

# The Woodlands Community Development District

## Board of Supervisors

Carl Impastato, Chairman  
William Richardson, Vice-Chairman  
Robert Ripatrazzone, Assistant Secretary  
Lawrence Tinkham, Assistant Secretary  
Elio M. Bucciero, Assistant Secretary

Mark Vega, District Manager  
Vivek Babbar, District Counsel  
Robert Dvorak, District Engineer

---

## Meeting Agenda

February 11, 2021 – 10:30 A.M.

- 1. Roll Call**
- 2. Audience Comments**
- 3. Consent Agenda**
  - A. Minutes of the December 10, 2020 Meeting- Page # 2
  - B. Financial Report - Page # 5
  - C. Distribution of the Proposed Fiscal Year 2022 Budget and Consideration of Resolution 2021-02 Approving the Budget and Setting the Public Hearing- Page # 17, 18
- 4. Attorney's Report**
- 5. Engineer's Report**
- 6. Manager's Report**
- 7. Supervisors' Requests**
- 8. Adjourn**

**The next meeting is scheduled for Thursday, May 13, 2021 at 10:30 a.m.**

---

### District Office Location:

Inframark, Infrastructure Management Services  
2654 Cypress Ridge Blvd, Suite 10  
Wesley Chapel, FL 33544  
813-991-1116

### Meeting

Cypress Falls Clubhouse  
In the Internet Café  
2605 Drive  
North Port, Florida.

**MINUTES OF MEETING  
THE WOODLANDS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of The Woodlands Community Development District was held on Thursday, December 10, 2020 at 10:40 a.m. in the Shannon Staub Library, Conference room #139, 4675 Career Lane, North Port, Florida.

Present and constituting a quorum were:

Carl Impastato	Chairman
William Richardson	Vice Chairman
Robert Ripatrazzone	Assistant Secretary
Lawrence Tinkham	Assistant Secretary
Elio Bucciero	Assistant Secretary (via telephone)

Also present were:

Mark Vega	District Manager
Vivek Babbar	District Counsel
Robert Dvorak	District Engineer
Residents	

*The following is a summary of the discussion and actions taken at the December 10, 2020 Woodlands CDD Board of Supervisors meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Vega called the meeting to order. Board Members identified themselves and a quorum was established.

On MOTION by Mr. Impastato seconded by Mr. Tinkham with all in favor, Allowing Mr. Elio Bucciero was authorized to join the meeting via phone and vote. 4-0

**SECOND ORDER OF BUSINESS**

**Public Comment on Agenda Items**

None.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Minutes of the November 12, 2020 Meeting**
- B. Financial Report**
- C. Resolution 2021-02, Designation of Officers**

On MOTION by Mr. Impastato seconded by Mr. Bucciero with all in favor, the Consent Agenda was approved, as presented. 5-0

Unapproved

#### **FOURTH ORDER OF BUSINESS**

##### **Attorney's Report**

- Mr. Babbar briefly discussed the transfer of irrigation to the city.
- With regards to the O&M litigation case, the plaintiff has responded and at this point he is working with special counsel on discovery request.
- He noted he is willing to speak with the Board members one on one and go over the case, or they may consider holding a shade meeting, but stated this may be premature.
- Mr. Vega explained the rules and laws associated with holding a shade meeting.
- Mr. Impastato asked what is the total liability in escrow for the CDD, regarding the legal action? Mr. Vega explained it is not in escrow and was placed in a money marker account.
- Discussion briefly ensued.

#### **FIFTH ORDER OF BUSINESS**

##### **Engineer's Report**

- Mr. Dvorak briefly regarding SWFMD permits and the status on receiving the correct data.
- He noted he did follow up with a formal complaint and found that a consultant who was involved a few years back has started uploading data.
- The consultant has brought everything current as of October, including past permits.
- He explained the consultant was hired specifically due to the number of permits they were obligated to report on, and which had not been done.
- He explained he printed the meter data provided for each pump, email correspondence and a copy of the permits with the daily limits.
- He looked at the consumption from what was reported and compared that to the limits in the permit and determined everything is within limits.
- Mr. Richardson, along with Mr. Impastato, asked if they have updated all the reporting and data, making everything current, as required by SWFMD. Mr. Dvorak did confirm.

#### **SIXTH ORDER OF BUSINESS**

##### **Manager's Report**

- Mr. Richardson asked if Mr. Vega received feedback on the quitclaim deed regarding the pond not owned by the HOA. Mr. Vega noted, Centex and the HOA explained it is not a priority at this time. Discussion ensued regarding ownership of the ponds.

**SEVENTH ORDER OF BUSINESS**

**Supervisors' Requests**

- Mr. Richardson asked if fees are associated with the clubhouse? Mr. Vega noted he will look into it.

**EIGHTH ORDER OF BUSINESS**

**Audience Comments**

None.

**NINTH ORDER OF BUISNESS**

**Adjourn**

On MOTION by Mr. Impastato seconded by Mr. Richardson with all in favor, the meeting was adjourned at 11:20 a.m. 5-0
--

---

Chairman/Vice Chairman

## **THE WOODLANDS**

Community Development District

### **Financial Report**

*December 31, 2020*

**Prepared by**



## **Table of Contents**

### **FINANCIAL STATEMENTS**

Balance Sheet - All Funds .....	Page 1
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Fund .....	Page 2 - 3
Debt Service Fund .....	Page 4

### **SUPPORTING SCHEDULES**

Non-Ad Valorem Special Assessments .....	Page 5 - 6
Cash & Investment Report .....	Page 7
Check Register Report .....	Page 8

---

**THE WOODLANDS**  
Community Development District

**Financial Statements**

(Unaudited)

*December 31, 2020*

**Balance Sheet**  
December 31, 2020

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2004A DEBT SERVICE FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>			
Cash - Checking Account	\$ 2,035,152	\$ -	\$ 2,035,152
Assessments Receivable	-	14,733,060	14,733,060
Allow-Doubtful Collections	-	(14,733,060)	(14,733,060)
Due From Other Funds	-	878,728	878,728
Investments:			
Certificates of Deposit - 12 Months	512,213	-	512,213
Money Market Account	604,035	-	604,035
Prepayment Account A	-	73,344	73,344
Reserve Fund A	-	25,981	25,981
Revenue Fund A	-	94	94
Deposits	500	-	500
<b>TOTAL ASSETS</b>	<b>\$ 3,151,900</b>	<b>\$ 978,147</b>	<b>\$ 4,130,047</b>

<b><u>LIABILITIES</u></b>			
Accounts Payable	\$ 12,731	\$ -	\$ 12,731
Mature Bonds Payable	-	4,177,908	4,177,908
Mature Interest Payable	-	5,719,414	5,719,414
Due To Other Funds	878,728	-	878,728
<b>TOTAL LIABILITIES</b>	<b>891,459</b>	<b>9,897,322</b>	<b>10,788,781</b>

<b><u>FUND BALANCES</u></b>			
<b>Nonspendable:</b>			
Deposits	500	-	500
<b>Assigned to:</b>			
Operating Reserves	55,407	-	55,407
Reserves - Lakes	22,500	-	22,500
Reserves - Pump Stations	25,000	-	25,000
<b>Unassigned:</b>	2,157,034	(8,919,175)	(6,762,141)
<b>TOTAL FUND BALANCES</b>	<b>\$ 2,260,441</b>	<b>\$ (8,919,175)</b>	<b>\$ (6,658,734)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 3,151,900</b>	<b>\$ 978,147</b>	<b>\$ 4,130,047</b>



**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-20 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 10,000	\$ 2,429	24.29%	\$ 2,173
Special Assmnts- Tax Collector	251,589	228,340	90.76%	167,733
Special Assmnts- CDD Collected	-	14,131	0.00%	14,131
Special Assmnts- Discounts	(10,063)	(9,142)	90.85%	(6,708)
<b>TOTAL REVENUES</b>	<b>251,526</b>	<b>235,758</b>	<b>93.73%</b>	<b>177,329</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	12,000	2,000	16.67%	1,000
FICA Taxes	918	153	16.67%	77
ProfServ-Engineering	9,000	1,695	18.83%	1,695
ProfServ-Legal Services	9,000	5,382	59.80%	1,992
ProfServ-Mgmt Consulting Serv	42,119	10,530	25.00%	3,510
ProfServ-Web Site Development	1,553	1,553	100.00%	-
Auditing Services	5,000	-	0.00%	-
Postage and Freight	1,358	16	1.18%	3
Insurance - General Liability	25,409	23,399	92.09%	-
Printing and Binding	500	-	0.00%	-
Legal Advertising	2,500	100	4.00%	-
Misc-Bank Charges	600	297	49.50%	97
Misc-Assessmnt Collection Cost	3,774	3,288	87.12%	2,416
Office Supplies	1,500	251	16.73%	84
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>115,406</b>	<b>48,839</b>	<b>42.32%</b>	<b>10,874</b>
<b><u>Field</u></b>				
ProfServ-Field Management	17,520	4,380	25.00%	1,460
Communication - Teleph - Field	6,500	2,001	30.78%	568
Electricity - Entrance	500	35	7.00%	12
Misc-Contingency	10,000	-	0.00%	-
<b>Total Field</b>	<b>34,520</b>	<b>6,416</b>	<b>18.59%</b>	<b>2,040</b>
<b><u>Landscape Services</u></b>				
Contracts-Landscape	9,600	2,400	25.00%	800
Utility - Pump Station	28,000	9,225	32.95%	2,764
R&M-General	1,500	-	0.00%	-
R&M-Renewal and Replacement	8,000	-	0.00%	-
R&M-Irrigation	17,000	2,047	12.04%	767
R&M-Pump Station	5,000	2,796	55.92%	-
<b>Total Landscape Services</b>	<b>69,100</b>	<b>16,468</b>	<b>23.83%</b>	<b>4,331</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending December 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-20 ACTUAL
<b><u>Reserves</u></b>				
Reserve - Lakes	7,500	-	0.00%	-
Pump Station Reserve	25,000	-	0.00%	-
<b>Total Reserves</b>	<b>32,500</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>251,526</b>	<b>71,723</b>	<b>28.52%</b>	<b>17,245</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	164,035	0.00%	160,084
Net change in fund balance	\$ -	\$ 164,035	0.00%	\$ 160,084
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>2,096,406</b>	<b>2,096,406</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,096,406</b>	<b>\$ 2,260,441</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2020

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-20 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 171	0.00%	\$ 5
Special Assmnts- Tax Collector	798,810	788,900	98.76%	355,744
Special Assmnts- CDD Collected	1,314,413	135,153	10.28%	135,153
Special Assmnts- Discounts	(31,952)	(31,607)	98.92%	(14,216)
<b>TOTAL REVENUES</b>	<b>2,081,271</b>	<b>892,617</b>	<b>42.89%</b>	<b>476,686</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Arbitrage Rebate	600	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Legal Services	-	193	0.00%	-
ProfServ-Trustee Fees	9,000	5,248	58.31%	-
Misc-Assessmnt Collection Cost	11,982	11,359	94.80%	5,123
<b>Total Administration</b>	<b>22,582</b>	<b>16,800</b>	<b>74.40%</b>	<b>5,123</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	845,000	-	0.00%	-
Interest Expense	1,083,855	-	0.00%	-
<b>Total Debt Service</b>	<b>1,928,855</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>1,951,437</b>	<b>16,800</b>	<b>0.86%</b>	<b>5,123</b>
Excess (deficiency) of revenues				
Over (under) expenditures	129,834	875,817	0.00%	471,563
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	129,834	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>129,834</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 129,834	\$ 875,817	0.00%	\$ 471,563
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>(9,794,992)</b>	<b>(9,794,992)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ (9,665,158)</b>	<b>\$ (8,919,175)</b>		

**THE WOODLANDS**  
**Community Development District**

**Supporting Schedules**

*December 31, 2020*

## THE WOODLANDS

### Community Development District

**Non-Ad Valorem Special Assessments**  
**(Sarasota County Tax Collector - Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2021**

					ALLOCATION BY FUND	
Date Rcv'd	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Assmnts	Debt Service Assmnts**
Assmnts Levied				\$ 858,447	\$ 105,370	\$ 753,078
Allocation %				100%	12%	88%
11/24/20	\$ 94,468	\$ 4,073	\$ 1,439	\$ 99,979	\$ 12,272	\$ 87,708
11/18/20	372,361	15,751	5,670	393,783	48,335	345,448
12/22/20	244,920	10,361	3,730	259,010	31,792	227,218
12/30/20	36,682	1,536	559	38,776	4,760	34,017
<b>Sub-Total</b>	<b>\$ 748,430</b>	<b>\$ 31,721</b>	<b>\$ 11,397</b>	<b>\$ 791,549</b>	<b>\$ 97,158</b>	<b>\$ 694,390</b>
On Roll <i>Developer</i> Assessments Collected					\$ 225,691	\$ 131,182 \$ 94,509
<b>Total On-Roll Assessments Collected</b>					<b>\$ 1,017,239</b>	<b>\$ 228,340 \$ 788,899</b>
<b>TOTAL On-Roll Assessments Levied</b>					<b>\$ 1,084,138</b>	<b>\$ 236,551 \$ 847,587</b>
% COLLECTED **					94%	97% 93%
<b>TOTAL ON ROLL O/S</b>					<b>\$ 66,899</b>	<b>\$ 8,211 \$ 58,687</b>

**\*\*Variance to debt service budget due to multiple SF G Lots and Phase 2 SF Cypress Falls lots buying down their ADS.**

**THE WOODLANDS**  
Community Development District

**Developer Non-Ad Valorem Special Assessments & Developer Direct Pymts**  
**Sarasota County Tax Collector - Monthly Collection Report**  
**For the Fiscal Year Ending September 30, 2021**

						Allocation by Fund	
Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Parcel ID	Developer General Fund-FY21	Developer Debt Service Fund-FY21
					On Roll >>	131,181.66	94,509.11
					Direct Bill >>	14,130.40	1,225,574.25
<b>Developer Assessments</b>				<b>\$ 1,465,395.42</b>		<b>\$ 145,312.06</b>	<b>\$ 1,320,083.36</b>
Allocation %				100%		10%	90%
12/22/20	\$ 29,375.25	\$ 1,242.61	\$ 447.34	\$ 31,065.20	1113-00-1300	\$ 31,065.20	\$ -
12/22/20	11,790.56	498.75	179.55	12,468.86	1111-00-3050	12,468.86	-
12/22/20	12,421.97	525.46	189.17	13,136.60	1115-00-1300	13,136.60	-
12/22/20	18,834.45	796.72	286.82	19,917.99	1094-00-3200	19,917.99	-
12/22/20	19,515.20	825.52	297.19	20,637.91	1094-00-3300	20,637.91	-
12/22/20	98,732.43	4,176.50	1,503.54	104,412.47	1115-00-1350	9,903.36	94,509.11
<b>Dist #20-3</b>	<b>\$ 190,669.87</b>	<b>\$ 8,065.56</b>	<b>\$ 2,903.60</b>	<b>\$ 201,639.03</b>		<b>\$ 107,129.92</b>	<b>\$ 94,509.11</b>
12/30/20	\$ 22,743.32	\$ 962.07	\$ 346.35	\$ 24,051.74	1114-00-3100	\$ 24,051.74	\$ -
<b>Dist #20-4</b>	<b>\$ 22,743.32</b>	<b>\$ 962.07</b>	<b>\$ 346.35</b>	<b>\$ 24,051.74</b>		<b>\$ 24,051.74</b>	<b>\$ -</b>
12/22/20	\$ 149,284.07	\$ -	\$ -	\$ 149,284.07	1114-00-3200	\$ 14,131.05	\$ 135,153.02
<b>ck 241108</b>	<b>\$ 149,284.07</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 149,284.07</b>		<b>\$ 14,131.05</b>	<b>\$ 135,153.02</b>
<b>TOTAL</b>	<b>\$ 362,697.26</b>	<b>\$ 9,027.63</b>	<b>\$ 3,249.95</b>	<b>\$ 374,974.84</b>		<b>\$ 145,312.06</b>	<b>\$ 229,662.13</b>
% COLLECTED						26%	100%
						17%	
<b>TOTAL DEVELOPER OUTSTANDING for FY21</b>				<b>\$ 1,090,420.58</b>		<b>\$ -</b>	<b>\$ 1,090,421.23</b>

**THE WOODLANDS**

All Funds

Community Development District

**Cash and Investment Report***December 31, 2020***General Fund**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Operating Account	SunTrust Bank	Public Funds NOW	n/a	0.01%	\$ 60,979
Operating Account	BankUnited	Public Funds Business Checking	n/a	0.00%	1,974,173
		Operating Account Sub-total			<u>\$ 2,035,152</u>
Certificate of Deposit	BankUnited	6 month CD - #9529	2/12/20	2.01%	512,213
Money Market Acct	BankUnited	Public Funds Money Market - #2685	n/a	0.25%	604,035
		<b>GF Subtotal</b>			<u><b>\$ 3,151,400</b></u>

**Debt Service and Capital Projects Funds**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Series 2004A Prepayment	Wells Fargo	Blackrock Institutional Funds T-Funds #60	n/a	0.01%	\$ 73,344
Series 2004A Reserve Acct	Wells Fargo	Blackrock Institutional Funds T-Funds #60	n/a	0.01%	25,981
Series 2004A Revenue Fund	Wells Fargo	Blackrock Institutional Funds T-Funds #60	n/a	0.01%	94
		<b>DS Subtotal</b>			<u><b>\$ 99,419</b></u>
		<b>Total</b>			<u><b>\$ 3,250,819</b></u>

## THE WOODLANDS COMMUNITY DEVELOPMENT DISTRICT

### Payment Register by Fund For the Period from 11/1/2020 to 12/31/2020

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

#### GENERAL FUND - 001

001	417	11/11/20	BRIGHTVIEW LANDSCAPING	6837045	4/29/20 IRR SYSTEM REPAIRS	R&M-Irrigation	546041-53902	\$175.25
001	417	11/11/20	BRIGHTVIEW LANDSCAPING	7058790	NOV EXTERIOR MAINT	Contracts-Landscape	534050-53902	\$800.00
001	423	12/10/20	BRIGHTVIEW LANDSCAPING	7116420	DEC EXTERIOR MAINT	Contracts-Landscape	534050-53902	\$800.00
001	424	12/10/20	COMPLETE I.T.	6047	GOOGLE FOR BUSINESS EMAIL	Office Supplies	551002-51301	\$83.70
001	425	12/10/20	INFRAMARK, LLC	57440	NOV 2020 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,509.92
001	425	12/10/20	INFRAMARK, LLC	57440	NOV 2020 MGMT FEES	ProfServ-Field Management	531016-53901	\$1,460.00
001	425	12/10/20	INFRAMARK, LLC	57440	NOV 2020 MGMT FEES	Postage and Freight	541006-51301	\$7.50
001	426	12/10/20	MILLS PASKERT DIVERS P.A.	62013	OCT Woodlands Banyan v. Woodlands CDD	ProfServ-Legal Services	531023-51401	\$1,200.90
001	427	12/10/20	STRALEY ROBIN VERICKER	18816	7/31-8/14/20 Parcel B&G Settlement Agrmnt	ProfServ-Legal Services	531023-51401	\$1,870.00
001	427	12/10/20	STRALEY ROBIN VERICKER	18942	9/14-9/15/20 Parcel B&G Settlement Agrmnt	ProfServ-Legal Services	531023-51401	\$632.50
001	427	12/10/20	STRALEY ROBIN VERICKER	19049	9/17-10/05/20 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$357.50
001	428	12/10/20	FRONTIER	111920-1075	11/19-12/18/20 SRV 941-240-5997	Communication - Teleph - Field	541005-53901	\$567.76
001	430	12/16/20	STRALEY ROBIN VERICKER	19175	10/16-11/15/20 BANYAN POINTE LLC	ProfServ-Legal Services	531023-51401	\$82.50
001	430	12/16/20	STRALEY ROBIN VERICKER	19173	10/16-11/13/20 GEN COUNSEL	ProfServ-Legal Services	531023-51401	\$700.50
001	436	12/22/20	COMPLETE I.T.	6168	GOOGLE FOR BUSINESS EMAIL	Office Supplies	551002-51301	\$83.70
001	437	12/22/20	MILLS PASKERT DIVERS P.A.	62513	NOV Woodlands Banyan v. Woodlands CDD	ProfServ-Legal Services	531023-51401	\$786.50
001	DD202	11/11/20	FPL - ACH	102320 ACH	BILL PRD 9/24-10/23/20	Utility - Pump Station	543015-53902	\$3,339.92
001	DD202	11/11/20	FPL - ACH	102320 ACH	BILL PRD 9/24-10/23/20	Electricity - Entrance	543008-53901	\$11.55
001	418	11/24/20	CARL A. IMPASTATO	PAYROLL	November 24, 2020 Payroll Posting			\$184.70
001	419	11/24/20	LAWRENCE H. TINKHAM	PAYROLL	November 24, 2020 Payroll Posting			\$184.70
001	420	11/24/20	WILLIAM RICHARDSON	PAYROLL	November 24, 2020 Payroll Posting			\$184.70
001	421	11/24/20	ELIO M. BUCCIERO	PAYROLL	November 24, 2020 Payroll Posting			\$184.70
001	422	11/24/20	ROBERT M. RIPATRAZONE	PAYROLL	November 24, 2020 Payroll Posting			\$184.70
001	431	12/16/20	CARL A. IMPASTATO	PAYROLL	December 16, 2020 Payroll Posting			\$184.70
001	432	12/16/20	LAWRENCE H. TINKHAM	PAYROLL	December 16, 2020 Payroll Posting			\$184.70
001	433	12/16/20	WILLIAM RICHARDSON	PAYROLL	December 16, 2020 Payroll Posting			\$184.70
001	434	12/16/20	ELIO M. BUCCIERO	PAYROLL	December 16, 2020 Payroll Posting			\$184.70
001	435	12/16/20	ROBERT M. RIPATRAZONE	PAYROLL	December 16, 2020 Payroll Posting			\$184.70

**Fund Total** **\$18,316.70**

#### SERIES 2004A DEBT SERVICE FUND - 201

201	429	12/10/20	WELLS FARGO BANK*	1909877	2020/10 EXTRA ADMIN SER 2004A	ProfServ-Trustee Fees	531045-51301	\$247.50
201	430	12/16/20	STRALEY ROBIN VERICKER	19174	10/08/20 QUIET TAX DEED MATTER	ProfServ-Legal Services	531023-51401	\$192.50

**Fund Total** **\$440.00**

**Total Cks Paid** **\$18,756.70**



**RESOLUTION 2021-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE WOODLANDS COMMUNITY DEVELOPMENT  
DISTRICT APPROVING THE BUDGET FOR FISCAL  
YEAR 2022 AND SETTING A PUBLIC HEARING  
THEREON PURSUANT TO FLORIDA LAW**

WHEREAS, the District Manager has heretofore prepared and submitted to the Board a proposed operating and/or debt service budget for Fiscal Year 2022; a copy of which is attached hereto, and

WHEREAS, the Board of Supervisors has considered said proposed budget and desires to set the required public hearing thereon;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE WOODLANDS COMMUNITY  
DEVELOPMENT DISTRICT;**

1. The budget proposed by the District Manager for Fiscal Year 2022 is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: **Thursday, May 13, 2021**

Hour: **10:30 a.m.**

Place: **Cypress Falls Clubhouse  
In the Internet Cafe  
2605 Argula Drive  
North Port, Florida**

Notice of this public hearing shall be published in the manner prescribed in Florida Law.

**Adopted this 11<sup>th</sup> day of February 2021.**

---

Carl Impastato, Chairman

---

Mark Vega, Secretary

**THE WOODLANDS**  
Community Development District

***Annual Operating and Debt Service Budget***  
**Fiscal Year 2022**

Version 1 - Proposed Budget:  
(Printed on 2/03/2021)

Prepared by:



## Table of Contents

	<u>Page #</u>
 <b><u>OPERATING BUDGET</u></b>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1-2
Budget Narrative .....	3-5
Exhibit A - Allocation of Fund Balances .....	6
 <b><u>DEBT SERVICE BUDGET</u></b>	
Series 2004A	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	7
Amortization Schedule .....	8
Budget Narrative .....	9
 <b><u>SUPPORTING BUDGET SCHEDULES</u></b>	
2021-2022 Non-Ad Valorem Assessment Summary .....	10

**The Woodlands**  
**Community Development District**

**Operating Budget**  
**Fiscal Year 2022**

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU DEC-20	PROJECTED JAN - SEPT-21	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>						
Interest - Investments	\$ 23,718	\$ 10,000	\$ 2,429	\$ 7,287	\$ 9,716	\$ 10,000
Special Assmnts- Tax Collector	254,293	251,589	228,340	8,211	236,551	243,024
Special Assmnts- CDD Collected	-	-	14,131	-	14,131	-
Special Assmnts- Delinquent	115,233	-	-	-	-	-
Special Assmnts- Discounts	43,490	(10,063)	(9,142)	(164)	(9,306)	(9,721)
<b>TOTAL REVENUES</b>	<b>436,734</b>	<b>251,526</b>	<b>235,758</b>	<b>15,334</b>	<b>251,092</b>	<b>243,303</b>
<b>EXPENDITURES</b>						
<i><b>Administrative</b></i>						
P/R-Board of Supervisors	5,000	12,000	2,000	3,000	5,000	5,000
FICA Taxes	383	918	153	230	383	918
ProfServ-Engineering	26,946	9,000	1,695	18,413	20,108	10,000
ProfServ-Legal Services	25,621	9,000	5,382	35,747	41,129	10,000
ProfServ-Mgmt Consulting Serv	40,891	42,119	10,530	31,589	42,119	43,383
ProfServ-Web Site Development	1,853	1,553	1,553	-	1,553	1,553
Auditing Services	4,700	5,000	-	4,800	4,800	5,000
Postage and Freight	622	1,358	16	651	667	700
Insurance - General Liability	22,095	25,409	23,399	-	23,399	26,909
Printing and Binding	61	500	-	99	99	250
Legal Advertising	576	2,500	100	910	1,010	1,000
Misc-Bank Charges	642	600	297	331	628	650
Misc-Assessmnt Collection Cost	5,498	3,774	3,288	123	3,411	3,645
Office Supplies	1,438	1,500	251	977	1,228	1,500
Annual District Filing Fee	175	175	175	-	175	175
<b>Total Administrative</b>	<b>136,501</b>	<b>115,406</b>	<b>48,839</b>	<b>96,870</b>	<b>145,709</b>	<b>110,683</b>
<i><b>Field</b></i>						
ProfServ-Field Management	17,520	17,520	4,380	14,600	18,980	17,520
Communication - Teleph - Field	6,700	6,500	2,001	4,644	6,645	7,000
Electricity - Entrance	138	500	35	102	137	500
Misc-Contingency	5,835	10,000	-	20,000	20,000	8,000
<b>Total Field</b>	<b>30,193</b>	<b>34,520</b>	<b>6,416</b>	<b>39,346</b>	<b>45,762</b>	<b>33,020</b>
<i><b>Landscape Services</b></i>						
Contracts-Landscape	9,600	9,600	2,400	7,200	9,600	9,600
Utility - Pump Station	42,780	28,000	9,225	32,335	41,560	42,000
R&M-General	-	1,500	-	1,500	1,500	1,500
R&M-Renewal and Replacement	4,610	8,000	-	8,000	8,000	2,000
R&M-Irrigation	19,425	17,000	2,047	-	2,047	2,000
R&M-Pump Station	51,087	5,000	2,796	33,098	35,894	20,000
Cap Outlay - Pump Station	49,042	-	-	-	-	-
<b>Total Landscape Services</b>	<b>176,544</b>	<b>69,100</b>	<b>16,468</b>	<b>82,133</b>	<b>98,601</b>	<b>77,100</b>

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2020	ADOPTED BUDGET FY 2021	ACTUAL THRU DEC-20	PROJECTED JAN - SEPT-21	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>Reserves</b>						
Reserve - Lakes	-	7,500	-	-	-	2,500
Pump Station Reserve	-	25,000	-	-	-	20,000
<b>Total Reserves</b>	-	<b>32,500</b>	-	-	-	<b>22,500</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>343,238</b>	<b>251,526</b>	<b>71,723</b>	<b>218,349</b>	<b>290,072</b>	<b>243,303</b>
Excess (deficiency) of revenues						
Over (under) expenditures	93,496	-	164,035	(203,015)	(38,980)	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	-	-	-	-	-	-
Net change in fund balance	93,496	-	164,035	(203,015)	(38,980)	-
<b>FUND BALANCE, BEGINNING</b>	2,002,910	2,096,406	2,096,406	2,096,406	2,096,406	2,057,426
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,096,406</b>	<b>\$ 2,096,406</b>	<b>\$ 2,260,441</b>	<b>\$ 1,893,391</b>	<b>\$ 2,057,426</b>	<b>\$ 2,057,426</b>

**THE WOODLANDS**

Community Development District

*General Fund***Budget Narrative**  
Fiscal Year 2022**Revenue****Interest - Investments**

The District earns interest on their money market account and certificate of deposit.

**Special Assessment – Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessment - Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of CDD assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Expenditures****Expenditures – Administrative****P/R Board of Supervisors**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for a meeting attendance and to receive \$200 per meeting. The amount for the Fiscal Year is based upon all supervisors attending the meetings.

**FICA Taxes**

Payroll taxes for supervisor salaries are calculated as 7.65% payroll.

**Professional Services-Engineering**

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc. Fees are based on prior year activity.

**Professional Services-Legal Services**

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating and maintenance contracts, etc. Fees are based on prior year legal expenses.

**Professional Services-Management Consulting Service**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark. These services are further outlined in Exhibit "A" of the Management Agreement. The fees are related to the current contracted fees in the Management Agreement plus a 3% increase.

**Professional Services-Web Site Development**

The District has contracted with Campus Suites and Complete I.T to maintain the website [www.woodlandscdd.org](http://www.woodlandscdd.org) and email services.

**Auditing Services**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. Fee is based on the existing year's Engagement Letter.

**Postage & Freight**

The cost of overnight deliveries, correspondence, etc.

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with The Florida League of Cities, Inc. The Florida League of Cities, Inc. specializes in providing insurance coverage to governmental agencies through the *Florida Municipal Insurance Trust*. The amount is based upon actual amount plus 15% increase.

# THE WOODLANDS

Community Development District

General Fund

## Budget Narrative Fiscal Year 2022

### Expenditures – Administrative (continued)

#### **Printing and Binding**

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.

#### **Miscellaneous-Bank Charges**

Bank charges that are incurred during the year.

#### **Miscellaneous-Assessment Collection Fees**

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1.5% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 1.5% of the anticipated assessment collections.

#### **Office Supplies**

The district pays a monthly fee to Google for BOS email support. Also, miscellaneous office supplies are required to prepare agenda packages and administer district meetings.

#### **Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

### Expenditures –Field Management

#### **Professional Services-Field Management**

The District receives Field Management services as part of a Management Agreement with Inframark. The fees are related to the current contracted fees in the Management Agreement.

#### **Communication – Telephone-Field**

The District pays Frontier for online pump monitoring access.

#### **Electricity – Entrance**

The District pays FPL for the electricity to 6227 Toledo Blade Blvd Monument.

#### **Miscellaneous-Contingency**

This expense represents miscellaneous costs that may arise during the year relating to the normal operations and maintenance of the District.

### Expenditures – Landscape Services

#### **Contracts - Landscape**

The District has a contract with Brightview for monthly exterior maintenance services.

#### **Utility - Pump Station**

The District pays FPL for monthly electric usage at the numerous pumps & wells.



# THE WOODLANDS

Community Development District

General Fund

## Budget Narrative Fiscal Year 2022

### *Expenditures – Landscape Services (continued)*

#### **R&M – General**

Miscellaneous maintenance expenses are coded to the category.

#### **R&M – Renewal & Replacement**

This expense category represents costs to renew and/or replace common area landscaping, including trees & shrubs.

#### **R&M – Irrigation**

Repairs to and maintenance of the irrigation system is a necessary expense to sustain the common area landscape.

#### **R&M – Pump Station**

Repairs to & maintenance of the pump stations are necessary expenses to sustain the common area landscape.

### *Expenditures – Reserves*

#### **Reserves –Lakes**

The District is required to monitor the wetlands and respond to any compliance issues presented by the South Florida Water Management District. To fulfill that obligation, funds are assigned for future dates of services.

#### **Reserves –Pump Stations**

The District anticipates capital improvements to the pump stations in several years. In preparation, funds will be assigned annually.

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2022	\$ 2,057,426
Net Change in Fund Balance - Fiscal Year 2022	-
Reserves - Fiscal Year 2022 Additions	22,500
<b>Total Funds Available (Estimated) - 9/30/2022</b>	<b>2,079,926</b>

**ALLOCATION OF AVAILABLE FUNDS*****Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital	\$ 55,201 <sup>(1)</sup>
Reserves - Attorney	\$ 597,826
Reserves - Lakes @ 9/30/21	\$ 30,000
Reserves - Lakes (FY22 Proposed)	2,500
Subtotal	32,500
Reserves - Pump Stations @ 9/30/21	\$ 50,000
Reserves - Pump Stations (FY22 Proposed)	20,000
Subtotal	70,000
Subtotal Reserves	700,326
<b>Total Allocation of Available Funds</b>	<b>\$ 755,527</b>
<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 1,324,399</b>

**Notes**

(1) Represents approximately 3 months of operating expenditures less Reserves.

**The Woodlands**  
**Community Development District**

**Debt Service Budget**  
**Fiscal Year 2022**

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2022 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 20	ADOPTED BUDGET FY 2021	ACTUAL THRU DEC-20	PROJECTED JAN - SEPT-2021	TOTAL PROJECTED FY 2021	ANNUAL BUDGET FY 2022
<b>REVENUES</b>						
Interest - Investments	\$ 2,924	\$ -	\$ 171	\$ 513	\$ 684	\$ -
Special Assmnts- Tax Collector	798,765	798,810	788,900	58,686	847,586	990,503
Special Assmnts- Refund	(3,466)	-	-	-	-	-
Special Assmnts- Prepayment	336,226	-	-	-	-	-
Special Assmnts- CDD Collected	-	1,314,413	135,153	1,090,421	1,225,574	1,090,421
Special Assmnts- Debt Service	2,745,885	-	-	-	-	-
Special Assmnts- Discounts	(29,914)	(31,952)	(31,607)	(1,885)	(33,492)	(39,620)
Other Miscellaneous Revenues	23,963	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>3,874,383</b>	<b>2,081,270</b>	<b>892,617</b>	<b>1,147,735</b>	<b>2,040,352</b>	<b>2,041,304</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
ProfServ-Arbitrage Rebate	600	600	-	600	600	600
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	1,000	1,000
ProfServ-Legal Services	13,922	-	193	579	772	-
ProfServ-Trustee Fees	5,644	9,000	5,248	1,015	6,263	9,000
Misc-Assessmnt Collection Cost	6,312	11,982	11,359	880	12,239	14,858
<b>Total Administrative</b>	<b>27,478</b>	<b>22,582</b>	<b>16,800</b>	<b>4,074</b>	<b>20,874</b>	<b>25,458</b>
<i>Debt Service</i>						
Principal Debt Retirement	910,000	845,000	-	845,000	845,000	895,000
Interest Expense	1,523,063	1,083,855	-	1,083,855	1,083,855	1,035,690
<b>Total Debt Service</b>	<b>2,433,063</b>	<b>1,928,855</b>	<b>-</b>	<b>1,928,855</b>	<b>1,928,855</b>	<b>1,930,690</b>
<b>TOTAL EXPENDITURES</b>	<b>2,460,541</b>	<b>1,951,437</b>	<b>16,800</b>	<b>1,932,929</b>	<b>1,949,729</b>	<b>1,956,148</b>
Excess (deficiency) of revenues						
Over (under) expenditures	1,413,842	129,833	875,817	(785,194)	90,623	85,156
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	129,833	-	-	-	85,156
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>129,833</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>85,156</b>
Net change in fund balance	1,413,842	129,833	875,817	(785,194)	90,623	85,156
<b>FUND BALANCE, BEGINNING</b>	<b>(11,208,834)</b>	<b>(9,794,992)</b>	<b>(9,794,992)</b>	<b>-</b>	<b>(9,794,992)</b>	<b>(9,704,369)</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ (9,794,992)</b>	<b>\$ (9,665,159)</b>	<b>\$ (8,919,175)</b>	<b>\$ (785,194)</b>	<b>\$ (9,704,369)</b>	<b>\$ (9,619,213)</b>

## Community Development District

### SERIES 2004A CAPITAL IMPROVEMENT REVENUE BONDS

#### DEBT SERVICE SCHEDULE

#### AMORTIZATION SCHEDULE

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/21	\$18,170,000	5.70%	\$0	\$517,845	
05/01/22	\$18,170,000	5.70%	\$895,000	\$517,845	\$1,930,690
11/01/22	\$17,275,000	5.70%	\$0	\$492,338	
05/01/23	\$17,275,000	5.70%	\$945,000	\$492,338	\$1,929,675
11/01/23	\$16,330,000	5.70%	\$0	\$465,405	
05/01/24	\$16,330,000	5.70%	\$1,000,000	\$465,405	\$1,930,810
11/01/24	\$15,330,000	5.70%	\$0	\$436,905	
05/01/25	\$15,330,000	5.70%	\$1,055,000	\$436,905	\$1,928,810
11/01/25	\$14,275,000	5.70%	\$0	\$406,838	
05/01/26	\$14,275,000	5.70%	\$1,115,000	\$406,838	\$1,928,675
11/01/26	\$13,160,000	5.70%	\$0	\$375,060	
05/01/27	\$13,160,000	5.70%	\$1,180,000	\$375,060	\$1,930,120
11/01/27	\$11,980,000	5.70%	\$0	\$341,430	
05/01/28	\$11,980,000	5.70%	\$1,245,000	\$341,430	\$1,927,860
11/01/28	\$10,735,000	5.70%	\$0	\$305,948	
05/01/29	\$10,735,000	5.70%	\$1,320,000	\$305,948	\$1,931,895
11/01/29	\$9,415,000	5.70%	\$0	\$268,328	
05/01/30	\$9,415,000	5.70%	\$1,395,000	\$268,328	\$1,931,655
11/01/30	\$8,020,000	5.70%	\$0	\$228,570	
05/01/31	\$8,020,000	5.70%	\$1,470,000	\$228,570	\$1,927,140
11/01/31	\$6,550,000	5.70%	\$0	\$186,675	
05/01/32	\$6,550,000	5.70%	\$1,555,000	\$186,675	\$1,928,350
11/01/32	\$4,995,000	5.70%	\$0	\$142,358	
05/01/33	\$4,995,000	5.70%	\$1,645,000	\$142,358	\$1,929,715
11/01/33	\$3,350,000	5.70%	\$0	\$95,475	
05/01/34	\$3,350,000	5.70%	\$1,735,000	\$95,475	\$1,925,950
11/01/34	\$1,615,000	5.70%	\$0	\$46,028	
05/01/35	\$1,615,000	5.70%	\$1,615,000	\$46,028	\$1,707,055
			\$18,170,000	\$8,618,400	\$26,788,400

# The Woodlands

Community Development District

Debt Service Fund

## Budget Narrative Fiscal Year 2022

### Revenue

#### Special Assessment - Tax Collector

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the debt service expenditures during the Fiscal Year.

#### Special Assessment – CDD Collected

The District entered into a Funding Agreement with the Developers to fund all debt service expenditures for the Fiscal Year.

#### Special Assessment - Discounts

Per Section 197.3632 and Section 197.162 of the Florida Statutes, discounts are allowed for early payment of assessments collected by the Tax Collector and only when the Tax Collector is using the uniform methodology. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

### Expenditures

#### *Expenditures –Administrative*

#### Professional Services-Arbitrage Rebate

The District has a proposal with a company who specializes in calculating the District's Arbitrage Rebate Liability on the Series of Benefit Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged for this service.

#### Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

#### Professional Services-Trustee

The District will pay annual trustee fees for the Series 2004 Capital Improvement Revenue Bonds that are deposited with a Trustee. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses.

#### Misc-Assessment Collection Costs

The District reimburses the Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1.5% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 1.5% of the anticipated assessment collections.

#### *Expenditures –Debt Service*

#### **Principal Debt Retirement**

See amortization schedule.

#### **Interest Expense**

See amortization schedule.

**The Woodlands**  
**Community Development District**

**Supporting Budget Schedules**  
**Fiscal Year 2022**

**Comparison of Assessment Rates  
Fiscal Year 2022 vs. Fiscal Year 2021**

Phase	Village	General Fund			Debt Service			Total			O&M	DS	DS
		FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	FY 2022	FY 2021	Percent Change	On-Roll Units	On-Roll Units	Off-Roll Units
A	Townhomes	\$33.40	\$34.57	-3.39%	\$330.70	\$330.70	0.00%	\$364.09	\$365.27	-0.32%	171	-	171
	Townhomes	\$33.40	\$34.57	-3.39%	\$330.70	\$330.70	0.00%	\$364.09	\$365.27	-0.32%	209	-	209
B-C-1	Cypress Falls Quad	\$101.23	\$103.16	-1.87%	\$988.83	\$988.83	0.00%	\$1,090.05	\$1,091.99	-0.18%	112	112	-
	Cypress Falls Single Family	\$121.52	\$123.84	-1.87%	\$1,187.06	\$1,187.06	0.00%	\$1,308.59	\$1,310.90	-0.18%	125	125	-
	Cypress Falls Villa	\$101.23	\$103.16	-1.87%	\$988.83	\$988.83	0.00%	\$1,090.05	\$1,091.99	-0.18%	130	130	-
B-C-2	Cypress Falls Single Family	\$121.52	\$123.84	-1.87%	\$1,350.13	\$984.47	37.14%	\$1,471.65	\$1,108.31	32.78%	70	70	
	Cypress Falls Single Family	\$121.52	\$123.84	-1.87%	\$1,181.84	\$1,181.84	0.00%	\$1,303.36	\$1,305.68	-0.18%	232	232	
D	Single Family	\$101.76	\$105.34	-3.40%	\$1,007.58	\$1,007.58	0.00%	\$1,109.34	\$1,112.92	-0.32%	385	-	385
E	Single Family	\$101.38	\$104.95	-3.41%	\$1,003.79	\$1,003.79	0.00%	\$1,105.17	\$1,108.74	-0.32%	296	-	296
F	Townhomes	\$47.42	\$49.09	-3.40%	\$469.56	\$469.56	0.00%	\$516.98	\$518.65	-0.32%	254	-	254
G	Cedar Grove	\$126.46	\$137.62	-8.11%	\$1,316.29	\$1,316.29	0.00%	\$1,442.76	\$1,453.91	-0.77%	263	263	-
	Cedar Grove	\$126.46	\$137.62	-8.11%	\$1,198.17	\$1,316.29	-8.97%	\$1,324.63	\$1,453.91	-8.89%	312	120	192
											<b>2,559</b>	<b>1,052</b>	<b>1,507</b>