationery, 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.

# Wind Meadows South

## Community Development District

### General Fund Budget

#### 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.

#### **Operations & Maintenance:**

##### **Field Services**

#### Property Insurance

Represents the District's property insurance coverages with Florida Insurance Alliance.

#### Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to 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.

#### Landscape Replacement

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

#### Pond Maintenance

Represents the 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 streetlights within the District boundaries for the fiscal year.

#### Electric

Represents the cost of electric charges of common areas throughout the District.

#### Water & Sewer

Represents the 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.

# Wind Meadows South Community Development District General Fund Budget

## Irrigation Repairs

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

## General Repairs & Maintenance

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

## Reserve Study

At the direction of the Board, recognizing the need for proper reserve planning, the District will conduct a reserve study of Wind Meadows South Community Development District.

## Holiday Decor

The District's costs for decoration of common areas during the Holidays.

## 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 the cost for electric charges for the District's amenity facilities.

### Amenity - Water

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

### Internet

Represents the cost for internet service provided at the Amenity Center.

### Pest Control

The District 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 cost to provide 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 the costs for repairs and maintenance of the District's amenity facilities.

# Wind Meadows South Community Development District General Fund Budget

## 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.

## **Other Expenditures:**

### Capital Reserves - Transfer

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 FY2026	Actual Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessment - Tax Roll	\$ 520,000	\$ 513,191	\$ 6,809	\$ 520,000	\$ 520,000
Interest Income	\$ 10,000	\$ 9,329	\$ 3,110	\$ 12,438	\$ 6,219
Carry Forward Surplus	\$ 233,740	\$ 238,767	\$ -	\$ 238,767	\$ 250,471
<b>Total Revenues</b>	<b>\$ 763,740</b>	<b>\$ 761,287</b>	<b>\$ 9,918</b>	<b>\$ 771,206</b>	<b>\$ 776,690</b>
<b>Expenses</b>					
Interest - 11/1	\$ 157,868	\$ 157,868	\$ -	\$ 157,868	\$ 155,408
Principal - 5/1	\$ 205,000	\$ -	\$ 205,000	\$ 205,000	\$ 210,000
Interest - 5/1	\$ 157,868	\$ -	\$ 157,868	\$ 157,868	\$ 155,408
<b>Total Expenditures</b>	<b>\$ 520,735</b>	<b>\$ 157,868</b>	<b>\$ 362,868</b>	<b>\$ 520,735</b>	<b>\$ 520,815</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 243,005</b>	<b>\$ 603,420</b>	<b>\$ (352,949)</b>	<b>\$ 250,471</b>	<b>\$ 255,875</b>

Interest Expense - 11/1	\$ 152,310
<b>Total</b>	<b>\$ 152,310</b>

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
11/01/26	\$ 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
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
		<b>\$ 8,520,000.00</b>	<b>\$ 5,045,915.00</b>	<b>\$ 13,928,782.50</b>

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

Description	Adopted Budget FY2026	Actual Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments - Tax Roll	\$ 523,525	\$ 517,918	\$ 5,607	\$ 523,525	\$ 523,525
Interest Income	\$ 13,783	\$ 9,984	\$ 3,328	\$ 13,312	\$ 6,656
Carry Forward Surplus	\$ 273,295	\$ 275,031	\$ -	\$ 275,031	\$ 288,318
<b>Total Revenues</b>	<b>\$ 810,603</b>	<b>\$ 802,933</b>	<b>\$ 8,935</b>	<b>\$ 811,868</b>	<b>\$ 818,499</b>
<b>Expenses</b>					
Interest - 11/1	\$ 201,775	\$ 201,775	\$ -	\$ 201,775	\$ 199,075
Principal - 5/1	\$ 120,000	\$ -	\$ 120,000	\$ 120,000	\$ 125,000
Interest - 5/1	\$ 201,775	\$ -	\$ 201,775	\$ 201,775	\$ 199,075
<b>Total Expenditures</b>	<b>\$ 523,550</b>	<b>\$ 201,775</b>	<b>\$ 321,775</b>	<b>\$ 523,550</b>	<b>\$ 523,150</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 287,053</b>	<b>\$ 601,158</b>	<b>\$ (312,840)</b>	<b>\$ 288,318</b>	<b>\$ 295,349</b>

Interest Expense - 11/1	\$ 196,263
<b>Total</b>	<b>\$ 196,263</b>

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

**Wind Meadows South**  
**Community Development District**  
**Series 2023 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
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
		<b>\$ 7,310,000.00</b>	<b>\$ 6,968,193.75</b>	<b>\$ 14,599,968.75</b>

**Wind Meadows South**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2026	Actual Through 3/31/26	Projected Next 6 Months	Projected Through 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Carry Forward Surplus	\$ 149,000	\$ 150,991	\$ -	\$ 150,991	\$ 199,991
<b>Total Revenues</b>	<b>\$ 149,000</b>	<b>\$ 150,991</b>	<b>\$ -</b>	<b>\$ 150,991</b>	<b>\$ 199,991</b>
<b>Expenses</b>					
Capital Outlay	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
<b>Total Expenditures</b>	<b>\$ 1,000</b>	<b>\$ -</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>
<b>Other Financing Sources</b>					
Transfer In/(Out)	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 50,000
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 198,000</b>	<b>\$ 150,991</b>	<b>\$ 49,000</b>	<b>\$ 199,991</b>	<b>\$ 248,991</b>

# SECTION 6

# SECTION C

# Wind Meadows South - CDD

## Field Management Report – Photo Supplement

### Pending - Installation of Entrance Plantings



#### Photo Description:

- ✚ Vendor has started to prep entrance landscaping beds for plant installation. Installation pending.



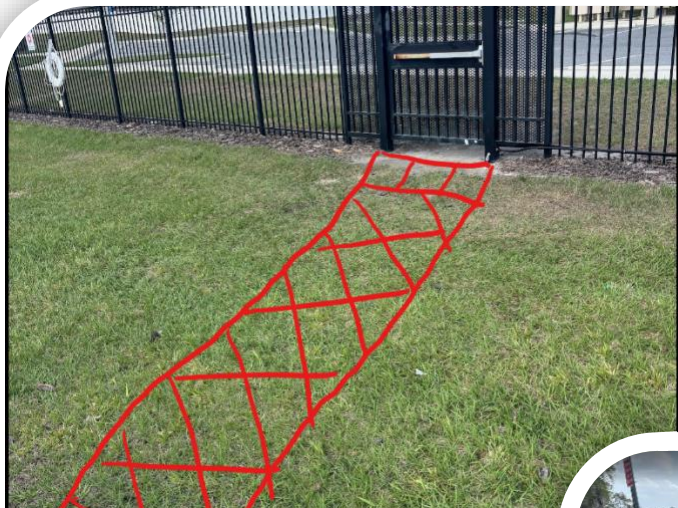
# Pending - Monument Maintenance

## Photo Description:

✚ Both monuments were found with minor stains, cracks and (1) light fixture in need of repair. Repair Pending.

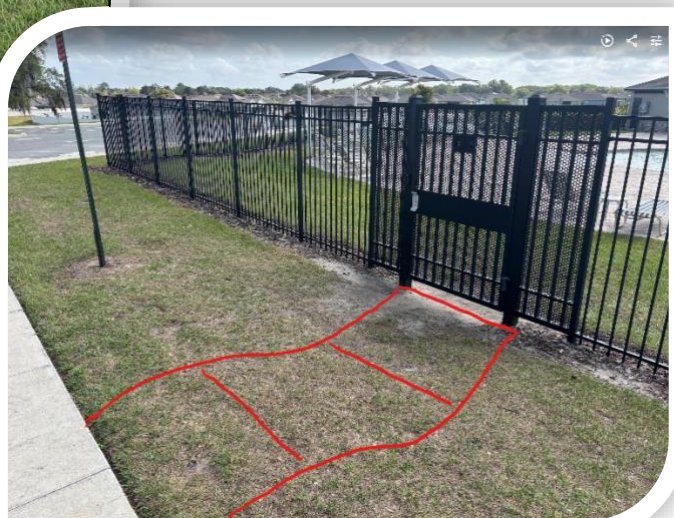


# Proposal for Paver and Concrete Walkway



## Photo Description:

- ✚ Per board request, staff requested proposal for paver walkway (to match existing paver deck) and concrete walkway.



# Proposal to Seed Tracts Behind Yarborough Ln.



## Photo Description:

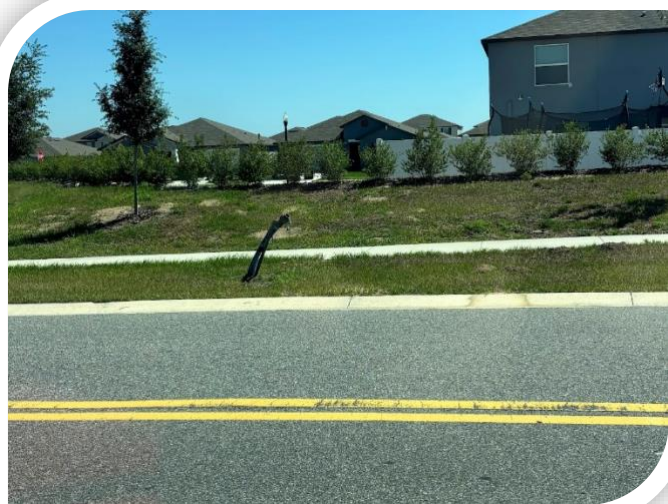
- Both tracts behind Orchard Oriole Loop currently with weeds, dead sod behind homeowner fence line and missing sod on the other side of the dry pond.



## (4) Water line Whips Along Quiet Quail Blvd.

### Photo Description:

✚ Reported (4) water line whips along Quiet Quail Blvd. to Bartow Public Works

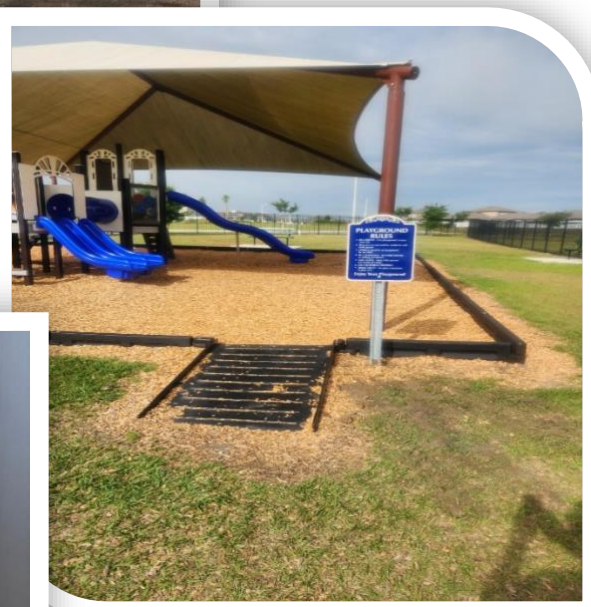
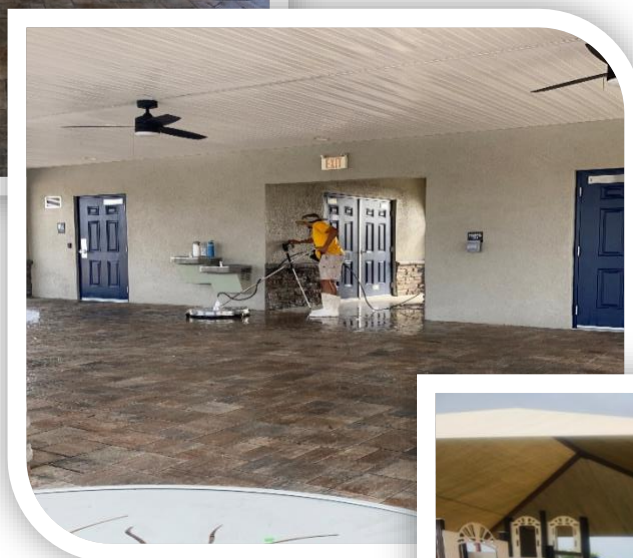


# Completed Maintenance Items



## Photo Description:

✚ Covered lanai was pressure washed and new signage added per insurance provider.



## Wind Meadows South CDD Field Management Action Items List

<i>Description</i>	<i>Vendor</i>	<i>Status</i>	<i>Proposal \$</i>	<i>Completion</i>	<i>Notes</i>
Amenity Maintenance	GMS	Completed		May 2026	Staff noted sticky floors and some stains on the covered lanai area in the amneity. Maintenance pressure washed floors and walls.
Signage Installation	GMS	Completed		April 2026	Staff met with Insurance provider in April. Provider recommended caution stickers on the metal playground poles, new playground rules in the amenity playground, and dog park signs differentiating large and small dogs.
Monument Maintenance	GMS	In Progress			Staff noted loose monument light, some stains in several areas, and some
Street Sign Maintenance	GMS	In Progress			Maintenance staff reinforced a Stop sign on Singing Mockingbird Blvd. Pending for completion is straightening (2) street signs and (1) sign with folded cross street blades.
Plant Replacement for Plantings Affected By Recent Cold Snap	Prince & Sons	Pending	\$ 3,030.00		Approved at the last board meeting. Both landscaping beds have been prepped for plan installation (all dead plantings have been removed.)
Proposal for Additional Paver and Concrete Amenity Walkway	Capstone, Elite Pavers, & Bravestone	Discussion	Cap. (Pending), Elite (Declined), and Bravestone (No Response)		Staff reached out to (3) vendors to add approx. 17 ft. of paver walkway from the deck to the exit and approx. 12 ft. of concrete walkway from the exit to the parking lot sidewalk.

<p>Proposal to Resling (11) Lounge Chairs and (1) Dining Chair</p>	<p>Florida Patio Furniture &amp; Re- strapping</p>	<p>Discussion</p>	<p>\$ 1,462.00</p>		<p>Staff set aside (11) lounge chairs and (1) dining chair that were found with tears or holes.</p>
<p>Proposal to Seed Tracts Bordering Yarborough Ln.</p>	<p>Prince &amp; Sons</p>	<p>Discussion</p>	<p>\$ 2,200.00</p>		<p>Staff noted that the sod behind (2) tracts on Orchid Oriole Loop did not take with tracts currently patchy with weeds. Proposal will be to seed prior to the start of the summer rain</p>

# SECTION i

*This item will be provided under  
separate cover*

# SECTION ii



200 S. F. Street  
Haines City, Florida 33844

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

Polk County License # 214815

Date: April 23, 2026

**SUBMITTED TO:**

Wind Meadows South  
219 Livingston Street  
Orlando, FL. 32801

Joel Blanco

Phone: 407-341-5524

Email: [jblanco@gmscfl.com](mailto:jblanco@gmscfl.com)

**Job Name / Location:**

2803 Red Egret Dr.  
Bartow, FL. 33830

**Bahia seed Installed open space adjacent to Yarborough and Corner along Power line Easement**

	Qty	Unit	Unit Cost	TOTAL
Bahia Seed	1	Each	\$2,200.00	\$2,200.00
			<b>Total:</b>	<b>\$2,200.00</b>

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: Fabian Almanza

Date Submitted: April 23, 2026

Accepted by: \_\_\_\_\_

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

# SECTION iii



# Florida Patio Furniture & Re-strapping

Date 3/30/26

TO:  
Wind Meadow South  
219 E. Livingston Street  
Orlando, FL 32801

FROM:  
2337 W. Clay Street  
Kissimmee, FL 34741  
407 483-7922  
[info@cflrestrapping.com](mailto:info@cflrestrapping.com)  
[www.orlandorestrapping.com](http://www.orlandorestrapping.com)

Contact person :Joel Blanco

TERMS: net 30 days		Delivery Time:	
QTY	Description	Cost	Price
1	Re-sling Chaise Lounge	\$115 ea.	\$115.00
11	Re-sling Dining Chairs	\$95 ea.	\$1,045.00
	Pickup & Delivery		<u>\$200.00</u>
			\$1,360.00
		7.5% sales tax	<u>\$102.00</u>
		Total	\$1,462.00

Pick up: 940 Orchid Grove Blvd  
Davenport, FL

Approved: \_\_\_\_\_

Date \_\_\_\_\_

Thank you for your requested quote.

# SECTION iv



Headquarters  
200 South F Street  
Haines City, Florida 33844  
(863) 422-5207  
www.princeandsonsinc.com

Tampa  
9513 US 92 East  
Tampa, Florida 33610

Orlando  
14645 Boggy Creek Rd  
Orlando, Florida 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of  $\geq$ \$4/gallon we will have a 3% increase

Average gas price of \$3.50-\$3.99/gallon we will have a 2% increase

Average gas price  $<$ \$3.49/gallon the fuel service charge will end

- **BASED ON STATE AVERAGE**
- **ONLY APPLIES TO CONTRACTED "ESSENTIAL SERVICES"**
- **FUEL SERVICE CHARGE APPLIES THROUGH SEPTEMBER IF PRICES WARRANT**
- **FY 2027 CHARGES WOULD NEED TO BE APPROVED FOR BUDGET**

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Dean Martin  
Vice President  
Phone: 863-422-5207 Office



# SECTION V



## Monthly Fuel Surcharge Request

To whom it may concern

We appreciate your continued trust and support. We are writing to inform you of a temporary change to our billing structure due to the ongoing increase in fuel costs.

As you may be aware, gas prices have risen significantly and continue to impact transportation and operational expenses across our industry. In order to continue providing the reliable service and quality you expect, we will be implementing a temporary fuel surcharge of \$50 per month, effective June 1<sup>st</sup> 2026.

This surcharge will remain in place only until gas prices have remained under \$3.95 at which time the fee will be removed.

We understand that any increase in costs can be difficult, and this decision was not made lightly. Our goal is to remain transparent while continuing to serve you without compromising the quality and dependability of our services.

We sincerely appreciate your understanding and continued business. If you have any questions, please feel free to contact us directly.

Thank you again for your support.

Simon McDonnell

VP of Operations

Resort Pool Services

321-689-6210

# SECTION D

# SECTION i

# Wind Meadows South Community Development District

## Summary of Invoices

March 14, 2026 to May 13, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	3/17/26	579-584	\$ 17,650.69
	3/24/26	585-586	\$ 1,566.50
	3/31/26	587-588	\$ 1,525.00
	4/7/26	589-590	\$ 16,110.00
	4/14/26	591-594	\$ 8,476.84
	4/21/26	595-596	\$ 8,730.81
	5/5/26	597-602	\$ 20,449.03
	5/12/26	603-607	\$ 6,963.39
			\$ 81,472.26
General Fund Auto Pays			
	4/13/26	80021 - 80024	\$ 3,347.36
			\$ 3,347.36
Supervisors			
	3/27/2026		
	Lori A. Campagna	50024	\$ 184.70
	Kelly A. Evans	50025	\$ 184.70
	Bradley C. Gilley	50026	\$ 184.70
	Heather N. Santer	50027	\$ 184.70
			\$ 738.80
<b>Total</b>			<b>\$ 85,558.42</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/17/26	00001	3/01/26	133	202603	320	53800	34000			*	1,419.50		
			FIELD MANAGEMENT MAR 26										
3/01/26		134	202603	310	51300	34000				*	3,750.00		
			MANAGEMENT FEES MAR 26										
3/01/26		134	202603	310	51300	35200				*	108.17		
			WEBSITE ADMIN MAR 26										
3/01/26		134	202603	310	51300	35100				*	162.25		
			INFORAMTION TECH MAR 26										
3/01/26		134	202603	310	51300	31300				*	540.75		
			DISSEMINATION SVC MAR 26										
3/01/26		134	202603	330	57200	48300				*	1,041.67		
			AMENITY ACCESS MAR 26										
3/01/26		134	202603	310	51300	51000				*	.48		
			OFFICE SUPPLIES										
3/01/26		134	202603	310	51300	42000				*	54.97		
			POSTAGE										
3/01/26		134	202603	310	51300	49000				*	150.00		
			AMEX-MEETING ROOM										
GOVERNMENTAL MANAGEMENT SERVICES-CF											7,227.79	000579	
3/17/26	00010	2/28/26	22611	202602	310	51300	31100			*	250.00		
			ENGINEER SVCS FEB 26										
HUNTER ENGINEERING, INC.											250.00	000580	
3/17/26	00023	3/06/26	1815-02.	202602	320	53800	43100			*	2,351.51		
			1785 QUIET QUAIL REC FEB26										
3/06/26		1815-02.	202602	320	53800	43100				*	729.03		
			# QUIET QUAIL BL FEB 26										
3/06/26		1815-02.	202602	320	53800	43100				*	1,274.00		
			# DIVING DOVE LN FEB 26										
3/06/26		1815-02.	202602	320	53800	43100				*	729.03		
			# RED EGRET DR FEB 26										
3/06/26		1815-02.	202602	320	53800	43100				*	781.87		
			# FLYING BLACKBIRD FEB 26										
3/06/26		1815-02.	202602	320	53800	43100				*	342.17		
			# QUIET QUAIL BL E FEB 26										
LAKELAND ELECTRIC											6,207.61	000581	
3/17/26	00023	3/06/26	4807-02.	202602	330	57200	43000			*	1,122.68		
			1785 QUIET QUAIL BL FEB26										
LAKELAND ELECTRIC											1,122.68	000582	
3/17/26	00023	3/06/26	5318-02.	202602	320	53800	43000			*	23.94		
			1600 QUIET QUAIL BL FEB26										
LAKELAND ELECTRIC											23.94	000583	
WINM WIND MEADOWS CWRIGHT													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/17/26	00035	1/31/26	12455701	202601	330-57200-34500			SECURITAS SECURITY SERVICES USA, INC	*	2,818.67	2,818.67	000584
								SECURITAS SECURITY SERVICES USA, INC				
3/24/26	00027	2/24/26	17298	202602	330-57200-48200			CSS CLEAN STAR SERVICES OF CFL	*	1,050.00	1,050.00	000585
								CSS CLEAN STAR SERVICES OF CFL				
3/24/26	00005	3/18/26	14478	202602	310-51300-31500			KILINSKI VAN WYK PLLC	*	516.50	516.50	000586
								KILINSKI VAN WYK PLLC				
3/31/26	00016	3/30/26	21460	202603	320-53800-47000			AQUATIC WEED MANAGEMENT, INC.	*	475.00	475.00	000587
								AQUATIC WEED MANAGEMENT, INC.				
3/31/26	00027	3/24/26	17552	202603	330-57200-48200			CSS CLEAN STAR SERVICES OF CFL	*	1,050.00	1,050.00	000588
								CSS CLEAN STAR SERVICES OF CFL				
4/07/26	00028	4/01/26	23265	202604	320-53800-46200			PRINCE & SONS, INC.	*	12,960.00	12,960.00	000589
								PRINCE & SONS, INC.				
4/07/26	00021	4/01/26	31302	202604	330-57200-48500			MCDONNELL CORPORATION DBA	*	3,150.00	3,150.00	000590
								MCDONNELL CORPORATION DBA				
4/14/26	00032	4/06/26	49466	202604	330-57200-48100			ALL AMERICAN LAWN & TREE SPECIALIST	*	126.00	126.00	000591
								ALL AMERICAN LAWN & TREE SPECIALIST				
4/14/26	00022	4/07/26	115813	202604	330-57200-49000			CURRENT DEMANDS ELECTRICAL &	*	597.55	597.55	000592
								CURRENT DEMANDS ELECTRICAL &				
4/14/26	00010	3/31/26	22634	202603	310-51300-31100			HUNTER ENGINEERING, INC.	*	187.50	187.50	000593
								HUNTER ENGINEERING, INC.				
4/14/26	00023	4/06/26	1815-03.	202603	320-53800-43100			1785 QUIET QUAIL RE MAR26	*	2,368.89		
								1785 QUIET QUAIL RE MAR26				
		4/06/26	1815-03.	202603	320-53800-43100			QUIET QUAIL BLV MAR 26	*	735.06		
								QUIET QUAIL BLV MAR 26				
		4/06/26	1815-03.	202603	320-53800-43100			DIVING DOVE LN MAR 26	*	1,283.74		
								DIVING DOVE LN MAR 26				

WINM WIND MEADOWS CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/06/26		1815-03.	202603	320-53800-43100		RED EGRET DR MAR 26	*	735.06		
4/06/26		1815-03.	202603	320-53800-43100		FLYING BLACKBIRD MAR 26	*	788.61		
4/06/26		1815-03.	202603	320-53800-43100		QUIET QUAIL BL MAR 26	*	348.58		
4/06/26		4807-03.	202603	330-57200-43000		1785 QUIET QUAIL BL MAR26	*	1,281.63		
4/06/26		5318-03.	202603	320-53800-43000		1600 QUIET QUAIL BL MAR26	*	24.22		
LAKELAND ELECTRIC									7,565.79	000594
4/21/26	00001	4/01/26	135	202604	320-53800-34000	FIELD MANAGEMENT APR 26	*	1,419.50		
		4/01/26	136	202604	310-51300-34000	MANAGEMENT FEES APR 26	*	3,750.00		
		4/01/26	136	202604	310-51300-35200	WEBSITE ADMIN APR 26	*	108.17		
		4/01/26	136	202604	310-51300-35100	INFORMATION TECH APR 26	*	162.25		
		4/01/26	136	202604	310-51300-31300	DISSEMINATION SVC APR 26	*	540.75		
		4/01/26	136	202604	330-57200-48300	AMENITY ACCESS APR 26	*	1,041.67		
		4/01/26	136	202604	310-51300-51000	OFFICE SUPPLIES	*	.45		
		4/01/26	136	202604	310-51300-42000	POSTAGE	*	11.10		
		4/01/26	136	202604	310-51300-42500	COPIES	*	7.80		
GOVERNMENTAL MANAGEMENT SERVICES-CF									7,041.69	000595
4/21/26	00005	4/20/26	14722	202603	310-51300-31500	GENERAL COUNSEL MAR 26	*	1,689.12		
KILINSKI VAN WYK PLLC									1,689.12	000596
5/05/26	00016	4/29/26	21645	202604	320-53800-47000	LAKE MAINTENANCE APR 26	*	475.00		
AQUATIC WEED MANAGEMENT, INC.									475.00	000597
5/05/26	00027	4/28/26	17817	202604	330-57200-48200	CLEANING APR 26	*	1,130.00		
CSS CLEAN STAR SERVICES OF CFL									1,130.00	000598
5/05/26	00006	5/01/26	32340	202605	310-51300-45000	ADDITIONAL INSURANCE FY26	*	655.00		
EGIS INSURANCE & RISK ADVISORS									655.00	000599
WINM WIND MEADOWS CWRIGHT										

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
5/05/26	00042	3/31/26	36 202603 320-53800-48000	TRASH PICKUP/POND MAINT	*	165.00		
		3/31/26	37 202603 330-57200-48000	PRESSURE WASH PLAYGROUND	*	940.32		
		3/31/26	38 202603 320-53800-48000	AMENITY MAINTENANCE	*	973.71		
							2,079.03	000600
-----								
5/05/26	00028	5/01/26	23831 202605 320-53800-46200	LANDSCAPE MAINT MAY 26	*	12,960.00		
							12,960.00	000601
-----								
5/05/26	00021	5/01/26	31716 202605 330-57200-48500	POOL MAINTENANCE MAY 26	*	3,150.00		
							3,150.00	000602
-----								
5/12/26	00032	5/04/26	50090 202605 330-57200-48100	PEST CONTROL MAY 26	*	247.00		
							247.00	000603
-----								
5/12/26	00010	4/30/26	22664 202604 310-51300-31100	ENGINEER SVCS APR 26	*	3,562.50		
							3,562.50	000604
-----								
5/12/26	00021	5/06/26	31878 202605 330-57200-49000	POOL LIFE ROPES	*	510.00		
							510.00	000605
-----								
5/12/26	00035	4/30/26	12547345 202604 330-57200-34500	SECURITY APR 26	*	2,246.32		
							2,246.32	000606
-----								
5/12/26	00050	4/30/26	00076904 202604 310-51300-48000	NOT BOS MTG 4/13/26	*	397.57		
							397.57	000607
-----								
						TOTAL FOR BANK A	81,472.26	

WINM WIND MEADOWS CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/13/26	00020	3/20/26	1000-03.0	202604 320-53800-43200		QUIET QUAIL BL MAR 26 CITY OF BARTOW	*	2,868.59	2,868.59	080021
4/13/26	00020	3/20/26	2185-03.	202604 320-53800-43200		2510 RED EGRET DR MAR 26 CITY OF BARTOW	*	103.93	103.93	080022
4/13/26	00020	3/20/26	3085-03.	202604 330-57200-43200		1785 QUIET QUAIL MAR 26 CITY OF BARTOW	*	309.85	309.85	080023
4/13/26	00048	4/03/26	0731-04.	202604 320-53800-41000		1785 QUIET QUAIL APR 26 FRONTIER	*	64.99	64.99	080024
								TOTAL FOR BANK Z	3,347.36	
								TOTAL FOR REGISTER	84,819.62	

WINM WIND MEADOWS CWRIGHT

# SECTION ii

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

***Unaudited Financial Reporting***  
***April 30, 2026***



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

**Wind Meadows South**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Operating Account	\$ 163,418	\$ -	\$ -	\$ 163,418
State Board Administration	\$ 544,851	\$ -	\$ -	\$ 544,851
Bank United Capital Reserve	\$ -	\$ -	\$ 153,921	\$ 153,921
Prepaid Expenses	\$ 370	\$ -	\$ -	\$ 370
Due From General Fund	\$ -	\$ 7,017	\$ -	\$ 7,017
<b>Investments:</b>				
<u>Series 2021</u>				
Reserve	\$ -	\$ 259,211	\$ -	\$ 259,211
Revenue	\$ -	\$ 604,116	\$ -	\$ 604,116
Prepayment	\$ -	\$ 946	\$ -	\$ 946
<u>Series 2023</u>				
Reserve	\$ -	\$ 261,763	\$ -	\$ 261,763
Revenue	\$ -	\$ 602,905	\$ -	\$ 602,905
<b>Total Assets</b>	<b>\$ 708,640</b>	<b>\$ 1,735,957</b>	<b>\$ 153,921</b>	<b>\$ 2,598,518</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 24,101	\$ -	\$ -	\$ 24,101
Due To Debt Service	\$ 7,017	\$ -	\$ -	\$ 7,017
<b>Total Liabilities</b>	<b>\$ 31,118</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 31,118</b>
<b>Fund Balances:</b>				
Nonspendable:				
Prepaid Items	\$ 370	\$ -	\$ -	\$ 370
Restricted for:				
Debt Service - Series 2021	\$ -	\$ 867,765	\$ -	\$ 867,765
Debt Service - Series 2023	\$ -	\$ 868,192	\$ -	\$ 868,192
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 153,921	\$ 153,921
Unassigned	\$ 677,151	\$ -	\$ -	\$ 677,151
<b>Total Fund Balances</b>	<b>\$ 677,522</b>	<b>\$ 1,735,957</b>	<b>\$ 153,921</b>	<b>\$ 2,567,399</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 708,640</b>	<b>\$ 1,735,957</b>	<b>\$ 153,921</b>	<b>\$ 2,598,518</b>

# Wind Meadows South

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 798,089	\$ 794,119	\$ 794,119	\$ -
Miscellaneous Income	\$ -	\$ -	\$ 90	\$ 90
Interest	\$ -	\$ -	\$ 9,240	\$ 9,240
<b>Total Revenues</b>	<b>\$ 798,089</b>	<b>\$ 794,119</b>	<b>\$ 803,449</b>	<b>\$ 9,330</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 2,200	\$ 4,800
FICA Expense	\$ 918	\$ 536	\$ 168	\$ 367
Engineering	\$ 18,000	\$ 10,500	\$ 4,500	\$ 6,000
Attorney	\$ 25,000	\$ 14,583	\$ 9,696	\$ 4,888
Annual Audit	\$ 3,400	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,180	\$ 6,180	\$ 6,180	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,489	\$ 3,785	\$ 3,785	\$ -
Trustee Fees	\$ 8,869	\$ 6,557	\$ 6,557	\$ -
Management Fees	\$ 45,000	\$ 26,250	\$ 26,250	\$ -
Information Technology	\$ 1,947	\$ 1,136	\$ 1,136	\$ (0)
Website Maintenance	\$ 1,298	\$ 757	\$ 757	\$ (0)
Postage & Delivery	\$ 1,400	\$ 817	\$ 529	\$ 287
Insurance	\$ 6,845	\$ 6,845	\$ 6,309	\$ 536
Printing & Binding	\$ 200	\$ 117	\$ 8	\$ 109
Legal Advertising	\$ 2,500	\$ 1,458	\$ 1,758	\$ (300)
Contingency	\$ 1,100	\$ 1,100	\$ 1,993	\$ (893)
Property Taxes	\$ -	\$ -	\$ 27	\$ (27)
Office Supplies	\$ 400	\$ 233	\$ 5	\$ 228
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 142,620</b>	<b>\$ 88,479</b>	<b>\$ 72,483</b>	<b>\$ 15,996</b>

# Wind Meadows South

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
<b>Operations and Maintenance Expenditures</b>				
<i>Field Operations</i>				
Property Insurance	\$ 22,335	\$ 22,335	\$ 19,247	\$ 3,088
Field Management	\$ 17,034	\$ 9,937	\$ 9,937	-
Landscape Maintenance	\$ 155,000	\$ 90,417	\$ 87,040	\$ 3,377
Landscape Replacement	\$ 50,000	\$ 29,167	\$ 1,870	\$ 27,297
Lake Maintenance	\$ 6,500	\$ 3,792	\$ 2,575	\$ 1,217
Pond Maintenance	\$ 5,000	\$ 2,917	-	\$ 2,917
Streetlights	\$ 88,400	\$ 51,567	\$ 43,531	\$ 8,036
Electric - Field	\$ 500	\$ 292	\$ 180	\$ 111
Water & Sewer - Field	\$ 65,000	\$ 37,917	\$ 26,509	\$ 11,408
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,458	-	\$ 1,458
Irrigation Repairs	\$ 8,000	\$ 4,667	\$ 2,307	\$ 2,360
General Repairs & Maintenance	\$ 15,000	\$ 8,750	\$ 2,606	\$ 6,144
Holiday Décor	\$ 7,500	-	-	-
Field Contingency	\$ 5,000	\$ 5,000	\$ 6,778	\$ (1,778)
<b>Subtotal Field Expenditures</b>	<b>\$ 447,769</b>	<b>\$ 268,213</b>	<b>\$ 202,579</b>	<b>\$ 65,634</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 15,000	\$ 8,750	\$ 8,535	\$ 215
Amenity - Water	\$ 8,000	\$ 4,667	\$ 2,768	\$ 1,899
Internet	\$ 3,000	\$ 1,750	\$ 520	\$ 1,230
Pest Control	\$ 3,200	\$ 1,867	\$ 1,118	\$ 749
Janitorial Service	\$ 16,000	\$ 9,333	\$ 7,500	\$ 1,833
Security Services	\$ 35,000	\$ 20,417	\$ 14,756	\$ 5,661
Pool Maintenance	\$ 40,000	\$ 23,333	\$ 22,050	\$ 1,283
Amenity Repairs & Maintenance	\$ 15,000	\$ 8,750	\$ 2,705	\$ 6,045
Amenity Access Management	\$ 12,500	\$ 7,292	\$ 7,292	\$ (0)
Contingency	\$ 10,000	\$ 10,000	\$ 12,605	\$ (2,605)
<b>Subtotal Amenity Expenditures</b>	<b>\$ 157,700</b>	<b>\$ 96,158</b>	<b>\$ 79,848</b>	<b>\$ 16,310</b>
<b>Total Operations and Maintenance:</b>	<b>\$ 605,469</b>	<b>\$ 364,372</b>	<b>\$ 282,427</b>	<b>\$ 81,945</b>
<i>Other Expenditures</i>				
Capital Reserve - Transfer Out	\$ 50,000	-	-	-
<b>Total Other Expenditures</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 798,089</b>	<b>\$ 452,850</b>	<b>\$ 354,910</b>	<b>\$ 97,940</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 448,539</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 228,982</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 677,522</b>	

# Wind Meadows South

## Community Development District

### Debt Service Fund Series 2021

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

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 520,000	\$ 516,035	\$ 516,035	\$ -
Interest	\$ 10,000	\$ 10,000	\$ 11,619	\$ 1,619
<b>Total Revenues</b>	<b>\$ 530,000</b>	<b>\$ 526,035</b>	<b>\$ 527,655</b>	<b>\$ 1,619</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 157,868	\$ 157,868	\$ 157,868	\$ -
Principal - 5/1	\$ 205,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 157,868	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 520,735</b>	<b>\$ 157,868</b>	<b>\$ 157,868</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 9,265</b>	<b>\$ 368,168</b>	<b>\$ 369,787</b>	<b>\$ 1,619</b>
<b>Fund Balance - Beginning</b>	<b>\$ 233,740</b>		<b>\$ 497,978</b>	
<b>Fund Balance - Ending</b>	<b>\$ 243,005</b>		<b>\$ 867,765</b>	

# Wind Meadows South

## Community Development District

### Debt Service Fund Series 2023

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

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Assessments - Tax Roll	\$ 523,525	\$ 520,788	\$ 520,788	\$ -
Interest	\$ 13,783	\$ 12,385	\$ 12,385	\$ -
<b>Total Revenues</b>	<b>\$ 537,308</b>	<b>\$ 533,173</b>	<b>\$ 533,173</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 201,775	\$ 201,775	\$ 201,775	\$ -
Principal - 5/1	\$ 120,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 201,775	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 523,550</b>	<b>\$ 201,775</b>	<b>\$ 201,775</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 13,758</b>	<b>\$ 331,398</b>	<b>\$ 331,398</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ 273,295</b>		<b>\$ 536,794</b>	
<b>Fund Balance - Ending</b>	<b>\$ 287,053</b>		<b>\$ 868,192</b>	

# Wind Meadows South

## Community Development District

### Capital Reserve Fund

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

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 2,930	\$ 2,930
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,930</b>	<b>\$ 2,930</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 1,000	\$ 583	\$ -	\$ 583
<b>Total Expenditures</b>	<b>\$ 1,000</b>	<b>\$ 583</b>	<b>\$ -</b>	<b>\$ 583</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (1,000)</b>	<b>\$ (583)</b>	<b>\$ 2,930</b>	<b>\$ 2,346</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 49,000</b>		<b>\$ 2,930</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 149,000</b>		<b>\$ 150,991</b>	
<b>Fund Balance - Ending</b>	<b>\$ 198,000</b>		<b>\$ 153,921</b>	

**Wind Meadows South**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments - On Roll	\$ (8,584)	\$ 32,823	\$ 740,709	\$ 7,284	\$ 16,513	\$ 998	\$ 4,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 794,119
Interst	\$ 388	\$ 222	\$ 196	\$ 1,880	\$ 2,136	\$ 2,292	\$ 2,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,240
<b>Total Revenues</b>	<b>\$ (8,196)</b>	<b>\$ 33,045</b>	<b>\$ 740,905</b>	<b>\$ 9,164</b>	<b>\$ 18,648</b>	<b>\$ 3,290</b>	<b>\$ 6,593</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 803,449</b>

<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
FICA Expense	\$ -	\$ 46	\$ -	\$ 46	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Engineering	\$ 250	\$ -	\$ -	\$ 250	\$ 250	\$ 188	\$ 3,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Attorney	\$ 1,722	\$ 1,842	\$ 794	\$ 2,262	\$ 517	\$ 1,689	\$ 870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,696
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 6,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,180
Arbitrage	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,785
Trustee Fees	\$ 2,483	\$ 4,074	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,557
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,250
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,136
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 757
Postage & Delivery	\$ 15	\$ 72	\$ 18	\$ 337	\$ 21	\$ 55	\$ 11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 529
Insurance	\$ 6,309	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,309
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Legal Advertising	\$ -	\$ 350	\$ 1,011	\$ -	\$ -	\$ -	\$ 398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,758
Contingency	\$ 75	\$ 1,508	\$ 51	\$ 53	\$ 52	\$ 202	\$ 52	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,993
Property Taxes	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27
Office Supplies	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 21,797</b>	<b>\$ 13,054</b>	<b>\$ 6,886</b>	<b>\$ 8,110</b>	<b>\$ 5,402</b>	<b>\$ 7,772</b>	<b>\$ 9,462</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 72,483</b>

**Wind Meadows South**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Operations and Maintenance Expenses</b>													
<i>Field Operations</i>													
Property Insurance	\$ 19,247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,247
Field Management	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ 1,420	\$ -	\$ -	\$ -	\$ -	\$ 9,937
Landscape Maintenance	\$ 11,120	\$ 11,120	\$ 12,960	\$ 12,960	\$ 12,960	\$ 12,960	\$ 12,960	\$ 12,960	\$ -	\$ -	\$ -	\$ -	\$ 87,040
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 1,870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,870
Lake Maintenance	\$ 225	\$ 225	\$ 225	\$ 475	\$ 475	\$ 475	\$ 475	\$ 475	\$ -	\$ -	\$ -	\$ -	\$ 2,575
Streetlights	\$ 6,194	\$ 6,194	\$ 6,208	\$ 6,208	\$ 6,208	\$ 6,260	\$ 6,260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,531
Electric - Field	\$ 24	\$ 26	\$ 34	\$ 24	\$ 24	\$ 24	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180
Water & Sewer - Field	\$ 7,424	\$ 3,594	\$ 3,487	\$ 4,379	\$ 2,359	\$ 2,973	\$ 2,294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,509
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 277	\$ 1,188	\$ 714	\$ 128	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,307
General Repairs & Maintenance	\$ 83	\$ -	\$ 1,385	\$ -	\$ -	\$ 1,139	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,606
Field Contingency	\$ 3,389	\$ 3,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,778
<b>Total Field Expenses</b>	<b>\$ 49,402</b>	<b>\$ 27,155</b>	<b>\$ 26,432</b>	<b>\$ 25,593</b>	<b>\$ 25,315</b>	<b>\$ 25,250</b>	<b>\$ 23,433</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 202,579</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 1,224	\$ 1,208	\$ 1,271	\$ 1,265	\$ 1,123	\$ 1,282	\$ 1,164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,535
Amenity - Water	\$ 716	\$ 331	\$ 338	\$ 410	\$ 453	\$ 310	\$ 210	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,768
Internet	\$ 130	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 520
Pest Control	\$ 120	\$ 247	\$ 126	\$ 126	\$ 247	\$ 126	\$ 126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,118
Janitorial Service	\$ 1,060	\$ 1,070	\$ 1,070	\$ 1,070	\$ 1,050	\$ 1,050	\$ 1,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Security Services	\$ 5,805	\$ 1,212	\$ 2,674	\$ 2,819	\$ -	\$ -	\$ 2,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,756
Pool Maintenance	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ 3,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,050
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ 1,600	\$ -	\$ 165	\$ -	\$ 940	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,705
Amenity Access Management	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,292
Contingency	\$ 12,000	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ 598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,605
<b>Total Amenity Expenses</b>	<b>\$ 25,246</b>	<b>\$ 9,932</b>	<b>\$ 9,736</b>	<b>\$ 10,111</b>	<b>\$ 7,129</b>	<b>\$ 7,964</b>	<b>\$ 9,730</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 79,848</b>
<b>Total Operations and Maintenance:</b>	<b>\$ 74,649</b>	<b>\$ 37,087</b>	<b>\$ 36,167</b>	<b>\$ 35,704</b>	<b>\$ 32,444</b>	<b>\$ 33,214</b>	<b>\$ 33,163</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 282,427</b>
<b>Other Expenditures</b>													
Capital Reserves - Transfer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 96,446</b>	<b>\$ 50,141</b>	<b>\$ 43,053</b>	<b>\$ 43,813</b>	<b>\$ 37,845</b>	<b>\$ 40,986</b>	<b>\$ 42,625</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 354,910</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (104,642)</b>	<b>\$ (17,096)</b>	<b>\$ 697,852</b>	<b>\$ (34,650)</b>	<b>\$ (19,197)</b>	<b>\$ (37,696)</b>	<b>\$ (36,032)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 448,539</b>

**Wind Meadows South**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

**ON ROLL ASSESSMENTS**

Gross Assessments \$ 858,380.00 \$ 557,793.20 \$ 562,930.69 \$ 1,979,103.89  
 Net Assessments \$ 798,293.40 \$ 518,747.68 \$ 523,525.54 \$ 1,840,566.62

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Property Appraiser	Net Receipts	43%			28%		28%		100%	
								General Fund	2021 Debt Service	2023 Debt Service	Total	Total	Total	Total		
10/13/25	1% Admin Fee	\$ -	\$ -	\$ -	\$ -	\$ (19,791.04)	\$ (19,791.04)	\$ (8,583.80)	\$ (5,577.93)	\$ (5,629.31)	\$ (19,791.04)	\$ (19,791.04)	\$ (19,791.04)	\$ (19,791.04)	\$ (19,791.04)	\$ (19,791.04)
11/10/25	10/20-10/21/25	\$ 501.09	\$ (27.31)	\$ (9.48)	\$ -	\$ -	\$ 464.30	\$ 201.38	\$ 130.86	\$ 132.06	\$ 464.30	\$ 464.30	\$ 464.30	\$ 464.30	\$ 464.30	\$ 464.30
11/10/25	10/20-10/21/25	\$ 655.06	\$ (35.67)	\$ (12.39)	\$ -	\$ -	\$ 607.00	\$ 263.27	\$ 171.08	\$ 172.65	\$ 607.00	\$ 607.00	\$ 607.00	\$ 607.00	\$ 607.00	\$ 607.00
11/14/25	10/1-10/31/25	\$ 3,084.00	\$ (123.34)	\$ (59.21)	\$ -	\$ -	\$ 2,901.45	\$ 1,258.42	\$ 817.75	\$ 825.28	\$ 2,901.45	\$ 2,901.45	\$ 2,901.45	\$ 2,901.45	\$ 2,901.45	\$ 2,901.45
11/14/25	10/1-10/31/25	\$ 4,031.67	\$ (161.26)	\$ (77.41)	\$ -	\$ -	\$ 3,793.00	\$ 1,645.11	\$ 1,069.02	\$ 1,078.87	\$ 3,793.00	\$ 3,793.00	\$ 3,793.00	\$ 3,793.00	\$ 3,793.00	\$ 3,793.00
11/21/25	11/1-11/7/25	\$ 15,420.00	\$ (616.81)	\$ (296.06)	\$ -	\$ -	\$ 14,507.13	\$ 6,292.05	\$ 4,088.71	\$ 4,126.37	\$ 14,507.13	\$ 14,507.13	\$ 14,507.13	\$ 14,507.13	\$ 14,507.13	\$ 14,507.13
11/21/25	11/1-11/7/25	\$ 18,814.84	\$ (752.58)	\$ (361.25)	\$ -	\$ -	\$ 17,701.01	\$ 7,677.30	\$ 4,988.88	\$ 5,034.83	\$ 17,701.01	\$ 17,701.01	\$ 17,701.01	\$ 17,701.01	\$ 17,701.01	\$ 17,701.01
11/26/25	11/8-11/15/25	\$ 16,448.00	\$ (657.92)	\$ (315.80)	\$ -	\$ -	\$ 15,474.28	\$ 6,711.53	\$ 4,361.29	\$ 4,401.46	\$ 15,474.28	\$ 15,474.28	\$ 15,474.28	\$ 15,474.28	\$ 15,474.28	\$ 15,474.28
11/26/25	11/8-11/15/25	\$ 21,501.29	\$ (859.99)	\$ (412.83)	\$ -	\$ -	\$ 20,228.47	\$ 8,773.52	\$ 5,701.22	\$ 5,753.73	\$ 20,228.47	\$ 20,228.47	\$ 20,228.47	\$ 20,228.47	\$ 20,228.47	\$ 20,228.47
12/8/25	11/16-11/25/25	\$ 32,197.10	\$ (1,284.62)	\$ (618.25)	\$ -	\$ -	\$ 30,294.23	\$ 13,139.27	\$ 8,538.16	\$ 8,616.80	\$ 30,294.23	\$ 30,294.23	\$ 30,294.23	\$ 30,294.23	\$ 30,294.23	\$ 30,294.23
12/8/25	11/16-11/25/25	\$ 42,085.93	\$ (1,679.11)	\$ (808.14)	\$ -	\$ -	\$ 39,598.68	\$ 17,174.80	\$ 11,160.54	\$ 11,263.34	\$ 39,598.68	\$ 39,598.68	\$ 39,598.68	\$ 39,598.68	\$ 39,598.68	\$ 39,598.68
12/19/25	11/26-11/30/25	\$ 689,788.00	\$ (27,591.81)	\$ (13,243.92)	\$ -	\$ -	\$ 648,952.27	\$ 281,464.58	\$ 182,901.55	\$ 184,586.14	\$ 648,952.27	\$ 648,952.27	\$ 648,952.27	\$ 648,952.27	\$ 648,952.27	\$ 648,952.27
12/19/25	11/26-11/30/25	\$ 901,693.57	\$ (36,066.52)	\$ (17,312.54)	\$ -	\$ -	\$ 848,314.51	\$ 367,932.28	\$ 239,090.06	\$ 241,292.17	\$ 848,314.51	\$ 848,314.51	\$ 848,314.51	\$ 848,314.51	\$ 848,314.51	\$ 848,314.51
12/31/25	12/01-12/15/25	\$ 84,650.82	\$ (3,345.68)	\$ (1,626.10)	\$ -	\$ -	\$ 79,679.04	\$ 34,558.52	\$ 22,456.84	\$ 22,663.68	\$ 79,679.04	\$ 79,679.04	\$ 79,679.04	\$ 79,679.04	\$ 79,679.04	\$ 79,679.04
12/31/25	12/01-12/15/25	\$ 64,764.00	\$ (2,559.75)	\$ (1,244.09)	\$ -	\$ -	\$ 60,960.16	\$ 26,439.74	\$ 17,181.09	\$ 17,339.33	\$ 60,960.16	\$ 60,960.16	\$ 60,960.16	\$ 60,960.16	\$ 60,960.16	\$ 60,960.16
1/9/26	12/16-12/31/25	\$ 6,168.00	\$ (185.06)	\$ (119.66)	\$ -	\$ -	\$ 5,863.28	\$ 2,543.04	\$ 1,652.51	\$ 1,667.73	\$ 5,863.28	\$ 5,863.28	\$ 5,863.28	\$ 5,863.28	\$ 5,863.28	\$ 5,863.28
1/9/26	12/16-12/31/25	\$ 8,062.77	\$ (241.87)	\$ (156.42)	\$ -	\$ -	\$ 7,664.48	\$ 3,324.25	\$ 2,160.17	\$ 2,180.06	\$ 7,664.48	\$ 7,664.48	\$ 7,664.48	\$ 7,664.48	\$ 7,664.48	\$ 7,664.48
1/29/26	10/01-12/31/25	\$ -	\$ -	\$ -	\$ 1,849.73	\$ -	\$ 1,849.73	\$ 802.27	\$ 521.33	\$ 526.13	\$ 1,849.73	\$ 1,849.73	\$ 1,849.73	\$ 1,849.73	\$ 1,849.73	\$ 1,849.73
1/29/26	10/01-12/31/25	\$ -	\$ -	\$ -	\$ 1,416.80	\$ -	\$ 1,416.80	\$ 614.50	\$ 399.31	\$ 402.99	\$ 1,416.80	\$ 1,416.80	\$ 1,416.80	\$ 1,416.80	\$ 1,416.80	\$ 1,416.80
2/12/26	1/1-1/31/26	\$ 17,476.00	\$ (637.36)	\$ (336.77)	\$ -	\$ -	\$ 16,501.87	\$ 7,157.21	\$ 4,650.91	\$ 4,693.75	\$ 16,501.87	\$ 16,501.87	\$ 16,501.87	\$ 16,501.87	\$ 16,501.87	\$ 16,501.87
2/12/26	1/1-1/31/26	\$ 22,843.09	\$ (833.06)	\$ (440.20)	\$ -	\$ -	\$ 21,569.83	\$ 9,355.30	\$ 6,079.27	\$ 6,135.26	\$ 21,569.83	\$ 21,569.83	\$ 21,569.83	\$ 21,569.83	\$ 21,569.83	\$ 21,569.83
3/13/26	2/1-2/28/26	\$ 1,330.64	\$ -	\$ (26.61)	\$ -	\$ -	\$ 1,304.03	\$ 565.59	\$ 367.53	\$ 370.91	\$ 1,304.03	\$ 1,304.03	\$ 1,304.03	\$ 1,304.03	\$ 1,304.03	\$ 1,304.03
3/13/26	2/1-2/28/26	\$ 1,017.72	\$ -	\$ (20.35)	\$ -	\$ -	\$ 997.37	\$ 432.59	\$ 281.10	\$ 283.68	\$ 997.37	\$ 997.37	\$ 997.37	\$ 997.37	\$ 997.37	\$ 997.37
4/17/26	3/1-3/31/26	\$ 5,805.48	\$ -	\$ (116.11)	\$ -	\$ -	\$ 5,689.37	\$ 2,467.61	\$ 1,603.50	\$ 1,618.26	\$ 5,689.37	\$ 5,689.37	\$ 5,689.37	\$ 5,689.37	\$ 5,689.37	\$ 5,689.37
4/17/26	3/1-3/31/26	\$ 4,441.09	\$ -	\$ (88.82)	\$ -	\$ -	\$ 4,352.27	\$ 1,887.68	\$ 1,226.65	\$ 1,237.94	\$ 4,352.27	\$ 4,352.27	\$ 4,352.27	\$ 4,352.27	\$ 4,352.27	\$ 4,352.27
4/30/26	2/1-3/31/26	\$ -	\$ -	\$ -	\$ 5.71	\$ -	\$ 5.71	\$ 2.48	\$ 1.61	\$ 1.62	\$ 5.71	\$ 5.71	\$ 5.71	\$ 5.71	\$ 5.71	\$ 5.71
4/30/26	1/1-1/31/26	\$ -	\$ -	\$ -	\$ 21.86	\$ -	\$ 21.86	\$ 9.49	\$ 6.16	\$ 6.21	\$ 21.86	\$ 21.86	\$ 21.86	\$ 21.86	\$ 21.86	\$ 21.86
4/30/26	1/1-1/31/26	\$ -	\$ -	\$ -	\$ 16.72	\$ -	\$ 16.72	\$ 7.26	\$ 4.71	\$ 4.75	\$ 16.72	\$ 16.72	\$ 16.72	\$ 16.72	\$ 16.72	\$ 16.72
4/30/26	2/1-3/31/26	\$ -	\$ -	\$ -	\$ 4.33	\$ -	\$ 4.33	\$ 1.88	\$ 1.22	\$ 1.23	\$ 4.33	\$ 4.33	\$ 4.33	\$ 4.33	\$ 4.33	\$ 4.33
<b>Total</b>		\$ 1,962,780.16	\$ (77,659.72)	\$ (37,702.41)	\$ 3,315.15	\$ (19,791.04)	\$ 1,830,942.14	\$ 794,119.12	\$ 516,035.10	\$ 520,787.92	\$ 1,830,942.14	\$ 1,830,942.14	\$ 1,830,942.14	\$ 1,830,942.14	\$ 1,830,942.14	\$ 1,830,942.14

99.48%	Net Percent Collected
\$ 9,624.48	Balance Remaining to Collect

# 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	\$259,211	
RESERVE FUND BALANCE	\$259,211	
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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$8,725,000</b>

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)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$7,430,000</b>

# SECTION iii



May 4, 2026

Monica Virgen – Recording Secretary  
Wind Meadows South CDD  
219 E. Livingston St.  
Orlando, FL 32801

**RE: Wind Meadows South Community Development District Registered Voters**

Dear Ms. Virgen,

In response to your request, there are currently **1,137** voters within the Wind Meadows South Community Development District as of **April 15, 2026**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

Melony M. Bell

Melony M. Bell  
Supervisor of Elections  
Polk County, Florida

# SECTION 9

# Closed Security Session