Wind Meadows South
Community Development District

Meeting Agenda

October 27, 2026

AGENDA

Wind Meadows South
Community Development District

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

October 20, 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, October 27, 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 September 22, 2026 Board of Supervisors Meeting
4. Consideration of HOA Request for Community Bulletin Board
5. Consideration of Agreement with PayGov.US for Electronic Payment Processing
6. Consideration of Resolution 2027-01 Certifying the Series 2021 Bonds Complete
7. Consideration of Resolution 2027-02 Certifying the Series 2023 Bonds Complete
8. Consideration of Proposals for Reserve Study
    A. Capital Reserve Advisors
    B. Reserve Advisors
9. Ratification of HOA Event Authorizations
    A. Trunk or Treat
    B. November & December Movie Nights
10. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Consideration of Proposal from Prince and Sons to Continue Fuel Surcharge
        ii. Consideration of Proposal for Acid Wash of Bottom of Pool & Changing Returns
        iii. Consideration of Proposal to Fix Crack in Zero Entry Side of Pool
        iv. Consideration of Additional Services Order with Prince & Sons (Updated September Approvals) - ADDED
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement

iii. Reminder: No November Meeting – Only Landowners' Election 11/10/26

11. Other Business
12. Supervisors Requests
13. 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, **September 22, 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
David Kalin	Assistant Secretary
Heather Santer	Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. O'Rourke called the meeting to order at 1:00 p.m. and called roll. Five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. O'Rourke opened the public comment period.

THIRD ORDER OF BUSINESS **Approval of Minutes of the July 28, 2026, Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes of July 28, 2026, Board of Supervisors meeting. She stated that they had been reviewed for accuracy and that 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. Evans, with all in favor, the Minutes July 28, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Ratification of License Agreement with HOA for Movie Night**

Ms. O'Rourke stated that the HOA's license agreement for movie night allowed the HOA to use CDD property. Because the event had already occurred and the agreement was signed outside of a meeting, the Board was asked to ratify the agreement.

> On MOTION by Ms. Evans, seconded by Ms. Campagna, with all in favor, the License Agreement with HOA for Movie Night, was ratified.

FIFTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter with DMHB**

Ms. O'Rourke presented the Fiscal Year 2026 audit engagement letter with DiBartolomeo, McBee, Hartley & Barnes, noting that the cost was under budget and that the letter formalized the District's auditing agreement for the upcoming year.

> On MOTION by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Fiscal Year 2026 Audit Engagement Letter with DMHB, was approved.

SIXTH ORDER OF BUSINESS **Discussion of Board Seats – Requested by Lori Campagna**

Ms. Campagna discussed three seats scheduled for the November landowner election and the need to identify interested candidates who would attend meetings. Because the current Board members no longer hold landowner votes, they cannot vote in the election; however, if no candidates appear, they may continue serving as holdovers until replacements are found. Current members may also be reappointed if they wish to remain on the Board.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Rinaldi reminded the Board that ethics training must be completed by December 31 and reported on the following Form 1 by checking the appropriate box. Training materials could be resent upon request.

B. Engineer

Ms. O'Rourke stated that there wasn't a report from the engineer.

C. Field Manager's Report

Mr. Blanco presented the field manager's report and stated that the District's landscaping was generally neat and well maintained. The ravine and common-area end caps had been serviced, fallen branches were scheduled for removal and mowing, and the remaining entrance sign had been removed. The Board requested closer trimming along the fence line without damaging the fence or causing erosion. Following recent rainfall, several ponds remained full. The aquatics vendor was directed to treat aquatic weeds, trash-removal work orders were issued, and vegetation identified in the annual engineer's report was being cleared. Dry ponds had been mowed and disked, improving their appearance.

At the amenity, the pool vendor continued routine maintenance. Proposals were being prepared to drain and acid-wash the pool, replace the returns, and repair a horizontal crack in the zero-entry area while the pool was empty. Minor repairs included painting a discolored equipment beam, replacing rusted soap dispensers and faded exit signs, and completing touch-up work.

Chains and reflective roadway signs installed on Singing Mockingbird had reduced unauthorized vehicle access, although another sign would be added to close the remaining opening. Frontier was also inspecting fiber-optic tubes on Quiet Quail Drive for removal, which was expected to be completed at no charge. Water-work repairs had been completed, and photographs would be included in the next report.

i. Consideration of Proposal for Tree Trimming Throughout District

Mr. Blanco also presented a $715 proposal to trim sable palms throughout the District, including palms in the medians and at the amenity. He confirmed that the work was outside the regular landscaping contract and that sufficient budgeted funds were available.

On MOTION by Ms. Evans, seconded by Ms. Santer with all in favor, the Proposal for Tree Trimming Throughout District, was approved.

ii. Consideration of Proposal for Mulch Refresh (Entrances & Common Area – Pine Bark Mulch)

iii. Consideration of Proposal for Pine Bark Removal and Installation of Brown Cocoa Mulch (Entrances & Common Areas)

iv. Consideration of Proposal for Pine Bark Removal and Installation of Brown Cocoa Mulch (Amenity)

v. Consideration of Proposal for Mulch Refresh (Pine Bark – Amenity)

Mr. Blanco reviewed two landscaping options: pine bark dressing throughout the District for $19,140 or replacing the existing pine bark with brown cocoa mulch for $29,950. Amenity-area pricing was $1,680 for pine bark or $2,645 for brown cocoa mulch. Although approximately $39,000 remained in the landscape replacement budget, other budget categories were collectively about $19,000 over budget due to security cameras, the new security contract, pool work, mailbox landscaping, and replacement of the pool lift.

To control costs, the Board chose to retain and refresh the existing pine bark rather than remove it and convert to brown cocoa mulch. The Board also requested that the mulch around one palm near the pool's shallow end be replaced with matching slate rock to prevent mulch from washing into the pool. A motion was made for Option A, with the amenity work and rock installation not to exceed $2,000.

The Board discussed seeding one of the dry retention ponds to improve its appearance now that dirtbike and four-wheeler traffic had decreased. The field manager recommended testing one pond during the rainy season and avoiding the two ponds near Cruz Lake Drive because they retain the most water. He agreed to obtain a proposal and suggested budgeting for the project.

The Board also discussed scheduling the approved pine bark installation after the storm season, likely during the second week of November, but before Thanksgiving. The work was to be paid from the current fiscal year's budget.

On MOTION by Ms. Evans, seconded by Ms. Santer with all in favor, the Proposal for Mulch Refresh (Entrances & Common Area – Pine Bark Mulch), was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register on page 53and stated that the Board had reviewed the check register from August 13th through September 10, 2026 totaling $35,208.19.

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

ii. Balance Sheet & Income Statement

Ms. O'Rourke presented the unaudited financials through August 31, 2026. These are for informational purposes, so no action is required by the Board.

iii. Ratification of Requisitions

a) Requisition 48 – Series 2023

b) Requisition 20 – Series 2021

Ms. O' Rourke stated that Requisitions 48 and 20 had already been approved and requested one motion to ratify both requisitions.

On MOTION by Ms. Evans, seconded by Ms. Santer, with all in favor, Requisitions 48 and 20, were ratified.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

The Board discussed coordinating the holiday-lighting installation with the pine bark work. Both projects were to be completed before Thanksgiving but scheduled separately so the mulch would not interfere with decorations placed on the ground.

TENTH ORDER OF BUSINESS Adjournment

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

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

Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION 4

On Oct 16, 2026, at 10:59 AM, Dionne Kucel <d.kucel@hcmanagement.org> wrote:

Good morning, Katie,
The HOA Board met last night and confirmed its preferred bulletin board style and proposed location. I have attached photos for your Board's review and approval.
The proposed location is **between the two trees at the corner of the pool fence**, near the equipment shown in the photos. This location would keep the bulletin board centrally accessible to the pool and both mailbox areas without obstructing the walkway, mailbox access, or visibility for drivers.
Our maintenance professional, Matt Minter, would complete the installation. Matt performs maintenance work throughout our communities and documents his work with before-and-after photos. Once approved and installed, I will send you the completed installation photos for your records.
The HOA Board believes one bulletin board in this central location will adequately serve the community, so it is requesting approval for one rather than two.
Please let me know whether your Board approves the proposed style and location or needs any additional information.
Thank you, and I look forward to hearing from you!
"For your Board's review, here is the link to the proposed bulletin board in black, which would coordinate with the existing pool fence."

Dionne Kucel
Licensed Community Association Manager
Highland Community Management
Phone : (863) 940-2863

Visit the Google Play or Apple Store to Download our

app:

Wind Meadows South HOA — Proposed Bulletin Board Location



SECTION 5

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 20__ (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a [STATE] limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Wind Meadows South Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o Governmental Management Services – CF, 219 E. Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in _____ County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a [STATE] limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT [TELEPHONE NUMBER], [EMAIL ADDRESS], AND [MAILING ADDRESS].

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized

alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION 6

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE ASSESSMENT AREA ONE PROJECT IS COMPLETE; DECLARING THE ASSESSMENT AREA ONE PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2021 BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Wind Meadows South Community Development District ("**District**") was established by Ordinance No. 2021-10 enacted by the City Commission of the City of Bartow, Florida ("**City**"), effective on June 7, 2021, as amended by Ordinance No. 2022-22 enacted by the City Commission of the City on January 3, 2023 (together, the "**Ordinance**") for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (the "**Board**") of the District adopted Resolutions 2021-24 and 2021-35 on June 9, 2021, and September 8, 2021, respectively, authorizing the issuance of its Wind Meadows South Community Development District Special Assessment Bonds, Series 2021 (Assessment Area One Project) (the "**Series 2021 Bonds**"), for the purpose of funding the construction, installation, and acquisition of public infrastructure, improvements, and services; and

WHEREAS, the Series 2021 Bonds financed a portion of the District's master project infrastructure for Assessment Area One (the "**Assessment Area One Project**"), as such is further identified and described in that certain *Wind Meadows South Community Development District Engineer's Report of Capital Improvements*, dated June 1, 2021, as amended by that certain *Wind Meadows South Community Development District Amended and Restated Engineer's Report of Capital Improvements*, dated March 31, 2023, which is attached to this Resolution as **Exhibit A** (together, the "**Engineer's Report**"); and

WHEREAS, the Engineer's Report estimates capital costs totaling $22,246,951.00 for the master capital improvement plan (the "**Total Project Costs**") and $13,476,667.00 for the Assessment Area One Project (the "**Assessment Area One Project Costs**"); and

WHEREAS, pursuant to the terms of the *Master Assessment Methodology for Wind Meadows South Community Development District*, dated June 9, 2021, as amended by the *Amended and Restated Master Assessment Methodology*, dated January 11, 2023, and as supplemented by the *Supplemental Assessment Methodology – Assessment Area 1*, dated September 21, 2021, attached to this Resolution as **Composite Exhibit B** (the "**Assessment Methodology**"), the portion of the Assessment Area One Project Costs to be funded by the sale of bonds and secured by assessments, inclusive of capital costs, financing costs, capitalized interest, reserve funds, original issue discounts, and contingencies totaled approximately $8,402,984.00; and

WHEREAS, on June 9, 2021, the Board adopted Resolutions 2021-25 and 2021-26, declaring that the Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed; and

WHEREAS, on August 11, 2021, the Board, after notice and public hearing, met as an Equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2021-29, authorizing the projects described therein, equalizing and levying special assessments to defray all or a portion of the Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*; and

WHEREAS, in connection with the issuance of the Series 2021 Bonds, on October 13, 2021, the Board adopted Resolution 2022-01, which, among other things, set forth the particular terms of the sale of the Series 2021 Bonds, confirmed the liens of the levy of special assessments securing the Series 2021 Bonds, and allocated and authorized the collection of the special assessments securing the Series 2021 Bonds; and

WHEREAS, the Assessment Area One Project specially benefits the developable acreage within Assessment Area One of the District as set forth in Resolution 2022-01 and the Assessment Methodology, and it is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area One Project financed with the Series 2021 Bonds to the specially benefitted properties within the District as set forth in Resolution 2022-01 and this Resolution; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the Master Trust Indenture dated October 1, 2021, by and between the District and U.S. Bank National Association, as Trustee (the "**Master Indenture**"), as supplemented with respect to the Series 2021 Bonds by that First Supplemental Trust Indenture dated October 1, 2021, by and between the District and U.S. Bank National Association, as Trustee (the "**First Supplemental Indenture**" and together with the Master Indenture, the "**Indenture**"), the District Engineer executed and delivered a Certificate of Completion of the Assessment Area One Project dated October ___, 2026 (the "**Engineer's Certification**") attached hereto as **Exhibit C**, wherein the District Engineer certified the Assessment Area One Project to be complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer's Certification evidencing the completion date of the Assessment Area One Project as described above, the Board desires to certify the Assessment Area One Project complete in accordance with the Indentures; and

WHEREAS, the actual costs incurred to complete the Assessment Area One Project exceeded the amount deposited in the Assessment Area One Acquisition and Construction Account within the Acquisition and Construction Fund, resulting in expenditure of all proceeds from the Series 2021 Bonds in the Assessment Area One Acquisition and Construction Account within the Acquisition and Construction Fund.

NOW, THEREFORE, be it resolved by the Board of Supervisors of the Wind Meadows South Community Development District:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170 and 190, *Florida Statutes*, and in accordance with the provisions of Resolution 2021-29, as supplemented.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE ASSESSMENT AREA ONE PROJECT. The Board of Supervisors hereby accepts the Engineer's Certification, attached hereto as **Exhibit C**, certifying the Assessment Area One Project complete and upon reliance thereon, certifies the Assessment Area One Project complete in accordance with Resolution 2022-01 and the Indentures. The Completion Date, as that term is defined in the Indentures, for the Assessment Area One Project shall be the date of the Engineer's Certification.

SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2021 BONDS. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2022-01, special assessments securing the Series 2021 Bonds would be credited the difference, if any, in the assessment as originally made, approved, and confirmed and the proportionate part of the total actual costs of the Assessment Area One Project. **Exhibit D** attached hereto and incorporated herein by this reference reflects the amortization schedule of the Series 2021 Bonds after the closing of the Assessment Area One Acquisition and Construction Account within the Acquisition and Construction Fund. As provided in Resolution 2022-01, the assessments levied reflect the outstanding debt due on the Series 2021 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2022-01, the special assessments on parcels specially benefitted by the Assessment Area One Project are hereby finalized in accordance with the Assessment Methodology, attached hereto as **Composite Exhibit B**, which reflects the assessments on the parcels benefitted by the Series 2021 Bonds.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2022-01, which remains in full force and effect. This Resolution and Resolution 2022-01 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

SECTION 7. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that

such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 8. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 27th day of October 2026.

ATTEST:

WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A:	*Wind Meadows South Community Development District Engineer's Report of Capital Improvements*, dated June 1, 2021; *Wind Meadows South Community Development District Amended and Restated Engineer's Report of Capital Improvements*, dated March 31, 2023
Comp. Exhibit B:	*Master Assessment Methodology for Wind Meadows South Community Development District*, dated June 9, 2021; *Amended and Restated Master Assessment Methodology*, dated January 11, 2023; *Supplemental Assessment Methodology – Assessment Area 1*, dated September 21, 2021
Exhibit C:	Engineer's Certification, dated October ____, 2026
Exhibit D:	Amortization Schedule of the Series 2021 Bonds

EXHIBIT A

Wind Meadows South Community Development District Engineer's Report of Capital Improvements, dated June 1, 2021
Wind Meadows South Community Development District Amended and Restated Engineer's Report of Capital Improvements, dated March 31, 2023

COMPOSITE EXHIBIT B

Master Assessment Methodology for Wind Meadows South Community Development District, dated June 9, 2021
Amended and Restated Master Assessment Methodology, dated January 11, 2023
Supplemental Assessment Methodology – Assessment Area 1, dated September 21, 2021

EXHIBIT C

Engineer's Certification

WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE ASSESSMENT AREA ONE PROJECT

October 24, 2026

Wind Meadows South Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801

Re: Certification of Completion
Wind Meadows South Community Development District
Series 2021 Bonds – Assessment Area One Project

This certificate is furnished in accordance with Section 5.01(c) of the Master Trust Indenture dated October 1, 2021 (the "**Master Indenture**"), between the Wind Meadows South Community Development District (the "**District**") and U.S. Bank National Association (the "**Trustee**") and is intended to evidence the completion of the Assessment Area One Project, as both terms are defined in the Master Indenture, as supplemented by that certain First Supplemental Trust Indenture dated October 1, 2021, between the District and U.S. Bank Trust Company, National Association (successor to U.S. Bank, National Association) (together with the Master Indenture, the "**Indenture**"), and as further described in that certain *Wind Meadows South Community Development District Engineer's Report of Capital Improvements*, dated June 1, 2021, as amended by that certain *Wind Meadows South Community Development District Amended and Restated Engineer's Report of Capital Improvements*, dated March 31, 2023, and undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

I. The Assessment Area One Project has been completed in substantial compliance with the specifications therefor and all labor, services, materials, and supplies used in the Assessment Area One Project have been paid for and acknowledgments of such payments have been obtained from all contractors and suppliers.

II. All other facilities necessary in connection with the Assessment Area One Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith ("**Cost**") have been paid or adequate provision has been made for such payment by the District.

III. All plans, permits and specifications necessary for the operation and maintenance of the improvements made pursuant to the Assessment Area One Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

HUNTER ENGINEERING, INC.

By: Bryan Hunter, District Engineer

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 26 day of October 2026, by Bryan Hunter, District Engineer of the Wind Meadows South Community Development District, who is personally known to me or who has produced identification.

HALSEY REECE CARSON
Notary Public - State of Florida
Commission # HH 392526
My Comm. Expires Jul 22, 2027
Bonded through National Notary Assn.

Notary Public, State of Florida
Print Name: Halsey Carson
Commission No.: HH 392526
My Commission Expires: 7-22-27

EXHIBIT D

Amortization Schedule of the Series 2021 Bonds

SECTION 7

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE ASSESSMENT AREA TWO PROJECT IS COMPLETE; DECLARING THE ASSESSMENT AREA TWO PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2023 BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Wind Meadows South Community Development District ("**District**") was established by Ordinance No. 2021-10 enacted by the City Commission of the City of Bartow, Florida ("**City**"), effective on June 7, 2021, as amended by Ordinance No. 2022-22 enacted by the City Commission of the City on January 3, 2023 (together, the "**Ordinance**") for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (the "**Board**") of the District adopted Resolutions 2021-24 and 2023-12 on June 9, 2021, and April 12, 2023, respectively, authorizing the issuance of its Wind Meadows South Community Development District Special Assessment Bonds, Series 2023 (Assessment Area Two) (the "**Series 2023 Bonds**"), for the purpose of funding the construction, installation, and acquisition of public infrastructure, improvements, and services; and

WHEREAS, the Series 2023 Bonds financed a portion of the District's master project infrastructure for Assessment Area Two (the "**Assessment Area Two Project**"), as such is further identified and described in that certain *Wind Meadows South Community Development District Engineer's Report of Capital Improvements*, dated June 1, 2021, as amended by that certain *Wind Meadows South Community Development District Amended and Restated Engineer's Report of Capital Improvements*, dated March 31, 2023, which is attached to this Resolution as **Exhibit A** (together, the "**Engineer's Report**"); and

WHEREAS, the Engineer's Report estimates capital costs totaling $22,246,951.00 for the master capital improvement plan (the "**Total Project Costs**") and $8,770,285.00 for the Assessment Area Two Project (the "**Assessment Area Two Project Costs**"); and

WHEREAS, pursuant to the terms of the *Master Assessment Methodology for Wind Meadows South Community Development District*, dated June 9, 2021, as amended by the *Amended and Restated Master Assessment Methodology*, dated January 11, 2023, and as supplemented by the *Supplemental Assessment Methodology for Assessment Area Two*, dated April 25, 2023, attached to this Resolution as **Composite Exhibit B** (the "**Assessment Methodology**"), the portion of the Assessment Area Two Project Costs to be funded by the sale of bonds and secured by assessments, inclusive of capital costs, financing costs, capitalized interest, reserve funds, original issue discounts, and contingencies totaled approximately $6,592,281.37; and

WHEREAS, on February 8, 2023, the Board adopted Resolutions 2023-05 and 2023-06, declaring that the Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed; and

WHEREAS, on April 12, 2023, the Board, after notice and public hearing, met as an Equalizing Board pursuant to the provisions of Section 170.08, *Florida Statutes*, and adopted Resolution 2023-13, authorizing the projects described therein, equalizing and levying special assessments to defray all or a portion of the Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes*; and

WHEREAS, in connection with the issuance of the Series 2023 Bonds, on April 12, 2023, the Board adopted Resolution 2023-17, which, among other things, set forth the particular terms of the sale of the Series 2023 Bonds, confirmed the liens of the levy of special assessments securing the Series 2023 Bonds, and allocated and authorized the collection of the special assessments securing the Series 2023 Bonds; and

WHEREAS, the Assessment Area Two Project specially benefits the developable acreage within Assessment Area Two of the District as set forth in Resolution 2023-17 and the Assessment Methodology, and it is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area Two Project financed with the Series 2023 Bonds to the specially benefitted properties within the District as set forth in Resolution 2023-17 and this Resolution; and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the Master Trust Indenture dated October 1, 2021, by and between the District and U.S. Bank National Association, as Trustee (the "**Master Indenture**"), as supplemented with respect to the Series 2023 Bonds by that Second Supplemental Trust Indenture dated May 1, 2023, by and between the District and U.S. Bank National Association, as Trustee (the "**Second Supplemental Indenture**" and together with the Master Indenture, the "**Indenture**"), the District Engineer executed and delivered a Certificate of Completion of the Assessment Area Two Project dated October ___, 2026 (the "**Engineer's Certification**") attached hereto as **Exhibit C**, wherein the District Engineer certified the Assessment Area Two Project to be complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer's Certification evidencing the completion date of the Assessment Area Two Project as described above, the Board desires to certify the Assessment Area Two Project complete in accordance with the Indentures; and

WHEREAS, the actual costs incurred to complete the Assessment Area Two Project exceeded the amount deposited in the Assessment Area Two Acquisition and Construction Account within the Acquisition and Construction Fund, resulting in expenditure of all proceeds from the Series 2023 Bonds in the Assessment Area Two Acquisition and Construction Account within the Acquisition and Construction Fund.

NOW, THEREFORE, be it resolved by the Board of Supervisors of the Wind Meadows South Community Development District:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170 and 190, *Florida Statutes*, and in accordance with the provisions of Resolution 2023-13, as supplemented.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE ASSESSMENT AREA TWO PROJECT. The Board of Supervisors hereby accepts the Engineer's Certification, attached hereto as **Exhibit C**, certifying the Assessment Area Two Project complete and upon reliance thereon, certifies the Assessment Area Two Project complete in accordance with Resolution 2023-17 and the Indentures. The Completion Date, as that term is defined in the Indentures, for the Assessment Area Two Project shall be the date of the Engineer's Certification.

SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2023 BONDS. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2023-17, special assessments securing the Series 2023 Bonds would be credited the difference, if any, in the assessment as originally made, approved, and confirmed and the proportionate part of the total actual costs of the Assessment Area Two Project. **Exhibit D** attached hereto and incorporated herein by this reference reflects the amortization schedule of the Series 2023 Bonds after the closing of the Assessment Area Two Acquisition and Construction Account within the Acquisition and Construction Fund. As provided in Resolution 2023-17, the assessments levied reflect the outstanding debt due on the Series 2023 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2023-17, the special assessments on parcels specially benefitted by the Assessment Area Two Project are hereby finalized in accordance with the Assessment Methodology, attached hereto as **Composite Exhibit B**, which reflects the assessments on the parcels benefitted by the Series 2023 Bonds.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2023-17, which remains in full force and effect. This Resolution and Resolution 2023-17 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

SECTION 7. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that

such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 8. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 27th day of October 2026.

ATTEST:

WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A:	*Wind Meadows South Community Development District Engineer's Report of Capital Improvements*, dated June 1, 2021; *Wind Meadows South Community Development District Amended and Restated Engineer's Report of Capital Improvements*, dated March 31, 2023
Comp. Exhibit B:	*Master Assessment Methodology for Wind Meadows South Community Development District*, dated June 9, 2021; *Amended and Restated Master Assessment Methodology*, dated January 11, 2023; *Supplemental Assessment Methodology for Assessment Area Two*, dated April 25, 2023
Exhibit C:	Engineer's Certification, dated October ____, 2026
Exhibit D:	Amortization Schedule of the Series 2023 Bonds

EXHIBIT A

Wind Meadows South Community Development District Engineer's Report of Capital Improvements, dated June 1, 2021
Wind Meadows South Community Development District Amended and Restated Engineer's Report of Capital Improvements, dated March 31, 2023

COMPOSITE EXHIBIT B

Master Assessment Methodology for Wind Meadows South Community Development District, dated June 9, 2021
Amended and Restated Master Assessment Methodology, dated January 11, 2023
Supplemental Assessment Methodology for Assessment Area Two, dated April 25, 2023

EXHIBIT C

Engineer's Certification

WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE ASSESSMENT AREA TWO PROJECT

October 26, 2026

Wind Meadows South Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801

Re: Certification of Completion
Wind Meadows South Community Development District
Series 2023 Bonds – Assessment Area Two Project

This certificate is furnished in accordance with Section 5.01(c) of the Master Trust Indenture dated October 1, 2021 (the "**Master Indenture**"), between the Wind Meadows South Community Development District (the "**District**") and U.S. Bank National Association (the "**Trustee**") and is intended to evidence the completion of the Assessment Area Two Project, as both terms are defined in the Master Indenture, as supplemented by that certain Second Supplemental Trust Indenture dated May 1, 2023, between the District and U.S. Bank Trust Company, National Association (successor to U.S. Bank, National Association) (together with the Master Indenture, the "**Indenture**"), and as further described in that certain *Wind Meadows South Community Development District Engineer's Report of Capital Improvements*, dated June 1, 2021, as amended by that certain *Wind Meadows South Community Development District Amended and Restated Engineer's Report of Capital Improvements*, dated March 31, 2023, and undertaken by the District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

I. The Assessment Area Two Project has been completed in substantial compliance with the specifications therefor and all labor, services, materials, and supplies used in the Assessment Area Two Project have been paid for and acknowledgments of such payments have been obtained from all contractors and suppliers.

II. All other facilities necessary in connection with the Assessment Area Two Project have been constructed, acquired, and installed in accordance with the specifications therefore and all costs and expenses incurred in connection therewith ("**Cost**") have been paid or adequate provision has been made for such payment by the District.

III. All plans, permits and specifications necessary for the operation and maintenance of the improvements made pursuant to the Assessment Area Two Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

HUNTER ENGINEERING, INC.

By: Bryan Hunter, District Engineer

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 26 day of October 2026, by Bryan Hunter, District Engineer of the Wind Meadows South Community Development District, who is personally known to me or who has produced identification.

HALSEY REECE CARSON
Notary Public - State of Florida
Commission # HH 392526
My Comm. Expires Jul 22, 2027
Bonded through National Notary Assn.

Notary Public, State of Florida
Print Name: Halsey Carson
Commission No.: HH392526
My Commission Expires: 7-22-27

EXHIBIT D

Amortization Schedule of the Series 2023 Bonds

SECTION 8

SECTION A

Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
pierre@capitalreserveadvisors.com
www.capitalreserveadvisors.com
(813)444-8022

Katie O'Rourke
Wind Meadows South CDD
C/O Governmental Management Services
Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801

September 28, 2026

Proposal for Reserve Study with On-Site Analysis

As you requested, we are submitting this proposal for reserve study services for **Wind Meadows South CDD.** The site analysiswill be scheduled as soon as we receive the signed agreement (attached) to proceed. Our report is issued as a Reserve Management Plan engagement and is intended to match your budget year and will be a 30-year projection for the 30-year period beginning **October 1, 2026**.

Since maintenance expenditures are often the most significant costs of an association, properly preparing a Reserve Study is one of the most important responsibilities for common interest organizations. An accurate and detailed analysis will minimize reserve assessments and reduce the risk of insufficient funds, while still maintaining the common areas. Some consider the reserve study simply as a budget tool. Others want a dynamic long-term replacement management tool. Either way, we can help.

Capital Reserve Advisors:

- **Local**: Located in Tampa, FL for your convenience and unrivaled customer service.
- **Experts**: Lynn Sallee, RS, CMM, PRA, and CPSI designations with 48 years of construction experience and 11 years of Reserve Study deliveries.
- Pierre del Rosario has provided financial services to condominium and homeowners associations clients since 2000.
- **Vetted**: Capital Reserve Advisors uses software specifically designed to prepare reserve studies that has been fully tested by a team of independent financial experts for calculation accuracy and certified to meet the strict ICBI software standards and is used by more than 3,000 satisfied clients worldwide.
- **Easy**: Reserve Study Reports that are usually less than 30 pages makes it easy for boards of directors and management professionals to read, digest and distribute. Our report provides actionable management information that is detailed enough to understand, but not so detailed that it overwhelms the reader. This report is supplemented by separately issued detail financial schedules to provide a complete reserve activity management system.
- **Affordable**: We believe in using the latest technology to our advantage. Because we have continued to evolve our business practices by staying ahead of the curve with our software, we are able to pass on the savings to our clients.
- **Full Service**: Each of our on-site analyses includes everything you have come to expect from reserve study providers. Full component detail lists with site or element photos, current and future replacement cost estimates, and anecdotal evidence and/or commentary where necessary.
- **Full Service +**: At no extra charge, we also prepare the report with the understanding that every association is unique. Our reports are prepared for the association but also, ***by the association.*** This includes open communication, *unlimited revisions, and *client-use software.

Fee Quotation

The fee for preparing the reserve study with on-site analysis for the fiscal period starting **October 1, 2026** is **$ 3,250**.

If you would like us to proceed with your reserve study, please indicate your acceptance by signing the attached Reserve Study Services Agreement and returning it to us. The terms of this proposal will remain in effect for sixty days from the date of this proposal.

Pierre del Rosario, President

Attachment

*See attached agreement for terms of service
See attached brochure for complete information about our company

Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
pierre@capitalreserveadvisors.com
www.capitalreserveadvisors.com
(813)444-8022

Katie O'Rourke
Wind Meadows South CDD
C/O Governmental Management Services
Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801

September 28, 2026

Reserve Study Services Agreement
Reserve Study with On-Site Analysis

This Agreement is made between Capital Reserve Advisors ("CRA") and **Wind Meadows South CDD**, (the "Association"). The Association has engaged Capital Reserve Advisors to perform and prepare an analysis and projection of the Association's replacement funding program ("Reserve Study") pursuant to the terms and conditions as set forth herein.

IT IS AGREED:

1. **Analysis Date and Period:** The Reserve Study will be a projection for the 30-year period commencing **October 1, 2026**.

2. **Date of Delivery of Requested Information:** A draft report will be available for review by the Association within two weeks from the date of CRA's receipt of the applicable documents, information, and materials requested, and completion of the site analysis by CRA . The Reserve Study will assume the most probable course of events in consideration of information supplied by the Association, CRA 's research, and industry standards and guidelines. However, the Association acknowledges that actual replacement costs may vary from those set forth in the Reserve Study and such variations may be material. Accordingly, CRA does not, and shall not, guarantee that actual replacement costs and/or remaining lives will approximate those contained in the Reserve Study.

   CRA hereby requests the information and documents described on Schedule A attached to this Agreement.

   The Association covenants and agrees to provide CRA with all the information and documents set forth on Schedule A, and to cooperate with all reasonable requests of CRA in connection with this Agreement. Without limiting the foregoing, the Association shall ensure that its personnel are reasonably available to consult with CRA regarding replacement funding expenditures and the condition of the physical components of the common areas and shall allow CRA reasonable access to conduct periodic physical inspections of the Association's facilities and common areas.

3. **Date of Delivery of Final Report:** The final report will be issued within seven working days of receiving approval from the Association for issuance of such report. The Reserve Study shall be dated as of the date of delivery to the Association (the "Report Date"). If the Association does not inform CRA of any changes within 30 days of delivery of the draft report, then the draft report is considered to be approved as is, and CRA will issue the final report.

4. **Report Format:** The format of the Reserve Study will be similar to the sample report available on our web site at http://www.capitalreserveadvisors.com. The purpose of the Reserve Study is to assist the Association in properly managing replacement funds and common area property, so that future funds will be sufficient when expenditures are necessary and common area property can be maintained efficiently for the life of the project. The Reserve Study is intended only for the Association's internal use, and only for the purposes, and subject to the limitations described in this Agreement.

5. **Reserve Study Update:** CRA has no responsibility to update the final Reserve Study for events and circumstances occurring after the Report Date. CRA recommends that interim updates be performed at least annually and at more frequent intervals if there are material fluctuations in the rates of inflation and investment or when material changes in costs or in estimated lives of replacement fund items occur.

6. **Reserve Study Fee & Terms:** CRA 's fee for preparing the Reserve Study, with site analysis, for the period beginning **October 1, 2026** is **$ 3,250**. 50% of this fee will be billed upon authorization to proceed and is due and payable at that time. The remaining 50% will be billed upon delivery of the draft report and is due and payable within 30 days. If a draft report is not issued at the request of the Association, the remaining 50% is due and payable within 30 days of importing data into Facilities 7 software and providing access to the Association.

7. **No Warranties:** The Association acknowledges and agrees that neither CRA , nor any officer, director, owner, employee, agent or affiliate of CRA , has made any representations, warranties, guarantees, or promises of any kind regarding CRA 's services or deliverables except as expressly provided in this Agreement. CRA disclaims all warranties, including without limitation any warranty as to fitness of the Reserve Study for a particular purpose, whether express, implied or arising by operation of law. CRA shall not be liable to the Association for any incidental, consequential, or special damages whatsoever, including without limitation any lost revenues or lost profits, arising from or related to this Agreement and the services provided hereunder.

8. **Miscellaneous:**

(a) Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to its subject matter, and supersedes all prior agreements, whether written or oral, pertaining to such subject matter.

(b) Governing Law. Disputes arising under this agreement (including the scope, nature and quality of services to be performed by us, our fees and other terms of the engagement) shall be submitted to mediation. A competent and impartial third-party, acceptable to both parties, shall be appointed to mediate, and each disputing party shall pay an equal percentage of the mediator's fees and expenses. No suit or arbitration proceedings shall be commenced under this agreement until at least 60 days after the mediator's first meeting with the involved parties. If the dispute requires litigation, the court shall be authorized to impose all defense costs against any non-prevailing party found not to have participated in the mediation process in good faith. This Agreement is governed by, and shall be construed in accordance with, the laws of the State of Florida. Venue for all legal or equitable actions relating to or arising from this Agreement shall be Hillsborough County, Florida.

(c) Force Majeure. Notwithstanding anything to the contrary provided in this Agreement, CRA shall not be liable for any delay or failure to perform any ofits obligations under this Agreement if such delay or failure is caused by an act of god, government requirements, fire, or any other cause or circumstance beyond its reasonable control. CRA shall use reasonable efforts to avoid, remove, or cure all such circumstances as soon as is reasonably feasible.

(d) Third Party Actions. If there are any member or third party actions involving the Association which cause CRA to incur time charges or expenses other than for the initial preparation of the reserve study report, CRA is to be reimbursed by the Association for any costs or time charges incurred in connection therewith.

9. **Limitations of Reserve Study** Association understands and agrees that:

(a) The Reserve Study is intended for the sole use of the Association and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.

(b) The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.

(c) CRA 's financial liability for errors and omissions is limited to the fees charged to Association to perform the Reserve Study.

(d) The scope of the Reserve Study is expressly limited to the components included.

(e) The remaining useful life estimates of the Reserve Study assumes normal weather conditions and does not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design plus adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.

(f) The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Association. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other forces which are not under CRA 's control.

(g) The conclusions of the Reserve Study do not involve forensic or destructive testing of the components and were arrived at by either visual inspection and/or information provided by Association.

(h) The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Association agrees to indemnify, defend and hold CRA harmless from all related claims.

(i) Association warrants that the components, equipment and materials are constructed or assembled by qualified and licensed contractors according to manufacturer specifications and that the finished construction complies with all applicable building codes at the time of construction.

Approval of Agreement

Wind Meadows South CDD:

By:_____

Date: _____

For Capital Reserve Advisors :

By: 

Pierre del Rosario, President

September 28, 2026

Wind Meadows South CDD- Schedule A Documents,

Information, and Materials Requested

The table below provides a fairly comprehensive list of the documents and information we require in order to perform a comprehensive analysis for you and helps to improve the accuracy of the report. Our normal work process is:

- Phone call or email notification to schedule date for on-site analysis
- Summarize and evaluate data in my office, and research and estimate pricing of reserve activities
- Prepare a draft of the report and information for your edits and our discussion
- Conference call (if necessary) to discuss the data and report. This is your board's report and I want to walk you through it and make necessary adjustments so that you have the best information and a workable plan going forward.
- Edits based on our conference call and second draft (or final) report issued

#	Documents requested	Reason needed	Required	Done
1	A copy of the most recent prior reserve study, if available	This helps ensure that we will identify all components and may provide measurement information. It is also a good check for us on costing information.	**No**	
2	A copy of the most current financial statements of the Association that shows the current total of reserve funds, and the current budgeted amount to be transferred monthly to reserves	Necessary for us to know how much you are presently contributing to reserves, and to anticipate the following year's reserve contribution.	**Yes**	
3	A copy of the Association's budget for the most recent year	This is required UNLESS it is shown on the financial statements listed above (# 2)		
4	A copy of the Association's governing documents (CC&R's, etc.)	Only necessary if it discusses maintenance responsibility of Association		
5	Copies of prior paid invoices for repair and/or replacement of common area components	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
6	Copies of bids solicited for repair and/or replacement of common area components, whether awarded or not	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
7	A copy of your reserve policies	Required if you have specific reserve policies. If not, we will be happy to help you establish policies for your Association.		
8	A list of addresses and phone numbers for pertinent service contractors (landscape, pool, elevator, roof, paint, deck, etc.)	Very helpful information to help us make sure that we have accurate cost data and an understating of your maintenance plan.		
9	A copy of the plot map of the project or community showing phasing details and building shapes or styles	This is necessary for us to identify all components.	**Yes**	
10	Temporary use of keys, access devices or gate codes to enter upon the common areas, pool or recreation areas and equipment or storage areas	Necessary for us to gain access to restricted areas.	**Yes**	

Additional information may be requested once we have started our work.

SECTION B

Kejsi Shuaipi, Account Manager
(954) 620-0908
kejsi.shuaipi@reserveadvisors.com

Property Wellness
Reserve Study Program Proposal
Level I Reserve Study

Wind Meadows South Community Development District

Bartow, FL



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

37,000+
RESERVE STUDIES CONDUCTED

19,000+
ASSOCIATIONS SERVED

3,950,000+
RESIDENTS SERVED

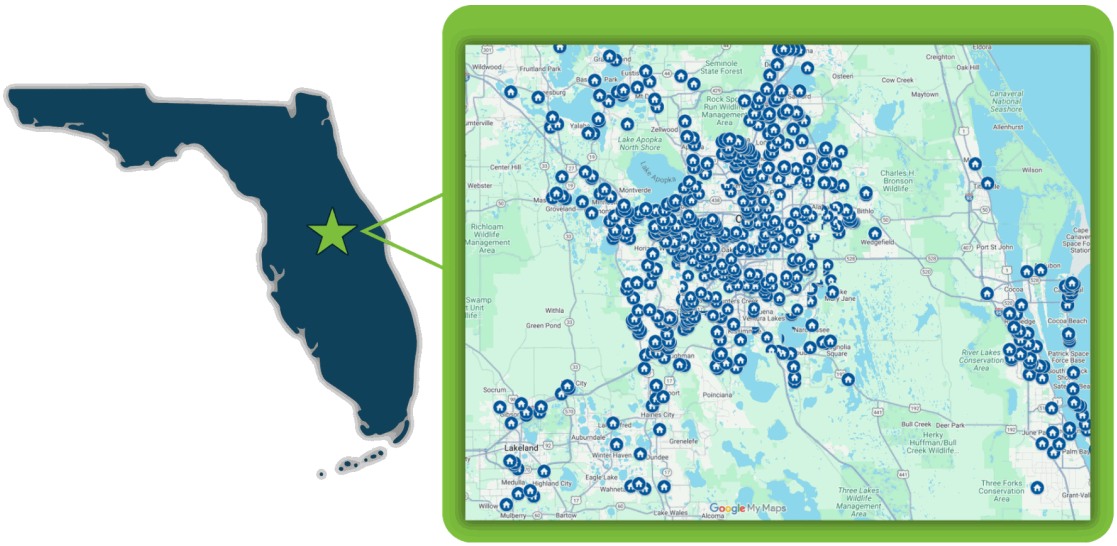
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say



"I had the pleasure of working with KC and JJ on updating a reserve study for an HOA I manage, and the experience was excellent from start to finish. Their communication was professional, knowledgeable, and consistently prompt throughout the process. They stayed on schedule, kept everything on track, and even delivered the updated study ahead of deadline. I highly recommend their services to anyone looking for reliable and efficient professionals."

Lissette Negron, Community Association Manager
Highlands Reserve Homeowners Association, Inc.
Davenport, Florida



"Having worked with Roy from Reserve Advisors for many years, I've always been able to rely on his expertise, professionalism, and consistency in delivering accurate reserve study reports. His attention to detail and deep understanding of association needs give our board's confidence in the recommendations provided. Roy has also always been available to help break down report findings and explain key details to board members when needed, making complex financial planning discussions much easier to navigate. His knowledge and responsiveness have made Reserve Advisors a trusted resource for our communities."

Sandy Etheredge, Director of Licensed Community Association Management
Empire Management Group
Kissimmee, Florida

Level I Full Reserve Study

RESERVE™ ADVISORS
Long-term thinking. Everyday commitment.

	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	★ RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Wind Meadows South Community Development District comprises 419 homes. We've identified and will include the following reserve components:

Streets and Curbs, Access Drives, Parking Areas, and/or Driveways, Fences, Irrigation System, Monuments, Landscaping, Mailboxes, Signage, Sidewalks, Pond(s), Playground(s), Pool House(s), Pool(s) including Fence, Deck, Mechanicals, etc., Gates, Dog Park, and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

View Example



Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

View Example



Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

View Example



Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

View Example



Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

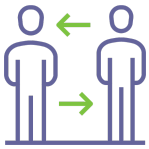
For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

> RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.
>
> **Ellen C. | Treasurer**

The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	**Price**
Reserve Study (Level I)	$4,350.00

Your Reserve Study Includes:

- **Pre-project Collaboration:** Meeting with management and the board on community priorities and goals.
- **Unlimited Virtual Support:** Free Study Presentation after report delivery. Available for the lifetime of your community.
- **Excel Financial Management Tool:** Fully editable spreadsheet to run scenarios & track actual expenditures.
- **Preventative Maintenance Guidance:** Clear maintenance schedules and practical steps you can implement right away.
- **Revision Period:** One complimentary update within 6 months of report delivery (or 1 month if Level III).
- **Dedicated Expertise:** Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.

Scheduling Flexibility Discount Option	
☐ ~15% Discount for project kickoff in Q1 of 2027 Contingent upon contract being approved by 10/31/2026. The kickoff and inspection must be scheduled in Q1 of 2027 for this discount to be applied.	-$650.00

We will collaborate with you to complete a first-time reserve study tailored to your new CDD, establishing a clear funding baseline for its shared amenities and numerous dry ponds. It is important to identify the District-maintained assets, define appropriate maintenance and renewal cycles, and develop realistic long-term cost projections from the outset. This study will provide the Board with a practical, defensible roadmap for stable budgeting and capital planning as the community matures.

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2. Sign below

Signature: _____ Title: _____

Name: _____ Date: _____

For: Wind Meadows South Community Development District Ref: 263990

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3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 10/1/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format

(.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC (“RA” or “us” or “we”) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property’s energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the “Report”) are based upon a “snapshot in time” at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property’s conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA’s willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an “RA Party”) harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA’S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

RA may have a financial interest in, or business relationships with, management companies, service providers, or other third parties that have or in the future may have a business relationship with you. Further, RA may from time to time receive and/or provide compensation, referral fees, discounts, or other remuneration from or to management companies or other third parties in connection with client referrals or other business arrangements, including this engagement. The foregoing is intended to satisfy any disclosure requirements under applicable certifications, standards, or codes of ethics.
29247750.6

SECTION 9

SECTION A

EVENT AUTHORIZATION

THIS EVENT AUTHORIZATION (the "**Authorization**") is presented according to the requirements established within the executed *License Agreement* dated 10/5/26, between the Parties listed below (the "**Agreement**"). This AUTHORIZATION is made and entered into by and between:

WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of specialpurpose government established pursuant to Chapter 190, *Florida Statutes*, located in Polk County, Florida with a mailing address of 219 E. Livingston St. Orlando, FL 32801 (the "**District**"); and

WIND MEADOWS SOUTH HOA, a Florida not for profit corporation, with a mailing address of 4309 Fabulous Finch Ln (the "Licensee", together with the District, the "Parties").

1. **AUTHORIZED EVENT.** The District hereby authorizes the following event:

Event Name	Trunck or Treat
Date	10/24/26
Time (inclusive of set-up and clean-up)	5pm - 9pm
Location	Pool Parking Lot
Description of Event	Decorative vehicles trick or treating and halloween activities for children and families.
Additional requirements	Food truck must submit a food truck license agreement in the form attached hereto as **Exhibit A**.

2. EFFECTIVE DATE. This AUTHORIZATION shall be effective as of the date of the last signature of the Parties hereto.

3. ACCEPTANCE. Execution of this AUTHORIZATION will authorize the Licensee to host the Event in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this AUTHORIZATION, remain in full force and effect.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties hereto have caused this AUTHORIZATION to be executed the day and year below written.

WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Signature

SECTION B

EVENT AUTHORIZATION

THIS EVENT AUTHORIZATION (the "**Authorization**") is presented according to the requirements established within the executed *License Agreement* dated 10/13/2026, between the Parties listed below (the "**Agreement**"). This AUTHORIZATION is made and entered into by and between:

WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of specialpurpose government established pursuant to Chapter 190, *Florida Statutes*, located in Polk County, Florida with a mailing address of 219 E. Livingston St.
Orlando, FL 32801 (the "**District**"); and

WIND MEADOWS SOUTH HOA, a Florida not for profit corporation, with a mailing address of 4309 Fabulous Finch Ln, Bartow FL 33830 (the "Licensee", together with the District, the "Parties").

1. **AUTHORIZED EVENT.** The District hereby authorizes the following event:

Event Name	Movie Night
Date	11/21/2026
Time (inclusive of set-up and clean-up)	5pm - 9pm
Location	grass area by the pool
Description of Event	movie night for families. Movie voted on by neighborhood. Food and drinks will be provided. Everyone brings their own chairs.
Additional requirements	Food truck must submit a food truck license agreement in the form attached hereto as **Exhibit A**.

EVENT AUTHORIZATION

THIS EVENT AUTHORIZATION (the "**Authorization**") is presented according to the requirements established within the executed *License Agreement* dated 10/13/2026, between the Parties listed below (the "**Agreement**"). This AUTHORIZATION is made and entered into by and between:

WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of specialpurpose government established pursuant to Chapter 190, *Florida Statutes*, located in Polk County, Florida with a mailing address of 219 E. Livingston St.
Orlando, FL 32801 (the "**District**"); and

WIND MEADOWS SOUTH HOA, a Florida not for profit corporation, with a mailing address of 4309 Fabulous Finch Ln, Bartow FL 33830 (the "Licensee", together with the District, the "Parties").

1. **AUTHORIZED EVENT.** The District hereby authorizes the following event:

Event Name	Movie Night
Date	12/19/2026
Time (inclusive of set-up and clean-up)	5pm - 9pm
Location	grass area by the pool
Description of Event	movie night for families. Movie voted on by neighborhood. Food and drinks will be provided. Everyone brings their own chairs.
Additional requirements	Food truck must submit a food truck license agreement in the form attached hereto as **Exhibit A**.

SECTION 10

SECTION C

Wind Meadows South

Community Development District



October 27th, 2026

Joel Blanco – Senior Field Manager

GMS

Site Review

Landscaping Review

- Field Staff have thoroughly reviewed the landscaping throughout the district.
- Entrance and median landscaping beds remain tidy—mowed and free of weeds.
- Entrance oaks and boulevard oaks were trimmed for shoots at the time of review.
- Oak that was replaced on the boulevard during the freeze was found declining. Vendor to replace under warranty, declining tree has been removed during our 2nd review.
- Ravine area by the amenity has been serviced. A fallen set of tree branches was found during our previous review have been removed.
- End cap common areas such as Albatross Nest Dr./Quiet Quail Dr. have also been consistently mowed.
- Sabal palms on the medians of Quiet Quail Blvd. have been trimmed with shoots removed.



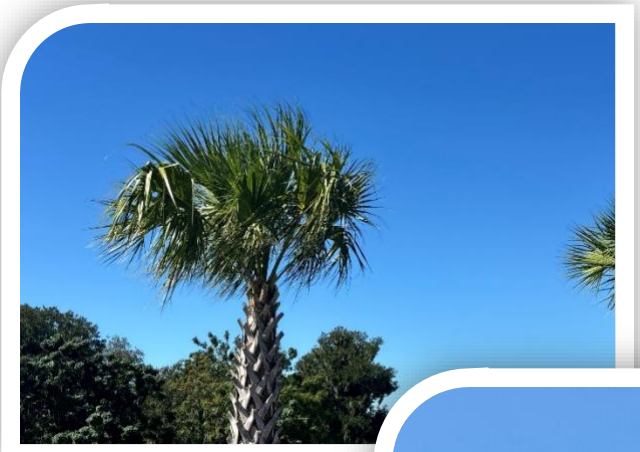






Site Items

Landscape Review Cont'd













Site Items

Pond Review







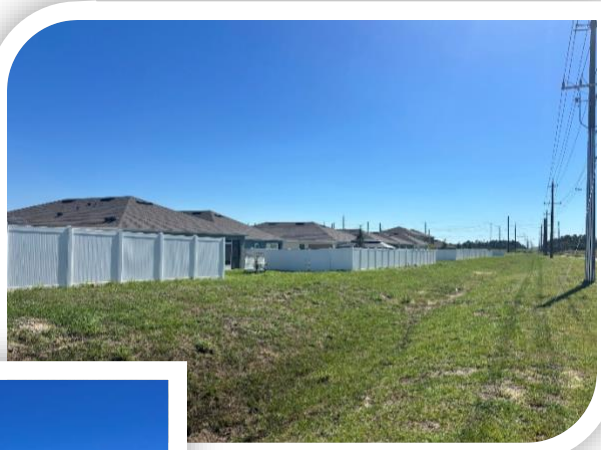


- Field Staff has thoroughly reviewed the ponds throughout the district.
- Ponds at the end of the district on Quiet Quail Dr./Crews Lake Dr. remain with water, although lower than last month's review, with aquatics vendor spraying the aquatic weeds.
- Previously reported scattered trash has been removed at both wet ponds.
- Pond tracts and ponds with grass bottoms have been consistently mowed.
- Ponds with bare sand bottoms have consistently disked.
- Dry pond holding water on Grey Heron Loop had drain reviewed for any potential clog. Drain was found in standard conditions.

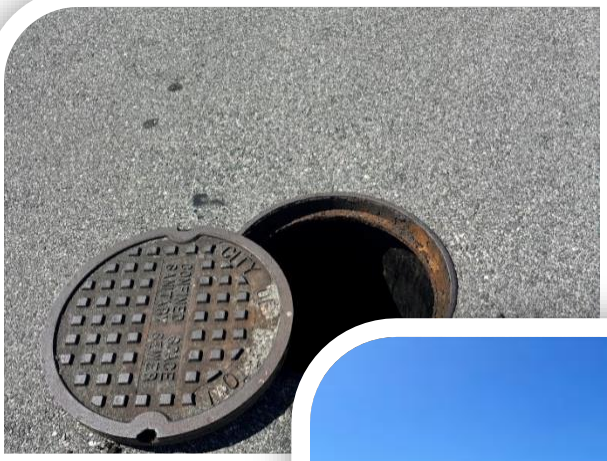
Site Items

Pond Review Cont'd











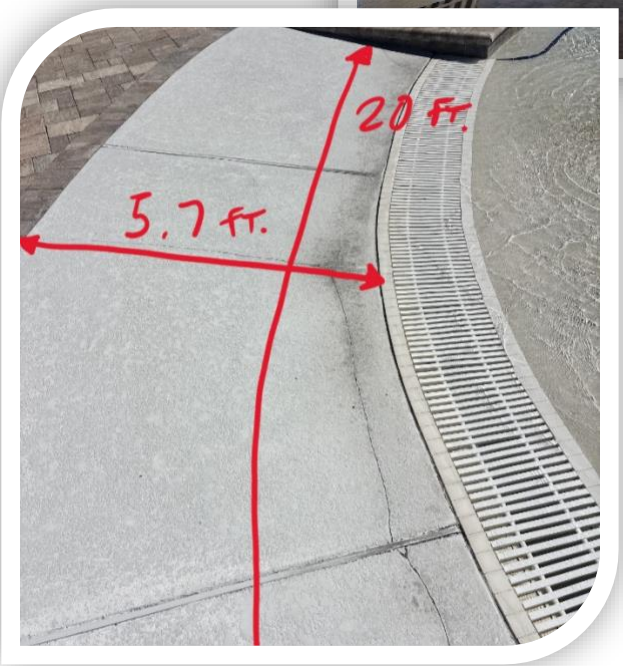


Site Items

Amenity Review







- Field Staff has thoroughly reviewed the amenity.
- Pool vendor has continued to provide maintenance logs of pool cleaning, filter washes, and regular maintenance.
- Attached is the proposal to drain the pool, acid wash the returns throughout the pool, and change the standard returns to slotted returns to alleviate staining.
- Also provided is a proposal for board consideration on replacing the cracked, concrete zero entry. Proposed work will occur during the same time the pool will drain for the acid wash.
- Minor amenity maintenance items have been scheduled such as painting the beam holding the pool equipment, replacing the soap dispensers in both bathrooms (current ones have rust stains), replacing faded exit sign, and touch up painting areas throughout the amenity.

Site Items

Amenity Review Cont'd











Site Items

Maintenance Items









- Maintenance staff has completed and have scheduled several work orders throughout the district.
- Additional EOR signs on Singing Mockingbird to assist with prohibiting access from Yarborough Ln. have been added.
- Both dog park gate handles have been adjusted and flush.
- Damaged sidewalks have been marked on Black Falcon Ave. and Lounging Wren Way.
- Amenity pool gate to be painted during the winter season along with pool deck pressure washing and touch up paint on the fluorescent yellow, amenity steps.

Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at jblanco@gmscfl.com Thank you.

Respectfully,

Joel Blanco





Wind Meadows South CDD Field Management Action Items List					
Description	***Vendor***	***Status***	***Proposal $***	***Completion***	***Notes***
Addressing Items on the Annual Engineer's Report	GMS	Ongoing		August/Sept. 2026	MES sections have been completed with the last item (sidewalk repair) to be scheduled for completion.
Proposal for Tree Trimming Throughout District	Prince & Sons	Completed	$ 715.00	October 2026	Palms were trimmed the week of Oct. 12th.
Proposal for Mulch Refresh (Pine Bark for Common Areas and Amenity Area; Slate Rock for (2) Palms in the Amenity)	Prince & Sons	Pending	Pine Bark: $19,140 (Common Areas and Entrance) & $1,560 (Amenity), $1,782 (Slate Rock for (2) Palms in Amenity	Scheduled for 2nd Week of Nov.	Pine bark mulch for both common area and amenity were approved. Along with slate rock for (2) palms on the pool deck.
Proposal to Acid Wash Stains and Replace Returns in Amenity Pool	Resort Pools	Discussion	$ 4,500.00		Proposal is drain the pool, acid wash the staining around the returns and change current returns to slotted returns.
Proposal to Repair Cracked Zero Entry in the Amenity Pool	Capstone	Discussion	Pending		Proposal is to replace the current, cracked concrete zero entry while the pool is drained for the acid wash project.
Proposal to Seed (1) Dry Pond	Prince & Sons	Discussion	Pending		Proposal to seed dry pond on Red Egret Dr. as a test to seed all future dry ponds.

SECTION i

Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com
Tampa, Florida 33610
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 >=$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**

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 ii

ESTIMATE

Resort Pool Services
14711 Henson Road
Orlando, FL 32832

info@resortpoolservices.com
(321) 321-7751
(321) 689-6210

Bill to
Wind Meadows South
1785 Quiet Quail Blvd
Bartow, FL 33830
invoices@gmscfl.com

Estimate details
Estimate no.: EST-1184
Estimate date: 10/08/2026
Valid until: 11/07/2026
Service location: Pool - 1785 Quiet Quail Blvd

#	Product or service	Description	Qty	Rate	Amount
1.	**Repair**	drain pool acid wash and change floor returns	1	$4,500.00	$4,500.00

Estimate total **$4,500.00**

Review and approve online: https://app.avolv.ai/estimate/view/eyJhbGciOiJIUzI1NiIsInR5cCI6IkpXVCJ9.eyJlc3RpbWF0ZUlkIjoiY211enM5ZDN4MDAxaG5ib2loeGRxcWZyMSIsInR5cGUiOiJlc3RpbWF0ZS12aWV3IiwiaWF0IjoxNzkxNDc4ODY0LCJleHAiOjE3OTkyNTQ4NjR9.Zfm_KNcCJH8BC5AivpN7tKJdlLla_JOOs2yq285SSSg

Approval Approve online using the link above, or sign here and return this page to us.

Printed name | Signature | Date

SECTION iii

This item will be provided under separate cover

SECTION iv

AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
ADDITIONAL SERVICES ORDER

THIS ADDITIONAL SERVICES ORDER (the "**ASO**"), dated October 23, 2026, is presented according to the requirements within the executed *Amended and Restated Agreement By and Between the Wind Meadows South Community Development District and Prince and Sons Inc. for Landscape and Irrigation Maintenance Services*, dated December 10, 2025 (the "**Agreement**"), by and between:

> **WIND MEADOWS SOUTH COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Bartow, Polk County, Florida, and having offices at c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the "**District**"); and
>
> **PRINCE AND SONS INC.**, a Florida corporation, with a mailing of 200 South F Street, Haines City, Florida 33844 (the "**Contractor**," and together with the District, the "**Parties**").

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any and all Exhibits and Amendments thereto, Contractor will provide the work described in the proposals listed below and attached as **Composite Exhibit A** to this ASO (the "**Additional Work**"). Contractor shall invoice the District for the Additional Work actually performed in accordance with the unit prices provided at **Composite Exhibit A**, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement. Such amounts include all materials and labor necessary to complete the Additional Work and all items, labor, materials, or otherwise, to provide the District the maximum benefit of the Additional Work.

Proposal Date	***Brief Description of Work***	***Cost***
September 1, 2026	Palm Tree Trimming	$715.00
October 22, 2026	Slate Rock Installation – Amenity	$1,782.00
October 22, 2026	Mulch Installation – Amenity	$1,560.00
September 1, 2026	Mulch Installation – Entrances and Common Areas	$19,140.00
Total		***$23,197.00***

SECTION 2. EFFECTIVE DATE. This ASO shall be effective as of the date of the last signature of the Parties hereto.

SECTION 3. ACCEPTANCE. Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to the Services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect. To the extent that any other terms provided in **Composite Exhibit A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control.

[*signatures on following page*]

IN WITNESS WHEREOF, the Parties hereto have caused this Additional Services Order to be executed the day and year first above written.

WIND MEADOWS SOUTH
COMMUNITY DEVELOPMENT DISTRICT

_____
Chairperson/Vice Chairperson, Board of Supervisors
Date:_____

PRINCE AND SONS INC., a Florida corporation

_____
By: _____
Its:_____
Date: _____

Composite Exhibit A: Proposals for Additional Services

COMPOSITE EXHIBIT A

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: September 1, 2026

SUBMITTED TO:	Job Name / Location:
GMS 219 Livingston Street Orlando, FL. 32801 ATT: Joel Blanco Phone: 407-341-5524 Email: jblanco@gmscfl.com	Windmeadows 2803 Red Egret Dr. Bartow FL

PROPOSAL TO TRIM ALL PALM TREES THROUGHOUT THE PROPERTY

	Qty	Unit	Unit Cost	TOTAL
Palm Tree Trimming and Disposal	11	EA	$65.00	$715.00
			Total:	**$715.00**

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

Submitted by: Josh Christian
Date Submitted: September 1, 2026

Accepted by: _____
Date Accepted: _____

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: October 22, 2026

SUBMITTED TO:	Job Name / Location:
GMS 219 Livingston Street Orlando, FL. 32801 ATT: Joel Blanco Phone: 407-341-5524 Email: jblanco@gmscfl.com	Windmeadows 2803 Red Egret Dr. Bartow FL

PROPOSAL TO INSTALL SLATE ROCK AT POOL

	Qty	Unit	Unit Cost	TOTAL
Removal of Mulch and Regrade	2	EA	$360.00	$720.00
Weed Mat	162	PF	$1.00	$162.00
Slate Rock	2	CY	$450.00	$900.00
			Total:	**$1,782.00**

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

Submitted by: Cheryl Bachman
Date Submitted: October 22, 2026

Accepted by: _____
Date Accepted: _____

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date:October 22, 2026

SUBMITTED TO:	Job Name / Location:
GMS 219 Livingston Street Orlando, FL. 32801 ATT: Joel Blanco Phone: 407-341-5524 Email: jblanco@gmscfl.com	Windmeadows 2803 Red Egret Dr. Bartow FL

PROPOSAL TO INSTALL PINE BARK AT THE POOL

	Qty	Unit	Unit Cost	TOTAL
Mini Pine Bark	26	CY	$60.00	$1,560.00
			Total:	**$1,560.00**

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

Submitted by: Cheryl Bachman
Date Submitted: October 22, 2026

Accepted by: _____
Date Accepted: _____

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: September 1, 2026

SUBMITTED TO:	Job Name / Location:
GMS 219 Livingston Street Orlando, FL. 32801 ATT: Joel Blanco Phone: 407-341-5524 Email: jblanco@gmscfl.com	Windmeadows 2803 Red Egret Dr. Bartow FL

PROPOSAL TO INSTALL FRESH PINE BARK (DOES NOT INCLUDE POOL)

	Qty	Unit	Unit Cost	TOTAL
Mini Pine Bark	319	CY	$60.00	$19,140.00
			Total:	**$19,140.00**

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

Submitted by: Josh Christian

Date Submitted: September 1, 2026

Accepted by: _____

Date Accepted: _____

SECTION D

SECTION i

Wind Meadows South
Community Development District

Summary of Invoices

September 11, 2026 to October 15, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	9/15/26	687-694	$ 17,368.93
	9/29/26	695-698	$ 30,753.02
	10/6/26	699-706	$ 20,945.58
	10/13/26	707-713	$ 19,634.75
			$ 88,702.28
General Fund Auto Pays			
	9/21/26-10/12/26	80047-80050	$ 3,671.79
			$ 3,671.79
Supervisors			
	Lori A. Campagna	50039	$ 184.70
	Kelly A. Evans	50040	$ 184.70
	Bradley C. Gilley	50041	$ 184.70
	David J. Kalin	50042	$ 184.70
	Heather N. Santer	50043	$ 184.70
	David J. Kalin	50044	$ 184.70
	David J. Kalin	50045	$ 184.70
	David J. Kalin	50046	$ 184.70
			$ 1,477.60
Total			**$ 93,851.67**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/15/26	00042	7/31/26	43	202607	320-53800-49000			*	1,412.12		
			INSTALL ADDITIONAL SIGN								
		7/31/26	44	202607	330-57200-49000			*	320.00		
			TSFR POOL LOUNGERS								
		7/31/26	45	202607	320-53800-48000			*	303.16		
			PLAYGROUND MAINTENANCE								
		7/31/26	46	202607	320-53800-48000			*	220.00		
			STREET SIGN MAINTENANCE								
							GOVERNMENTAL MANAGEMENT SERVICES-TA			2,255.28	000687
9/15/26	00005	9/14/26	15943	202608	310-51300-31500			*	914.00		
			GENERAL COUNSEL AUG26								
							KILINSKI VAN WYK PLLC			914.00	000688
9/15/26	00023	9/06/26	1815-08.	202608	320-53800-43100			*	2,363.39		
			1785 QUIET Q REC AUG26								
		9/06/26	1815-08.	202608	320-53800-43100			*	733.16		
			LIGHTIN QUIET QUAIL AUG26								
		9/06/26	1815-08.	202608	320-53800-43100			*	1,280.67		
			LIGHTIN DIVING DOVE AUG26								
		9/06/26	1815-08.	202608	320-53800-43100			*	733.16		
			LIGHTIN RED EGRET AUG26								
		9/06/26	1815-08.	202608	320-53800-43100			*	786.48		
			LIGHTIN FLYIN BLACK AUG26								
		9/06/26	1815-08.	202608	320-53800-43100			*	346.53		
			LIGHTIN QUIET QUAIL AUG26								
							LAKELAND ELECTRIC			6,243.39	000689
9/15/26	00023	9/06/26	4807-08.	202608	330-57200-43000			*	1,296.19		
			1785 QUIET QUAIL BL AUG26								
							LAKELAND ELECTRIC			1,296.19	000690
9/15/26	00023	9/06/26	5318-08.	202608	320-53800-43000			*	23.96		
			1600 QUIET QUIAL ET AUG26								
							LAKELAND ELECTRIC			23.96	000691
9/15/26	00052	8/31/26	103923	202608	330-57200-34500			*	1,677.20		
			SECURITY 8/24/26-8/30/26								
		9/07/26	103924	202609	330-57200-34500			*	1,549.91		
			SECURITY 8/31/26-9/6/26								
							NATION SECURITY SERVICES, LLC			3,227.11	000692
9/15/26	00028	9/01/26	26280	202609	320-53800-46200			*	259.00		
			FUEL CHARGE SEPT26								
							PRINCE & SONS, INC.			259.00	000693

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/15/26	00021	9/01/26	33513	202609	330	57200-48500				*	3,150.00		
			POOL MAINTENANCE SEPT 26										
									MCDONNELL CORPORATION DBA			3,150.00	000694
9/29/26	00053	9/15/26	26498423	202609	300	15500-10000				*	20,623.00		
			ANNUAL INSURANCE FY27										
									BROWN & BROWN INSURANCE SERVICES			20,623.00	000695
9/29/26	00022	9/16/26	1203	202608	330	57200-34500				*	180.00		
			VIDEO VERIFICATION AUG26										
		9/16/26	1204	202609	330	57200-34500				*	180.00		
			VIDEO VERIFICATION SEPT26										
		9/16/26	30176	202609	330	57200-34500				*	1,874.29		
			INSTALL CONTROL PANEL										
									CURRENT DEMANDS ELECTRICAL &			2,234.29	000696
9/29/26	00001	9/01/26	145	202609	320	53800-34000				*	1,419.50		
			FIELD MANAGEMENT SEPT26										
		9/01/26	146	202609	310	51300-34000				*	3,750.00		
			MANAGEMENT FEES SEPT26										
		9/01/26	146	202609	310	51300-35200				*	108.17		
			WEBSITE ADMIN SEPT26										
		9/01/26	146	202609	310	51300-35100				*	162.25		
			INFORMATION TECH SEPT26										
		9/01/26	146	202609	310	51300-31300				*	540.75		
			DISSEMINATION SVC SEPT26										
		9/01/26	146	202609	330	57200-48300				*	1,041.67		
			AMENITY ACCESS SEPT26										
		9/01/26	146	202609	310	51300-51000				*	1.29		
			OFFICE SUPPLIES										
		9/01/26	146	202609	310	51300-42000				*	33.54		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES-CF			7,057.17	000697
9/29/26	00052	9/14/26	104062	202609	330	57200-34500				*	838.56		
			SECURITY 9/7/26-9/13/26										
									NATION SECURITY SERVICES, LLC			838.56	000698
10/06/26	00032	9/02/26	1891	202609	330	57200-48100				*	126.00		
			PEST CONTROL SEPT26										
									ALL AMERICAN LAWN & TREE SPECIALIST			126.00	000699
10/06/26	00016	9/29/26	22591	202609	320	53800-47000				*	475.00		
			LAKE MAINTENANCE SEPT26										
									AQUATIC WEED MANAGEMENT, INC.			475.00	000700

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
10/06/26	00027	9/25/26	19123	202609	330-57200-48200			*	1,080.00		
			CLEANING SEPT26								
							CSS CLEAN STAR SERVICES OF CFL			1,080.00	000701
10/06/26	00022	9/14/26	30175	202609	330-57200-34500			*	210.00		
			RESET NETWORK/INTERNET								
							CURRENT DEMANDS ELECTRICAL &			210.00	000702
10/06/26	00054	7/13/26	4032	202607	330-57200-49000			*	1,905.00		
			RESLINGED LOUNGE/CHAIRS								
							FLORIDA PATIO FURNITURE &			1,905.00	000703
10/06/26	00052	9/21/26	104157	202609	330-57200-34500			*	479.20		
			SECURITY 9/14/26-9/20/26								
		9/28/26	104279	202609	330-57200-34500			*	479.20		
			SECURITY 9/21/26-9/27/26								
							NATION SECURITY SERVICES, LLC			958.40	000704
10/06/26	00028	9/22/26	26603	202609	320-53800-47300			*	81.18		
			IRRIGATION REPAIRS								
		10/01/26	26832	202610	320-53800-46200			*	12,960.00		
			LANDSCAPE MAINT OCT26								
							PRINCE & SONS, INC.			13,041.18	000705
10/06/26	00021	10/01/26	34203	202610	330-57200-48500			*	3,150.00		
			POOL MAINTENANCE OCT26								
							MCDONNELL CORPORATION DBA			3,150.00	000706
10/13/26	00032	10/02/26	2534	202610	330-57200-48100			*	126.00		
			PEST CONTROL OCT26								
							ALL AMERICAN LAWN & TREE SPECIALIST			126.00	000707
10/13/26	00008	10/01/26	95640	202610	310-51300-54000			*	175.00		
			SPECIAL DISTRICT FEE FY27								
							FLORIDA DEPARTMENT OF COMMERCE			175.00	000708
10/13/26	00001	10/01/26	147	202610	310-51300-34000			*	3,937.50		
			MANAGEMENT FEE OCT26								
		10/01/26	147	202610	310-51300-35200			*	113.58		
			WEBSITE ADMIN OCT26								
		10/01/26	147	202610	310-51300-35100			*	170.33		
			INFORMATION TECH OCT26								
		10/01/26	147	202610	310-51300-31300			*	567.75		
			DISSEMINATION SVC OCT26								
		10/01/26	147	202610	330-57200-48300			*	1,093.75		
			AMENITY ACCESS OCT26								

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		10/01/26	147	202610	310-51300-51000				*	.87		
			OFFICE SUPPLIES									
		10/01/26	147	202610	310-51300-42000				*	22.62		
			POSTAGE									
		10/01/26	147	202610	310-51300-42500				*	2.10		
			COPIES									
		10/01/26	148	202610	320-53800-34000				*	1,490.50		
			FIELD MANAGEMENT OCT26									
								GOVERNMENTAL MANAGEMENT SERVICES-CF			7,399.00	000709
10/13/26	00005	10/08/26	16180	202609	310-51300-31500				*	3,431.15		
			GENERAL COUNSEL SEPT26									
								KILINSKI VAN WYK PLLC			3,431.15	000710
10/13/26	00023	10/06/26	1815-09.	202609	320-53800-43100				*	2,351.51		
			1785 QUIET Q REC SEP26									
		10/06/26	1815-09.	202609	320-53800-43100				*	729.03		
			QUIET QUAIL BL R SEP26									
		10/06/26	1815-09.	202609	320-53800-43100				*	1,274.00		
			DIVING DOVE LN SEP26									
		10/06/26	1815-09.	202609	320-53800-43100				*	729.03		
			RED EGRET DR SEP26									
		10/06/26	1815-09.	202609	320-53800-43100				*	781.87		
			FLYING BLACKBIRD SEP26									
		10/06/26	1815-09.	202609	320-53800-43100				*	342.17		
			QUIET QUAIL BL E SEP26									
		10/06/26	4807-09.	202609	330-57200-43000				*	1,158.44		
			1785 QUIET QUIAL RE SEP26									
		10/06/26	5318-09.	202609	320-53800-43000				*	24.98		
			1600 QUIET QUAIL EN SEP26									
								LAKELAND ELECTRIC			7,391.03	000711
10/13/26	00028	10/09/26	27068	202610	320-53800-46300				*	715.00		
			PALM TREE TRIMMING									
								PRINCE & SONS, INC.			715.00	000712
10/13/26	00050	9/30/26	00079090	202609	310-51300-48000				*	397.57		
			NOT FY27 MTG DATE 9/23/26									
								USA TODAY MEDIA CORP			397.57	000713
								TOTAL FOR BANK A		88,702.28		

*** CHECK DATES 09/11/2026 - 10/15/2026 *** WIND MEADOWS SOUTH CDD
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/21/26	00048	9/03/26	0731-09. 1785 QUIET QUAIL BL SEP26	202609	320	53800-41000			FRONTIER	*	64.99	64.99	080047
10/12/26	00020	6/22/26	3085-09. 1785 QUIET QUAIL BL SEP26	202609	330	57200-43200			CITY OF BARTOW	*	174.21	174.21	080048
10/12/26	00020	9/22/26	1000-09. 0 QUIET QUAIL IRR SEPT26	202609	320	53800-43200			CITY OF BARTOW	*	3,375.46	3,375.46	080049
10/12/26	00020	9/22/26	2185-09. 2510 RED EGRET DR SEPT26	202609	320	53800-43200			CITY OF BARTOW	*	57.13	57.13	080050

TOTAL FOR BANK Z 3,671.79

TOTAL FOR REGISTER 92,374.07

SECTION ii

Wind Meadows South

Community Development District

Unaudited Financial Reporting

September 30, 2026

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Wind Meadows South

Community Development District

Combined Balance Sheet

September 30, 2026

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:					
Operating Account	$ 139,879	$ -	$ -	$ -	$ 139,879
State Board Administration	$ 226,651	$ -	$ -	$ -	$ 226,651
Bank United Capital Reserve	$ -	$ -	$ -	$ 206,458	$ 206,458
Due From Developer	$ -	$ -	$ 94	$ -	$ 94
Prepaid Expenses	$ 23,476	$ -	$ -	$ -	$ 23,476
Investments:					
Series 2021					
Reserve	$ -	$ 51,842	$ -	$ -	$ 51,842
Revenue	$ -	$ 256,980	$ -	$ -	$ 256,980
Prepayment	$ -	$ 958	$ -	$ -	$ 958
Series 2023					
Reserve	$ -	$ 52,353	$ -	$ -	$ 52,353
Revenue	$ -	$ 297,286	$ -	$ -	$ 297,286
Construction	$ -	$ -	$ 94	$ -	$ 94
Total Assets	**$ 390,006**	**$ 659,419**	**$ 188**	**$ 206,458**	**$ 1,256,071**
Liabilities:					
Accounts Payable	$ 19,962	$ -	$ -	$ -	$ 19,962
Total Liabilities	**$ 19,962**	**$ -**	**$ -**	**$ -**	**$ 19,962**
Fund Balances:					
Nonspendable:					
Prepaid Items	$ 23,476	$ -	$ -	$ -	$ 23,476
Restricted for:					
Debt Service - Series 2021	$ -	$ 309,780	$ -	$ -	$ 309,780
Debt Service - Series 2023	$ -	$ 349,639	$ -	$ -	$ 349,639
Capital Projects - Series 2023	$ -	$ -	$ 188	$ -	$ 188
Assigned for:					
Capital Reserves	$ -	$ -	$ -	$ 206,458	$ 206,458
Unassigned	$ 346,568	$ -	$ -	$ -	$ 346,568
Total Fund Balances	**$ 370,044**	**$ 659,419**	**$ 188**	**$ 206,458**	**$ 1,236,109**
Total Liabilities & Fund Balance	$ 390,006	$ 659,419	$ 188	$ 206,458	$ 1,256,071

Wind Meadows South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Assessments - Tax Roll	$ 798,089	$ 798,089	$ 801,371	$ 3,282
Miscellaneous Income	$ -	$ -	$ 270	$ 270
Interest	$ -	$ -	$ 17,150	$ 17,150
Total Revenues	**$ 798,089**	**$ 798,089**	**$ 818,791**	**$ 20,702**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 6,000	$ 6,000
FICA Expense	$ 918	$ 918	$ 459	$ 459
Engineering	$ 18,000	$ 18,000	$ 6,688	$ 11,313
Attorney	$ 25,000	$ 25,000	$ 23,285	$ 1,715
Annual Audit	$ 3,400	$ 3,400	$ 3,300	$ 100
Assessment Administration	$ 6,180	$ 6,180	$ 6,180	$ -
Arbitrage	$ 900	$ 900	$ 900	$ -
Dissemination	$ 6,489	$ 6,489	$ 6,489	$ -
Trustee Fees	$ 8,869	$ 8,869	$ 8,330	$ 538
Management Fees	$ 45,000	$ 45,000	$ 45,000	$ -
Information Technology	$ 1,947	$ 1,947	$ 1,947	$ (0)
Website Maintenance	$ 1,298	$ 1,298	$ 1,298	$ (0)
Postage & Delivery	$ 1,400	$ 1,400	$ 866	$ 534
Insurance	$ 6,845	$ 6,845	$ 6,964	$ (119)
Printing & Binding	$ 200	$ 200	$ 62	$ 138
Legal Advertising	$ 2,500	$ 2,500	$ 3,306	$ (806)
Contingency	$ 1,100	$ 1,100	$ 2,312	$ (1,212)
Property Taxes	$ -	$ -	$ 27	$ (27)
Office Supplies	$ 400	$ 400	$ 11	$ 389
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total General & Administrative:	**$ 142,620**	**$ 142,620**	**$ 123,599**	**$ 19,022**

Wind Meadows South

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations and Maintenance Expenditures				
Field Operations				
Property Insurance	$ 22,335	$ 22,335	$ 19,247	$ 3,088
Field Management	$ 17,034	$ 17,034	$ 17,034	$ 0
Landscape Maintenance	$ 155,000	$ 155,000	$ 153,393	$ 1,608
Landscape Replacement	$ 50,000	$ 50,000	$ 5,863	$ 44,138
Lake Maintenance	$ 6,500	$ 6,500	$ 4,950	$ 1,550
Pond Maintenance	$ 5,000	$ 5,000	$ -	$ 5,000
Streetlights	$ 88,400	$ 88,400	$ 74,797	$ 13,602
Electric - Field	$ 500	$ 500	$ 304	$ 196
Water & Sewer - Field	$ 65,000	$ 65,000	$ 39,661	$ 25,339
Sidewalk & Asphalt Maintenance	$ 2,500	$ 2,500	$ -	$ 2,500
Irrigation Repairs	$ 8,000	$ 8,000	$ 5,809	$ 2,191
General Repairs & Maintenance	$ 15,000	$ 15,000	$ 5,718	$ 9,282
Holiday Décor	$ 7,500	$ 7,500	$ 10,167	$ (2,667)
Field Contingency	$ 5,000	$ 5,000	$ 1,632	$ 3,368
Subtotal Field Expenditures	**$ 447,769**	**$ 447,769**	**$ 338,575**	**$ 109,194**
Amenity Expenditures				
Amenity - Electric	$ 15,000	$ 15,000	$ 14,479	$ 521
Amenity - Water	$ 8,000	$ 8,000	$ 3,982	$ 4,018
Internet	$ 3,000	$ 3,000	$ 780	$ 2,220
Pest Control	$ 3,200	$ 3,200	$ 1,990	$ 1,210
Janitorial Service	$ 16,000	$ 16,000	$ 12,820	$ 3,180
Security Services	$ 35,000	$ 35,000	$ 55,881	$ (20,881)
Pool Maintenance	$ 40,000	$ 40,000	$ 37,850	$ 2,150
Pool Permit	$ -	$ -	$ 280	$ (280)
Amenity Repairs & Maintenance	$ 15,000	$ 15,000	$ 3,395	$ 11,605
Amenity Access Management	$ 12,500	$ 12,500	$ 12,500	$ (0)
Contingency	$ 10,000	$ 10,000	$ 21,477	$ (11,477)
Subtotal Amenity Expenditures	**$ 157,700**	**$ 157,700**	**$ 165,435**	**$ (7,735)**
Total Operations and Maintenance:	**$ 605,469**	**$ 605,469**	**$ 504,011**	**$ 101,459**
Other Expenditures				
Capital Reserve - Transfer Out	$ 50,000	$ 50,000	$ 50,000	$ -
Total Other Expenditures	$ 50,000	$ 50,000	$ 50,000	$ -
Total Expenditures	**$ 798,089**	**$ 798,089**	**$ 677,609**	**$ 120,480**
Excess Revenues (Expenditures)	$ -		$ 141,182	
Fund Balance - Beginning	$ -		$ 228,862	
Fund Balance - Ending	$ -		$ 370,044	

Wind Meadows South

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 520,000	$ 520,000	$ 520,730	$ 730
Interest	$ 10,000	$ 10,000	$ 19,176	$ 9,176
Total Revenues	**$ 530,000**	**$ 530,000**	**$ 539,906**	**$ 9,906**
Expenditures:				
Interest - 11/1	$ 157,868	$ 157,868	$ 157,868	$ -
Principal - 5/1	$ 205,000	$ 205,000	$ 205,000	$ -
Interest - 5/1	$ 157,868	$ 157,868	$ 157,868	$ -
Total Expenditures	**$ 520,735**	**$ 520,735**	**$ 520,735**	**$ -**
Excess (Deficiency) of Revenues over Expenditu	$ 9,265	$ 9,265	$ 19,171	$ 9,906
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (207,369)	$ (207,369)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (207,369)	$ (207,369)
Net Change in Fund Balance	**$ 9,265**		**$ (188,198)**	
Fund Balance - Beginning	$ 233,740		$ 497,978	
Fund Balance - Ending	$ 243,005		$ 309,780	

Wind Meadows South

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - Tax Roll	$ 523,525	$ 523,525	$ 525,526	$ 2,001
Interest	$ 13,783	$ 13,783	$ 20,279	$ 6,496
Total Revenues	**$ 537,308**	**$ 537,308**	**$ 545,805**	**$ 8,497**
Expenditures:				
Interest - 11/1	$ 201,775	$ 201,775	$ 201,775	$ -
Principal - 5/1	$ 120,000	$ 120,000	$ 120,000	$ -
Interest - 5/1	$ 201,775	$ 201,775	$ 201,775	$ -
Total Expenditures	**$ 523,550**	**$ 523,550**	**$ 523,550**	**$ -**
Excess (Deficiency) of Revenues over Expenditu	$ 13,758	$ 13,758	$ 22,255	$ 8,497
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ (209,410)	$ (209,410)
Total Other Financing Sources/(Uses)	$ -	$ -	$ (209,410)	$ (209,410)
Net Change in Fund Balance	**$ 13,758**		**$ (187,155)**	
Fund Balance - Beginning	$ 273,295		$ 536,794	
Fund Balance - Ending	$ 287,053		$ 349,639	

Wind Meadows South

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Developer Contributions	$ -	$ -	$ -	$ -
Total Revenues	**$ -**	**$ -**	**$ -**	**$ -**
Expenditures:				
Capital Outlay - Construction	$ -	$ -	$ 207,369	$ (207,369)
Total Expenditures	**$ -**	**$ -**	**$ 207,369**	**$ (207,369)**
Excess (Deficiency) of Revenues over Expenditu	**$ -**	**$ -**	**$ (207,369)**	**$ (207,369)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 207,369	$ 207,369
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 207,369**	**$ 207,369**
Net Change in Fund Balance	**$ -**		**$ -**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ -	

Wind Meadows South

Community Development District

Capital Projects Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Developer Contributions	$ -	$ -	$ 94	$ 94
Interest	$ -	$ -	$ 94	$ 94
Total Revenues	**$ -**	**$ -**	**$ 188**	**$ 188**
Expenditures:				
Capital Outlay - Construction	$ -	$ -	$ 209,410	$ (209,410)
Total Expenditures	**$ -**	**$ -**	**$ 209,410**	**$ (209,410)**
Excess (Deficiency) of Revenues over Expenditu	**$ -**	**$ -**	**$ (209,223)**	**$ (209,223)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 209,410	$ 209,410
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 209,410**	**$ 209,410**
Net Change in Fund Balance	**$ -**		**$ 188**	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 188	

Wind Meadows South

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Interest	$ -	$ -	$ 5,467	$ 5,467
Total Revenues	**$ -**	**$ -**	**$ 5,467**	**$ 5,467**
Expenditures:				
Capital Outlay	$ 1,000	$ 1,000	$ -	$ 1,000
Total Expenditures	**$ 1,000**	**$ 1,000**	**$ -**	**$ 1,000**
Excess (Deficiency) of Revenues over Expenditu	**$ (1,000)**	**$ (1,000)**	**$ 5,467**	**$ 4,467**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 50,000	$ 50,000	$ 50,000	$ -
Total Other Financing Sources (Uses)	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ -**
Net Change in Fund Balance	**$ 49,000**		**$ 55,467**	
Fund Balance - Beginning	$ 149,000		$ 150,991	
Fund Balance - Ending	$ 198,000		$ 206,458	

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	$ (8,584)	$ 32,823	$ 740,709	$ 7,284	$ 16,513	$ 998	$ 4,376	$ -	$ 7,225	$ 27	$ -	$ -	$ 801,371
Miscellaneous Income	$ -	$ -	$ -	$ -	$ -	$ -	$ 90	$ 90	$ -	$ 30	$ 60	$ -	$ 270
Interest	$ 388	$ 222	$ 196	$ 1,880	$ 2,136	$ 2,292	$ 2,126	$ 2,008	$ 1,778	$ 1,594	$ 1,371	$ 1,159	$ 17,150
Total Revenues	**$ (8,196)**	**$ 33,045**	**$ 740,905**	**$ 9,164**	**$ 18,648**	**$ 3,290**	**$ 6,593**	**$ 2,098**	**$ 9,003**	**$ 1,651**	**$ 1,431**	**$ 1,159**	**$ 818,791**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 600	$ -	$ 600	$ -	$ 1,000	$ -	$ -	$ 1,400	$ -	$ 800	$ 1,600	$ 6,000
FICA Expense	$ -	$ 46	$ -	$ 46	$ -	$ 77	$ -	$ -	$ 107	$ -	$ 61	$ 122	$ 459
Engineering	$ 250	$ -	$ -	$ 250	$ 250	$ 188	$ 3,563	$ 1,688	$ 500	$ -	$ -	$ -	$ 6,688
Attorney	$ 1,722	$ 1,842	$ 794	$ 2,262	$ 517	$ 1,689	$ 870	$ 3,490	$ 2,989	$ 2,765	$ 914	$ 3,431	$ 23,285
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,300	$ -	$ -	$ -	$ 3,300
Assessment Administration	$ 6,180	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,180
Arbitrage	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ 900
Dissemination	$ 541	$ 541	$ 541	$ 541	$ 541	$ 541	$ 541	$ 541	$ 541	$ 541	$ 541	$ 541	$ 6,489
Trustee Fees	$ 2,483	$ 4,074	$ -	$ -	$ -	$ -	$ -	$ 1,773	$ -	$ -	$ -	$ -	$ 8,330
Management Fees	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 3,750	$ 45,000
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 1,947
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 1,298
Postage & Delivery	$ 15	$ 72	$ 18	$ 337	$ 21	$ 55	$ 11	$ 63	$ 56	$ 57	$ 127	$ 34	$ 866
Insurance	$ 6,309	$ -	$ -	$ -	$ -	$ -	$ -	$ 655	$ -	$ -	$ -	$ -	$ 6,964
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ 8	$ -	$ 52	$ 2	$ -	$ -	$ 62
Legal Advertising	$ -	$ 350	$ 1,011	$ -	$ -	$ -	$ 398	$ 398	$ -	$ 753	$ -	$ 398	$ 3,306
Contingency	$ 75	$ 1,508	$ 51	$ 53	$ 52	$ 202	$ 52	$ 67	$ 53	$ 68	$ 54	$ 77	$ 2,312
Property Taxes	$ 27	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 27
Office Supplies	$ 1	$ 1	$ 1	$ 1	$ 1	$ 0	$ 0	$ 2	$ 1	$ 1	$ 1	$ 1	$ 11
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative:	**$ 21,797**	**$ 13,054**	**$ 6,886**	**$ 8,110**	**$ 5,402**	**$ 7,772**	**$ 9,462**	**$ 13,146**	**$ 13,019**	**$ 8,207**	**$ 6,519**	**$ 10,224**	**$ 123,599**

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													
Field Operations													
Property Insurance	$ 19,247	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,247
Field Management	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 1,420	$ 17,034
Landscape Maintenance	$ 11,120	$ 11,120	$ 12,960	$ 12,960	$ 12,960	$ 12,960	$ 12,960	$ 13,348	$ 13,348	$ 13,219	$ 13,219	$ 13,219	$ 153,393
Landscape Replacement	$ -	$ -	$ -	$ -	$ 1,870	$ -	$ -	$ -	$ 3,030	$ 963	$ -	$ -	$ 5,863
Lake Maintenance	$ 225	$ 225	$ 225	$ 475	$ 475	$ 475	$ 475	$ 475	$ 475	$ 475	$ 475	$ 475	$ 4,950
Streetlights	$ 6,194	$ 6,194	$ 6,208	$ 6,208	$ 6,208	$ 6,260	$ 6,260	$ 6,243	$ 6,243	$ 6,329	$ 6,243	$ 6,208	$ 74,797
Electric - Field	$ 24	$ 26	$ 34	$ 24	$ 24	$ 24	$ 24	$ 24	$ 24	$ 27	$ 24	$ 25	$ 304
Water & Sewer - Field	$ 7,424	$ 3,594	$ 3,487	$ 4,379	$ 2,359	$ 2,973	$ 2,294	$ 1,388	$ 1,659	$ 3,601	$ 3,072	$ 3,433	$ 39,661
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 277	$ 1,188	$ 714	$ 128	$ -	$ -	$ -	$ -	$ 1,636	$ 495	$ 1,290	$ 81	$ 5,809
General Repairs & Maintenance	$ 83	$ -	$ 1,385	$ -	$ 917	$ 1,139	$ -	$ 1,462	$ -	$ 733	$ -	$ -	$ 5,718
Holiday Décor	$ 3,389	$ 3,389	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,389	$ -	$ -	$ 10,167
Field Contingency	$ -	$ -	$ -	$ -	$ 220	$ -	$ -	$ -	$ -	$ 1,412	$ -	$ -	$ 1,632
Total Field Expenses	**$ 49,402**	**$ 27,155**	**$ 26,432**	**$ 25,593**	**$ 26,452**	**$ 25,250**	**$ 23,433**	**$ 24,359**	**$ 27,835**	**$ 32,062**	**$ 25,744**	**$ 24,860**	**$ 338,575**
Amenity Expenditures													
Amenity - Electric	$ 1,224	$ 1,208	$ 1,271	$ 1,265	$ 1,123	$ 1,282	$ 1,164	$ 1,119	$ 1,168	$ 1,203	$ 1,296	$ 1,158	$ 14,479
Amenity - Water	$ 716	$ 331	$ 338	$ 410	$ 453	$ 310	$ 210	$ 246	$ 260	$ 346	$ 188	$ 174	$ 3,982
Internet	$ 65	$ 65	$ 65	$ 65	$ 65	$ 65	$ 65	$ 65	$ 65	$ 65	$ 65	$ 65	$ 780
Pest Control	$ 120	$ 247	$ 126	$ 126	$ 247	$ 126	$ 126	$ 247	$ 126	$ 126	$ 247	$ 126	$ 1,990
Janitorial Service	$ 1,060	$ 1,070	$ 1,070	$ 1,070	$ 1,050	$ 1,050	$ 1,130	$ 1,080	$ 1,050	$ 1,050	$ 1,060	$ 1,080	$ 12,820
Security Services	$ 5,805	$ 1,212	$ 2,674	$ 2,819	$ 2,500	$ 3,891	$ 2,246	$ 3,275	$ 2,500	$ 16,280	$ 6,889	$ 5,791	$ 55,881
Pool Maintenance	$ 3,150	$ 3,150	$ 3,150	$ 3,150	$ 3,150	$ 3,150	$ 3,150	$ 3,150	$ 3,200	$ 3,150	$ 3,150	$ 3,150	$ 37,850
Pool Permit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 280	$ -	$ -	$ -	$ -	$ 280
Amenity Repairs & Maintenance	$ -	$ 1,600	$ -	$ 165	$ -	$ 940	$ -	$ 690	$ -	$ -	$ -	$ -	$ 3,395
Amenity Access Management	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 1,042	$ 12,500
Contingency	$ 12,000	$ 7	$ -	$ -	$ -	$ -	$ 598	$ 1,244	$ 843	$ 5,831	$ 955	$ -	$ 21,477
Total Amenity Expenses	**$ 25,181**	**$ 9,932**	**$ 9,736**	**$ 10,111**	**$ 9,629**	**$ 11,855**	**$ 9,730**	**$ 12,438**	**$ 10,253**	**$ 29,092**	**$ 14,892**	**$ 12,586**	**$ 165,435**
Total Operations and Maintenance:	**$ 74,584**	**$ 37,087**	**$ 36,167**	**$ 35,704**	**$ 36,080**	**$ 37,105**	**$ 33,163**	**$ 36,797**	**$ 38,087**	**$ 61,154**	**$ 40,636**	**$ 37,446**	**$ 504,011**
Other Expenditures													
Capital Reserves - Transfer	$ 50,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000
Total Other Expenditures	**$ 50,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,000**
Total Expenditures	**$ 146,381**	**$ 50,141**	**$ 43,053**	**$ 43,813**	**$ 41,482**	**$ 44,877**	**$ 42,625**	**$ 49,944**	**$ 51,106**	**$ 69,361**	**$ 47,155**	**$ 47,670**	**$ 677,609**
Excess Revenues (Expenditures)	$ (154,577)	$ (17,096)	$ 697,852	$ (34,650)	$ (22,834)	$ (41,587)	$ (36,032)	$ (47,846)	$ (42,103)	$ (67,710)	$ (45,724)	$ (46,512)	$ 141,182

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

								43%	28%	28%	100%
Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Property Appraiser*	*Net Receipts*	*General Fund*	*2021 Debt Service*	*2023 Debt Service*	*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)
11/10/25	10/20-10/21/25	$ 501.09	$ (27.31)	$ (9.48)	$ -	$ -	$ 464.30	$ 201.38	$ 130.86	$ 132.06	$ 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
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
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
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
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
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
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
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
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
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
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
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
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
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
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
1/29/26	10/01-12/31/25	$ -	$ -	$ -	$ 1,849.73	$ -	$ 1,849.73	$ 802.27	$ 521.33	$ 526.13	$ 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
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
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
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
3/13/26	2/1-2/28/26	$ 1,017.72	$ -	$ (20.35)	$ -	$ -	$ 997.37	$ 432.59	$ 281.10	$ 283.68	$ 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
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
4/30/26	2/1-3/31/26	$ -	$ -	$ -	$ 5.71	$ -	$ 5.71	$ 2.48	$ 1.61	$ 1.62	$ 5.71
4/30/26	1/1-1/31/26	$ -	$ -	$ -	$ 21.86	$ -	$ 21.86	$ 9.49	$ 6.16	$ 6.21	$ 21.86
4/30/26	1/1-1/31/26	$ -	$ -	$ -	$ 16.72	$ -	$ 16.72	$ 7.26	$ 4.71	$ 4.75	$ 16.72
4/30/26	2/1-3/31/26	$ -	$ -	$ -	$ 4.33	$ -	$ 4.33	$ 1.88	$ 1.22	$ 1.23	$ 4.33
6/15/26	5/1-5/31/26	$ 1,058.84	$ -	$ (21.18)	$ -	$ -	$ 1,037.66	$ 450.06	$ 292.46	$ 295.14	$ 1,037.66
6/15/26	5/1-5/31/26	$ 1,384.40	$ -	$ (27.69)	$ -	$ -	$ 1,356.71	$ 588.44	$ 382.38	$ 385.89	$ 1,356.71
6/24/26	6/1-6/1/26	$ 6,308.38	$ -	$ (126.17)	$ -	$ -	$ 6,182.21	$ 2,681.36	$ 1,742.40	$ 1,758.45	$ 6,182.21
6/24/26	6/1-6/1/26	$ 8,246.31	$ -	$ (164.93)	$ -	$ -	$ 8,081.38	$ 3,505.07	$ 2,277.67	$ 2,298.64	$ 8,081.38
7/31/26	4/1-6/30/26	$ -	$ -	$ -	$ 15.30	$ -	$ 15.30	$ 15.30	$ -	$ -	$ 15.30
7/31/26	4/1-6/30/26	$ -	$ -	$ -	$ 11.70	$ -	$ 11.70	$ 11.70	$ -	$ -	$ 11.70
	Total	$ 1,979,778.09	$ (77,659.72)	$ (38,042.38)	$ 3,342.15	$ (19,791.04)	$ 1,847,627.10	$ 801,371.05	$ 520,730.01	$ 525,526.04	$ 1,847,627.10

100.38%	Net Percent Collected
0	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	10% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$51,842	
RESERVE FUND BALANCE	$51,842	
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)
LESS: PRINCIPAL PAYMENT 05/1/26		($205,000)
CURRENT BONDS OUTSTANDING		**$8,520,000**

SERIES 2023, SPECIAL ASSESSMENT BONDS		
INTEREST RATES:	4.500%, 5.400%, 5.625%	
MATURITY DATE:	5/1/2053	
RESERVE FUND DEFINITION	10% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$52,353	
RESERVE FUND BALANCE	$52,353	
BONDS OUTSTANDING - 05/11/23		$7,655,000
LESS: PRINCIPAL PAYMENT 05/1/24		($110,000)
LESS: PRINCIPAL PAYMENT 05/1/25		($115,000)
LESS: PRINCIPAL PAYMENT 05/1/26		($120,000)
CURRENT BONDS OUTSTANDING		**$7,310,000**