

***Woodland Crossing***  
***Community Development District***

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



# Table of Contents

1 - 2 General Fund

3 - 7 General Fund Narrative

8 Debt Service - Series 2025

9 Amortization Schedule - Series 2025

# Woodland Crossing Community Development District

## Proposed Budget General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments - On Roll	\$ -	\$ -	\$ -	\$ -	\$ 531,522
Assessments - Direct	\$ -	\$ -	\$ -	\$ -	\$ 62,656
Developer Contributions	\$ 394,678	\$ 36,561	\$ 193,551	\$ 230,112	\$ -
Interest	\$ -	\$ 56	\$ 99	\$ 155	\$ -
<b>Total Revenues</b>	<b>\$ 394,678</b>	<b>\$ 36,618</b>	<b>\$ 193,649</b>	<b>\$ 230,267</b>	<b>\$ 594,178</b>

### **Expenditures**

#### **General & Administrative**

Supervisor Fees	\$ 12,000	\$ 1,800	\$ 7,000	\$ 8,800	\$ 12,000
FICA Expense	\$ 918	\$ 138	\$ 536	\$ 673	\$ 918
Engineering Fees	\$ 15,000	\$ 1,157	\$ 10,275	\$ 11,432	\$ 15,000
Attorney Fees	\$ 25,000	\$ 1,833	\$ 9,052	\$ 10,885	\$ 25,000
Annual Audit	\$ 5,000	\$ -	\$ 3,600	\$ 3,600	\$ 5,000
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ -	\$ -	\$ 500	\$ 500	\$ 500
Dissemination Fees	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,000
Disclosure Software	\$ -	\$ 875	\$ -	\$ 875	\$ 5,000
Trustee Fees	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Management Fees	\$ 40,000	\$ 16,667	\$ 23,333	\$ 40,000	\$ 40,000
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 2,250	\$ 700	\$ 2,950	\$ 1,200
Telephone	\$ 300	\$ -	\$ 80	\$ 80	\$ 300
Postage & Delivery	\$ 1,000	\$ 25	\$ 163	\$ 188	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Copies	\$ 1,000	\$ -	\$ 250	\$ 250	\$ 1,000
Legal Advertising	\$ 15,000	\$ 225	\$ 1,050	\$ 1,275	\$ 5,000
Contingencies	\$ 5,000	\$ 223	\$ 1,277	\$ 1,500	\$ 5,000
Office Supplies	\$ 625	\$ 9	\$ 150	\$ 159	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 125	\$ 125	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total General &amp; Administrative</b>	<b>\$ 144,678</b>	<b>\$ 38,209</b>	<b>\$ 67,058</b>	<b>\$ 105,267</b>	<b>\$ 140,678</b>

#### **Operations & Maintenance**

##### **Field Expenditures**

Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 16,500
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Pond Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 32,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 6,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Contingency	\$ 250,000	\$ -	\$ 125,000	\$ 125,000	\$ 10,000
<b>Subtotal Field Expenditures</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ 125,000</b>	<b>\$ 125,000</b>	<b>\$ 239,500</b>

# Woodland Crossing Community Development District

## Proposed Budget General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 17,000
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Internet	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 48,000
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 28,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 214,000</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 250,000</b>	<b>\$ -</b>	<b>\$ 125,000</b>	<b>\$ 125,000</b>	<b>\$ 453,500</b>
<b>Total Expenditures</b>	<b>\$ 394,678</b>	<b>\$ 38,209</b>	<b>\$ 192,058</b>	<b>\$ 230,267</b>	<b>\$ 594,178</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ (1,591)</b>	<b>\$ 1,591</b>	<b>\$ -</b>	<b>\$ -</b>

Net Assessments	\$ 531,522
Add: Discounts & Collections 6%	\$ 33,927
Gross Assessments	\$ 565,449

Product	Assessable Units	ERU	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Single Family - 50'	202	1.00	202.00	\$ 341,066	\$ 1,688.44	\$ 1,796.22
Single Family - 60'	94	1.20	112.80	\$ 190,457	\$ 2,026.13	\$ 2,155.46
Unplatted	238			\$ 62,656		
<b>Total Tax Roll</b>	<b>534</b>		<b>314.80</b>	<b>\$ 594,178</b>		

# Woodland Crossings Community Development District General Fund Narrative

## **Revenues:**

### Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

---

## **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 Expense

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

#### Engineering Fees

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 Fees

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.

#### Assessment Administration

The District has contracted to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### Arbitrage

The District contracted with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2025 bond issue.

#### Dissemination Fees

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

# Woodland Crossings

## Community Development District

### General Fund Narrative

#### Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

#### Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2025 and for the various bond issue(s).

#### 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.

#### 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 agenda materials 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.

# Woodland Crossings

## Community Development District

### General Fund Narrative

#### 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 Expenditures**

#### Property Insurance

The District's property insurance coverages.

#### Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District such as landscape maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### Landscape Maintenance

These services include monthly landscape maintenance such as mowing of turf areas, pruning and trimming, plant bed weed control, fertilization and irrigation inspections located within the District.

#### Landscape Contingency

Represents the unexpected repairs and/or replacement of landscaping within the common areas of the District.

#### Pond Maintenance

Represents the routine care and management of the pond(s) within the District.

#### Streetlights

Represents the cost to maintain street lights within the District boundaries that are expected to be in place throughout the fiscal year.

#### Electric

Represents the electric charges of common areas throughout the District.

#### Water & Sewer

Represents the costs for water and refuse services provided for common areas throughout the District.

# Woodland Crossings Community Development District General Fund Narrative

## Irrigation Repairs

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

## General Repairs & Maintenance

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

## Contingency

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

## **Amenity Expenditures**

### Amenity - Electric

Represents the electric charges for the District's amenity facilities.

### Amenity - Water

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

### Internet

Represents the Internet service for use at the Amenity Center.

### Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

### Janitorial Services

Represents the costs to provide janitorial services and supplies for the District's amenity facilities.

### Security Services

Represents the cost of contracting a monthly security service for the District's amenity facilities.

### Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool.

### Amenity Repairs & Maintenance

Represents the costs for repairs and maintenance of the District's amenity facilities.

### Amenity Access Management

Provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

**Woodland Crossings  
Community Development District  
General Fund Narrative**

*Holiday Decorations*

Represents the cost of adding holiday lighting to the district's amenities annually.

*Contingency*

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

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

Description	Proposed Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY2027
<b>Revenues</b>					
Assessments	\$ 421,425	\$ -	\$ 421,425	\$ 421,425	\$ 1,030,540
Interest	\$ 500	\$ 26,246	\$ 15,000	\$ 41,246	\$ 10,000
Carry Forward Surplus <sup>(1)</sup>	\$ 848,042	\$ 859,921	\$ -	\$ 859,921	\$ 459,120
<b>Total Revenues</b>	<b>\$ 1,269,967</b>	<b>\$ 886,167</b>	<b>\$ 436,425</b>	<b>\$ 1,322,592</b>	<b>\$ 1,499,660</b>
<b>Expenditures</b>					
Interest - 11/1	\$ 426,107	\$ 426,107	\$ -	\$ 426,107	\$ 421,425
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 190,000
Interest - 5/1	\$ 421,425	\$ -	\$ 421,425	\$ 421,425	\$ 421,425
<b>Total Expenditures</b>	<b>\$ 847,532</b>	<b>\$ 426,107</b>	<b>\$ 421,425</b>	<b>\$ 847,532</b>	<b>\$ 1,032,850</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ (15,940)	\$ -	\$ (15,940)	\$ -
<b>Total Other Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (15,940)</b>	<b>\$ -</b>	<b>\$ (15,940)</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 422,434</b>	<b>\$ 444,120</b>	<b>\$ 15,000</b>	<b>\$ 459,120</b>	<b>\$ 466,810</b>

Interest - 11/1 \$ 416,793.75

<sup>(1)</sup> Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Net Assessment	Net Per Unit	Gross Per Unit
Single Family 50'	202	\$ 661,274.19	\$ 3,273.63	\$ 3,482.59
Single Family 60'	94	\$ 369,266.16	\$ 3,928.36	\$ 4,179.11
<b>Total</b>	<b>296</b>	<b>\$ 1,030,540</b>		

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

Date	Balance	Principal	Interest	Total
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
		<b>\$ 14,300,000.00</b>	<b>\$ 16,965,212.50</b>	<b>\$ 31,686,637.50</b>