

District: WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Date: Thursday, September 4, 2025

Time: 10:30 A.M.

Location: Waterscapes Pools & Spas,
8141 Lakewood Main Street,
Suite 209A
Lakewood Ranch, FL 34202

Supervisor	Position	Y/N/V
Paul Martin	Chairman	
Fred Pfister	Vice Chair	
John Leinaweaver	Assistant Secretary	
Priscilla Heim	Assistant Secretary	
Bill Fife	Assistant Secretary	

Public Hearing & Regular Meeting Agenda

For the full agenda packet, please contact: andy@hikia.com

I. Call to Order / Roll

II. Audience Comments – (limited to 3 minutes per individual on agenda items)

III. Business Items

A. Fiscal Year 2025-2026 Budget Public Hearing

1. Open Public Hearing
2. Public Comments
3. Close Public Hearing

B. Consideration of Resolution 2025-09; Adopting the FY 2025-2026 Budget

Exhibit 01

1. Exhibit A: FY 2025-2026 Budget
2. Exhibit B: Form of Budget Funding Agreement with Developer

Exhibit 02

Exhibit 03

C. Fiscal Year 2025-2026 Levying O&M Assessments Public Hearing

1. Open Public Hearing
2. Public Comments
3. Close Public Hearing

D. Consideration of Resolution 2025-10; Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget

Exhibit 04

E. Consideration of Resolution 2025-11; Adopting the FY 2025-2026 Meeting Schedule

Exhibit 05

1. Exhibit A: FY 2025-2026 Meeting Schedule

F. Acceptance of the Woodland Preserve Website Quarterly Compliance Audit Report

Exhibit 06

IV. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 10, 2025

Exhibit 07

B. Acceptance of the Audited Financial Statements for the Year Ending September 30, 2024

Exhibit 08

V. Staff Reports

- A. District Manager
- B. District Attorney
- C. District Engineer

VI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VII. Supervisor Requests

VIII. Adjournment

RESOLUTION 2025-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) 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 Preserve Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**") 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 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 PRESERVE 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 Preserve 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 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 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 5 days after adoption and remain on the website for at least 2 years.

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

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 4th DAY OF September, 2025.

ATTEST:

**WOODLAND PRESERVE COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Title: _____

By: _____

Its: _____

Exhibit A: Fiscal Year 2025/2026 Budget(s)

Woodland Preserve

COMMUNITY DEVELOPMENT DISTRICT

FY 2026 PROPOSED BUDGET

STATEMENT 1
WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2023	ACTUAL FY 2024	2ND AMENDED FY 2025	ACTUAL THRU 07.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
I. REVENUE						
GENERAL FUND REVENUE - ON-ROLL		\$ 102,420	\$ 119,589	\$ 72,031	\$ 42,104	\$ (77,485)
GENERAL FUND REVENUE - OFF-ROLL					77,485	
LOT CLOSINGS				1,101		
TOTAL REVENUE	-	102,420	119,589	73,132	119,589	(77,485)
II. EXPENDITURES						
GENERAL ADMINISTRATIVE						
SUPERVISOR COMPENSATION		1,200	2,400	400	2,400	-
PAYROLL TAXES		92	184	31	184	-
PAYROLL SERVICE FEES		150	300	100	300	-
MANAGEMENT CONSULTING SERVICES		45,863	47,000	39,167	47,000	-
BANK FEES			500	-	500	-
			5,500	3,600	5,500	-
INSURANCE		836	5,500	5,021	6,200	700
REGULATORY AND PERMIT FEES		175	175	200	175	-
LEGAL ADVERTISEMENTS	214	2,604	6,500	-	6,500	-
ENGINEERING SERVICES			5,200	157	10,000	4,800
LEGAL SERVICES	1,551	14,376	12,000	3,937	20,000	8,000
WEBSITE HOSTING		2,250	2,015	375	2,015	-
ADMINISTRATIVE CONTINGENCY		153	3,000	12	6,800	3,800
TOTAL GENERAL ADMINISTRATIVE	1,765	67,699	90,274	53,000	107,574	17,300
DEBT ADMINISTRATION:						
DISSEMINATION AGENT			5,000	-	7,500	2,500
TRUSTEE FEES			4,040	-	4,040	-
ARBITRAGE			475	-	475	-

STATEMENT 1
WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET
GENERAL FUND (O&M)

	ACTUAL FY 2023	ACTUAL FY 2024	2ND AMENDED FY 2025	ACTUAL THRU 07.31.2025	FY 2026 PROPOSED BUDGET	VARIANCE FY 2025-2026
TOTAL DEBT ADMINISTRATION	-	-	9,515	-	12,015	2,500
PHYSICAL ENVIRONMENT						
AQUATIC MAINTENANCE		2,850	11,500	11,500	-	(11,500)
WETLAND MONITORING & MAINTENANCE			5,700	5,700	-	(5,700)
POND BANK MOWING		11,500	-	-	-	-
ELECTRICITY (IRRIGATION & POND PUMPS)			-	-	-	-
LANDSCAPING MAINTENANCE			2,600	2,600	-	(2,600)
FOUNTAIN MAINTENANCE			-	-	-	-
LANDSCAPE FIELD SERVICES		20,000	-	-	-	-
PHYSICAL ENVIRONMENT CONTINGENCY		1	-	-	-	-
TOTAL PHYSICAL ENVIRONMENT	-	34,351	19,800	19,800	-	(19,800)
TOTAL EXPENDITURES	1,765	102,049	119,589	72,800	119,589	0
III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(1,765)	371	-	332	-	
FUND BALANCE - BEGINNING	-	(1,765)	(1,394)	(1,394)	(1,394)	
FUND BALANCE - ENDING	\$ (1,765)	\$ (1,394)	\$ (1,394)	\$ (1,063)	\$ (1,394)	\$ -

Notes

(a) Developer will enter into an O&M deficit funding agreement for the FY 2025/2026 budget to cover any shortfalls in the FY 2025/2026 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed

(b) The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2025/2026 on a pro-rated basis, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement.

STATEMENT 2
WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FY 2026 GENERAL FUND (O&M) ASSESSMENT ALLOCATION

1. ERU Assignment, Ranking and Calculation

Product Type	Units	ERU	Total ERU	% ERU
50'	279	1.00	279.00	62.25%
60'	141	1.20	169.20	37.75%
Total	420		448.20	100.00%

2. O&M Assessment Requirement ("AR")

AR = TOTAL EXPENDITURES - NET:	\$ 119,589	
Plus: Early Payment Discount (4.0%)	\$ 5,116	
Plus: County Collection Charges (2.5%)	\$ 3,198	
Total Expenditures - GROSS	\$ 127,903	[a]
Total ERU:	448.20	[b]
Total AR / ERU - GROSS (as if all On-Roll):	\$285.37	[a] / [b]
Total AR / ERU - NET:	\$ 266.82	

3. Proposed FY 2026 Allocation of AR (as if all On-Roll) (a)

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
50'	279	1.00	\$266.82	\$74,442.88	\$285.37	\$79,618.05
60'	141	1.20	\$320.18	\$45,146.00	\$342.44	\$48,284.50
Total	420			\$119,588.88		\$127,902.55

4. FY 2025 Allocation of AR (as if all On-Roll)

Product Type	Units	Assigned ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
50'	279	1.00	\$266.82	\$74,442.70	\$285.37	\$79,617.86
60'	141	1.20	\$320.18	\$45,145.90	\$342.44	\$48,284.38
Total	420			\$119,588.60		\$127,902.25

5. Difference between Proposed FY 2026 and Current FY 2025, NET

Product Type	ERU	FY 2025 Net Assmt/Unit	FY 2026 Net Assmt/Unit	NET Assmt Variance/Unit	% Variance	Per Mo.
50'	1.00	\$266.82	\$266.82	\$0.00	0%	\$0.00
60'	1.20	\$320.18	\$320.18	\$0.00	0%	\$0.00
Total						

STATEMENT 3
WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
GENERAL ADMINISTRATIVE:				
SUPERVISOR COMPENSATION		1510000	Budget considers 6 meetings for 2 Supervisors to receive compensation.	\$2,400.00
PAYROLL TAXES		1510020	Payroll taxes is calculated at 7.65% of ages.	\$183.60
PAYROLL SERVICE FEES	ENGAGE	1510040	Payroll service fees is calculated at \$50 per payroll issued.	\$300.00
MANAGEMENT CONSULTING SERVICES	Kai	1510100	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$47,000.00
CONSTRUCTION ACCOUNTING SERVICES	Kai	1510120	Construction accounting services are provided for the processing of requisitions and funding request for the District.	\$0.00
BANK FEES	Bank United	1513067	Estimated for any bank related fees and check printing.	\$500.00
AUDITING	TBD	1510220	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$5,500.00
INSURANCE	EGIS	1513068	The Districts General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received from EGIS.	\$6,200.00
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	1513069	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$175.00
LEGAL ADVERTISEMENTS	Local Newspaper	1510280	The District is required to advertise various notices for monthly Board meetings and other public hearings as well as public bids, etc. in a newspaper of general circulation.	\$6,500.00
ENGINEERING SERVICES	TBD	1513070	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$10,000.00
LEGAL SERVICES	Kutak Rock	1510340	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisor and the District Manager.	\$20,000.00
WEBSITE HOSTING	Campus Suite	1510320	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight.	\$2,015.00
ADMINISTRATIVE CONTINGENCY		1513090	Estimated for items not known and considered in the administrative allocations.	\$6,800.28

STATEMENT 3
WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	GL ACCOUNT	COMMENTS/SCOPE OF SERVICE	ANNUAL
DEBT SERVICE ADMINISTRATION:				
DISSEMINATING AGENT	Kai	1510160	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$7,500.00
TRUSTEE FEES	Regions Bank	1510180	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee.	\$4,040.00
ARBITRAGE	Arbitrage Counselors	1510240	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.	\$475.00
PHYSICAL ENVIRONMENT:				
AQUATIC MAINTENANCE	Eco-Logic Services	1550025	Vendor will perform management services for the 4 stormwater retention ponds for a monthly rate of \$2,300 and a quarterly rate of \$2,850. Vendor to also provide serves at the 6 floodplain compensation areas for Phase 1.	
POND BANK MOWING	Southern Land	1550020	Amount appropriated is an estimate for pond bank mowing	\$0.00
ELECTRICITY (IRRIGATION & POND PUMPS)	UTILITY SERVICES	1530000	Estimated for electrical services related to the irrigation and pond pumps and for fountains.	\$0.00
LANDSCAPING MAINTENANCE		1550100	Landscape Maintenance will be provided for under the HOA.	\$0.00
FOUNTAIN MAINTENANCE			Fountain Maintenance will be provided under the HOA.	\$0.00
LANDSCAPE FIELD SERVICES		1550121	Directs day to day operations and oversees field services technician. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage of RFP for ongoing maintenance, prepare written monthly reports to the Board, including travel for field technician.	\$0.00
STREETLIGHTS		1530020	The District will contract for streetlights to be installed in the District. 29 streetlights to be installed for phase 1 and will be the responsibility of the HOA.	\$0.00
PHYSICAL ENVIRONMENT CONTINGENCY		1551017	Additional maintenance added with new areas coming online.	\$0.00
TOTAL EXPENDITURES				\$119,588.88

STATEMENT 4
WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE SCHEDULES

REVENUE

SPECIAL ASSESSMENTS - ON-ROLL - NET
SPECIAL ASSESSMENTS - OFF-ROLL - NET
LESS: EARLY PAYMENT DISCOUNT

TOTAL REVENUE

EXPENDITURES

INTEREST EXPENSE
May 1, 2026
November 1, 2026
PRINCIPAL PAYMENT
May 1, 2026

TOTAL EXPENDITURES

EXCESS OF REVENUE OVER (UNDER) EXPENDITURES

FUND BALANCE - ENDING

SERIES 2025	FY 2026 TOTAL
\$236,700.00	
\$ 230,097.50	\$ 230,097.50
466,797.50	466,797.50
182,262.50	182,262.50
180,112.50	180,112.50
100,000.00	100,000.00
462,375.00	462,375.00
4,422.50	-
	4,422.50
	-
\$ 4,422.50	\$ 4,422.50

Table 1. Series 2025 Allocation of Maximum Annual Debt Service

LOT WIDTH	LOTS	ERU	TOTAL NET ASSMTS	NET ASSMT / LOT	TOTAL GROSS ASSMTS	GROSS ASSMT / LOT
50	214	1.00	\$321,000.00	\$1,500.00	\$343,315.51	\$1,604.28
60	81	1.20	\$145,800.00	\$1,800.00	\$155,935.83	\$1,925.13
Total	295		\$466,800.00		\$466,800.00	

STATEMENT 5
WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025 (ASSESSMENT AREA ONE)

Period Ending	Principal	Coupon	Interest	Debt Service /(a)	Annual Debt Service /(a)	Bonds Outstanding
5/1/25			42,528	42,528		6,895,000
11/1/25			182,263	182,263	224,790	6,895,000
5/1/26	100,000	4.30%	182,263	282,263		6,795,000
11/1/26			180,113	180,113	462,375	6,795,000
5/1/27	105,000	4.30%	180,113	285,113		6,690,000
11/1/27			177,855	177,855	462,968	6,690,000
5/1/28	110,000	4.30%	177,855	287,855		6,580,000
11/1/28			175,490	175,490	463,345	6,580,000
5/1/29	115,000	4.30%	175,490	290,490		6,465,000
11/1/29			173,018	173,018	463,508	6,465,000
5/1/30	120,000	4.30%	173,018	293,018		6,345,000
11/1/30			170,438	170,438	463,455	6,345,000
5/1/31	125,000	4.30%	170,438	295,438		6,220,000
11/1/31			167,750	167,750	463,188	6,220,000
	130,000	4.30%	167,750	297,750		6,090,000
11/1/32			164,955	164,955	462,705	6,090,000
5/1/33	140,000	5.30%	164,955	304,955		5,950,000
11/1/33			161,245	161,245	466,200	5,950,000
5/1/34	145,000	5.30%	161,245	306,245		5,805,000
11/1/34			157,403	157,403	463,648	5,805,000
5/1/35	155,000	5.30%	157,403	312,403		5,650,000
11/1/35			153,295	153,295	465,698	5,650,000
5/1/36	160,000	5.30%	153,295	313,295		5,490,000
11/1/36			149,055	149,055	462,350	5,490,000
5/1/37	170,000	5.30%	149,055	319,055		5,320,000
11/1/37			144,550	144,550	463,605	5,320,000
5/1/38	180,000	5.30%	144,550	324,550		5,140,000
11/1/38			139,780	139,780	464,330	5,140,000
5/1/39	190,000	5.30%	139,780	329,780		4,950,000
11/1/39			134,745	134,745	464,525	4,950,000
5/1/40	200,000	5.30%	134,745	334,745		4,750,000
11/1/40			129,445	129,445	464,190	4,750,000
5/1/41	210,000	5.30%	129,445	339,445		4,540,000
11/1/41			123,880	123,880	463,325	4,540,000
5/1/42	225,000	5.30%	123,880	348,880		4,315,000
11/1/42			117,918	117,918	466,798	4,315,000
5/1/43	235,000	5.30%	117,918	352,918		4,080,000
11/1/43			111,690	111,690	464,608	4,080,000
5/1/44	250,000	5.30%	111,690	361,690		3,830,000
11/1/44			105,065	105,065	466,755	3,830,000
5/1/45	260,000	5.30%	105,065	365,065		3,570,000
11/1/45			98,175	98,175	463,240	3,570,000
5/1/46	275,000	5.50%	98,175	373,175		3,295,000
11/1/46			90,613	90,613	463,788	3,295,000
5/1/47	290,000	5.50%	90,613	380,613		3,005,000
11/1/47			82,638	82,638	463,250	3,005,000
5/1/48	305,000	5.50%	82,638	387,638		2,700,000
11/1/48			74,250	74,250	461,888	2,700,000
5/1/49	325,000	5.50%	74,250	399,250		2,375,000
11/1/49			65,313	65,313	464,563	2,375,000
5/1/50	345,000	5.50%	65,313	410,313		2,030,000
11/1/50			55,825	55,825	466,138	2,030,000
5/1/51	360,000	5.50%	55,825	415,825		1,670,000
11/1/51			45,925	45,925	461,750	1,670,000
5/1/52	385,000	5.50%	45,925	430,925		1,285,000
11/1/52			35,338	35,338	466,263	1,285,000
5/1/53	405,000	5.50%	35,338	440,338		880,000
11/1/53			24,200	24,200	464,538	880,000
5/1/54	430,000	5.50%	24,200	454,200		450,000
11/1/54			12,375	12,375	466,575	450,000
5/1/55	450,000	5.50%	12,375	462,375		-
11/1/55					462,375	
Total	\$ 6,895,000				14,146,728	

Footnote:

(a) Data herein for the CDD's budgetary process purposes only.

Max annual ds: 466,798

STATEMENT 6
WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FY 2026 TOTAL ASSESSMENT ALLOCATION

Table 1 - Proposed FY 2026 Allocation of Assessments (as if all On-Roll)

ASSESSMENT AREA 1 - PHASES Phases 1B & 2A

Approx Lot Width	Lot Count	Assigned ERU	O&M, Gross	2025 DS	Total FY 2026	Total FY 2025	Difference**
50'	214	1.00	\$285.37	\$1,604.28	\$1,889.65	\$1,889.65	\$0.00
60'	81	1.20	\$342.44	\$1,925.13	\$2,267.58	\$2,267.58	\$0.00
Total	295						

** Difference represents a change in the O&M portion only. Debt Service remains the same throughout the bonds maturity period

FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2026 DEFICIT FUNDING AGREEMENT** ("**Agreement**") is made and entered into this ____ day of _____, 2025, by and between:

WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

_____, a _____, the owner and developer of lands within the boundary of the District, whose mailing address is 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637 ("**Developer**").

RECITALS

WHEREAS, the District was established for the purposes 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, the District has adopted its annual budget for Fiscal Year 2026 ("**FY 2026 Budget**"), which begins on October 1, 2025 and ends on September 30, 2026, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2026 Budget; and

WHEREAS, the Developer has agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2026 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

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 any monies ("**Developer Contributions**") necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request funding for the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The District shall have no obligation to repay any Developer Contribution provided hereunder.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among 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.

3. **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 of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) 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.

6. **ENFORCEMENT.** In the event that any 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(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** 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.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among 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.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

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

**WOODLAND PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: _____

By: _____
Its: _____

EXHIBIT A: FY 2026 Budget

RESOLUTION 2025 - 10

[ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Woodland Preserve Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. Funding Agreement. The District's Board hereby authorizes a funding agreement for the operations and maintenance services set forth in the District's Adopted Budget, as set forth in **Exhibit A**.

b. Operations and Maintenance Assessments.

i. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the

lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

The Board finds and determines that operations and maintenance assessments shall immediately attach only to sold lots (as set forth in **Exhibits "A" and "B"**), and further that operations and maintenance assessments shall also attach on a pro-rated basis to any lots sold during Fiscal Year 2025/2026 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. All unsold lots owned by the developer do not receive the same level of benefit as sold lots and, accordingly, such lots shall not receive an operations and maintenance assessment for Fiscal Year 2025/2026. Instead, any additional costs of the District's Adopted Budget (above and beyond the operations and maintenance assessment that attaches to sold lots) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.

- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

- c. **Debt Service Special Assessments.** The District's Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on "**Direct Collect Property**"

identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of FY 2026.

As noted above, operations and maintenance assessments shall attach to any lots sold during Fiscal Year 2025/2026 at the time of sale, and as evidenced by an estoppel letter prepared by the District's Manager. Any such assessments shall be collected directly by the District in accordance with Florida law, and at the time of sale.

- ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
- iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 4th day of September, 2025.

ATTEST:

**WOODLAND PRESERVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

RESOLUTION 2025 - 11

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR
FISCAL YEAR 2025 AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Woodland Preserve Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; 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.

WHEREAS, the Board desires to adopt the Fiscal Year 2026 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 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.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of September 2025.

ATTEST:

**WOODLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

EXHIBIT A
Notice of Meetings Fiscal Year 2026 Annual Meeting Schedule
Woodland Preserve Community Development
District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026 Regular Meetings of the Board of Supervisors of the Woodland Preserve Community Development District shall be held on the 2nd Tuesday of every month at 10:30 a.m. at Waterscapes Pools & Spas, 8141 Lakewood Main Street, Suite 209A, Lakewood Ranch, FL 34202, except where noted. The meeting dates are as follows:

Oct 14, 2025
Nov 11, 2025
Dec 9, 2025
Jan 13, 2026
Feb 10, 2026
Mar 10, 2026
Apr 14, 2026
May 12, 2026
Jun 9, 2026
Jul 14, 2026
Aug 11, 2026
Sep 8, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained by Kai, 2502 Rocky Point Dr Suite 1000 Tampa, FL 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact KAI at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of 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.

Andy Mendenhall,
Kai, District Management



Quarterly Compliance Audit Report

Woodland Preserve

Date: April 2025 - 1st Quarter

Prepared for: Monica Alvarez

Developer: Kai

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

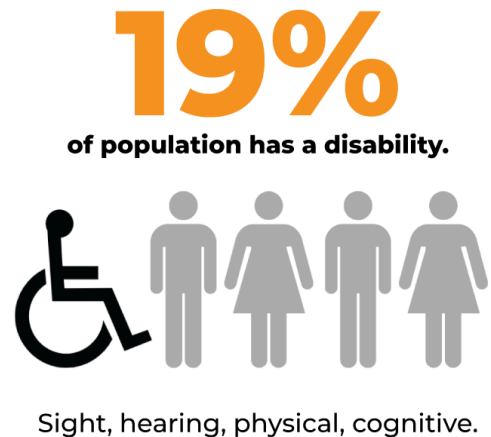
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
X	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

1 **MINUTES OF MEETING**

2 **WOODLAND PRESERVE**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Woodland Preserve Community
5 Development District was held on Tuesday, June 10, 2025 at 10:30 a.m. at the Waterscapes Pools & Spas,
6 8141 Lakewood Main Street, Suite 209A, Lakewood Ranch, FL 34202.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Mendenhall called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Paul Martin	Board Supervisor, Chairman
11 Fred Pfister	Board Supervisor, Vice Chairman
12 John Leinaweaver	Board Supervisor, Assistant Secretary

13 Also, present were:

14 Andy Mendenhall	District Manager, Kai
15 Jim Lucas	HOA Manager, Kai
16 Paul Petrulis	Developer Relationship Manager, Kai
17 Jere Earlywine	District Counsel, Kutak Rock

18 *The following is a summary of the discussions and actions taken at the June 10, 2025 Woodland Preserve*
19 *CDD Board of Supervisors Regular Meeting.*

20 **SECOND ORDER OF BUSINESS – Audience Comments– (limited to 3 minutes per individual for**
21 **agenda items)**

22 There being no audience member in person and in Zoom, the next item followed.

23 **THIRD ORDER OF BUSINESS – Business Items**

24 A. **Exhibit 1: Consideration of Resolution 2025-08; Approving Proposed FY 2025-2026 Budget and**
25 **Setting Public Hearing**

26 Mr. Mendenhall informed the Board that the Public Hearing would be on August 12, 2025, at 10:30
27 a.m. in the same location. He also mentioned that the budget was high watermark and the
28 Supervisors could move things within lines.

29 i. *Exhibit A- Woodland Preserve FY 2026 Budget for Presentation*

30 On a MOTION by Mr. Martin, SECONDED by Mr. Pfister, WITH ALL IN FAVOR, the Board adopted
31 **Resolution 2025-08; Approving Proposed FY 2025-2026 Budget and Setting Public Hearing**, for the
32 Woodland Preserve Community Development District.

33 **FOURTH ORDER OF BUSINESS – Consent Agenda**

34 A. **Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting**
35 **Held May 13, 2025**

36 On a MOTION by Mr. Leinaweaver, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board
37 approved **the Minutes of the Board of Supervisors Regular Meeting Held March 13, 2025**, for the
38 Woodland Preserve Community Development District.

39 **FIFTH ORDER OF BUSINESS – Staff Reports**

40 A. District Manager

41 There being none, the next item followed.

42 B. District Attorney

43 There being none, the next item followed.

44 C. District Engineer

45 There being no representative present, the next item followed.

46 **SIXTH ORDER OF BUSINESS – Audience Comments - New Business –** *(limited to 3 minutes per*
47 *individual)*

48 There being none, the next item followed.

49 **SEVENTH ORDER OF BUSINESS – Supervisors Requests**

50 A Supervisor

51 **EIGHTH ORDER OF BUSINESS – Adjournment**

52 Mr. Mendenhall asked for final questions, comments, or corrections before requesting a motion to
53 adjourn the meeting. There being none, Mr. Martin made a motion to adjourn the meeting.

54 On a MOTION by Mr. Martin, SECONDED by Mr. Leinaweaver, WITH ALL IN FAVOR, the Board
55 adjourned the meeting for the Woodland Preserve Community Development District.

56 **Each person who decides to appeal any decision made by the Board with respect to any matter considered*
57 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*
58 *including the testimony and evidence upon which such appeal is to be based.*

59 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
60 **meeting held on _____.**

61

Signature

Signature

62

Printed Name

Printed Name

63 Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

**Woodland Preserve
Community Development District**

**Financial Statements
(Unaudited)**

July 31, 2025

Woodland Preserve Community Development District
Balance Sheet
July 31, 2025

	GENERAL	DEBT SERVICE FUND 2023	2025 CONSTRUCTION FUND	TOTAL FUNDS
1 ASSETS				
2 CASH - OPERATING ACCOUNT	\$ 93,750	\$ -	\$ -	\$ 93,750
3 CASH - RESTRICTED CASH FOR DEBT SERVICE	-	-	-	-
4 DEBT SERVICE REVENUE	-	1,807	-	1,807
5 DEBT SERVICE RESERVE	-	236,003	-	236,003
6 DEBT SERVICE CAPITALIZED INTEREST	-	197	-	197
7 DEBT SERVICE COST OF ISSUANCE	-	24	-	24
8 ACQUISITION AND CONSTRUCTION	-	-	-	-
9 DTDF REC FROM GF	-	-	-	-
10 ACCTS. RECEIVABLE	11,972	-	-	11,972
11 ACCTS. RECEIVABLE EXCESS FEES	-	-	-	-
12 PREPAID ITEMS	-	-	-	-
13 TOTAL ASSETS	\$ 105,722	\$ 238,031	\$ -	\$ 343,753
14 LIABILITIES AND FUND BALANCE				
15 LIABILITIES				
16 ACCOUNTS PAYABLE	\$ 12,425	\$ -	\$ -	\$ 12,425
17 ACCOUNTS PAYABLE - OTHER	90,401	-	-	90,401
18 ACCRUED EXPENSES	3,958	-	-	3,958
19 GF-DUE TO DS 2023	-	-	-	-
20 TOTAL LIABILITIES	106,784	-	-	106,784
21 FUND BALANCES				
22 NON-SPENDABLE	-	-	-	-
23 ASSIGNED	-	-	-	-
24 RESTRICTED	-	-	-	-
25 UNRESTRICTED NET ASSETS	(1,394)	-	-	(1,394)
26 NET CHANGE IN FUND BALANCE	332	238,031	-	238,363
27 TOTAL FUND BALANCE	(1,062)	238,031	-	236,969
28 TOTAL LIABILITIES & FUND BALANCE	\$ 105,722	\$ 238,031	\$ -	\$ 343,753

Woodland Preserve Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period From October 1, 2024 through July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 GENERAL FUND REVENUE - DEVELOPER FUNDING	\$ 119,589	\$ 99,658	\$ 72,031	\$ (27,627)
3 LOT CLOSINGS	-	-	1,101	1,101.00
4 OTHER MISCELLANEOUS REVENUES	-	-	-	-
5 TOTAL REVENUE	119,589	99,658	73,132	(26,526)
6 EXPENDITURES				
7 GENERAL ADMINISTRATIVE				
8 SUPERVISOR COMPENSATION	2,400	2,000	400	1,600
9 PAYROLL TAXES	184	153	31	122
10 PAYROLL PROCESSING	300	250	100	150
11 MANAGEMENT CONSULTING SERVICES	47,000	39,167	39,167	-
12 CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-
13 ADMINISTRATIVE SERVICES	-	-	-	-
14 BANK FEES	500	417	-	417
15 AUDITING SERVICES	5,500	4,583	3,600	983
16 TRAVEL PER DIEM	-	-	-	-
17 INSURANCE	5,500	5,021	5,021	-
18 REGULATORY AND PERMIT FEES	175	175	200	(25)
19 LEGAL ADVERTISEMENTS	6,500	5,417	157	5,260
20 ENGINEERING SERVICES	5,200	4,333	-	4,333
21 LEGAL SERVICES	12,000	10,000	3,937	6,063
22 WEBSITE HOSTING	2,015	1,679	375	1,304
23 ADMINISTRATIVE CONTINGENCY	3,000	2,500	12	2,488
24 TOTAL GENERAL ADMINISTRATIVE	90,274	75,695	53,000	22,695
25 DEBT ADMINISTRATION				
26 DISSEMINATION AGENT	5,000	-	-	-
27 TRUSTEE FEES	4,040	-	-	-
28 ARBITRAGE	475	-	-	-
29 TOTAL DEBT ADMINISTRATION	9,515	-	-	-
30 PHYSICAL ENVIRONMENT				
31 COMPREHENSIVE FIELD SERVICES	-	-	-	-
32 STREETLIGHTS	-	-	-	-
33 ELECTRICITY (IRRIGATION & POND PUMPS)	-	-	-	-
34 WATER	-	-	-	-
35 LANDSCAPING MAINTENANCE	2,600	2,600	2,600	-
36 LANDSCAPE REPLINISHMENT	-	-	-	-
37 IRRIGATION MAINTENANCE & REPAIR	-	-	-	-
38 POND MAINTENANCE	11,500	11,500	11,500	-
39 WETAND MONITORING & MAINTENANCE	5,700	5,700	5,700	-
40 DOG WASTE SERVICES	-	-	-	-
41 PHYSICAL ENVIRONMENT CONTINGENCY	-	-	-	-
42 TOTAL PHYSICAL ENVIRONMENT	19,800	19,800	19,800	-
43 TOTAL EXPENDITURES	119,589	95,495	72,800	22,695
44 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ 4,163	\$ 332	\$ (3,831)
45 FUND BALANCE - BEGINNING		(1,394)	(1,394)	-
46 FUND BALANCE - ENDING	\$ -	\$ 2,769	\$ (1,062)	\$ (3,831)

Woodland Preserve Community Development District
Debt Service Fund - Series 2025
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period From October 1, 2024 through July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 DEVELOPER FUNDING	\$ -	\$ -	\$ -	\$ -
3 SPECIAL ASSESSMENT - ON ROLL	-	-	-	-
4 SPECIAL ASSESSMENT - OFF ROLL	-	-	-	-
5 PREPAYMENT REVENUE	-	-	-	-
6 INTEREST REVENUE	-	-	2,832	2,832
7 ASSESSMENT VIA LOT CLOSINGS	-	-	1,800	1,800
8 LESS: DISCOUNT ASSESSMENTS	-	-	-	-
9 TOTAL REVENUE	-	-	4,632	4,632
10 EXPENDITURES				
11 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
12 INTEREST EXPENSE				
13 NOVEMBER 1, 2024	-	-	-	-
14 MAY 1, 2025	-	-	42,528	(42,528)
15 PREPAYMENT	-	-	-	-
16 PRINCIPAL PAYMENT				
17 MAY 1, 2025	-	-	-	-
18 COST OF ISSUANCE	-	-	182,000	(182,000)
19 TOTAL EXPENDITURES	-	-	224,528	(224,528)
20 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ -	\$ -	\$ (219,896)	\$ (219,896)
21 OTHER FINANCING SOURCES (USES)				
22 BOND PROCEEDS	-	-	595,827	595,827
23 UNDERWRITER'S DISCOUNT	-	-	(137,900)	(137,900)
24 TRANSFER IN (OUT)	-	-	-	-
25 TOTAL OTHER FINANCING SOURCES (USES)	\$ -	\$ -	\$ 457,927	\$ 457,927
26 FUND BALANCE - BEGINNING	-			-
27 FUND BALANCE - ENDING	\$ -	\$ -	\$ 238,031	\$ 238,031

Woodland Preserve Community Development District
Construction Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period From October 1, 2024 through July 31, 2025

	FY 2025 Actual Year-to-Date
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 BOND PROCEEDS	6,283,287
4 INTEREST	
5 TOTAL REVENUE	6,283,287
6 EXPENDITURES	
7 ACQUISITIONS/CONSTRUCTION EXPENSE	6,283,287
8 TOTAL EXPENDITURES	\$ 6,283,287
9 EXCESS REVENUE OVER (UNDER) EXPEND.	-
10 TRANSFER IN (OUT)	
11 FUND BALANCE - BEGINNING	-
12 FUND BALANCE - ENDING	\$ -

Woodland Preserve Community Development District
Cash Reconciliation - General Fund
July 31, 2025

	Bank United
	(Operating Acct)
Ending Balance Per Bank Statement	\$ 94,412.77
Plus: Deposits in transit	-
Less: Outstanding Checks	(662.50)
<i>Adjusted Bank Balance</i>	<u><u>\$ 93,750.27</u></u>
Beginning Cash Balance Per Books	\$ 3,813.61
Cash Receipts	91,134.81
Cash Disbursements	(1,198.15)
<i>Balance Per Books</i>	<u><u>\$ 93,750.27</u></u>

Woodland Preserve Community Development District
Check Register - FY 2025

Date	Num	Name	Memo	General Fund		Balance
				Receipts	Disbursements	
09/30/24		EOY Balance				2,763.60
10/2/2024	24259	KH Woodland Preserve LLC		5,570.00		8,333.60
10/3/2024	100019	Eco-Logic Services LLC	Invoice: 4327 (Reference: Lake Maintenance & Wetland Buffer Maintenance Services		5,150.00	3,183.60
10/31/2024	587	Egis Insurance Advisors LLC	Egis check 100020 voided	420.00		3,603.60
10/31/2024	587	Egis Insurance Advisors LLC	Egis check 100020 voided		420.00	3,183.60
			Balance as of 10/31/24	5,990.00	5,570.00	3,183.60
11/7/2024	25160	KH Woodland Preserve LLC		828.10		4,011.70
11/7/2024	25160	KH Woodland Preserve LLC		7,420.06		11,431.76
11/7/2024	25160	KH Woodland Preserve LLC		7,077.32		18,509.08
11/7/2024	26698	KH Woodland Preserve LLC		20,915.09		39,424.17
11/12/2024	100021	Kai Connected, LLC	Invoice: 3638 (Reference: Gulf Coast Review.) Invoice: 3897 (Reference: Mccla		5,075.38	34,348.79
11/12/2024	100022	Eco-Logic Services LLC	Invoice: 4223 (Reference: Lake Maintenance Services for July 2024.)		2,300.00	32,048.79
11/12/2024	100024	Kutak Rock LLP	Invoice: 3453181 (Reference: For Professional Legal Services Rendered.)		744.50	31,304.29
11/12/2024	100025	Southern Land Services of Southwest FL	Invoice: 071224-80 (Reference: Bush Hogging. Mowing and weedeating.)		2,600.00	28,704.29
11/13/2024	100023	Kutak Rock LLP			14,442.18	14,262.11
11/18/2024	WIRE	Egis Insurance Advisors LLC	Reference: Policy #1001241132 10/01/2024-10/01/2025 Florida Insurance Alliance		420.00	13,842.11
11/18/2024	100026	Kutak Rock LLP	Invoice: 3381202 (Reference: professional legal services rendered..)		100.00	13,742.11
11/19/2024	100027	IPFS Corporation	Invoice: 111824-9272 (Reference: Payment 2.)		455.05	13,287.06
			Balance as of 11/30/24	36,240.57	26,137.11	13,287.06
12/12/2024	100028	IPFS Corporation	Payment 1		455.05	12,832.01
12/23/2024	100029	IPFS Corporation	Invoice: 121724-9272 (Reference: Payment 3.)		455.05	12,376.96
			Balance as of 12/31/24	-	910.10	12,376.96
1/6/2025	100030	Southern Land Services of Southwest FL	Reference: Mowing and weedeating.. https://clientname(FILLIN).payableslockbox.c		1,200.00	11,176.96
1/10/2025	29417	KH Woodland Preserve LLC		15,250.01		26,426.97
1/10/2025	29011	KH Woodland Preserve LLC		9,499.48		35,926.45
1/10/2025	28266	KH Woodland Preserve LLC		6,516.67		42,443.12
1/13/2025	100031	Eco-Logic Services LLC	Invoice: 4521 (Reference: Lake Maintenance Services for October 2024.)		2,300.00	40,143.12
1/14/2025	100032	Kai Connected, LLC	Invoice: 4023 (Reference: Monthly management services.) Invoice: 4093 (Refere		15,962.46	24,180.66
1/14/2025	100033	Business Observer	Invoice: 24-01423M (Reference: Fiscal Year 2024/2025.)		74.38	24,106.28
1/14/2025	100034	Eco-Logic Services LLC	Invoice: 4427 (Reference: Lake Maintenance Services for September 2024.) Invo		7,450.00	16,656.28
1/14/2025	100035	Kutak Rock LLP	Invoice: 3484356 (Reference: For Professional Legal Services Rendered.)		378.70	16,277.58
1/14/2025	100036	Southern Land Services of Southwest FL	Invoice: 083024-86 (Reference: Bush Hogging. Mowing and weed eating.) Invoice		5,200.00	11,077.58
1/21/2025	100037	IPFS Corporation	Invoice: 0106254-9272 (Reference: Payment 3.)		477.80	10,599.78
1/27/2025	100038	Kai Connected, LLC	Invoice: 4322 (Reference: Monthly management services.)		3,958.34	6,641.44
1/31/2025	100039	Kutak Rock LLP	Invoice: 3512898 (Reference: For Professional Legal Services Rendered 11/14-12/		852.00	5,789.44
			Balance as of 1/31/25	31,266.16	37,853.68	5,789.44
2/11/2025	100040	IPFS Corporation	Invoice: 0207254-9272 (Reference: Payment 5.)		455.05	5,334.39
2/18/2025	100041	Eco-Logic Services LLC	Lake Maintenance Services for December 2024		2,300.00	3,034.39
2/18/2025	wire	KH Woodland Preserve LLC		2,837.55		5,871.94
2/18/2025	wire	KH Woodland Preserve LLC		300.00		6,171.94
2/18/2025	wire	KH Woodland Preserve LLC		202.50		6,374.44
2/18/2025	wire	KH Woodland Preserve LLC		700.94		7,075.38
2/18/2025	wire	KH Woodland Preserve LLC		2,491.73		9,567.11
			Balance as of 2/28/25	6,532.72	2,755.05	9,567.11
3/7/2025	100042	IPFS Corporation	Invoice: 030325-59272 (Reference: Payment 6.)		455.05	9,112.06
3/14/2025	wire	KH Woodland Preserve LLC		726.56		9,838.62

Woodland Preserve Community Development District
Check Register - FY 2025

Date	Num	Name	Memo	General Fund		
				Receipts	Disbursements	Balance
3/14/2025	wire	KH Woodland Preserve LLC		205.50		10,044.12
3/14/2025	wire	KH Woodland Preserve LLC		5,150.00		15,194.12
3/14/2025			Deposit	476.28		15,670.40
Balance as of 3/31/25				6,558.34	455.05	15,670.40
4/3/2025	100043	IPFS Corporation	Invoice: 040325-59272 (Reference: Payment 7.)		455.05	15,215.35
Balance as of 4/30/25				-	455.05	15,215.35
5/7/2025			Deposit	700.94		15,916.29
5/9/2025	050925ach	Engage PEO	bos 2-11-25		80.60	15,835.69
5/9/2025		6 John Leinaweaver	BOS MTG 2-11-25		184.70	15,650.99
5/13/2025	051325ACH	IPFS Corporation	Reference: Payment 8.		460.05	15,190.94
5/13/2025			Deposit	1,100.95		16,291.89
5/20/2025	chk 38639	KH Woodland Preserve LLC		1,144.50		17,436.39
5/20/2025		38639 KH Woodland Preserve LLC		3,958.34		21,394.73
5/23/2025	100044	Kutak Rock LLP	Invoice: 3527476 (Reference: For Professional Legal Services Rendered 1/19-1/31/		205.50	21,189.23
5/23/2025	100045	Eco-Logic Services LLC	Invoice: 4867 (Reference: Lake Maintenance Services for January 2025.) Invoice		7,450.00	13,739.23
5/23/2025	100046	Kai Connected, LLC	Invoice: 4405 (Reference: Monthly management services.) Invoice: 4534 (Refere		7,916.68	5,822.55
5/27/2025	100047	Kutak Rock LLP	Invoice: 3549862 (Reference: For Professional Legal Services Rendered 2/4-2/16/2		700.94	5,121.61
Balance as of 5/31/25				6,904.73	16,998.47	5,121.61
6/6/2025	100048	Kai Connected, LLC	Invoice: 4563 (Reference: Monthly management services.)		3,958.34	1,163.27
6/11/2025	100049	Kutak Rock LLP	Invoice: 3554487 (Reference: For Professional Legal Services Rendered.)		1,144.50	18.77
6/12/2025	100050	Kutak Rock LLP	Invoice: 3568230 (Reference: For Professional Legal Services Rendered 4/13-4/30/		163.50	(144.73)
6/19/2025	chk # 0003749	KH Woodland Preserve LLC		3,958.34		3,813.61
Balance as of 6/30/25				3,958.34	5,266.34	3,813.61
7/8/2025	100051	IPFS Corporation	Invoice: 061125-59272 (Reference: Payment 9.)		455.05	3,358.56
7/22/2025	chk # 0004139	KH Woodland Preserve LLC		733.50		4,092.06
7/24/2025	100052	IPFS Corporation	Invoice: 007125-59272 (Reference: Payment 10.)		477.80	3,614.26
7/28/2025			Deposit	90,401.31		94,015.57
7/31/2025	073125ach	Engage PEO	bos 6-10-25		80.60	93,934.97
7/31/2025		7 John Leinaweaver	BOS MTG 6-10-25		184.70	93,750.27
Balance as of 7/31/25				91,134.81	1,198.15	93,750.27

Woodland Preserve Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period From October 1, 2024 through July 31, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)	Comments
2 GENERAL FUND REVENUE - DEVELOPER FUNDING	119,589	99,658	72,031	(27,627)	Less contributions needed as actual expenditures have been lower than anticipated
18 REGULATORY AND PERMIT FEES	175	175	200	(25)	Includes a late fee of \$25