

Woodland Crossing
Community Development District

Adopted Budget
FY2026



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Woodland Crossing
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted 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
Adopted Budget
Debt Service Fund Series 2025

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