

**District: WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Date:** Tuesday, October 14, 2025  
**Time:** 10:30 A.M.  
**Location:** 8141 Lakewood Main St.,  
Ste. 209A,  
Lakewood Ranch, FL 34202

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

[Zoom Link](#)

Dial In: +1 305 224 1968

Meeting ID: 522 894 9253

Passcode: 12345

## ***Regular Meeting Agenda***

*For the full agenda packet, please contact: [andy@hikai.com](mailto:andy@hikai.com)*

### **I. Call to Order / Roll Call**

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

### **III. Business Items**

- A. Consideration for Approval - Fiscal Year 2025-2026 Budget – Second Amendment **Exhibit 01**
- B. **Consideration of Resolution 2026-01**; Adopting FY 2026 District Objectives and Goals **Exhibit 02**

### **IV. Consent Agenda**

- A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held September 4, 2025 **Exhibit 03**
- B. Consideration for Acceptance – The August 2025 Unaudited Financial Report **Exhibit 04**
  - 1. August 2025 Unaudited Financial Report Negative Variance Analysis **Exhibit 05**

### **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**

# **EXHIBIT 1**

**[Return to Agenda](#)**

# Woodland Preserve

COMMUNITY DEVELOPMENT DISTRICT

## **FY 2025 Budget- Second Amendment**

**STATEMENT 1**  
**WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2025 PROPOSED BUDGET - GENERAL FUND (O&M)**

	<b>FY 2025 AMENDED</b>	<b>Variance</b>	<b>FY 2025 2ND AMENDED</b>
<b>I. REVENUE</b>			
GENERAL FUND REVENUE - LANDOWNER CONTRIBUTION	\$ 119,589		\$ 119,589
<b>TOTAL REVENUE</b>	<b>119,589</b>		<b>119,589</b>
<b>II. EXPENDITURES</b>			
<b>GENERAL ADMINISTRATIVE</b>			
SUPERVISOR COMPENSATION	2,400		2,400
PAYROLL TAXES	184		184
PAYROLL SERVICE FEES	300		300
MANAGEMENT CONSULTING SERVICES	47,000		47,000
BANK FEES	500		500
AUDITING SERVICES	5,500		5,500
INSURANCE	5,500		5,500
REGULATORY AND PERMIT FEES	175		175
LEGAL ADVERTISEMENTS	6,500		6,500
ENGINEERING SERVICES	10,000	(4,800)	5,200
LEGAL SERVICES	20,000	(8,000)	12,000
WEBSITE HOSTING	2,015	-	2,015
ADMINISTRATIVE CONTINGENCY	10,000	(7,000)	3,000
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>110,074</b>	<b>(19,800)</b>	<b>90,274</b>
<b>DEBT ADMINISTRATION:</b>			
DISSEMINATION AGENT	5,000		5,000
TRUSTEE FEES	4,040		4,040
ARBITRAGE	475		475
<b>TOTAL DEBT ADMINISTRATION</b>	<b>9,515</b>		<b>9,515</b>
<b>PHYSICAL ENVIRONMENT EXPENDITURES</b>			
SECURITY			
COMPREHENSIVE FIELD SERVICES			
STREETPOLE LIGHTING			
ELECTRICITY (IRRIGATION & POND PUMPS)			
WATER - RECLAIMED			
LANDSCAPING MAINTENANCE			
LANDSCAPE REPLINISHMENT			
IRRIGATION MAINTENANCE			
ELECTRICAL IRRIGATION PUMP			
POND BANK MOWING			
POND MAINTENANCE			
CONTINGENCY FOR PHYSICAL ENVIRONMENT			
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>-</b>		
<b>PHYSICAL ENVIRONMENT</b>			
AQUATIC MAINTENANCE		11,500	11,500
WETLAND MONITORING & MAINTENANCE		5,700	5,700
POND BANK MOWING		-	-

**STATEMENT 1**  
**WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2025 PROPOSED BUDGET - GENERAL FUND (O&M)**

	<b>FY 2025 AMENDED</b>	<b>Variance</b>	<b>FY 2025 2ND AMENDED</b>
ELECTRICITY (IRRIGATION & POND PUMPS)		-	-
LANDSCAPE MAINTENANCE		2,600	2,600
PHYSICAL ENVIRONMENT CONTINGENCY		-	-
TOTAL PHYSICAL ENVIRONMENT	-	<b>19,800</b>	<b>19,800</b>
<b>TOTAL EXPENDITURES</b>	<b>119,589</b>	-	<b>119,589</b>
<b>III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	-		-
FUND BALANCE - BEGINNING	-		-
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>		<b>\$ -</b>

**STATEMENT 2**  
**WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**FY 2024-2025 PROPOSED 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%
<b>Total</b>	<b>420</b>		<b>448.20</b>	<b>100.00%</b>

**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	
<b>Total Expenditures - GROSS</b>	<b>\$</b>	<b>127,902</b>	[a]
Total ERU:	\$	448.20	[b]
<b>Total AR / ERU - GROSS (as if all On-Roll):</b>		<b>\$285.37</b>	[a] / [b]
Total AR / ERU - NET:	\$	266.82	

**3. Proposed FY 2025 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	\$74,443	\$285.37	\$79,618
60'	141	1.20	\$320.18	\$45,146	\$342.44	\$48,284
<b>Total</b>	<b>420</b>			<b>\$119,589</b>		<b>\$127,902</b>

STATEMENT 3  
WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT - CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	COMMENTS/SCOPE OF SERVICE	ANNUAL CONTRACT AMOUNTS
GENERAL ADMINISTRATIVE:			
SUPERVISOR COMPENSATION		Budget considers 6 meetings for 2 Supervisors to receive compensation	\$ 2,400.00
PAYROLL TAXES		Payroll taxes is calculated at 7.65% of wages	\$ 183.60
PAYROLL SERVICE FEES	ENGAGE	Payroll service fees is calculated at \$50 per payroll issued	\$ 300.00
MANAGEMENT CONSULTING SERVICES	BREEZE	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$ 47,000.00
BANK FEES	Bank United	Estimated for any bank related fees and check printing	\$ 500.00
AUDITING	TBD	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	The District's 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	\$ 5,500.00
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$ 175.00
LEGAL ADVERTISEMENTS	Local Newspaper	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	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.	\$ 5,200.00
LEGAL SERVICES	Kutak Rock	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	\$ 12,000.00
WEBSITE HOSTING	Campus Suite	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		Estimated for items not known and considered in the administrative allocations	\$ 3,000.00
DEBT SERVICE ADMINISTRATION:			
DISSEMINATING AGENT	BREEZE	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.	\$ 5,000.00
TRUSTEE FEES	Regions Bank	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	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.	\$ 475.00
PHYSICAL ENVIRONMENT:			

STATEMENT 3  
WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT - CONTRACT SUMMARY

FINANCIAL STATEMENT CATEGORY	VENDOR	COMMENTS/SCOPE OF SERVICE	ANNUAL CONTRACT AMOUNTS
AQUATIC MAINTENANCE	Eco-Logic Services	Vendor will perform management services for the 4 stormwater retention ponds.. Vendor to also provide serves at the 6 floodplain compensation areas for Phase 1	\$ 11,500.00
WETLAND MONITORING & MAINTENANCE	New Line		\$ 5,700.00
POND BANK MOWING	Southern Land	Amount appropriated is an estimate for pond bank mowing	\$ -
ELECTRICITY (IRRIGATION & POND PUMPS)	UTILITY SERVICES	Estimated for electrical services related to the irrigation and pond pumps and for fountains	\$ -
LANDSCAPING MAINTENANCE		Landscape Maintenance will be provided for under the HOA	\$ 2,600.00
FOUNTAIN MAINTENANCE		Fountain Maintenance will be provided under the HOA	\$ -
LANDSCAPE FIELD SERVICES		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.	\$ -
STREETLIGHTS		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	\$ -
PHYSICAL ENVIRONMENT CONTINGENCY		Additional maintenance added with new areas coming online	\$ -
TOTAL EXPENDITURES			\$ 119,589



# **EXHIBIT 2**

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**Resolution No. 2026-01**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT OBJECTIVES AND GOALS FOR FISCAL YEAR 2026; PROVIDING FOR TRANSMITTAL TO THE APPLICABLE LOCAL GOVERNING AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

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

1. The attached District Objectives and Goals for Fiscal Year 2026 are hereby adopted.
2. District staff is directed to transmit the adopted objectives and goals to the Manatee County for record purposes.
3. This Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED this 14<sup>th</sup> day of October, 2025.

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Chairperson

ATTEST:

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Secretary

## **Woodland Preserve Community Development District**

2502 N Rocky Point Drive Suite 1000, Tampa, FL 33607

### **Performance Measures/Standards & Annual Reporting Form**

#### **1. Community Communication and Engagement**

##### **Goal 1.1: Public Meetings Compliance**

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

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

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

**Achieved:** Yes • No •

##### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

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

**Standard:** 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website).

**Achieved:** Yes • No •

##### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting agendas and budgets are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure agendas and budgets are up to date as evidenced by District Management's records.

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

**Achieved:** Yes • No •

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes • No •

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

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

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

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

**Achieved:** Yes • No •

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year and previous years' budget with any amendments.

**Measurement:** Annual audit, current fiscal year and previous years' budgets, with any amendments are accessible to the public as evidenced by corresponding documents on the CDD's website.

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

**Achieved:** Yes • No •

### Goal 3.3: Annual Financial Audit

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

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

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

**Achieved:** Yes • No •

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Woodland Preserve Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Woodland Preserve Community Development District

# **EXHIBIT 3**

**[Return to Agenda](#)**

1 **MINUTES OF MEETING**

2 **WOODLAND PRESERVE**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting and Public Hearing of the Board of Supervisors of the Woodland Preserve  
5 Community Development District was held on Thursday, September 4, 2025 at 10:30 a.m. at the  
6 Waterscapes Pools & Spas, 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 Elizabeth Moore (via Zoom)	Financial Strategy & Budget Manager, Kai
16 Jere Earlywine (via Zoom)	District Counsel, Kutak Rock

17 *The following is a summary of the discussions and actions taken at the September 4, 2025 Woodland*  
18 *Preserve CDD Board of Supervisors Regular Meeting and Public Hearing.*

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

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

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

23 **A. Fiscal Year 2025-2026 Budget Public Hearing**

24 1. Open Public Hearing

25 On a MOTION by Mr. Leinaweaver, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board  
26 opened the **Fiscal Year 2025-2026 Budget Public Hearing**, for the Woodland Preserve Community  
27 Development District.

28 2. Public Comments

29 3. Close Public Hearing

30 On a MOTION by Mr. Leinaweaver, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board  
31 closed the **Fiscal Year 2025-2026 Budget Public Hearing**, for the Woodland Preserve Community  
32 Development District.

33 **B. Exhibit 1: Consideration of Resolution 2025-09; Adopting the FY 2025-2026 Budget**

34 On a MOTION by Mr. Leinaweaver, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board  
35 adopted the **Consideration of Resolution 2025-09; Adopting the FY 2025-2026 Budget**, for the  
36 Woodland Preserve Community Development District.

37 1. Exhibit 2: Exhibit A: FY 2025-2026 Budget

38 2. Exhibit 3: Form of Budget Funding Agreement with Developer

On a MOTION by Mr. Martin, SECONDED by Mr. Leinaweaver, WITH ALL IN FAVOR, the Board approved the **Budget Funding Agreement with Developer**, for the Woodland Preserve Community Development District.

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

1. Open Public Hearing

On a MOTION by Mr. Martin, SECONDED by Mr. Leinaweaver, WITH ALL IN FAVOR, the Board opened the **Fiscal Year 2025-2026 Levying O&M Assessments Public Hearing**, for the Woodland Preserve Community Development District.

2. Public Comments

3. Close Public Hearing

On a MOTION by Mr. Martin, SECONDED by Mr. Leinaweaver, WITH ALL IN FAVOR, the Board opened the **Fiscal Year 2025-2026 Levying O&M Assessments Public Hearing**, for the Woodland Preserve Community Development District.

**D. Exhibit 4: Consideration of Resolution 2025-10; Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget**

On a MOTION by Mr. Leinaweaver, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board adopted the **Consideration of Resolution 2025-10; Imposing and Levying the O&M Assessments on the FY 2025-2026 Budget**, for the Woodland Preserve Community Development District.

**E. Exhibit 5: Consideration of Resolution 2025-11; Adopting the FY 2025-2026 Meeting Schedule**

It was mentioned that there would be no October meeting.

1. Exhibit A: FY 2025-2026 Meeting Schedule

On a MOTION by Mr. Martin, SECONDED by Mr. Leinaweaver, WITH ALL IN FAVOR, the Board adopted the **Consideration of Resolution 2025-11; Adopting the FY 2025-2026 Meeting Schedule**, for the Woodland Preserve Community Development District.

**F. Exhibit 6: Acceptance of the Woodland Preserve Website Quarterly Compliance Audit Report**

A discussion was held regarding the website contact emails. Mr. Mendenhall stated that he would investigate the current routing of these emails and requested the Board's guidance on whether they should be directed to him moving forward.

On a MOTION by Mr. Leinaweaver, SECONDED by Mr. Martin, WITH ALL IN FAVOR, the Board accepted the **Website Quarterly Compliance Audit Report**, for the Woodland Preserve Community Development District.

**FOURTH ORDER OF BUSINESS – Consent Agenda**

**A. Exhibit 7: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held June 10, 2025**

**B. Exhibit 8: Acceptance of the Audited Financial Statements for the Year Ending September 30, 2024**



C. Exhibit 9: Consideration for Acceptance – The July 2025 Unaudited Financial Report

On a MOTION by Mr. Martin, SECONDED by Mr. Leinaweaver, WITH ALL IN FAVOR, the Board approved **the items under Consent Agenda**, for the Woodland Preserve Community Development District.

**FIFTH ORDER OF BUSINESS – Staff Reports**

A. District Manager

There being none, the next item followed.

B. District Attorney

Mr. Earlywine asked for project updates.

It was noted that Ms. Heim passed away a few months ago. A discussion followed regarding the process to fill the vacant seat and if there was a need for a representative for Gamble Creek.

C. District Engineer

There being no representative present, the next item followed.

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

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS – Supervisors Requests**

Mr. Mendenhall addressed the required Ethics Training for the Supervisors, explaining that the training for FY 2025 would be reported in June 2026.

**EIGHTH ORDER OF BUSINESS – Adjournment**

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

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

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

\_\_\_\_\_  
Printed Name

Title: ☐ Chairman ☐ Vice Chairman

# **EXHIBIT 4**

**[Return to Agenda](#)**

**WOODLAND PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS  
(Unaudited)**

**AUGUST 31, 2025**

**WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**AUGUST 31, 2025**

	GENERAL	DEBT SERVICE FUND 2025	CONSTRUCTION FUND 2025	TOTAL FUNDS
<b>1 ASSETS</b>				
2 CASH - OPERATING ACCOUNT	\$ 12,285	\$ -	\$ -	\$ 12,285
3 CASH - RESTRICTED CASH FOR DEBT SERVICE	-	-	-	-
4 DEBT SERVICE REVENUE	-	1,813	-	1,813
5 DEBT SERVICE RESERVE	-	236,797	-	236,797
6 DEBT SERVICE CAPITALIZED INTEREST	-	198	-	198
7 DEBT SERVICE COST OF ISSUANCE	-	24	-	24
8 ACQUISITION AND CONSTRUCTION	-	-	-	-
9 DTFD REC FROM GF	-	-	-	-
10 ACCTS. RECEIVABLE	7,558	-	-	7,558
11 ACCTS. RECEIVABLE EXCESS FEES	-	-	-	-
12 PREPAID ITEMS	-	-	-	-
<b>13 TOTAL ASSETS</b>	<b><u>\$ 19,843</u></b>	<b><u>\$ 238,832</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 258,675</u></b>
<b>14 LIABILITIES AND FUND BALANCE</b>				
<b>15 LIABILITIES</b>				
16 ACCOUNTS PAYABLE	\$ 16,834	\$ -	\$ -	\$ 16,834
17 ACCOUNTS PAYABLE - OTHER	-	-	-	-
18 ACCRUED EXPENSES	3,958	-	-	3,958
19 GF-DUE TO DS 2023	-	-	-	-
<b>20 TOTAL LIABILITIES</b>	<b><u>20,792</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>20,792</u></b>
<b>21 FUND BALANCES</b>				
22 NON-SPENDABLE	-	-	-	-
23 ASSIGNED	-	-	-	-
24 RESTRICTED	-	238,832	-	238,832
25 UNRESTRICTED NET ASSETS	(1,394)	-	-	(1,394)
26 NET CHANGE IN FUND BALANCE	445	-	-	445
27 TOTAL FUND BALANCE	<b><u>(949)</u></b>	<b><u>238,832</u></b>	<b><u>-</u></b>	<b><u>237,883</u></b>
<b>28 TOTAL LIABILITIES &amp; FUND BALANCE</b>	<b><u>\$ 19,843</u></b>	<b><u>\$ 238,832</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 258,675</u></b>

**WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE PERIOD FROM OCTOBER 1, 2024 THROUGH AUGUST 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Budget Year-to-Date</b>	<b>FY 2025 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>REVENUE</b>				
GENERAL FUND REVENUE - DEVELOPER FUNDING	\$ 119,589	\$ 109,623	\$ 76,823	\$ (32,800)
LOT CLOSINGS	-	-	1,101	1,101
OTHER MISCELLANEOUS REVENUES	-	-	-	-
<b>TOTAL REVENUE</b>	<b>119,589</b>	<b>109,623</b>	<b>77,924</b>	<b>(31,699)</b>
<b>EXPENDITURES</b>				
<b>GENERAL ADMINISTRATIVE</b>				
SUPERVISOR COMPENSATION	2,400	2,200	400	1,800
PAYROLL TAXES	184	169	31	138
PAYROLL PROCESSING	300	275	100	175
MANAGEMENT CONSULTING SERVICES	47,000	43,083	43,083	-
CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-
ADMINISTRATIVE SERVICES	-	-	-	-
BANK FEES	500	458	-	458
AUDITING SERVICES	5,500	5,042	3,600	1,442
TRAVEL PER DIEM	-	-	-	-
INSURANCE	5,500	5,500	5,504	(4)
REGULATORY AND PERMIT FEES	175	175	200	(25)
LEGAL ADVERTISEMENTS	6,500	5,958	396	5,562
ENGINEERING SERVICES	5,200	4,767	-	4,767
LEGAL SERVICES	12,000	11,000	3,936	7,064
WEBSITE HOSTING	2,015	1,847	417	1,430
ADMINISTRATIVE CONTINGENCY	3,000	2,750	12	2,738
<b>TOTAL GENERAL ADMINISTRATIVE</b>	<b>90,274</b>	<b>83,224</b>	<b>57,679</b>	<b>25,545</b>
<b>DEBT ADMINISTRATION</b>				
DISSEMINATION AGENT	5,000	-	-	-
TRUSTEE FEES	4,040	-	-	-
ARBITRAGE	475	-	-	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>9,515</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>PHYSICAL ENVIRONMENT</b>				
COMPREHENSIVE FIELD SERVICES	-	-	-	-
STREETLIGHTS	-	-	-	-
ELECTRICITY (IRRIGATION & POND PUMPS)	-	-	-	-
WATER	-	-	-	-
LANDSCAPING MAINTENANCE	2,600	2,600	2,600	-
LANDSCAPE REPLINISHMENT	-	-	-	-
IRRIGATION MAINTENANCE & REPAIR	-	-	-	-
POND MAINTENANCE	11,500	11,500	11,500	-
WETAND MONITORING & MAINTENANCE	5,700	5,700	5,700	-
DOG WASTE SERVICES	-	-	-	-
PHYSICAL ENVIRONMENT CONTINGENCY	-	-	-	-
<b>TOTAL PHYSICAL ENVIRONMENT</b>	<b>19,800</b>	<b>19,800</b>	<b>19,800</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>119,589</b>	<b>103,024</b>	<b>77,479</b>	<b>25,545</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 6,599</b>	<b>\$ 445</b>	<b>\$ (6,154)</b>
<b>FUND BALANCE - BEGINNING</b>		(1,394)	(1,394)	-
<b>FUND BALANCE - ENDING</b>	<b>\$ -</b>	<b>\$ 5,205</b>	<b>\$ (949)</b>	<b>\$ (6,154)</b>

**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 AUGUST 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Budget Year-to-Date</b>	<b>FY 2025 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>
<b>1 REVENUE</b>				
2 DEVELOPER FUNDING	\$ -	\$ -	\$ -	\$ -
3 SPECIAL ASSESSMENT - ON ROLL	-	-	-	-
4 SPECIAL ASSESSMENT - OFF ROLL	-	-	-	-
5 PREPAYMENT REVENUE	-	-	-	-
6 INTEREST REVENUE	-	-	3,633	3,633
7 ASSESSMENT VIA LOT CLOSINGS	-	-	1,800	1,800
8 LESS: DISCOUNT ASSESSMENTS	-	-	-	-
<b>9 TOTAL REVENUE</b>	<u>-</u>	<u>-</u>	<u>5,433</u>	<u>5,433</u>
<b>10 EXPENDITURES</b>				
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)
<b>19 TOTAL EXPENDITURES</b>	<u>-</u>	<u>-</u>	<u>224,528</u>	<u>(224,528)</u>
<b>20 EXCESS REVENUE OVER (UNDER) EXPENDITURES</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (219,095)</u>	<u>\$ (219,095)</u>
<b>21 OTHER FINANCING SOURCES (USES)</b>				
22 BOND PROCEEDS	-	-	595,827	595,827
23 UNDERWRITER'S DISCOUNT	-	-	(137,900)	(137,900)
24 TRANSFER IN (OUT)	-	-	-	-
<b>25 TOTAL OTHER FINANCING SOURCES (USES)</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 457,927</u>	<u>\$ 457,927</u>
<b>26 FUND BALANCE - BEGINNING</b>	-			-
<b>27 FUND BALANCE - ENDING</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 238,832</u>	<u>\$ 238,832</u>

**WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
CONSTRUCTION FUND - SERIES 2025  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE PERIOD FROM OCTOBER 1, 2024 THROUGH AUGUST 31, 2025**

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

**WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**CASH RECONCILIATION - GENERAL FUND**  
**AUGUST 31, 2025**

	<u><b>Bank United (Operating Acct)</b></u>
Ending Balance Per Bank Statement	\$ 12,554.74
Plus: Deposits in transit	-
Less: Outstanding Checks	(270.00)
<b><i>Adjusted Bank Balance</i></b>	<u><u><b>\$ 12,284.74</b></u></u>
Beginning Cash Balance Per Books	\$ 93,750.27
Cash Receipts	9,205.78
Cash Disbursements	(90,671.31)
<b><i>Balance Per Books</i></b>	<u><u><b>\$ 12,284.74</b></u></u>



**WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
CHECK REGISTER - FY 2025**

Date	Num	Name	Memo	General Fund		
				Receipts	Disbursements	Balance
<b>09/30/24</b>		<b>EOY Balance</b>				<b>2,763.60</b>
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
<b>Balance as of 10/31/24</b>				<b>5,990.00</b>	<b>5,570.00</b>	<b>3,183.60</b>
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: Mccle		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
<b>Balance as of 11/30/24</b>				<b>36,240.57</b>	<b>26,137.11</b>	<b>13,287.06</b>
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
<b>Balance as of 12/31/24</b>				<b>-</b>	<b>910.10</b>	<b>12,376.96</b>
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
<b>Balance as of 1/31/25</b>				<b>31,266.16</b>	<b>37,853.68</b>	<b>5,789.44</b>
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
<b>Balance as of 2/28/25</b>				<b>6,532.72</b>	<b>2,755.05</b>	<b>9,567.11</b>
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
3/14/2025	wire	KH Woodland Preserve LLC		205.50		10,044.12

**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		5,150.00		15,194.12
3/14/2025			Deposit	476.28		15,670.40
<b>Balance as of 3/31/25</b>				<b>6,558.34</b>	<b>455.05</b>	<b>15,670.40</b>
4/3/2025	100043	IPFS Corporation	Invoice: 040325-59272 (Reference: Payment 7. )		455.05	15,215.35
<b>Balance as of 4/30/25</b>				<b>-</b>	<b>455.05</b>	<b>15,215.35</b>
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
<b>Balance as of 5/31/25</b>				<b>6,904.73</b>	<b>16,998.47</b>	<b>5,121.61</b>
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 # 00037496	KH Woodland Preserve LLC		3,958.34		3,813.61
<b>Balance as of 6/30/25</b>				<b>3,958.34</b>	<b>5,266.34</b>	<b>3,813.61</b>
7/8/2025	100051	IPFS Corporation	Invoice: 061125-59272 (Reference: Payment 9. )		455.05	3,358.56
7/22/2025	chk # 00041394	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
<b>Balance as of 7/31/25</b>				<b>91,134.81</b>	<b>1,198.15</b>	<b>93,750.27</b>
8/6/2025	GF 2025-17	KH Woodland Preserve LLC		7,916.68		101,666.95
8/11/2025	0103-00000450	KH Woodland Preserve LLC		455.05		102,122.00
8/25/2025	100053	Kutak Rock LLP	Invoice: 3582763 (Reference: For Professional Legal Services Rendered 5/5-5/24/25. )		270.00	101,852.00
8/26/2025	595	Kh Woodland Preserve	To record the payment of funds erroneously deposited that were for Woodlands Preserve HOA		90,401.31	11,450.69
8/27/2025	0103-00001085	KH Woodland Preserve LLC		834.05		12,284.74
<b>Balance as of 8/31/25</b>				<b>9,205.78</b>	<b>90,671.31</b>	<b>12,284.74</b>

# **EXHIBIT 5**

**[Return to Agenda](#)**

**WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
NEGATIVE VARIANCE ANALYSIS  
FOR THE PERIOD FROM OCTOBER 1, 2024 THROUGH AUGUST 31, 2025**

	<b>FY 2025 Adopted Budget</b>	<b>FY 2025 Budget Year-to-Date</b>	<b>FY 2025 Actual Year-to-Date</b>	<b>VARIANCE Favorable (Unfavorable)</b>	<b>Comments</b>
2 GENERAL FUND REVENUE - DEVELOPER FUNDING	119,589	109,623	76,823	(32,800)	Less contributions needed as actual expenditures have been lower than anticipated
17 INSURANCE	5,500	5,500	5,504	(4)	Paid late fees and fees for paying online
18 REGULATORY AND PERMIT FEES	175	175	200	(25)	Includes a late fee of \$25