

*Woodland Crossing
Community Development District*

Meeting Agenda

July 17, 2025

AGENDA

Woodland Crossing

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 10, 2025

Board of Supervisors Meeting **Woodland Crossing Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Woodland Crossing Community Development District** will be held on **Thursday, July 17, 2025 at 10:00 AM** at the **Bushnell Public Library, 402 N Florida Avenue, Bushnell, Florida 33513.**

Zoom Video Link: <https://us06web.zoom.us/j/83514585705>

Call-In Information: 1-646-876-9923

Meeting ID: 835 1458 5705

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments are limited to three (3) minutes each)
3. Approval of Minutes of the May 15, 2025 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget
 - i. Consideration of Resolution 2025-06 Adopting the District's Fiscal Year 2025/2026 Budget and Appropriating Funds
 - ii. Consideration of Fiscal Year 2025/2026 Developer Funding Agreement
5. Consideration of Resolution 2025-07 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2025/2026
6. Goals and Objectives
 - A. Adoption of Fiscal Year 2026 Goals & Objectives
 - B. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing Chair to Execute
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Ratification of Funding Requests #13 through #16
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

MINUTES

**MINUTES OF MEETING
WOODLAND CROSSING
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Woodland Crossing Community Development District was held **Thursday, May 15, 2025**, at 10:10 a.m. at the Bushnell Public Library, 402 N Florida Avenue, Bushnell, Florida.

Present and constituting a quorum:

Brian Walsh
Kareyann Ellison
Brent Elliott

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Patrick Collins
Lauren Gentry *by Zoom*
Chace Arrington *by Zoom*
Joey Duncan *by Zoom*

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order at 10:10 a.m. and called roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated no members of the public were present.

THIRD ORDER OF BUSINESS

Organizational Matters

**A. Administration of Oath of Office to Newly Elected Board Member Brent Elliott
(Seat #3)(Elected/Appointed at the February 27, 2025 Board Meeting)**

Ms. Burns stated Mr. Elliott was sworn in prior to the meeting.

FOURTH ORDER OF BUSINESS

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

Ms. Burns presented the minutes from the February 27, 2025, Board of Supervisor meetings. She asked for any questions, comments, or corrections to those minutes. The Board had no changes to the minutes.

On MOTION by Mr. Walsh seconded by Ms. Ellison, with all in favor, the Minutes of the February 27, 2025 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03
Supplemental Assessment Resolution
(Series 2025 Bonds)**

Ms. Burns stated this resolution outlines the term of the bond issuance and set forth parameters in which to close.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, Resolution 2025-03, Supplemental Assessment Resolution (Series 2025 Bonds), was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04
Ratifying Series 2025 Bonds**

Ms. Burns stated the District has already closed on the 2025 bonds and this resolution ratifies any action that was taken by staff or other officers of the District to close these bonds.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2025-04 Ratifying Series 2025 Bonds, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Disclosure of Public
Financing**

Ms. Bligh stated this will be recorded to put potential property owners on notice for the bond issuance.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, the Disclosure of Public Financing, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05
Approving the Proposed Fiscal Year
2025/2026 Budget and Setting the Public
Hearing on the Adoption of the Fiscal Year
2025/2026 Budget (Suggested Date: July
17, 2025)**

Ms. Burns stated budget is developer funded and is primarily administrative expenses. She noted they included a lump sum field contingency in anticipation for pond maintenance.

On MOTION by Mr. Walsh, seconded by Ms. Ellison, with all in favor, Resolution 2025-05 Approving the Fiscal Year 2025/2026 Budget and Setting the Public Hearing on the Adoption of the Fiscal Year 2025/2026 Budget on July 17, 2025, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Collins had nothing to report.

B. Engineer

Ms. Burns noted that there was nothing from the Engineer. .

C. District Manager's Report

i. Ratification of Funding Requests #10 through #12

Ms. Burns noted that funding requests #5 and #9 have already been approved and funded and just need to be ratified by the Board.

On MOTION by Mr. Walsh, seconded by Mr. Elliott, with all in favor, Funding Requests #10 through #12, were ratified.

ii. Balance Sheet & Income Statement

Ms. Burns asked for approval of the Balance Sheet & Income Statement.

iii. Presentation of Number of Registered Voters – 0

Ms. Burns stated there are no registered voters in the District.

TENTH ORDER OF BUSINESS

Other Business

There being no comments, and the next item followed.

ELEVENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

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

| |
|---|
| On MOTION by Mr. Walsh , seconded by Ms. Ellison, with all in favor, the meeting was adjourned. |
|---|

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2025-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE WOODLAND CROSSING COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Woodland Crossing Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WOODLAND CROSSING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Woodland Crossing Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

| | |
|---------------------------------|----------|
| TOTAL GENERAL FUND | \$ _____ |
| DEBT SERVICE FUND (SERIES 2025) | \$ _____ |
| TOTAL ALL FUNDS | \$ _____ |

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF JULY 2025.

ATTEST:

**WOODLAND CROSSING
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

Woodland Crossing
Community Development District

Proposed Budget
FY2026



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Woodland Crossing
Community Development District
Proposed Budget
General Fund

| Description | Adopted Budget FY2025 | Actuals Thru 5/31/25 | Projected Next 4 Months | Projected Thru 9/30/25 | Proposed Budget FY2026 |
|--|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
| <u>Revenues</u> | | | | | |
| Developer Contributions | \$ 224,678 | \$ 37,688 | \$ 90,333 | \$ 128,020 | \$ 394,678 |
| Total Revenues | \$ 224,678 | \$ 37,688 | \$ 90,333 | \$ 128,020 | \$ 394,678 |
| <u>Expenditures</u> | | | | | |
| <u>General & Administrative</u> | | | | | |
| Supervisor Fees | \$ 12,000 | \$ 1,400 | \$ 4,000 | \$ 5,400 | \$ 12,000 |
| FICA Expense | \$ 918 | \$ 107 | \$ 306 | \$ 413 | \$ 918 |
| Engineering Fees | \$ 15,000 | \$ 6,913 | \$ 3,456 | \$ 10,369 | \$ 15,000 |
| Dissemination Fees | \$ - | \$ - | \$ 1,664 | \$ 1,664 | \$ 5,000 |
| Attorney Fees | \$ 25,000 | \$ 4,894 | \$ 2,447 | \$ 7,340 | \$ 25,000 |
| Assessment Administration | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Trustee Fees | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Management Fees | \$ 40,000 | \$ 26,667 | \$ 13,333 | \$ 40,000 | \$ 40,000 |
| Information Technology | \$ 1,800 | \$ 1,200 | \$ 600 | \$ 1,800 | \$ 1,800 |
| Website Maintenance | \$ 1,200 | \$ 800 | \$ 400 | \$ 1,200 | \$ 1,200 |
| Telephone | \$ 300 | \$ - | \$ 80 | \$ 80 | \$ 300 |
| Postage & Delivery | \$ 1,000 | \$ 102 | \$ 350 | \$ 452 | \$ 1,000 |
| Insurance | \$ 5,000 | \$ 3,740 | \$ - | \$ 3,740 | \$ 5,000 |
| Copies | \$ 1,000 | \$ - | \$ 250 | \$ 250 | \$ 1,000 |
| Legal Advertising | \$ 15,000 | \$ 222 | \$ 4,129 | \$ 4,351 | \$ 15,000 |
| Contingencies | \$ 5,000 | \$ 339 | \$ 169 | \$ 508 | \$ 5,000 |
| Office Supplies | \$ 625 | \$ 3 | \$ 150 | \$ 153 | \$ 625 |
| Travel Per Diem | \$ 660 | \$ - | \$ 125 | \$ 125 | \$ 660 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ - | \$ 175 | \$ 175 |
| Total General & Administrative | \$ 124,678 | \$ 46,560 | \$ 31,460 | \$ 78,020 | \$ 144,678 |
| <u>Operations & Maintenance</u> | | | | | |
| <u>Field Expenditures</u> | | | | | |
| Contingency | \$ 100,000 | \$ - | \$ 50,000 | \$ 50,000 | \$ 250,000 |
| Subtotal Field Expenditures | \$ 100,000 | \$ - | \$ 50,000 | \$ 50,000 | \$ 250,000 |
| Total Operations & Maintenance | \$ 100,000 | \$ - | \$ 50,000 | \$ 50,000 | \$ 250,000 |
| Total Expenditures | \$ 224,678 | \$ 46,560 | \$ 81,460 | \$ 128,020 | \$ 394,678 |
| Excess Revenues/(Expenditures) | \$ - | \$ (8,873) | \$ 8,873 | \$ - | \$ - |

Woodland Crossings

Community Development District

General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expenditures

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

Engineering

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

Attorney

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

Annual Audit

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

Management Fees

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

Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Woodland Crossings

Community Development District

General Fund Narrative

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage & Delivery

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

Insurance

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

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Contingencies

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

Office Supplies

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

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenses

Contingency

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

Woodland Crossing
Community Development District
Proposed Budget
Debt Service Fund Series 2025

| Description | Proposed Budget FY2025 | Actuals Thru 5/31/25 | Projected Next 4 Months | Projected Thru 9/30/25 | Proposed Budget FY2026 |
|-------------|------------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
|-------------|------------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|

Revenues

| | | | | | |
|--------------------------------------|-------------|---------------|---------------|---------------|---------------------|
| Assessments - Tax Roll | \$ - | \$ - | \$ - | \$ - | \$ 421,425 |
| Interest | \$ - | \$ 437 | \$ 312 | \$ 749 | \$ 500 |
| Carry Forward Surplus ⁽¹⁾ | \$ - | \$ - | \$ - | \$ - | \$ 848,042 |
| Total Revenues | \$ - | \$ 437 | \$ 312 | \$ 749 | \$ 1,269,967 |

Expenditures

| | | | | | |
|---------------------------|-------------|-------------|-------------|-------------|-------------------|
| Interest - 11/1 | \$ - | \$ - | \$ - | \$ - | \$ 426,108 |
| Principal - 11/1 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ - | \$ - | \$ - | \$ - | \$ 421,425 |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - | \$ 847,533 |

Other Sources/(Uses)

| | | | | | |
|-----------------------------------|-------------|---------------------|-------------|---------------------|-------------|
| Transfer In/(Out) | \$ - | \$ (240) | \$ - | \$ (240) | \$ - |
| Bond Proceeds | \$ - | \$ 1,878,073 | \$ - | \$ 1,878,073 | \$ - |
| Total Other Sources/(Uses) | \$ - | \$ 1,877,833 | \$ - | \$ 1,877,833 | \$ - |

| | | | | | |
|---------------------------------------|-------------|---------------------|---------------|---------------------|-------------------|
| Excess Revenues/(Expenditures) | \$ - | \$ 1,878,270 | \$ 312 | \$ 1,878,582 | \$ 422,434 |
|---------------------------------------|-------------|---------------------|---------------|---------------------|-------------------|

Interest - 11/1 \$ 421,425.00

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

| Product | Assessable Units | Net Assessment | Net Per Unit | Gross Per Unit |
|-------------------|------------------|----------------------|--------------|----------------|
| Single Family 50' | 202 | \$ 270,419.42 | \$ 1,338.71 | \$ 1,424.16 |
| Single Family 60' | 94 | \$ 151,006.30 | \$ 1,606.45 | \$ 1,708.99 |
| Total | 296 | \$ 421,425.72 | | |

Woodland Crossing
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

| Date | Balance | Principal | Interest | Total |
|----------|------------------|------------------|------------------|------------------|
| 11/01/25 | \$ 14,110,000.00 | \$ - | \$ 426,107.50 | \$ 426,107.50 |
| 05/01/26 | \$ 13,480,000.00 | \$ - | \$ 421,425.00 | |
| 11/01/26 | \$ 13,480,000.00 | \$ - | \$ 421,425.00 | \$ 842,850.00 |
| 05/01/27 | \$ 13,480,000.00 | \$ 190,000.00 | \$ 421,425.00 | |
| 11/01/27 | \$ 13,480,000.00 | \$ - | \$ 416,793.75 | \$ 1,028,218.75 |
| 05/01/28 | \$ 13,480,000.00 | \$ 200,000.00 | \$ 416,793.75 | |
| 11/01/28 | \$ 13,480,000.00 | \$ - | \$ 411,918.75 | \$ 1,028,712.50 |
| 05/01/29 | \$ 13,480,000.00 | \$ 210,000.00 | \$ 411,918.75 | |
| 11/01/29 | \$ 13,480,000.00 | \$ - | \$ 406,800.00 | \$ 1,028,718.75 |
| 05/01/30 | \$ 13,480,000.00 | \$ 220,000.00 | \$ 406,800.00 | |
| 11/01/30 | \$ 13,480,000.00 | \$ - | \$ 401,437.50 | \$ 1,028,237.50 |
| 05/01/31 | \$ 13,480,000.00 | \$ 230,000.00 | \$ 401,437.50 | |
| 11/01/31 | \$ 12,195,000.00 | \$ - | \$ 395,543.75 | \$ 1,026,981.25 |
| 05/01/32 | \$ 12,195,000.00 | \$ 245,000.00 | \$ 395,543.75 | |
| 11/01/32 | \$ 12,195,000.00 | \$ - | \$ 389,265.63 | \$ 1,029,809.38 |
| 05/01/33 | \$ 12,195,000.00 | \$ 255,000.00 | \$ 389,265.63 | |
| 11/01/33 | \$ 12,195,000.00 | \$ - | \$ 382,731.25 | \$ 1,026,996.88 |
| 05/01/34 | \$ 12,195,000.00 | \$ 270,000.00 | \$ 382,731.25 | |
| 11/01/34 | \$ 12,195,000.00 | \$ - | \$ 375,812.50 | \$ 1,028,543.75 |
| 05/01/35 | \$ 12,195,000.00 | \$ 285,000.00 | \$ 375,812.50 | |
| 11/01/35 | \$ 12,195,000.00 | \$ - | \$ 368,509.38 | \$ 1,029,321.88 |
| 05/01/36 | \$ 12,195,000.00 | \$ 300,000.00 | \$ 368,509.38 | |
| 11/01/36 | \$ 11,895,000.00 | \$ - | \$ 359,696.88 | \$ 1,028,206.25 |
| 05/01/37 | \$ 11,895,000.00 | \$ 320,000.00 | \$ 359,696.88 | |
| 11/01/37 | \$ 11,575,000.00 | \$ - | \$ 350,296.88 | \$ 1,029,993.75 |
| 05/01/38 | \$ 11,575,000.00 | \$ 335,000.00 | \$ 350,296.88 | |
| 11/01/38 | \$ 11,240,000.00 | \$ - | \$ 340,456.25 | \$ 1,025,753.13 |
| 05/01/39 | \$ 11,240,000.00 | \$ 360,000.00 | \$ 340,456.25 | |
| 11/01/39 | \$ 10,880,000.00 | \$ - | \$ 329,881.25 | \$ 1,030,337.50 |
| 05/01/40 | \$ 10,880,000.00 | \$ 380,000.00 | \$ 329,881.25 | |
| 11/01/40 | \$ 10,500,000.00 | \$ - | \$ 318,718.75 | \$ 1,028,600.00 |
| 05/01/41 | \$ 10,500,000.00 | \$ 405,000.00 | \$ 318,718.75 | |
| 11/01/41 | \$ 9,670,000.00 | \$ - | \$ 306,821.88 | \$ 1,030,540.63 |
| 05/01/42 | \$ 8,225,000.00 | \$ 425,000.00 | \$ 306,821.88 | |
| 11/01/42 | \$ 8,225,000.00 | \$ - | \$ 294,337.50 | \$ 1,026,159.38 |
| 05/01/43 | \$ 8,225,000.00 | \$ 455,000.00 | \$ 294,337.50 | |
| 11/01/43 | \$ 8,225,000.00 | \$ - | \$ 280,971.88 | \$ 1,030,309.38 |
| 05/01/44 | \$ 8,225,000.00 | \$ 480,000.00 | \$ 280,971.88 | |
| 11/01/44 | \$ 8,225,000.00 | \$ - | \$ 266,871.88 | \$ 1,027,843.75 |
| 05/01/45 | \$ 8,225,000.00 | \$ 510,000.00 | \$ 266,871.88 | |
| 11/01/45 | \$ 8,225,000.00 | \$ - | \$ 251,890.63 | \$ 1,028,762.50 |
| 05/01/46 | \$ 8,225,000.00 | \$ 540,000.00 | \$ 251,890.63 | |
| 11/01/46 | \$ 7,685,000.00 | \$ - | \$ 235,353.13 | \$ 1,027,243.75 |
| 05/01/47 | \$ 7,685,000.00 | \$ 575,000.00 | \$ 235,353.13 | |
| 11/01/47 | \$ 7,110,000.00 | \$ - | \$ 217,743.75 | \$ 1,028,096.88 |
| 05/01/48 | \$ 7,110,000.00 | \$ 610,000.00 | \$ 217,743.75 | |
| 11/01/48 | \$ 6,500,000.00 | \$ - | \$ 199,062.50 | \$ 1,026,806.25 |
| 05/01/49 | \$ 6,500,000.00 | \$ 650,000.00 | \$ 199,062.50 | |
| 11/01/49 | \$ 5,850,000.00 | \$ - | \$ 179,156.25 | \$ 1,028,218.75 |
| 05/01/50 | \$ 5,850,000.00 | \$ 690,000.00 | \$ 179,156.25 | |
| 11/01/50 | \$ 5,160,000.00 | \$ - | \$ 158,025.00 | \$ 1,027,181.25 |
| 05/01/51 | \$ 5,160,000.00 | \$ 735,000.00 | \$ 158,025.00 | |
| 11/01/51 | \$ 4,425,000.00 | \$ - | \$ 135,515.63 | \$ 1,028,540.63 |
| 05/01/52 | \$ 4,425,000.00 | \$ 780,000.00 | \$ 135,515.63 | |
| 11/01/52 | \$ 3,645,000.00 | \$ - | \$ 111,628.13 | \$ 1,027,143.75 |
| 05/01/53 | \$ 3,645,000.00 | \$ 830,000.00 | \$ 111,628.13 | |
| 11/01/53 | \$ 2,815,000.00 | \$ - | \$ 86,209.38 | \$ 1,027,837.50 |
| 05/01/54 | \$ 2,815,000.00 | \$ 880,000.00 | \$ 86,209.38 | |
| 11/01/54 | \$ 1,935,000.00 | \$ - | \$ 59,259.38 | \$ 1,025,468.75 |
| 05/01/55 | \$ 1,935,000.00 | \$ 940,000.00 | \$ 59,259.38 | |
| 11/01/55 | \$ 995,000.00 | \$ - | \$ 30,471.88 | \$ 1,029,731.25 |
| 05/01/56 | \$ 995,000.00 | \$ 995,000.00 | \$ 30,471.88 | \$ 1,025,471.88 |
| | | \$ 14,300,000.00 | \$ 17,812,745.00 | \$ 32,112,745.00 |

SECTION 2

WOODLAND CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026 FUNDING AGREEMENT

This agreement (“**Agreement**”) is made and entered into this 1st day of October, 2025, by and between:

WOODLAND CROSSING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being located in Sumter County, Florida, and whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “**District**”); and

CLAYTON PROPERTIES GROUP, INC. D/B/A HIGHLAND HOMES, a Tennessee corporation, the primary developer of certain lands within the District, with offices located at 3020 South Florida Avenue, Suite 101, Lakeland, Florida, 33803 (together with its successors and assigns, the “**Developer**”).

RECITALS

WHEREAS, the District was established by an ordinance adopted by the County Commission of Sumter County, Florida for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein (“**Property**”), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026 Budget**”); and

WHEREAS, this Fiscal Year 2026 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the **Fiscal Year 2026 Budget**, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2026 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2026 Budget" in the public records of Sumter County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2026 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and

obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. **ALTERNATIVE COLLECTION METHODS.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

[Signature page follows]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**WOODLAND CROSSING
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Its: _____

**CLAYTON PROPERTIES GROUP, INC.
D/B/A HIGHLAND HOMES, a Tennessee
corporation**

By: _____
Its: _____

EXHIBIT A: Property Description
EXHIBIT B: Fiscal Year 2026 Budget

EXHIBIT A:
Property Description

SAMMIE EDMOND ALBRITTON PARCEL

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT ROAD RIGHT OF WAY FOR COUNTY ROAD 229 ACROSS THE WEST SIDE THEREOF, A PORTION OF WHICH IS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED IN O.R. BOOK 4170, PAGE 65, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

GATTIS ALBRITTON PARCEL

THE EAST 1/2 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION, 35, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA. LESS THAT PORTION CONVEYED TO SUMTER COUNTY, RECORDED IN O. R. BOOK 4170, PAGE 59, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION, 35, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE, BEARING S 89°53'19" E ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 25.31 FEET TO A POINT ON THE EAST MAINTAINED RIGHT-OF-WAY LINE OF CR 229 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, BEARING N 89°53'19" E ALONG THE NORTH LINE OF SECTION 35, A DISTANCE OF 25.07 FEET TO A POINT; THENCE, BEARING S 00°11'35" E, A DISTANCE OF 469.68 FEET TO A POINT; THENCE, BEARING S 02°30'12" W, A DISTANCE OF 41.02 FEET TO A POINT; THENCE, BEARING S 00°22'12" E, A DISTANCE OF 194.61 FEET TO A POINT; THENCE, BEARING S 00°35'02" W, A DISTANCE OF 69.60 FEET TO A POINT; THENCE, BEARING S 00°06'22" W, A DISTANCE OF 88.35 FEET TO A POINT; THENCE, BEARING S 00°29'40" E, A DISTANCE OF 91.21 FEET TO A POINT; THENCE, BEARING S 00°51'07" E, A DISTANCE OF 105.02 FEET TO A POINT; THENCE, BEARING S 00°01'53" E, A DISTANCE OF 75.49 FEET TO A POINT; THENCE, BEARING N 90°00'00" E, A DISTANCE OF 3.13 FEET TO A POINT; THENCE, BEARING S 00°03'15" E, A DISTANCE OF 181.19 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 35; THENCE, BEARING S 89°54'18" W ALONG SAID SOUTH LINE, A DISTANCE OF 35.41 FEET TO A POINT ON THE EAST MAINTAINED RIGHT-OF-WAY LINE OF CR 229 THENCE, BEARING N 01°02'24" W ALONG SAID EAST LINE, A DISTANCE OF 14.85 FEET TO A POINT; THENCE, BEARING N 00°37'31" W ALONG SAID EAST LINE, A DISTANCE OF 120.77 FEET TO A POINT; THENCE, BEARING N 00°10'54" E ALONG SAID EAST LINE, A DISTANCE OF 147.22 FEET TO A POINT; THENCE, BEARING N 00°19'39" E ALONG SAID EAST LINE, A DISTANCE OF 205.09 FEET TO A POINT; THENCE, BEARING N 00°05'32" E ALONG SAID EAST LINE, A DISTANCE OF 219.65 FEET TO A POINT; THENCE, BEARING N 00°02'14" E ALONG SAID EAST LINE, A DISTANCE OF 188.33 FEET TO A POINT; THENCE, BEARING N 00°32'09" E ALONG SAID EAST LINE, A DISTANCE OF 335.27 FEET TO A POINT; THENCE, BEARING N 01°29'23" E ALONG SAID EAST LINE, A DISTANCE OF 43.70 FEET TO A POINT; THENCE, BEARING N 00°27'07" W ALONG SAID EAST LINE, A DISTANCE OF 41.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 154.69 ACRES MORE OR LESS

EXHIBIT B:
Fiscal Year 2026 Budget

Woodland Crossing
Community Development District

Proposed Budget
FY2026



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Woodland Crossing
Community Development District
Proposed Budget
General Fund

| Description | Adopted Budget FY2025 | Actuals Thru 5/31/25 | Projected Next 4 Months | Projected Thru 9/30/25 | Proposed Budget FY2026 |
|--|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
| <u>Revenues</u> | | | | | |
| Developer Contributions | \$ 224,678 | \$ 37,688 | \$ 90,333 | \$ 128,020 | \$ 394,678 |
| Total Revenues | \$ 224,678 | \$ 37,688 | \$ 90,333 | \$ 128,020 | \$ 394,678 |
| <u>Expenditures</u> | | | | | |
| <u>General & Administrative</u> | | | | | |
| Supervisor Fees | \$ 12,000 | \$ 1,400 | \$ 4,000 | \$ 5,400 | \$ 12,000 |
| FICA Expense | \$ 918 | \$ 107 | \$ 306 | \$ 413 | \$ 918 |
| Engineering Fees | \$ 15,000 | \$ 6,913 | \$ 3,456 | \$ 10,369 | \$ 15,000 |
| Dissemination Fees | \$ - | \$ - | \$ 1,664 | \$ 1,664 | \$ 5,000 |
| Attorney Fees | \$ 25,000 | \$ 4,894 | \$ 2,447 | \$ 7,340 | \$ 25,000 |
| Assessment Administration | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Trustee Fees | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Management Fees | \$ 40,000 | \$ 26,667 | \$ 13,333 | \$ 40,000 | \$ 40,000 |
| Information Technology | \$ 1,800 | \$ 1,200 | \$ 600 | \$ 1,800 | \$ 1,800 |
| Website Maintenance | \$ 1,200 | \$ 800 | \$ 400 | \$ 1,200 | \$ 1,200 |
| Telephone | \$ 300 | \$ - | \$ 80 | \$ 80 | \$ 300 |
| Postage & Delivery | \$ 1,000 | \$ 102 | \$ 350 | \$ 452 | \$ 1,000 |
| Insurance | \$ 5,000 | \$ 3,740 | \$ - | \$ 3,740 | \$ 5,000 |
| Copies | \$ 1,000 | \$ - | \$ 250 | \$ 250 | \$ 1,000 |
| Legal Advertising | \$ 15,000 | \$ 222 | \$ 4,129 | \$ 4,351 | \$ 15,000 |
| Contingencies | \$ 5,000 | \$ 339 | \$ 169 | \$ 508 | \$ 5,000 |
| Office Supplies | \$ 625 | \$ 3 | \$ 150 | \$ 153 | \$ 625 |
| Travel Per Diem | \$ 660 | \$ - | \$ 125 | \$ 125 | \$ 660 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ - | \$ 175 | \$ 175 |
| Total General & Administrative | \$ 124,678 | \$ 46,560 | \$ 31,460 | \$ 78,020 | \$ 144,678 |
| <u>Operations & Maintenance</u> | | | | | |
| <u>Field Expenditures</u> | | | | | |
| Contingency | \$ 100,000 | \$ - | \$ 50,000 | \$ 50,000 | \$ 250,000 |
| Subtotal Field Expenditures | \$ 100,000 | \$ - | \$ 50,000 | \$ 50,000 | \$ 250,000 |
| Total Operations & Maintenance | \$ 100,000 | \$ - | \$ 50,000 | \$ 50,000 | \$ 250,000 |
| Total Expenditures | \$ 224,678 | \$ 46,560 | \$ 81,460 | \$ 128,020 | \$ 394,678 |
| Excess Revenues/(Expenditures) | \$ - | \$ (8,873) | \$ 8,873 | \$ - | \$ - |

Woodland Crossings

Community Development District

General Fund Narrative

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expenditures

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

Engineering

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

Attorney

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

Annual Audit

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

Management Fees

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

Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Woodland Crossings

Community Development District

General Fund Narrative

Website Maintenance

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

Telephone

Telephone and fax machine.

Postage & Delivery

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

Insurance

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

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Contingencies

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

Office Supplies

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

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenses

Contingency

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

Woodland Crossing
Community Development District
Proposed Budget
Debt Service Fund Series 2025

| Description | Proposed Budget FY2025 | Actuals Thru 5/31/25 | Projected Next 4 Months | Projected Thru 9/30/25 | Proposed Budget FY2026 |
|-------------|------------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
|-------------|------------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|

Revenues

| | | | | | |
|--------------------------------------|-------------|---------------|---------------|---------------|---------------------|
| Assessments - Tax Roll | \$ - | \$ - | \$ - | \$ - | \$ 421,425 |
| Interest | \$ - | \$ 437 | \$ 312 | \$ 749 | \$ 500 |
| Carry Forward Surplus ⁽¹⁾ | \$ - | \$ - | \$ - | \$ - | \$ 848,042 |
| Total Revenues | \$ - | \$ 437 | \$ 312 | \$ 749 | \$ 1,269,967 |

Expenditures

| | | | | | |
|---------------------------|-------------|-------------|-------------|-------------|-------------------|
| Interest - 11/1 | \$ - | \$ - | \$ - | \$ - | \$ 426,108 |
| Principal - 11/1 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ - | \$ - | \$ - | \$ - | \$ 421,425 |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - | \$ 847,533 |

Other Sources/(Uses)

| | | | | | |
|-----------------------------------|-------------|---------------------|-------------|---------------------|-------------|
| Transfer In/(Out) | \$ - | \$ (240) | \$ - | \$ (240) | \$ - |
| Bond Proceeds | \$ - | \$ 1,878,073 | \$ - | \$ 1,878,073 | \$ - |
| Total Other Sources/(Uses) | \$ - | \$ 1,877,833 | \$ - | \$ 1,877,833 | \$ - |

| | | | | | |
|---------------------------------------|-------------|---------------------|---------------|---------------------|-------------------|
| Excess Revenues/(Expenditures) | \$ - | \$ 1,878,270 | \$ 312 | \$ 1,878,582 | \$ 422,434 |
|---------------------------------------|-------------|---------------------|---------------|---------------------|-------------------|

Interest - 11/1 \$ 421,425.00

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

| Product | Assessable Units | Net Assessment | Net Per Unit | Gross Per Unit |
|-------------------|------------------|----------------------|--------------|----------------|
| Single Family 50' | 202 | \$ 270,419.42 | \$ 1,338.71 | \$ 1,424.16 |
| Single Family 60' | 94 | \$ 151,006.30 | \$ 1,606.45 | \$ 1,708.99 |
| Total | 296 | \$ 421,425.72 | | |

Woodland Crossing
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

| Date | Balance | Principal | Interest | Total |
|----------|------------------|------------------|------------------|------------------|
| 11/01/25 | \$ 14,110,000.00 | \$ - | \$ 426,107.50 | \$ 426,107.50 |
| 05/01/26 | \$ 13,480,000.00 | \$ - | \$ 421,425.00 | |
| 11/01/26 | \$ 13,480,000.00 | \$ - | \$ 421,425.00 | \$ 842,850.00 |
| 05/01/27 | \$ 13,480,000.00 | \$ 190,000.00 | \$ 421,425.00 | |
| 11/01/27 | \$ 13,480,000.00 | \$ - | \$ 416,793.75 | \$ 1,028,218.75 |
| 05/01/28 | \$ 13,480,000.00 | \$ 200,000.00 | \$ 416,793.75 | |
| 11/01/28 | \$ 13,480,000.00 | \$ - | \$ 411,918.75 | \$ 1,028,712.50 |
| 05/01/29 | \$ 13,480,000.00 | \$ 210,000.00 | \$ 411,918.75 | |
| 11/01/29 | \$ 13,480,000.00 | \$ - | \$ 406,800.00 | \$ 1,028,718.75 |
| 05/01/30 | \$ 13,480,000.00 | \$ 220,000.00 | \$ 406,800.00 | |
| 11/01/30 | \$ 13,480,000.00 | \$ - | \$ 401,437.50 | \$ 1,028,237.50 |
| 05/01/31 | \$ 13,480,000.00 | \$ 230,000.00 | \$ 401,437.50 | |
| 11/01/31 | \$ 12,195,000.00 | \$ - | \$ 395,543.75 | \$ 1,026,981.25 |
| 05/01/32 | \$ 12,195,000.00 | \$ 245,000.00 | \$ 395,543.75 | |
| 11/01/32 | \$ 12,195,000.00 | \$ - | \$ 389,265.63 | \$ 1,029,809.38 |
| 05/01/33 | \$ 12,195,000.00 | \$ 255,000.00 | \$ 389,265.63 | |
| 11/01/33 | \$ 12,195,000.00 | \$ - | \$ 382,731.25 | \$ 1,026,996.88 |
| 05/01/34 | \$ 12,195,000.00 | \$ 270,000.00 | \$ 382,731.25 | |
| 11/01/34 | \$ 12,195,000.00 | \$ - | \$ 375,812.50 | \$ 1,028,543.75 |
| 05/01/35 | \$ 12,195,000.00 | \$ 285,000.00 | \$ 375,812.50 | |
| 11/01/35 | \$ 12,195,000.00 | \$ - | \$ 368,509.38 | \$ 1,029,321.88 |
| 05/01/36 | \$ 12,195,000.00 | \$ 300,000.00 | \$ 368,509.38 | |
| 11/01/36 | \$ 11,895,000.00 | \$ - | \$ 359,696.88 | \$ 1,028,206.25 |
| 05/01/37 | \$ 11,895,000.00 | \$ 320,000.00 | \$ 359,696.88 | |
| 11/01/37 | \$ 11,575,000.00 | \$ - | \$ 350,296.88 | \$ 1,029,993.75 |
| 05/01/38 | \$ 11,575,000.00 | \$ 335,000.00 | \$ 350,296.88 | |
| 11/01/38 | \$ 11,240,000.00 | \$ - | \$ 340,456.25 | \$ 1,025,753.13 |
| 05/01/39 | \$ 11,240,000.00 | \$ 360,000.00 | \$ 340,456.25 | |
| 11/01/39 | \$ 10,880,000.00 | \$ - | \$ 329,881.25 | \$ 1,030,337.50 |
| 05/01/40 | \$ 10,880,000.00 | \$ 380,000.00 | \$ 329,881.25 | |
| 11/01/40 | \$ 10,500,000.00 | \$ - | \$ 318,718.75 | \$ 1,028,600.00 |
| 05/01/41 | \$ 10,500,000.00 | \$ 405,000.00 | \$ 318,718.75 | |
| 11/01/41 | \$ 9,670,000.00 | \$ - | \$ 306,821.88 | \$ 1,030,540.63 |
| 05/01/42 | \$ 8,225,000.00 | \$ 425,000.00 | \$ 306,821.88 | |
| 11/01/42 | \$ 8,225,000.00 | \$ - | \$ 294,337.50 | \$ 1,026,159.38 |
| 05/01/43 | \$ 8,225,000.00 | \$ 455,000.00 | \$ 294,337.50 | |
| 11/01/43 | \$ 8,225,000.00 | \$ - | \$ 280,971.88 | \$ 1,030,309.38 |
| 05/01/44 | \$ 8,225,000.00 | \$ 480,000.00 | \$ 280,971.88 | |
| 11/01/44 | \$ 8,225,000.00 | \$ - | \$ 266,871.88 | \$ 1,027,843.75 |
| 05/01/45 | \$ 8,225,000.00 | \$ 510,000.00 | \$ 266,871.88 | |
| 11/01/45 | \$ 8,225,000.00 | \$ - | \$ 251,890.63 | \$ 1,028,762.50 |
| 05/01/46 | \$ 8,225,000.00 | \$ 540,000.00 | \$ 251,890.63 | |
| 11/01/46 | \$ 7,685,000.00 | \$ - | \$ 235,353.13 | \$ 1,027,243.75 |
| 05/01/47 | \$ 7,685,000.00 | \$ 575,000.00 | \$ 235,353.13 | |
| 11/01/47 | \$ 7,110,000.00 | \$ - | \$ 217,743.75 | \$ 1,028,096.88 |
| 05/01/48 | \$ 7,110,000.00 | \$ 610,000.00 | \$ 217,743.75 | |
| 11/01/48 | \$ 6,500,000.00 | \$ - | \$ 199,062.50 | \$ 1,026,806.25 |
| 05/01/49 | \$ 6,500,000.00 | \$ 650,000.00 | \$ 199,062.50 | |
| 11/01/49 | \$ 5,850,000.00 | \$ - | \$ 179,156.25 | \$ 1,028,218.75 |
| 05/01/50 | \$ 5,850,000.00 | \$ 690,000.00 | \$ 179,156.25 | |
| 11/01/50 | \$ 5,160,000.00 | \$ - | \$ 158,025.00 | \$ 1,027,181.25 |
| 05/01/51 | \$ 5,160,000.00 | \$ 735,000.00 | \$ 158,025.00 | |
| 11/01/51 | \$ 4,425,000.00 | \$ - | \$ 135,515.63 | \$ 1,028,540.63 |
| 05/01/52 | \$ 4,425,000.00 | \$ 780,000.00 | \$ 135,515.63 | |
| 11/01/52 | \$ 3,645,000.00 | \$ - | \$ 111,628.13 | \$ 1,027,143.75 |
| 05/01/53 | \$ 3,645,000.00 | \$ 830,000.00 | \$ 111,628.13 | |
| 11/01/53 | \$ 2,815,000.00 | \$ - | \$ 86,209.38 | \$ 1,027,837.50 |
| 05/01/54 | \$ 2,815,000.00 | \$ 880,000.00 | \$ 86,209.38 | |
| 11/01/54 | \$ 1,935,000.00 | \$ - | \$ 59,259.38 | \$ 1,025,468.75 |
| 05/01/55 | \$ 1,935,000.00 | \$ 940,000.00 | \$ 59,259.38 | |
| 11/01/55 | \$ 995,000.00 | \$ - | \$ 30,471.88 | \$ 1,029,731.25 |
| 05/01/56 | \$ 995,000.00 | \$ 995,000.00 | \$ 30,471.88 | \$ 1,025,471.88 |
| | | \$ 14,300,000.00 | \$ 17,812,745.00 | \$ 32,112,745.00 |

SECTION V

RESOLUTION 2025-07

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

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

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

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

WHEREAS, the Board desires to adopt the annual meeting schedule for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“Fiscal Year 2025/2026”), attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODLAND CROSSING COMMUNITY DEVELOPMENT DISTRICT:

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

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

PASSED AND ADOPTED this this 17th day of July 2025.

ATTEST:

**WOODLAND CROSSING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary
Board of Supervisors

Chairperson/Vice Chairperson

Exhibit A: Fiscal Year 2025/2026 Annual Meeting Schedule

BOARD OF SUPERVISORS MEETING DATES
WOODLAND CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026

The Board of Supervisors of the Woodland Crossing Community Development District will hold their regular meetings for Fiscal Year 2025/2026, at the **Bushnell Public Library, 402 N. Florida Street, Bushnell, Florida 33513**, on the 3rd Thursday of every month at 10:00 AM unless otherwise indicated as follows:

October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

SECTION VI

SECTION A

Woodland Crossing Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Woodland Crossing Community Development District

District Manager: _____

Date: _____

Print Name: _____

Woodland Crossing Community Development District

SECTION B

Woodland Crossing Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 2.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Woodland Crossing Community Development District

District Manager: _____

Date: _____

Print Name: _____

Woodland Crossing Community Development District

SECTION VII

SECTION C

SECTION 1

Woodland Crossing
Community Development District

Funding Request #13
April 18th, 2025

Bill to: Clayton Properties Group, LLC

| Payee | | General Fund FY25 | |
|--------|--|-------------------|----------|
| 1 | Governmental Management Services Invoice# 12- Management Fees- April 2025 | \$ | 3,583.33 |
| 2 | Kilinski Van Wyk PLLC Invoice# 11998- District Counsel fees- March 2025 | \$ | 188.50 |
| | | | |
| Total: | | \$ | 3,771.83 |

Please make check payable to:

Woodland Crossing
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Woodland Crossing
Community Development District

Funding Request #14
May 23, 2025

Bill to: Clayton Properties Group, LLC

| | Payee | General Fund FY25 | |
|---------------|---|-------------------|-----------------|
| 1 | Governmental Management Services Invoice# 13- Management Fees- May 2025 | \$ | 3,630.76 |
| 2 | Kilinski Van Wyk PLLC Invoice# 12255- District Counsel fees- April 2025 | \$ | 1,387.00 |
| | | | |
| Total: | | \$ | 5,017.76 |

Please make check payable to:

Woodland Crossing
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Woodland Crossing
Community Development District

Funding Request #15
June 30, 2025
REVISED

Bill to: Clayton Properties Group, LLC

| | Payee | General Fund FY25 | |
|---------------|--|-------------------|-----------------|
| 1 | Governmental Management Services Invoice# 14- Management fees- June 2025 | \$ | 4,058.40 |
| 2 | Kilinski Van Wyk PLLC Invoice# 12465- District Counsel fees- May 2025 | \$ | 2,544.62 |
| | | | |
| Total: | | \$ | 6,603.02 |

Please make check payable to:

Woodland Crossing
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Woodland Crossing
Community Development District

Funding Request #16
June 30, 2025
REVISED

Bill to: Clayton Properties Group, LLC

| | Payee | General Fund FY25 |
|---|---|-------------------|
| 1 | Dewberry Invoice# 22451347- Engineer fees- May 2025 | \$ 520.00 |

| | |
|---------------|-----------|
| Total: | \$ 520.00 |
|---------------|-----------|

Please make check payable to:

Woodland Crossing
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

SECTION 2

Woodland Crossing
Community Development District

Unaudited Financial Reporting
May 31, 2025



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Woodland Crossing
Community Development District
Combined Balance Sheet
May 31, 2025

| | <i>General Fund</i> | <i>Debt Service Fund</i> | <i>Capital Projects Fund</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|------------------------------|----------------------------------|--------------------------------------|
| Assets: | | | | |
| Operating Account | \$ 22,003 | \$ - | \$ - | \$ 22,003 |
| Due From Developer | \$ 5,018 | \$ - | \$ - | \$ 5,018 |
| Investments: | | | | |
| <i>Series 2025</i> | | | | |
| Reserve | \$ - | \$ 1,030,541 | \$ - | \$ 1,030,541 |
| Interest | \$ - | \$ 847,533 | \$ - | \$ 847,533 |
| Revenue | \$ - | \$ 197 | \$ - | \$ 197 |
| Prepayment | \$ - | \$ - | \$ - | \$ - |
| Construction | \$ - | \$ - | \$ 11,711,888 | \$ 11,711,888 |
| Cost of Issuance | \$ - | \$ - | \$ 369 | \$ 369 |
| Total Assets | \$ 27,021 | \$ 1,878,270 | \$ 11,712,257 | \$ 13,617,548 |
| Liabilities: | | | | |
| Accounts Payable | \$ 8,438 | \$ - | \$ - | \$ 8,438 |
| Total Liabilities | \$ 8,438 | \$ - | \$ - | \$ 8,438 |
| Fund Balances: | | | | |
| Restricted for: | | | | |
| Debt Service - Series 2025 | \$ - | \$ 1,878,270 | \$ - | \$ 1,878,270 |
| Capital Projects - Series 2025 | \$ - | \$ - | \$ 11,712,257 | \$ 11,712,257 |
| Unassigned | \$ 18,582 | \$ - | \$ - | \$ 18,582 |
| Total Fund Balances | \$ 18,582 | \$ 1,878,270 | \$ 11,712,257 | \$ 13,609,110 |
| Total Liabilities & Fund Balance | \$ 27,021 | \$ 1,878,270 | \$ 11,712,257 | \$ 13,617,548 |

Woodland Crossing
Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|------------------|-------------------|------------------|
| | Budget | Thru 05/31/25 | Thru 05/31/25 | Variance |
| Revenues | | | | |
| Developer Contributions | \$ 224,678 | \$ 37,688 | \$ 37,688 | \$ - |
| Total Revenues | \$ 224,678 | \$ 37,688 | \$ 37,688 | \$ - |
| Expenditures: | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 8,000 | \$ 1,400 | \$ 6,600 |
| FICA Expenditures | \$ 918 | \$ 612 | \$ 107 | |
| Engineering | \$ 15,000 | \$ 10,000 | \$ 6,913 | \$ 3,088 |
| Attorney | \$ 25,000 | \$ 16,667 | \$ 4,894 | \$ 11,773 |
| Management Fees | \$ 40,000 | \$ 26,667 | \$ 26,667 | \$ 0 |
| Information Technology | \$ 1,800 | \$ 1,200 | \$ 1,200 | \$ - |
| Website Administration | \$ 1,200 | \$ 800 | \$ 800 | \$ - |
| Telephone | \$ 300 | \$ 200 | \$ - | |
| Postage & Delivery | \$ 1,000 | \$ 667 | \$ 102 | \$ 565 |
| Insurance | \$ 5,000 | \$ 5,000 | \$ 3,740 | \$ 1,260 |
| Copies | \$ 1,000 | \$ 667 | \$ - | \$ 667 |
| Legal Advertising | \$ 15,000 | \$ 10,000 | \$ 222 | \$ 9,778 |
| Contingency | \$ 5,000 | \$ 3,333 | \$ 339 | \$ 2,994 |
| Office Supplies | \$ 625 | \$ 417 | \$ 3 | \$ 414 |
| Travel Per Diem | \$ 660 | \$ 440 | \$ - | \$ 440 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Total General & Administrative: | \$ 124,678 | \$ 84,844 | \$ 46,560 | \$ 37,578 |
| <u>Operations & Maintenance</u> | | | | |
| <u>Field Expenditures</u> | | | | |
| Contingency | \$ 100,000 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 224,678 | \$ 84,844 | \$ 46,560 | \$ 37,578 |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ (8,873) | |
| Fund Balance - Beginning | \$ - | | \$ 27,455 | |
| Fund Balance - Ending | \$ - | | \$ 18,582 | |

Woodland Crossing
Community Development District
Debt Service Fund - Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

| | Adopted | Prorated Budget | Actual | |
|--|-------------|-----------------|---------------------|---------------------|
| | Budget | Thru 05/31/25 | Thru 05/31/25 | Variance |
| <u>Revenues</u> | | | | |
| Interest | \$ - | \$ - | \$ 437 | \$ 437 |
| Total Revenues | \$ - | \$ - | \$ 437 | \$ 437 |
| <u>Expenditures:</u> | | | | |
| Interest Payment - 11/1 | \$ - | \$ - | \$ - | \$ - |
| Principal Payment - 5/1 | \$ - | \$ - | \$ - | \$ - |
| Interest Payment - 5/1 | \$ - | \$ - | \$ - | \$ - |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - |
| <u>Other Financing Sources/(Uses)</u> | | | | |
| Transfer In/(Out) | \$ - | \$ - | \$ (240) | \$ (240) |
| Bond Proceeds | \$ - | \$ - | \$ 1,878,073 | \$ 1,878,073 |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ 1,877,833 | \$ 1,877,833 |
| Excess Revenues (Expenditures) | \$ - | | \$ 1,878,270 | |
| Fund Balance - Beginning | \$ - | | \$ - | |
| Fund Balance - Ending | \$ - | | \$ 1,878,270 | |

Woodland Crossing
Community Development District
Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2025

| | Adopted | Prorated Budget | Actual | |
|--|-------------|-----------------|----------------------|----------------------|
| | Budget | Thru 05/31/25 | Thru 05/31/25 | Variance |
| Revenues: | | | | |
| Interest | \$ - | \$ - | \$ 2,764 | \$ 2,764 |
| Total Revenues | \$ - | \$ - | \$ 2,764 | \$ 2,764 |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ 15,217 | \$ (15,217) |
| Capital Outlay - Cost Of Issuance | \$ - | \$ - | \$ 694,808 | \$ (694,808) |
| Developer Advance Repayment | \$ - | \$ - | \$ 2,650 | \$ (2,650) |
| Total Expenditures | \$ - | \$ - | \$ 712,674 | \$ (712,674) |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | \$ - | \$ (709,910) | \$ 715,438 |
| Other Financing Sources/(Uses) | | | | |
| Bond Proceeds | \$ - | \$ - | \$ 12,421,927 | \$ 12,421,927 |
| Transfer In/(Out) | \$ - | \$ - | \$ 240 | \$ 240 |
| Total Other Financing Sources (Uses) | \$ - | \$ - | \$ 12,422,167 | \$ 12,422,167 |
| Net Change in Fund Balance | \$ - | | \$ 11,712,257 | |
| Fund Balance - Beginning | \$ - | | \$ - | |
| Fund Balance - Ending | \$ - | | \$ 11,712,257 | |

Woodland Crossing
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Total |
|--|-----------------|-----------------|-----------------|-------------------|-------------------|------------------|-------------------|-------------------|-------------|-------------|-------------|-------------|----------------|
| Revenues | | | | | | | | | | | | | |
| Developer Contributions | \$ 3,758 | \$ 3,585 | \$ 3,743 | \$ 3,637 | \$ 3,590 | \$ 10,584 | \$ 3,772 | \$ 5,018 | \$ - | \$ - | \$ - | \$ - | 37,688 |
| Total Revenues | \$ 3,758 | \$ 3,585 | \$ 3,743 | \$ 3,637 | \$ 3,590 | \$ 10,584 | \$ 3,772 | \$ 5,018 | \$ - | \$ - | \$ - | \$ - | 37,688 |
| Expenditures: | | | | | | | | | | | | | |
| <u>Administrative</u> | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 800 | \$ - | \$ 600 | \$ - | \$ - | \$ - | \$ - | 1,400 |
| FICA Expense | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 61 | \$ - | \$ 46 | \$ - | \$ - | \$ - | \$ - | 107 |
| Engineering | \$ - | \$ - | \$ - | \$ 3,685 | \$ 2,708 | \$ - | \$ - | \$ 520 | \$ - | \$ - | \$ - | \$ - | 6,913 |
| Attorney | \$ 79 | \$ 81 | \$ 54 | \$ 204 | \$ 356 | \$ 189 | \$ 1,387 | \$ 2,545 | \$ - | \$ - | \$ - | \$ - | 4,894 |
| Management Fees | \$ 3,333 | \$ 3,333 | \$ 3,333 | \$ 3,333 | \$ 3,333 | \$ 3,333 | \$ 3,333 | \$ 3,333 | \$ - | \$ - | \$ - | \$ - | 26,667 |
| Information Technology | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ - | \$ - | \$ - | \$ - | 1,200 |
| Website Maintenance | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ - | \$ - | \$ - | \$ - | 800 |
| Telephone | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Postage & Delivery | \$ - | \$ 1 | \$ - | \$ - | \$ 6 | \$ 47 | \$ - | \$ 47 | \$ - | \$ - | \$ - | \$ - | 102 |
| Insurance | \$ - | \$ - | \$ - | \$ - | \$ 3,740 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 3,740 |
| Copies | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Legal Advertising | \$ - | \$ - | \$ - | \$ - | \$ 111 | \$ - | \$ - | \$ 111 | \$ - | \$ - | \$ - | \$ - | 222 |
| Contingency | \$ 53 | \$ 43 | \$ 38 | \$ 38 | \$ 41 | \$ 41 | \$ 42 | \$ 41 | \$ - | \$ - | \$ - | \$ - | 339 |
| Office Supplies | \$ - | \$ 0 | \$ - | \$ - | \$ 0 | \$ 3 | \$ - | \$ 0 | \$ - | \$ - | \$ - | \$ - | 3 |
| Travel Per Diem | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | 175 |
| Total General & Administrative: | \$ 3,891 | \$ 3,709 | \$ 3,676 | \$ 7,511 | \$ 10,545 | \$ 4,723 | \$ 5,012 | \$ 7,494 | \$ - | \$ - | \$ - | \$ - | 46,560 |
| <u>Operations & Maintenance</u> | | | | | | | | | | | | | |
| <u>Field Services</u> | | | | | | | | | | | | | |
| Contingency | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Subtotal Field Expenses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | - |
| Total Expenditures | \$ 3,891 | \$ 3,709 | \$ 3,676 | \$ 7,511 | \$ 10,545 | \$ 4,723 | \$ 5,012 | \$ 7,494 | \$ - | \$ - | \$ - | \$ - | 46,560 |
| Excess Revenues (Expenditures) | \$ (132) | \$ (124) | \$ 68 | \$ (3,873) | \$ (6,955) | \$ 5,861 | \$ (1,240) | \$ (2,476) | \$ - | \$ - | \$ - | \$ - | (8,873) |

WOODLAND CROSSING

Community Development District

Long Term Debt Report

| SERIES 2025, SPECIAL ASSESSMENT REVENUE BONDS | | |
|---|--------------------------------|---------------------|
| INTEREST RATE: | 4.875%, 5.180%, 5.930%, 6.150% | |
| MATURITY DATE: | 5/1/2056 | |
| RESERVE FUND DEFINITION | MAXIMUM ANNUAL DEBT SERVICE | |
| RESERVE FUND REQUIREMENT | \$1,030,541 | |
| RESERVE FUND BALANCE | \$1,030,541 | |
| BONDS OUTSTANDING - 04/29/2025 | | \$14,300,000 |
| CURRENT BONDS OUTSTANDING | | \$14,300,000 |