District: **WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

Date: Tuesday, August 11, 2026
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	

Teams
Dial In: +1 312-667-7136
Phone ID: 869 139 073#
Meeting ID: 242 011 802 457 84
Passcode: SR6KM2Fm

Regular Meeting Agenda

For the full agenda packet, please contact: 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 Adoption – **Resolution 2026-03**, Adopting Final Budget for FY 2026-2027 **Exhibit 1**
   1. Exhibit A –Fiscal Year 2026/2027 Budget

B. Consideration for Adoption – **Resolution 2026-04**, Levying O&M Assessment for FY 2026-2027 **Exhibit 2**
   1. Exhibit A –Fiscal Year 2026/2027 Budget

C. Consideration for Adoption – **Resolution 2026-05**, Adopting Meeting Schedule for FY 2026-2027 **Exhibit 3**

D. Consideration for Adoption – **Resolution 2026-06**, Designating Bank Signatories **Exhibit 4**

E. Consideration for Adoption – **Resolution 2026-07**, Designating Officers **Exhibit 5**

IV. Consent Agenda

A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held May 12, 2026 **Exhibit 6**

B. Consideration for Acceptance – The April 2026 Unaudited Financial Report **Exhibit 7**

C. Consideration for Acceptance – The May 2026 Unaudited Financial Report **Exhibit 8**

D. Consideration for Acceptance – The June 2026 Unaudited Financial Report **Exhibit 9**

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

RESOLUTION 2026-03

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, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, 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, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**") 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 Statute*s; 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, 2027."

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 2026/2027, 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 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 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 11th DAY OF AUGUST, 2026.

ATTEST:	**WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**
By:_________________________________	By:____
Title: _______________________________	Its:____

Exhibit A: Fiscal Year 2026/2027 Budget(s)

Woodland Preserve

Community Development District

Proposed Budget
FY 2026–2027

Presented at the August 11, 2026 Meeting

Kindness. Action. Innovation.

Woodland Preserve Community Development District
Table of Contents

Woodland Preserve Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

	Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**							
	Operations & Maintenance Assessments - On-Roll	$ -	$ -	$ 42,104	$ 42,045	$ 59	$ 42,104	$ 42,104
	Operations & Maintenance Assessments - Off-Roll	102,420	80,312	77,485	13,807	58,864	72,671	77,485
	Operations & Maintenance Assessments - Lot Closings	-	1,101	-	2,480	-	2,480	-
	Miscellaneous Revenue	-	-	-	2,242	-	2,242	-
	Interest	-	-	-	91	-	91	-
	Total Revenue	**102,420**	**81,413**	**119,589**	**60,666**	**58,923**	**119,589**	**119,589**
II.	**Expenditures**							
	General Administrative							
	P/R- Board of Supervisors	1,200	600	2,400	600	1,800	2,400	2,400
	Payroll Taxes	92	46	184	77	138	214	184
	Payroll Processing	150	150	300	200	67	267	309
	Professional Services - Management Consulting Services	45,863	47,000	47,000	35,250	11,750	47,000	47,500
	Professional Services - Auditing Services	-	3,600	5,500	-	5,500	5,500	5,500
	Professional Services - Engineering Services	-	-	10,000	-	-	-	10,000
	Professional Services - Legal Services	14,376	4,834	20,000	3,220	6,385	9,605	19,400
	Legal Advertisements	2,604	396	6,500	31	1,499	1,530	6,500
	Insurance	836	5,504	6,200	4,344	1,442	5,786	6,592
	Regulatory & Permit Fees	175	200	175	175	-	175	175
	Bank Fees	-	-	500	85	28	113	600
	Website Development & Hosting	2,250	500	2,015	2,938	-	2,938	1,515
	Administrative Contingency	153	12	6,800	37	82	119	5,889
	Total Administrative	**67,699**	**62,842**	**107,574**	**46,956**	**28,691**	**75,647**	**106,564**
	Debt Administration							
	Dissemination Agent	-	-	7,500	4,625	2,875	7,500	8,500
	Trustee Fees	-	-	4,040	938	3,103	4,040	4,050
	Arbitrage	-	-	475	-	475	475	475
	Total Debt Administration	**-**	**-**	**12,015**	**5,563**	**6,452**	**12,015**	**13,025**
	Physical Environment							
	Common Areas & Right of Ways							
	Contracts - Landscape Maintenance	20,000	2,600	-	-	-	-	-
	Total Common Areas & Right of Ways	**20,000**	**2,600**	**-**	**-**	**-**	**-**	**-**

Woodland Preserve Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Flood Control/Stormwater Management							
Contracts - Aquatic Maintenance	11,500	11,500	-	-	-	-	-
Contracts - Wetland Monitoring	2,850	5,700	-	-	-	-	-
Total Flood Control/Stormwater Management	**14,350**	**17,200**	**-**	**-**	**-**	**-**	**-**
Total Physical Environment	**34,350**	**19,800**	**-**	**-**	**-**	**-**	**-**
Total Expenditures	**102,049**	**82,642**	**119,589**	**52,518**	**35,143**	**87,662**	**119,589**
Excess (Deficiency) of Revenues Over (Under) Expenditures	371	(1,229)	-	8,147	23,780	31,927	-
IV. **Net Change in Fund Balance**	371	(1,229)	-	8,147	23,780	31,927	-
Fund Balance - Beginning	(1,765)	(1,394)	(2,624)	(2,624)	-	(2,624)	29,304
Fund Balance - Ending	**$ (1,394)**	**$ (2,624)**	**$ (2,624)**	**$ 5,524**	**$ 23,780**	**$ 29,304**	**$ 29,304**

WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FY 2026-2027 BUDGET NARRATIVE

REVENUE

SPECIAL ASSESSMENTS - ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

SPECIAL ASSESSMENTS - OFF-ROLL

Off-Roll assessments are billed directly to landowners that have not yet been placed on the County Tax Roll. These assessments fund the same O&M activities as On-Roll assessments and are invoiced according to the adopted assessment roll and applicable collection schedule.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R - BOARD OF SUPERVISORS

Chapter 190 of the Florida Statutes permits Board Supervisors to receive $200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

PAYROLL TAXES

Provides funding for required taxes associated with administrative, operational, or field staff payroll. This includes taxes on regular wages, overtime, and bonuses.

PAYROLL PROCESSING

Covers the cost of administering payroll for Supervisor compensation. This includes routine processing for each payroll cycle and additional year-end reporting and compliance filings.

PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES

The District receives Management, Accounting, Administrative, and Assessment services as part of the Kai Connected, LLC Management Agreement. This line also includes IT-related costs for processing the District's financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in Exhibit "A" of the agreement. Services are performed by Kai Connected, LLC for an annual amount of $47,500.

PROFESSIONAL SERVICES - AUDITING SERVICES

Covers the cost for the District's annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted in accordance with government auditing standards.

PROFESSIONAL SERVICES - ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. The FY 2027 Proposed Budget includes funding based on expected usage and prior-year activity.

PROFESSIONAL SERVICES - LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. The FY 2027 Proposed Budget includes funding based on anticipated legal activity.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

INSURANCE

Covers the District's annual premiums for general liability, public officials' liability, and property insurance. Coverage is provided by EGIS Insurance, with the FY 2027 rate pending finalization. The FY 2027 Proposed Budget includes $6,592 based on a 15% projected increase over the current annual premium.

REGULATORY AND PERMIT FEES

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

BANK FEES

Charges associated with the District's bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations.

WEBSITE COMPLIANCE

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. ADA-PDF subscription services are provided by a pending vendor for an annual amount of $1,515.

ADMINISTRATIVE CONTINGENCY

Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment.

DEBT ADMINISTRATION

DISSEMINATION AGENT

Provides for the services of a dissemination agent responsible for preparing and submitting the District's annual and continuing disclosure reports pursuant to SEC Rule 15c2-12.

TRUSTEE FEES

Covers the annual fees paid to the trustee bank responsible for administering the District's bond trust accounts and ensuring proper handling of debt service payments. Trustee services are based on the terms outlined in the Trust Indenture for each bond issuance.

ARBITRAGE

Provides for arbitrage rebate calculation services required by the Internal Revenue Code for the District's tax-exempt bonds.

Woodland Preserve Community Development District
Fiscal Year 2027 Annual Budget
Series 2025 Debt Service Fund

	Account Description	Actual FY 2025	Adopted FY 2026	Acutal Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**						
	Debt Service Assessments - On-Roll	$ -	$ 236,700	$ 236,366	$ 334	$ 236,700	$ 236,700
	Debt Service Assessments - Off-Roll	-	230,098	223,060	3,625	226,685	228,526
	Debt Service Assessments - Lot Closings	1,800	-	3,000	-	3,000	-
	Interest	4,435	-	6,530	-	6,530	-
	Total Revenue	**6,235**	**466,798**	**468,956**	**3,959**	**472,915**	**465,226**
II.	**Expenditures**						
	Debt Service						
	Principal Debt Retirement	-	100,000	100,000	-	100,000	105,000
	Interest Expense	42,528	362,375	364,525	-	364,525	360,226
	Total Debt Service	**42,528**	**462,375**	**464,525**	**-**	**464,525**	**465,226**
	Total Expenditures	**42,528**	**462,375**	**464,525**	**-**	**464,525**	**465,226**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	(36,293)	4,423	4,430	3,959	8,390	-
III.	**Other Financing Sources (Uses)**						
	Interfund Transfer-In (Out)	-	-	(8,390)	-	(8,390)	-
	Bond Proceeds	595,827	-	-	-	-	-
	Cost of Issuance	(182,000)	-	-	-	-	-
	Underwriter's Discount	(137,900)	-	-	-	-	-
	Total Other Sources (Uses)	**275,927**	**-**	**(8,390)**	**-**	**(8,390)**	**-**
IV.	**Net Change in Fund Balance**	**239,634**	**4,423**	**(3,959)**	**3,959**	**-**	**-**
	Fund Balance - Beginning	-	239,634	239,634	-	239,634	**239,634**
	Fund Balance - Ending	**$ 239,634**	**$ 244,056**	**$ 235,675**	**$ 3,959**	**$ 239,634**	**$ 239,634**

Woodland Preserve Community Development District
$6,895,000 Special Assessment Bonds, Series 2025 (Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
11/1/25			182,263	182,263		6,895,000
5/1/26	100,000	4.30%	182,263	282,263	464,526	6,795,000
11/1/26			180,113	180,113		6,795,000
5/1/27	105,000	4.30%	180,113	285,113	465,226	6,690,000
11/1/27			177,855	177,855		6,690,000
5/1/28	110,000	4.30%	177,855	287,855	465,710	6,580,000
11/1/28			175,490	175,490		6,580,000
5/1/29	115,000	4.30%	175,490	290,490	465,980	6,465,000
11/1/29			173,018	173,018		6,465,000
5/1/30	120,000	4.30%	173,018	293,018	466,036	6,345,000
11/1/30			170,438	170,438		6,345,000
5/1/31	125,000	4.30%	170,438	295,438	465,876	6,220,000
11/1/31			167,750	167,750		6,220,000
5/1/32	130,000	4.30%	167,750	297,750	465,500	6,090,000
11/1/32			164,955	164,955		6,090,000
5/1/33	140,000	5.30%	164,955	304,955	469,910	5,950,000
11/1/33			161,245	161,245		5,950,000
5/1/34	145,000	5.30%	161,245	306,245	467,490	5,805,000
11/1/34			157,403	157,403		5,805,000
5/1/35	155,000	5.30%	157,403	312,403	469,806	5,650,000
11/1/35			153,295	153,295		5,650,000
5/1/36	160,000	5.30%	153,295	313,295	466,590	5,490,000
11/1/36			149,055	149,055		5,490,000
5/1/37	170,000	5.30%	149,055	319,055	468,110	5,320,000
11/1/37			144,550	144,550		5,320,000
5/1/38	180,000	5.30%	144,550	324,550	469,100	5,140,000
11/1/38			139,780	139,780		5,140,000
5/1/39	190,000	5.30%	139,780	329,780	469,560	4,950,000
11/1/39			134,745	134,745		4,950,000
5/1/40	200,000	5.30%	134,745	334,745	469,490	4,750,000
11/1/40			129,445	129,445		4,750,000
5/1/41	210,000	5.30%	129,445	339,445	468,890	4,540,000
11/1/41			123,880	123,880		4,540,000
5/1/42	225,000	5.30%	123,880	348,880	472,760	4,315,000
11/1/42			117,918	117,918		4,315,000
5/1/43	235,000	5.30%	117,918	352,918	470,836	4,080,000
11/1/43			111,690	111,690		4,080,000
5/1/44	250,000	5.30%	111,690	361,690	473,380	3,830,000
11/1/44			105,065	105,065		3,830,000
5/1/45	260,000	5.30%	105,065	365,065	470,130	3,570,000
11/1/45			98,175	98,175		3,570,000
5/1/46	275,000	5.50%	98,175	373,175	471,350	3,295,000
11/1/46			90,613	90,613		3,295,000
5/1/47	290,000	5.50%	90,613	380,613	471,226	3,005,000
11/1/47			82,638	82,638		3,005,000
5/1/48	305,000	5.50%	82,638	387,638	470,276	2,700,000
11/1/48			74,250	74,250		2,700,000
5/1/49	325,000	5.50%	74,250	399,250	473,500	2,375,000
11/1/49			65,313	65,313		2,375,000
5/1/50	345,000	5.50%	65,313	410,313	475,626	2,030,000
11/1/50			55,825	55,825		2,030,000
5/1/51	360,000	5.50%	55,825	415,825	471,650	1,670,000
11/1/51			45,925	45,925		1,670,000
5/1/52	385,000	5.50%	45,925	430,925	476,850	1,285,000
11/1/52			35,338	35,338		1,285,000
5/1/53	405,000	5.50%	35,338	440,338	475,676	880,000
11/1/53			24,200	24,200		880,000
5/1/54	430,000	5.50%	24,200	454,200	478,400	450,000
11/1/54			12,375	12,375		450,000
5/1/55	450,000	5.50%	12,375	462,375	474,750	0
11/1/55				0		0
Total	**6,895,000**		**7,251,738**	**14,146,738**	**14,146,738**	

Woodland Preserve Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison

AR = Total Expenditures - Net:	$119,588.88	
Plus: Early Payment Discount (4.0%)	$5,116.10	
Plus: County Collection Charges (2.5%)	$3,197.56	
Total Expenditures - GROSS	$127,902.55	[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	

1. Equivalent Residential Unit (ERU) Allocation of Annual Operations and Maintenance Assessments

Product [1]	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
50'	279	1.00	279.00	62.25%	$266.82	$74,442.88	$285.37	$79,618.05
60'	141	1.20	169.20	37.75%	$320.18	$45,146.00	$342.44	$48,284.50
Total	**420**		**448.20**	**100.00%**		**$119,588.88**		**$127,902.55**

2. Assessment Comparison Summary by Fiscal Year

Assessment Area One - Phases 1A, 1B, and 2A

Product	Units	Operations & Maintenance [2]			Series 2025 Debt Service [2]			Total [2]			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
50'	279	$285.37	$285.37	0%	$1,604.28	$1,604.28	0%	$1,889.65	$1,889.65	$0.00	0%
60'	141	$342.44	$342.44	0%	$1,925.13	$1,925.13	0%	$2,267.57	$2,267.57	$0.00	0%
Total	**420**										

1. The Product mix is subject to change at the Developer's discretion. Assessment categories shown as zero in a given Fiscal Year reflect Product types that did not exist in the prior year or were created in the current year.
2.The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.

EXHIBIT 2

Return to Agenda

RESOLUTION 2026-04

[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 2026/2027; 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, 2026 and ending September 30, 2027 (**"Fiscal Year 2026/2027"**), 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.** [RESERVED.]

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 2026/2027 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 2026/2027. 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 2027.

As noted above, operations and maintenance assessments shall attach to any lots sold during Fiscal Year 2026/2027 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, 2026; 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 11th day of August, 2026.

ATTEST:

WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:_______________________________________

Its:_______________________________________

Exhibit A: Budget
Exhibit B: Assessment Roll

Woodland Preserve

Community Development District

Proposed Budget

FY 2026–2027

Presented at the August 11, 2026 Meeting

Kindness. Action. Innovation.

Woodland Preserve Community Development District
Table of Contents

Woodland Preserve Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

	Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**							
	Operations & Maintenance Assessments - On-Roll	$ -	$ -	$ 42,104	$ 42,045	$ 59	$ 42,104	$ 42,104
	Operations & Maintenance Assessments - Off-Roll	102,420	80,312	77,485	13,807	58,864	72,671	77,485
	Operations & Maintenance Assessments - Lot Closings	-	1,101	-	2,480	-	2,480	-
	Miscellaneous Revenue	-	-	-	2,242	-	2,242	-
	Interest	-	-	-	91	-	91	-
	Total Revenue	**102,420**	**81,413**	**119,589**	**60,666**	**58,923**	**119,589**	**119,589**
II.	**Expenditures**							
	General Administrative							
	P/R- Board of Supervisors	1,200	600	2,400	600	1,800	2,400	2,400
	Payroll Taxes	92	46	184	77	138	214	184
	Payroll Processing	150	150	300	200	67	267	309
	Professional Services - Management Consulting Services	45,863	47,000	47,000	35,250	11,750	47,000	47,500
	Professional Services - Auditing Services	-	3,600	5,500	-	5,500	5,500	5,500
	Professional Services - Engineering Services	-	-	10,000	-	-	-	10,000
	Professional Services - Legal Services	14,376	4,834	20,000	3,220	6,385	9,605	19,400
	Legal Advertisements	2,604	396	6,500	31	1,499	1,530	6,500
	Insurance	836	5,504	6,200	4,344	1,442	5,786	6,592
	Regulatory & Permit Fees	175	200	175	175	-	175	175
	Bank Fees	-	-	500	85	28	113	600
	Website Development & Hosting	2,250	500	2,015	2,938	-	2,938	1,515
	Administrative Contingency	153	12	6,800	37	82	119	5,889
	Total Administrative	**67,699**	**62,842**	**107,574**	**46,956**	**28,691**	**75,647**	**106,564**
	Debt Administration							
	Dissemination Agent	-	-	7,500	4,625	2,875	7,500	8,500
	Trustee Fees	-	-	4,040	938	3,103	4,040	4,050
	Arbitrage	-	-	475	-	475	475	475
	Total Debt Administration	**-**	**-**	**12,015**	**5,563**	**6,452**	**12,015**	**13,025**
	Physical Environment							
	Common Areas & Right of Ways							
	Contracts - Landscape Maintenance	20,000	2,600	-	-	-	-	-
	Total Common Areas & Right of Ways	**20,000**	**2,600**	**-**	**-**	**-**	**-**	**-**

Woodland Preserve Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Flood Control/Stormwater Management							
Contracts - Aquatic Maintenance	11,500	11,500	-	-	-	-	-
Contracts - Wetland Monitoring	2,850	5,700	-	-	-	-	-
Total Flood Control/Stormwater Management	**14,350**	**17,200**	**-**	**-**	**-**	**-**	**-**
Total Physical Environment	**34,350**	**19,800**	**-**	**-**	**-**	**-**	**-**
Total Expenditures	**102,049**	**82,642**	**119,589**	**52,518**	**35,143**	**87,662**	**119,589**
Excess (Deficiency) of Revenues Over (Under) Expenditures	371	(1,229)	-	8,147	23,780	31,927	-
IV. **Net Change in Fund Balance**	371	(1,229)	-	8,147	23,780	31,927	-
Fund Balance - Beginning	(1,765)	(1,394)	(2,624)	(2,624)	-	(2,624)	29,304
Fund Balance - Ending	**$ (1,394)**	**$ (2,624)**	**$ (2,624)**	**$ 5,524**	**$ 23,780**	**$ 29,304**	**$ 29,304**

WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
FY 2026-2027 BUDGET NARRATIVE

REVENUE

SPECIAL ASSESSMENTS - ON-ROLL
The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

SPECIAL ASSESSMENTS - OFF-ROLL
Off-Roll assessments are billed directly to landowners that have not yet been placed on the County Tax Roll. These assessments fund the same O&M activities as On-Roll assessments and are invoiced according to the adopted assessment roll and applicable collection schedule.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R - BOARD OF SUPERVISORS
Chapter 190 of the Florida Statutes permits Board Supervisors to receive $200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

PAYROLL TAXES
Provides funding for required taxes associated with administrative, operational, or field staff payroll. This includes taxes on regular wages, overtime, and bonuses.

PAYROLL PROCESSING
Covers the cost of administering payroll for Supervisor compensation. This includes routine processing for each payroll cycle and additional year-end reporting and compliance filings.

PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES
The District receives Management, Accounting, Administrative, and Assessment services as part of the Kai Connected, LLC Management Agreement. This line also includes IT-related costs for processing the District's financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in Exhibit "A" of the agreement. Services are performed by Kai Connected, LLC for an annual amount of $47,500.

PROFESSIONAL SERVICES - AUDITING SERVICES
Covers the cost for the District's annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted in accordance with government auditing standards.

PROFESSIONAL SERVICES - ENGINEERING SERVICES
Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. The FY 2027 Proposed Budget includes funding based on expected usage and prior-year activity.

PROFESSIONAL SERVICES - LEGAL SERVICES
Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. The FY 2027 Proposed Budget includes funding based on anticipated legal activity.

LEGAL ADVERTISEMENTS
Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

INSURANCE
Covers the District's annual premiums for general liability, public officials' liability, and property insurance. Coverage is provided by EGIS Insurance, with the FY 2027 rate pending finalization. The FY 2027 Proposed Budget includes $6,592 based on a 15% projected increase over the current annual premium.

REGULATORY AND PERMIT FEES
Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

BANK FEES
Charges associated with the District's bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations.

WEBSITE COMPLIANCE
The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. ADA-PDF subscription services are provided by a pending vendor for an annual amount of $1,515.

ADMINISTRATIVE CONTINGENCY
Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment.

DEBT ADMINISTRATION

DISSEMINATION AGENT
Provides for the services of a dissemination agent responsible for preparing and submitting the District's annual and continuing disclosure reports pursuant to SEC Rule 15c2-12.

TRUSTEE FEES
Covers the annual fees paid to the trustee bank responsible for administering the District's bond trust accounts and ensuring proper handling of debt service payments. Trustee services are based on the terms outlined in the Trust Indenture for each bond issuance.

ARBITRAGE
Provides for arbitrage rebate calculation services required by the Internal Revenue Code for the District's tax-exempt bonds.

Woodland Preserve Community Development District
Fiscal Year 2027 Annual Budget
Series 2025 Debt Service Fund

	Account Description	Actual FY 2025	Adopted FY 2026	Acutal Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**						
	Debt Service Assessments - On-Roll	$ -	$ 236,700	$ 236,366	$ 334	$ 236,700	$ 236,700
	Debt Service Assessments - Off-Roll	-	230,098	223,060	3,625	226,685	228,526
	Debt Service Assessments - Lot Closings	1,800	-	3,000	-	3,000	-
	Interest	4,435	-	6,530	-	6,530	-
	Total Revenue	**6,235**	**466,798**	**468,956**	**3,959**	**472,915**	**465,226**
II.	**Expenditures**						
	Debt Service						
	Principal Debt Retirement	-	100,000	100,000	-	100,000	105,000
	Interest Expense	42,528	362,375	364,525	-	364,525	360,226
	Total Debt Service	**42,528**	**462,375**	**464,525**	**-**	**464,525**	**465,226**
	Total Expenditures	**42,528**	**462,375**	**464,525**	**-**	**464,525**	**465,226**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	(36,293)	4,423	4,430	3,959	8,390	-
III.	**Other Financing Sources (Uses)**						
	Interfund Transfer-In (Out)	-	-	(8,390)	-	(8,390)	-
	Bond Proceeds	595,827	-	-	-	-	-
	Cost of Issuance	(182,000)	-	-	-	-	-
	Underwriter's Discount	(137,900)	-	-	-	-	-
	Total Other Sources (Uses)	**275,927**	**-**	**(8,390)**	**-**	**(8,390)**	**-**
IV.	**Net Change in Fund Balance**	**239,634**	**4,423**	**(3,959)**	**3,959**	**-**	**-**
	Fund Balance - Beginning	-	239,634	239,634	-	239,634	**239,634**
	Fund Balance - Ending	**$ 239,634**	**$ 244,056**	**$ 235,675**	**$ 3,959**	**$ 239,634**	**$ 239,634**

Woodland Preserve Community Development District
$6,895,000 Special Assessment Bonds, Series 2025 (Assessment Area One)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
11/1/25			182,263	182,263		6,895,000
5/1/26	100,000	4.30%	182,263	282,263	464,526	6,795,000
11/1/26			180,113	180,113		6,795,000
5/1/27	105,000	4.30%	180,113	285,113	465,226	6,690,000
11/1/27			177,855	177,855		6,690,000
5/1/28	110,000	4.30%	177,855	287,855	465,710	6,580,000
11/1/28			175,490	175,490		6,580,000
5/1/29	115,000	4.30%	175,490	290,490	465,980	6,465,000
11/1/29			173,018	173,018		6,465,000
5/1/30	120,000	4.30%	173,018	293,018	466,036	6,345,000
11/1/30			170,438	170,438		6,345,000
5/1/31	125,000	4.30%	170,438	295,438	465,876	6,220,000
11/1/31			167,750	167,750		6,220,000
5/1/32	130,000	4.30%	167,750	297,750	465,500	6,090,000
11/1/32			164,955	164,955		6,090,000
5/1/33	140,000	5.30%	164,955	304,955	469,910	5,950,000
11/1/33			161,245	161,245		5,950,000
5/1/34	145,000	5.30%	161,245	306,245	467,490	5,805,000
11/1/34			157,403	157,403		5,805,000
5/1/35	155,000	5.30%	157,403	312,403	469,806	5,650,000
11/1/35			153,295	153,295		5,650,000
5/1/36	160,000	5.30%	153,295	313,295	466,590	5,490,000
11/1/36			149,055	149,055		5,490,000
5/1/37	170,000	5.30%	149,055	319,055	468,110	5,320,000
11/1/37			144,550	144,550		5,320,000
5/1/38	180,000	5.30%	144,550	324,550	469,100	5,140,000
11/1/38			139,780	139,780		5,140,000
5/1/39	190,000	5.30%	139,780	329,780	469,560	4,950,000
11/1/39			134,745	134,745		4,950,000
5/1/40	200,000	5.30%	134,745	334,745	469,490	4,750,000
11/1/40			129,445	129,445		4,750,000
5/1/41	210,000	5.30%	129,445	339,445	468,890	4,540,000
11/1/41			123,880	123,880		4,540,000
5/1/42	225,000	5.30%	123,880	348,880	472,760	4,315,000
11/1/42			117,918	117,918		4,315,000
5/1/43	235,000	5.30%	117,918	352,918	470,836	4,080,000
11/1/43			111,690	111,690		4,080,000
5/1/44	250,000	5.30%	111,690	361,690	473,380	3,830,000
11/1/44			105,065	105,065		3,830,000
5/1/45	260,000	5.30%	105,065	365,065	470,130	3,570,000
11/1/45			98,175	98,175		3,570,000
5/1/46	275,000	5.50%	98,175	373,175	471,350	3,295,000
11/1/46			90,613	90,613		3,295,000
5/1/47	290,000	5.50%	90,613	380,613	471,226	3,005,000
11/1/47			82,638	82,638		3,005,000
5/1/48	305,000	5.50%	82,638	387,638	470,276	2,700,000
11/1/48			74,250	74,250		2,700,000
5/1/49	325,000	5.50%	74,250	399,250	473,500	2,375,000
11/1/49			65,313	65,313		2,375,000
5/1/50	345,000	5.50%	65,313	410,313	475,626	2,030,000
11/1/50			55,825	55,825		2,030,000
5/1/51	360,000	5.50%	55,825	415,825	471,650	1,670,000
11/1/51			45,925	45,925		1,670,000
5/1/52	385,000	5.50%	45,925	430,925	476,850	1,285,000
11/1/52			35,338	35,338		1,285,000
5/1/53	405,000	5.50%	35,338	440,338	475,676	880,000
11/1/53			24,200	24,200		880,000
5/1/54	430,000	5.50%	24,200	454,200	478,400	450,000
11/1/54			12,375	12,375		450,000
5/1/55	450,000	5.50%	12,375	462,375	474,750	0
11/1/55				0		0
Total	**6,895,000**		**7,251,738**	**14,146,738**	**14,146,738**	

Woodland Preserve Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison

AR = Total Expenditures - Net:	**$119,588.88**	
Plus: Early Payment Discount (4.0%)	**$5,116.10**	
Plus: County Collection Charges (2.5%)	**$3,197.56**	
Total Expenditures - GROSS	**$127,902.55**	[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	

1. Equivalent Residential Unit (ERU) Allocation of Annual Operations and Maintenance Assessments

Product [1]	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
50'	279	1.00	279.00	62.25%	$266.82	$74,442.88	$285.37	$79,618.05
60'	141	1.20	169.20	37.75%	$320.18	$45,146.00	$342.44	$48,284.50
Total	**420**		**448.20**	**100.00%**		**$119,588.88**		**$127,902.55**

2. Assessment Comparison Summary by Fiscal Year

Assessment Area One - Phases 1A, 1B, and 2A

Product	Units	Operations & Maintenance [2]			Series 2025 Debt Service [2]			Total [2]			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
50'	279	$285.37	$285.37	0%	$1,604.28	$1,604.28	0%	$1,889.65	$1,889.65	$0.00	0%
60'	141	$342.44	$342.44	0%	$1,925.13	$1,925.13	0%	$2,267.57	$2,267.57	$0.00	0%
Total	**420**										

1. The Product mix is subject to change at the Developer's discretion. Assessment categories shown as zero in a given Fiscal Year reflect Product types that did not exist in the prior year or were created in the current year.
2.The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.

EXHIBIT 3

Return to Agenda

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027 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 2027 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 2027 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 11th day of August, 2026.

ATTEST**:**	**WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson/Vice Chairperson, Board of Supervisors

Comp. Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A
Notice of Meetings
Fiscal Year 2026-2027
Woodland Preserve Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026-2027 Regular Meetings of the Board of Supervisors of the Woodland Preserve Community Development District shall be held 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:

October 6, 2026
November 19, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 7, 2027

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 N. 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.

District Manager
Andy Mendenhall

EXHIBIT 4

Return to Agenda

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (the "**Board**") previously adopted a resolution appointing certain employees of the District management company as officers of the District to perform services on behalf of the District; and

WHEREAS, the Board desires to designate new authorized officers for the District's accounts.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.

2. **Additional Authorized Officers for District Accounts.** As District officers, Andrew Mendenhall (Secretary), Ken Joines (Treasurer), and Sonia Valentin (Assistant Treasurer) are authorized to administer the District's accounts, as soon as practical and effective immediately.

3. **Expiration for Previous Authorized Officers for District Accounts** All previous signers on the District's accounts will be automatically removed effective as of August 11, 2026.

4. **Conflicts**. Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

5. **Effective Date**. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11th DAY OF AUGUST, 2026.

ATTEST:

WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Print Name: ______________________
Secretary/Assistant Secretary

Print Name:___________________________
Chair/Vice Chair of the Board of Supervisors

EXHIBIT 5

Return to Agenda

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Woodland Preserve Community Development District (the "District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statues, being situated entirely within the County of Manatee, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

Paul Martin	Chair
Fred Pfister	Vice-Chair
Andrew Mendenhall	Secretary
Ken Joines	Treasurer
Sonia Valentin	Assistant Treasurer
______________________	Assistant Treasurer
John Leinaweaver	Assistant Secretary
Bill Fife	Assistant Secretary
______________________	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of August 2026.

ATTEST:

Name: ____________________________
Secretary / Assistant Secretary

WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Name:__________________________________
Chair / Vice Chair of the Board of Supervisors

EXHIBIT 6

Return to Agenda

MINUTES OF MEETING

WOODLAND PRESERVE

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Woodland Preserve Community Development District was held on Thursday, February 12, 2026 at 10:30 a.m. at the Waterscapes Pools & Spas, 8141 Lakewood Main Street, Suite 209A, Lakewood Ranch, FL 34202.

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

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

Also, present were:

Andy Mendenhall	District Manager, Kai
Jere Earlywine (*Virtual*)	District Counsel, Kutak Rock

The following is a summary of the discussions and actions taken at the January 13, 2026 Woodland Preserve CDD Board of Supervisors Regular Meeting.

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

None

THIRD ORDER OF BUSINESS – Business Items

A. Exhibit 1: Consideration for Adoption – Resolution 2026-02, Approving Proposed FY 2026-2027 Budget and Setting Public Hearing
   1. Exhibit A – Proposed Budget for Fiscal Year 2026/2027

On a MOTION by Mr. Martin, SECONDED by Mr. Pfister, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-02, Approving Proposed FY 2026-2027 Budget and Setting Public Hearing,** for the Woodland Preserve Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held January 13, 2026
B. Exhibit 3: Consideration for Acceptance – The December 2025 Unaudited Financial Report
C. Exhibit 4: Consideration for Acceptance – The January 2026 Unaudited Financial Report
D. Exhibit 5: Consideration for Acceptance – The February 2026 Unaudited Financial Report
E. Exhibit 6: Consideration for Acceptance – The March 2026 Unaudited Financial Report
F. Exhibit 7: Ratification of DMHB – Audit Engagement Letter

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

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Manager

1. Exhibit 8: Presentation of Qualified Registered Electors – 13

For presentation purposes only.

B. District Attorney

Mr. Earlywine inquired about upcoming utility transfers and the timing of the next bond issuance. Mr. Martin reported that utility transfers were expected around September and explained that the utilities should be transferred to the CDD before being conveyed to the county to ensure eligibility for reimbursement through a future bond issuance.

C. District Engineer

None

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

None

SEVENTH ORDER OF BUSINESS – Supervisors Requests

Mr. Martin discussed the current Board vacancy and the potential resignation of Mr. Fife. The Board also discussed whether additional representatives should remain on the Board and noted that a scheduled closing was anticipated in June. Mr. Martin emphasized the importance of maintaining sufficient Board membership to ensure a quorum for meetings and suggested considering the appointment of an additional Board member to avoid future attendance and quorum issues.

EIGHTH ORDER OF BUSINESS – Adjournment

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.

____

Signature

____

Printed Name

Title: □ Chairman □ Vice Chairman

EXHIBIT 7

Return to Agenda

Financial Reporting Package

Woodland Preserve Community Development District

Period Ending: 04/30/2026

Woodland Preserve Community Development District

Balance Sheet as of 4/30/2026

Assets	Operating	301 - Debt Service 2025 AA1 Fund	501 - Acquisition & Construction 2025 AA1 Fund	Total
Cash - Operating				
101001 - Operating VNB - #6490	$20,023.40			$20,023.40
Total Cash - Operating	**$20,023.40**			**$20,023.40**
Cash - Money Market, Reserves and Other				
101201 - Reserve BU - #7998	$3,573.34			$3,573.34
Total Cash - Money Market, Reserves and Other	**$3,573.34**			**$3,573.34**
Accounts Receivable & Other Assets				
115100 - Accounts Receivable - Other	$315.00			$315.00
121000 - Assessments Receivable - On Roll	$72.21	$405.91		$478.12
155000 - Prepaid Items	$4,686.84			$4,686.84
Total Accounts Receivable & Other Assets	**$5,074.05**	**$405.91**		**$5,479.96**
Investments				
151100 - Series 2025 AA1 Revenue Account		$8.71		$8.71
151101 - Series 2025 AA1 Sinking Fund Account		$100,000.00		$100,000.00
151102 - Series 2025 AA1 Interest Account		$182,262.68		$182,262.68
151104 - Series 2025 AA1 Debt Service Reserve Account		$234,068.92		$234,068.92
151106 - Series 2025 AA1 Cost of Issuance Account		$25.02		$25.02
151107 - Series 2025 AA1 Acquisition & Construction Account			$8,462.86	$8,462.86
Total Investments		**$516,365.33**	**$8,462.86**	**$524,828.19**
Total Assets	**$28,670.79**	**$516,771.24**	**$8,462.86**	**$553,904.89**

Woodland Preserve Community Development District

Balance Sheet as of 4/30/2026

Liabilities / Equity	Operating	301 - Debt Service 2025 AA1 Fund	501 - Acquisition & Construction 2025 AA1 Fund	Total
Current Liability				
202000 - Accounts Payable	$11,948.18			$11,948.18
223000 - Deferred Revenue	$72.21	$405.91		$478.12
Total Current Liability	**$12,020.39**	**$405.91**		**$12,426.30**
Fund Balance				
280000 - Fund Balance - Nonspendable	$4,686.84			$4,686.84
281000 - Fund Balance - Restricted		$239,633.96		$239,633.96
284000 - Fund Balance - Unassigned	($7,311.04)			($7,311.04)
Total Fund Balance	**($2,624.20)**	**$239,633.96**		**$237,009.76**
Net Change in Fund Balance				
33750 - Net Income	$19,274.60	$276,731.37	$8,462.86	$304,468.83
Total Net Change in Fund Balance	**$19,274.60**	**$276,731.37**	**$8,462.86**	**$304,468.83**
Total Liabilities / Equity	**$28,670.79**	**$516,771.24**	**$8,462.86**	**$553,904.89**

Woodland Preserve Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Operating Income

Revenue

325201 - Special Assessments - On-Roll	-	3,508.69	(3,508.69)	42,032.04	24,560.83	17,471.21	42,104.25
325202 - Special Assessments - Off-Roll	-	6,457.05	(6,457.05)	13,806.94	45,199.35	(31,392.41)	77,484.63
325203 - Special Assessments - Lot Closings assessments	-	-	-	2,480.36	-	2,480.36	-
361100 - Interest	23.40	-	23.40	23.40	-	23.40	-
369900 - Miscellaneous Revenues	-	-	-	2,242.48	-	2,242.48	-
Total Revenue	**23.40**	**9,965.74**	**(9,942.34)**	**60,585.22**	**69,760.18**	**(9,174.96)**	**119,588.88**
Total Income	**23.40**	**9,965.74**	**(9,942.34)**	**60,585.22**	**69,760.18**	**(9,174.96)**	**119,588.88**

Operating Expense

General Administrative

513001 - P/R - Board Of Supervisors (Fka) Supervisors Compensation	-	200.00	200.00	400.00	1,400.00	1,000.00	2,400.00
513002 - Payroll Taxes	-	15.30	15.30	61.20	107.10	45.90	183.60
513003 - Payroll Processing Fees	-	25.00	25.00	150.00	175.00	25.00	300.00
513101 - Professional Services - Management Consulting Services	3,916.67	3,916.67	-	27,416.69	27,416.69	-	47,000.00
513106 - Professional Services - Auditing Services	-	458.33	458.33	-	3,208.31	3,208.31	5,500.00
513107 - Professional Services - Engineering Services	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
513108 - Professional Services - Legal Services	1,086.00	1,666.67	580.67	2,894.65	11,666.69	8,772.04	20,000.00
513201 - Legal Advertisements	-	541.67	541.67	30.62	3,791.69	3,761.07	6,500.00
513202 - Insurance	509.65	516.67	7.02	3,357.95	3,616.69	258.74	6,200.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	102.06	(72.94)	175.00
513205 - Bank Fees	-	41.67	41.67	84.89	291.69	206.80	500.00
513209 - Website Compliance (dev & hosting)	1,590.45	167.92	(1,422.53)	2,597.97	1,175.44	(1,422.53)	2,015.00
513901 - Administrative Contingency	-	566.67	566.67	37.46	3,966.69	3,929.23	6,800.00
Total General Administrative	**7,102.77**	**8,964.48**	**1,861.71**	**37,206.43**	**62,751.36**	**25,544.93**	**107,573.60**

Debt Administration

517101 - Dissemination Agent	416.67	625.00	208.33	3,791.69	4,375.00	583.31	7,500.00
517102 - Trustee Fees	312.50	336.67	24.17	312.50	2,356.69	2,044.19	4,040.00
517103 - Arbitrage	-	39.58	39.58	-	277.06	277.06	475.00
Total Debt Administration	**729.17**	**1,001.25**	**272.08**	**4,104.19**	**7,008.75**	**2,904.56**	**12,015.00**
Total Expense	**7,831.94**	**9,965.73**	**2,133.79**	**41,310.62**	**69,760.11**	**28,449.49**	**119,588.60**

Operating Net Total	**(7,808.54)**	**.01**	**(7,808.55)**	**19,274.60**	**.07**	**19,274.53**	**.28**

Woodland Preserve Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

301 - Debt Service 2025 AA1 Fund Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Revenue							
325201 - Special Assessments - On-Roll	-	19,725.00	(19,725.00)	236,294.09	138,075.00	98,219.09	236,700.00
325202 - Special Assessments - Off-Roll	42,814.50	19,174.79	23,639.71	223,059.77	134,223.53	88,836.24	230,097.50
325203 - Special Assessments - Lot Closings assessments	-	-	-	3,000.00	-	3,000.00	-
361100 - Interest	679.13	-	679.13	5,029.71	-	5,029.71	-
Total Revenue	**43,493.63**	**38,899.79**	**4,593.84**	**467,383.57**	**272,298.53**	**195,085.04**	**466,797.50**
Total Income	**43,493.63**	**38,899.79**	**4,593.84**	**467,383.57**	**272,298.53**	**195,085.04**	**466,797.50**

301 - Debt Service 2025 AA1 Fund Expense

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	-	-	-	100,000.00
517311 - Interest Expense	-	-	-	182,262.50	180,113.00	(2,149.50)	362,376.00
Total Debt Administration	**-**	**-**	**-**	**182,262.50**	**180,113.00**	**(2,149.50)**	**462,376.00**
Other Financing Uses							
581501 - Inter-Fund Group Transfers Out To 501	4,196.24	-	(4,196.24)	8,389.70	-	(8,389.70)	-
Total Other Financing Uses	**4,196.24**	**-**	**(4,196.24)**	**8,389.70**	**-**	**(8,389.70)**	**-**
Total Expense	**4,196.24**	**-**	**(4,196.24)**	**190,652.20**	**180,113.00**	**(10,539.20)**	**462,376.00**
301 - Debt Service 2025 AA1 Fund Net Total	**39,297.39**	**38,899.79**	**397.60**	**276,731.37**	**92,185.53**	**184,545.84**	**4,421.50**

Woodland Preserve Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

501 - Acquisition & Construction 2025 AA1 Fund Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Revenue							
361100 - Interest	12.00	-	12.00	73.16	-	73.16	-
Total Revenue	**12.00**	**-**	**12.00**	**73.16**	**-**	**73.16**	**-**
Other Financing Sources							
381301 - Inter-Fund Group Transfers In From 301	4,196.24	-	4,196.24	8,389.70	-	8,389.70	-
Total Other Financing Sources	**4,196.24**	**-**	**4,196.24**	**8,389.70**	**-**	**8,389.70**	**-**
Total Income	**4,208.24**	**-**	**4,208.24**	**8,462.86**	**-**	**8,462.86**	**-**
501 - Acquisition & Construction 2025 AA1 Fund Net Total	**4,208.24**	**-**	**4,208.24**	**8,462.86**	**-**	**8,462.86**	**-**
Net Total	**35,697.09**	**38,899.80**	**(3,202.71)**	**304,468.83**	**92,185.60**	**212,283.23**	**4,421.78**

Woodland Preserve Community Development District

Bank Register Report 4/1/2026 - 4/30/2026

Date	Description	Type	R	Check No	Amount
Operating VNB - 1139406490					
	Balance as of 4/1/2026				**$0.00**
4/8/2026	Transfer from BU Reserve - 9856197998 - Transfer of Funds	Transfer In	R	ACH	$20,000.00
4/27/2026	Developer Contribution for Debt Service Payment Due 5/1/26	Misc Deposit	R	0103-00007782	$42,814.50
4/28/2026	Transfer to Trust 2025 AA1 Revenue Account - To transfer developer due to DS to revenue account	Transfer Out	R	ACH	($42,814.50)
4/30/2026	April Interest	Interest	R	ACH	$23.40
				Total	**$20,023.40**
				Balance as of 4/30/2026	**$20,023.40**
BU Reserve - 9856197998					
	Balance as of 4/1/2026				**$259,867.43**
4/8/2026	Transfer to Operating VNB - 1139406490 - Transfer of Funds	Transfer Out	R	ACH	($20,000.00)
4/22/2026	Transfer to Trust 2025 AA1 Revenue Account - Transfer of DS Money Due	Transfer Out	R	ACH	($236,294.09)
				Total	**($256,294.09)**
				Balance as of 4/30/2026	**$3,573.34**
Series 2025 AA1 Sinking Fund Account					
	Balance as of 4/1/2026				**$0.00**
4/30/2026	Transfer from Trust 2025 AA1 Revenue Account - Transfer of Funds	Transfer In	R	ACH	$100,000.00
				Total	**$100,000.00**
				Balance as of 4/30/2026	**$100,000.00**
Trust 2025 AA1 Acquisition & Construction Account					
	Balance as of 4/1/2026				**$4,254.62**
4/1/2026	April Interest	Interest	R	ACH	$12.00
4/1/2026	Transfer from Trust 2025 AA1 Debt Service Reserve Account - Transfer of Funds	Transfer In	R	ACH	$4,196.24
				Total	**$4,208.24**
				Balance as of 4/30/2026	**$8,462.86**
Trust 2025 AA1 Cost of Issuance Account					
	Balance as of 4/1/2026				**$24.95**
4/1/2026	April Interest	Interest	R	ACH	$0.07
				Total	**$0.07**
				Balance as of 4/30/2026	**$25.02**
Trust 2025 AA1 Debt Service Reserve Account					

Woodland Preserve Community Development District

Bank Register Report 4/1/2026 - 4/30/2026

Date	Description	Type	R	Check No	Amount
	Balance as of 4/1/2026				**$237,594.99**
4/1/2026	Transfer to Trust 2025 AA1 Acquisition & Construction Account - Transfer of Funds	Transfer Out	R	ACH	($4,196.24)
4/1/2026	April Interest	Interest	R	ACH	$670.17
				Total	**($3,526.07)**
				Balance as of 4/30/2026	**$234,068.92**

Trust 2025 AA1 Interest Account

Date	Description	Type	R	Check No	Amount
	Balance as of 4/1/2026				**$0.68**
4/30/2026	Transfer from Trust 2025 AA1 Revenue Account	Transfer In	R	ACH	$182,262.00
				Total	**$182,262.00**
				Balance as of 4/30/2026	**$182,262.68**

Trust 2025 AA1 Revenue Account

Date	Description	Type	R	Check No	Amount
	Balance as of 4/1/2026				**$3,153.23**
4/1/2026	April Interest	Interest	R	ACH	$8.89
4/22/2026	Transfer from BU Reserve - 9856197998 - Transfer of DS Money Due	Transfer In	R	ACH	$236,294.09
4/28/2026	Transfer from Operating VNB - 1139406490 - To transfer developer due to DS to revenue account	Transfer In	R	ACH	$42,814.50
4/30/2026	Transfer to Series 2025 AA1 Sinking Fund Account - Transfer of Funds	Transfer Out	R	ACH	($100,000.00)
4/30/2026	Transfer to Trust 2025 AA1 Interest Account	Transfer Out	R	ACH	($182,262.00)
				Total	**($3,144.52)**
				Balance as of 4/30/2026	**$8.71**

Woodland Preserve Community Development District

Bank Account Reconciliation for Period 4/30/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB - 1139406490	20,023.40	0.00	20,023.40	20,023.40	Balanced
BU Reserve - 9856197998	3,573.34	0.00	3,573.34	3,573.34	Balanced
Trust 2025 AA1 Acquisition & Construction Account	8,462.86	0.00	8,462.86	8,462.86	Balanced
Trust 2025 AA1 Cost of Issuance Account	25.02	0.00	25.02	25.02	Balanced
Trust 2025 AA1 Revenue Account	8.71	0.00	8.71	8.71	Balanced
Trust 2025 AA1 Interest Account	182,262.68	0.00	182,262.68	182,262.68	Balanced
Series 2025 AA1 Sinking Fund Account	100,000.00	0.00	100,000.00	100,000.00	Balanced
Trust 2025 AA1 Debt Service Reserve Account	234,068.92	0.00	234,068.92	234,068.92	Balanced
Trust 2025 AA1 Prepayment Account	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount

(No Items)

Total (No Items)

Reconciled Items

Date	Description	Check No	Amount
Operating VNB - 1139406490			
4/8/2026	Transfer from BU Reserve - 9856197998 - Transfer of Funds		20,000.00
4/27/2026	Developer Contribution for Debt Service Payment Due 5/1/26	0103-00007782	42,814.50
4/30/2026	April Interest		23.40
4/28/2026	Transfer to Trust 2025 AA1 Revenue Account - To transfer developer due to DS to revenue account		-42,814.50
		Total Operating VNB - 1139406490	**20,023.40**
BU Reserve - 9856197998			
4/8/2026	Transfer to Operating VNB - 1139406490 - Transfer of Funds		-20,000.00

Woodland Preserve Community Development District

Bank Account Reconciliation for Period 4/30/2026

Date	Description	Check No	Amount
4/22/2026	Transfer to Trust 2025 AA1 Revenue Account - Transfer of DS Money Due		-236,294.09
		Total BU Reserve - 9856197998	**-256,294.09**

Series 2025 AA1 Sinking Fund Account

Date	Description	Check No	Amount
4/30/2026	Transfer from Trust 2025 AA1 Revenue Account - Transfer of Funds		100,000.00
		Total Series 2025 AA1 Sinking Fund Account	**100,000.00**

Trust 2025 AA1 Acquisition & Construction Account

Date	Description	Check No	Amount
4/1/2026	April Interest		12.00
4/1/2026	Transfer from Trust 2025 AA1 Debt Service Reserve Account - Transfer of Funds		4,196.24
		Total Trust 2025 AA1 Acquisition & Construction Account	**4,208.24**

Trust 2025 AA1 Cost of Issuance Account

Date	Description	Check No	Amount
4/1/2026	April Interest		0.07
		Total Trust 2025 AA1 Cost of Issuance Account	**0.07**

Trust 2025 AA1 Debt Service Reserve Account

Date	Description	Check No	Amount
4/1/2026	April Interest		670.17
4/1/2026	Transfer to Trust 2025 AA1 Acquisition & Construction Account - Transfer of Funds		-4,196.24
		Total Trust 2025 AA1 Debt Service Reserve Account	**-3,526.07**

Trust 2025 AA1 Interest Account

Date	Description	Check No	Amount
4/30/2026	Transfer from Trust 2025 AA1 Revenue Account		182,262.00
		Total Trust 2025 AA1 Interest Account	**182,262.00**

Trust 2025 AA1 Revenue Account

Date	Description	Check No	Amount
4/1/2026	April Interest		8.89
4/22/2026	Transfer from BU Reserve - 9856197998 - Transfer of DS Money Due		236,294.09
4/28/2026	Transfer from Operating VNB - 1139406490 - To transfer developer due to DS to revenue account		42,814.50
4/30/2026	Transfer to Series 2025 AA1 Sinking Fund Account - Transfer of Funds		-100,000.00
4/30/2026	Transfer to Trust 2025 AA1 Interest Account		-182,262.00
		Total Trust 2025 AA1 Revenue Account	**-3,144.52**

EXHIBIT 8

Return to Agenda

Financial Reporting Package

Woodland Preserve Community Development District

Period Ending: 05/31/2026

Woodland Preserve Community Development District

Balance Sheet as of 5/31/2026

Assets	Operating	301 - Debt Service 2025 AA1 Fund	501 - Acquisition & Construction 2025 AA1 Fund	Total
Cash - Operating				
101001 - Operating VNB - #6490	$7,466.86			$7,466.86
Total Cash - Operating	**$7,466.86**			**$7,466.86**
Cash - Money Market, Reserves and Other				
101201 - Reserve BU - #7998	$3,657.97			$3,657.97
Total Cash - Money Market, Reserves and Other	**$3,657.97**			**$3,657.97**
Accounts Receivable & Other Assets				
115100 - Accounts Receivable - Other	$315.00			$315.00
121000 - Assessments Receivable - On Roll	$59.43	$334.06		$393.49
131101 - Due From 101 General Fund		$71.85		$71.85
155000 - Prepaid Items	$4,246.22			$4,246.22
Total Accounts Receivable & Other Assets	**$4,620.65**	**$405.91**		**$5,026.56**
Investments				
151100 - Series 2025 AA1 Revenue Account		$192.69		$192.69
151101 - Series 2025 AA1 Sinking Fund Account		$9.08		$9.08
151102 - Series 2025 AA1 Interest Account		$16.74		$16.74
151104 - Series 2025 AA1 Debt Service Reserve Account		$234,705.83		$234,705.83
151106 - Series 2025 AA1 Cost of Issuance Account		$25.09		$25.09
151107 - Series 2025 AA1 Acquisition & Construction Account			$8,485.89	$8,485.89
Total Investments		**$234,949.43**	**$8,485.89**	**$243,435.32**
Total Assets	**$15,745.48**	**$235,355.34**	**$8,485.89**	**$259,586.71**

Woodland Preserve Community Development District

Balance Sheet as of 5/31/2026

Liabilities / Equity	Operating	301 - Debt Service 2025 AA1 Fund	501 - Acquisition & Construction 2025 AA1 Fund	Total
Current Liability				
202000 - Accounts Payable	$4,807.12			$4,807.12
207301 - Due To 301 - DS 2025 AA1 Fund	$71.85			$71.85
223000 - Deferred Revenue	$59.43	$334.06		$393.49
Total Current Liability	**$4,938.40**	**$334.06**		**$5,272.46**
Fund Balance				
280000 - Fund Balance - Nonspendable	$4,246.22			$4,246.22
281000 - Fund Balance - Restricted		$239,633.96		$239,633.96
284000 - Fund Balance - Unassigned	($6,870.42)			($6,870.42)
Total Fund Balance	**($2,624.20)**	**$239,633.96**		**$237,009.76**
Net Change in Fund Balance				
33750 - Net Income	$13,431.28	($4,612.68)	$8,485.89	$17,304.49
Total Net Change in Fund Balance	**$13,431.28**	**($4,612.68)**	**$8,485.89**	**$17,304.49**
Total Liabilities / Equity	**$15,745.48**	**$235,355.34**	**$8,485.89**	**$259,586.71**

Woodland Preserve Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Revenue							
325201 - Special Assessments - On-Roll	12.78	3,508.69	(3,495.91)	42,044.82	28,069.52	13,975.30	42,104.25
325202 - Special Assessments - Off-Roll	-	6,457.05	(6,457.05)	13,806.94	51,656.40	(37,849.46)	77,484.63
325203 - Special Assessments - Lot Closings assessments	-	-	-	2,480.36	-	2,480.36	-
361100 - Interest	50.45	-	50.45	73.85	-	73.85	-
369900 - Miscellaneous Revenues	-	-	-	2,242.48	-	2,242.48	-
Total Revenue	**63.23**	**9,965.74**	**(9,902.51)**	**60,648.45**	**79,725.92**	**(19,077.47)**	**119,588.88**
Total Income	**63.23**	**9,965.74**	**(9,902.51)**	**60,648.45**	**79,725.92**	**(19,077.47)**	**119,588.88**
Operating Expense							
General Administrative							
513001 - P/R - Board Of Supervisors (Fka) Supervisors Compensation	200.00	200.00	-	600.00	1,600.00	1,000.00	2,400.00
513002 - Payroll Taxes	15.30	15.30	-	76.50	122.40	45.90	183.60
513003 - Payroll Processing Fees	50.00	25.00	(25.00)	200.00	200.00	-	300.00
513101 - Professional Services - Management Consulting Services	3,916.67	3,916.67	-	31,333.36	31,333.36	-	47,000.00
513106 - Professional Services - Auditing Services	-	458.33	458.33	-	3,666.64	3,666.64	5,500.00
513107 - Professional Services - Engineering Services	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
513108 - Professional Services - Legal Services	325.00	1,666.67	1,341.67	3,219.65	13,333.36	10,113.71	20,000.00
513201 - Legal Advertisements	-	541.67	541.67	30.62	4,333.36	4,302.74	6,500.00
513202 - Insurance	500.62	516.67	16.05	3,858.57	4,133.36	274.79	6,200.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	116.64	(58.36)	175.00
513205 - Bank Fees	-	41.67	41.67	84.89	333.36	248.47	500.00
513209 - Website Compliance (dev & hosting)	169.79	167.92	(1.87)	2,767.76	1,343.36	(1,424.40)	2,015.00
513901 - Administrative Contingency	-	566.67	566.67	37.46	4,533.36	4,495.90	6,800.00
Total General Administrative	**5,177.38**	**8,964.48**	**3,787.10**	**42,383.81**	**71,715.84**	**29,332.03**	**107,573.60**
Debt Administration							
517101 - Dissemination Agent	416.67	625.00	208.33	4,208.36	5,000.00	791.64	7,500.00
517102 - Trustee Fees	312.50	336.67	24.17	625.00	2,693.36	2,068.36	4,040.00
517103 - Arbitrage	-	39.58	39.58	-	316.64	316.64	475.00
Total Debt Administration	**729.17**	**1,001.25**	**272.08**	**4,833.36**	**8,010.00**	**3,176.64**	**12,015.00**
Total Expense	**5,906.55**	**9,965.73**	**4,059.18**	**47,217.17**	**79,725.84**	**32,508.67**	**119,588.60**
Operating Net Total	**(5,843.32)**	**.01**	**(5,843.33)**	**13,431.28**	**.08**	**13,431.20**	**.28**

Woodland Preserve Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

301 - Debt Service 2025 AA1 Fund Income

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Revenue							
325201 - Special Assessments - On-Roll	71.85	19,725.00	(19,653.15)	236,365.94	157,800.00	78,565.94	236,700.00
325202 - Special Assessments - Off-Roll	-	19,174.79	(19,174.79)	223,059.77	153,398.32	69,661.45	230,097.50
325203 - Special Assessments - Lot Closings assessments	-	-	-	3,000.00	-	3,000.00	-
361100 - Interest	846.60	-	846.60	5,876.31	-	5,876.31	-
Total Revenue	**918.45**	**38,899.79**	**(37,981.34)**	**468,302.02**	**311,198.32**	**157,103.70**	**466,797.50**
Total Income	**918.45**	**38,899.79**	**(37,981.34)**	**468,302.02**	**311,198.32**	**157,103.70**	**466,797.50**

301 - Debt Service 2025 AA1 Fund Expense

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Debt Administration							
517301 - Principal Debt Retirement	100,000.00	100,000.00	-	100,000.00	100,000.00	-	100,000.00
517311 - Interest Expense	182,262.50	182,263.00	.50	364,525.00	362,376.00	(2,149.00)	362,376.00
Total Debt Administration	**282,262.50**	**282,263.00**	**.50**	**464,525.00**	**462,376.00**	**(2,149.00)**	**462,376.00**
Other Financing Uses							
581501 - Inter-Fund Group Transfers Out To 501	-	-	-	8,389.70	-	(8,389.70)	-
Total Other Financing Uses	**-**	**-**	**-**	**8,389.70**	**-**	**(8,389.70)**	**-**
Total Expense	**282,262.50**	**282,263.00**	**.50**	**472,914.70**	**462,376.00**	**(10,538.70)**	**462,376.00**
301 - Debt Service 2025 AA1 Fund Net Total	**(281,344.05)**	**(243,363.21)**	**(37,980.84)**	**(4,612.68)**	**(151,177.68)**	**146,565.00**	**4,421.50**

Woodland Preserve Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

501 - Acquisition & Construction 2025 AA1 Fund Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Revenue							
361100 - Interest	23.03	-	23.03	96.19	-	96.19	-
Total Revenue	**23.03**	**-**	**23.03**	**96.19**	**-**	**96.19**	**-**
Other Financing Sources							
381301 - Inter-Fund Group Transfers In From 301	-	-	-	8,389.70	-	8,389.70	-
Total Other Financing Sources	**-**	**-**	**-**	**8,389.70**	**-**	**8,389.70**	**-**
Total Income	**23.03**	**-**	**23.03**	**8,485.89**	**-**	**8,485.89**	**-**
501 - Acquisition & Construction 2025 AA1 Fund Net Total	**23.03**	**-**	**23.03**	**8,485.89**	**-**	**8,485.89**	**-**
Net Total	**(287,164.34)**	**(243,363.20)**	**(43,801.14)**	**17,304.49**	**(151,177.60)**	**168,482.09**	**4,421.78**

Woodland Preserve Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Date	Description	Type	R	Check No	Amount
Operating VNB - 1139406490					
	Balance as of 5/1/2026				**$20,023.40**
5/1/2026	IPFS Corporation	Invoice (Expense/AutoDraft)	R		($509.65)
5/27/2026	Kai Connected LLC CDD	Invoice ACH	R		($416.67)
5/27/2026	Kai Connected LLC CDD	Invoice ACH	R		($2,500.02)
5/27/2026	Kai Connected LLC CDD	Invoice ACH	R		($3,958.34)
5/27/2026	Kai Connected LLC CDD	Invoice ACH	R		($416.67)
5/27/2026	Kutak Rock LLP	Invoice ACH	R		($582.00)
5/27/2026	Kai Connected LLC CDD	Invoice ACH	R		($3,958.34)
5/29/2026	May Interest	Interest	R	ACH	$50.45
5/29/2026	Engage PEO - BOS MTG 05/12/26	Invoice (Expense/AutoDraft)	R	ACH-052926	($80.60)
5/29/2026	Leinaweaver, John - BOS MTG 05/12/26	Invoice (Expense/AutoDraft)	R	12	($184.70)
				Total	**($12,556.54)**
				Balance as of 5/31/2026	**$7,466.86**
BU Reserve - 9856197998					
	Balance as of 5/1/2026				**$3,573.34**
5/13/2026	Interest on on-roll assessment monies	Misc Deposit	R	ACH-051326	$84.63
				Total	**$84.63**
				Balance as of 5/31/2026	**$3,657.97**
Series 2025 AA1 Sinking Fund Account					
	Balance as of 5/1/2026				**$100,000.00**
5/1/2026	May Interest	Interest	R	ACH	$9.08
5/1/2026	Regions Bank Corporate Trust Operations - Principal Payment Due 5/1/26	Invoice (Expense/AutoDraft)	R	WIRE050126	($100,000.00)
				Total	**($99,990.92)**
				Balance as of 5/31/2026	**$9.08**
Trust 2025 AA1 Acquisition & Construction Account					
	Balance as of 5/1/2026				**$8,462.86**
5/1/2026	May Interest	Interest	R	ACH	$23.03
				Total	**$23.03**
				Balance as of 5/31/2026	**$8,485.89**
Trust 2025 AA1 Cost of Issuance Account					
	Balance as of 5/1/2026				**$25.02**
5/1/2026	May Interest	Interest	R	ACH	$0.07

Woodland Preserve Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Date	Description	Type	R	Check No	Amount
				Total	**$0.07**
				Balance as of 5/31/2026	**$25.09**

Trust 2025 AA1 Debt Service Reserve Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$234,068.92**
5/1/2026	May Interest	Interest	R	ACH	$636.91
				Total	**$636.91**
				Balance as of 5/31/2026	**$234,705.83**

Trust 2025 AA1 Interest Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$182,262.68**
5/1/2026	May Interest	Interest	R	ACH	$16.56
5/1/2026	Regions Bank Corporate Trust Operations - Interest Payment due 5/1/26	Invoice (Expense/AutoDraft)	R	WIRE050126	($182,262.50)
				Total	**($182,245.94)**
				Balance as of 5/31/2026	**$16.74**

Trust 2025 AA1 Revenue Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$8.71**
5/1/2026	May Interest	Interest	R	ACH	$183.98
				Total	**$183.98**
				Balance as of 5/31/2026	**$192.69**

Woodland Preserve Community Development District

Bank Account Reconciliation for Period 5/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB - 1139406490	7,651.56	-184.70	7,466.86	7,466.86	Balanced
BU Reserve - 9856197998	3,657.97	0.00	3,657.97	3,657.97	Balanced
Trust 2025 AA1 Acquisition & Construction Account	8,485.89	0.00	8,485.89	8,485.89	Balanced
Trust 2025 AA1 Cost of Issuance Account	25.09	0.00	25.09	25.09	Balanced
Trust 2025 AA1 Revenue Account	192.69	0.00	192.69	192.69	Balanced
Trust 2025 AA1 Interest Account	16.74	0.00	16.74	16.74	Balanced
Series 2025 AA1 Sinking Fund Account	9.08	0.00	9.08	9.08	Balanced
Trust 2025 AA1 Debt Service Reserve Account	234,705.83	0.00	234,705.83	234,705.83	Balanced
Trust 2025 AA1 Prepayment Account	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB - 1139406490			
5/29/2026	Leinaweaver, John - BOS MTG 05/12/26	12	-184.70
		Total Operating VNB - 1139406490	**-184.70**

Reconciled Items

Date	Description	Check No	Amount
Operating VNB - 1139406490			
5/29/2026	May Interest		50.45
5/1/2026	IPFS Corporation		-509.65
5/27/2026	Kai Connected LLC CDD	ACH	-416.67
5/27/2026	Kai Connected LLC CDD	ACH	-2,500.02
5/27/2026	Kai Connected LLC CDD	ACH	-3,958.34
5/27/2026	Kai Connected LLC CDD	ACH	-416.67
5/27/2026	Kutak Rock LLP	ACH	-582.00
5/27/2026	Kai Connected LLC CDD	ACH	-3,958.34
5/29/2026	Engage PEO - BOS MTG 05/12/26	ACH-052926	-80.60

Woodland Preserve Community Development District

Bank Account Reconciliation for Period 5/31/2026

Date	Description	Check No	Amount
		Total Operating VNB - 1139406490	**-12,371.84**
BU Reserve - 9856197998			
5/13/2026	Interest on on-roll assessment monies	ACH-051326	84.63
		Total BU Reserve - 9856197998	**84.63**
Series 2025 AA1 Sinking Fund Account			
5/1/2026	May Interest		9.08
5/1/2026	Regions Bank Corporate Trust Operations - Principal Payment Due 5/1/26	WIRE050126	-100,000.00
		Total Series 2025 AA1 Sinking Fund Account	**-99,990.92**
Trust 2025 AA1 Acquisition & Construction Account			
5/1/2026	May Interest		23.03
		Total Trust 2025 AA1 Acquisition & Construction Account	**23.03**
Trust 2025 AA1 Cost of Issuance Account			
5/1/2026	May Interest		0.07
		Total Trust 2025 AA1 Cost of Issuance Account	**0.07**
Trust 2025 AA1 Debt Service Reserve Account			
5/1/2026	May Interest		636.91
		Total Trust 2025 AA1 Debt Service Reserve Account	**636.91**
Trust 2025 AA1 Interest Account			
5/1/2026	May Interest		16.56
5/1/2026	Regions Bank Corporate Trust Operations - Interest Payment due 5/1/26	WIRE050126	-182,262.50
		Total Trust 2025 AA1 Interest Account	**-182,245.94**
Trust 2025 AA1 Revenue Account			
5/1/2026	May Interest		183.98
		Total Trust 2025 AA1 Revenue Account	**183.98**

EXHIBIT 9

Return to Agenda

Financial Reporting Package

Woodland Preserve Community Development District

Period Ending: 06/30/2026

Woodland Preserve Community Development District

Balance Sheet as of 6/30/2026

Assets	Operating	301 - Debt Service 2025 AA1 Fund	501 - Acquisition & Construction 2025 AA1 Fund	Total
Cash - Operating				
101001 - Operating VNB - #6490	$1,560.75			$1,560.75
Total Cash - Operating	**$1,560.75**			**$1,560.75**
Cash - Money Market, Reserves and Other				
101201 - Reserve BU - #7998	$1,145.19			$1,145.19
Total Cash - Money Market, Reserves and Other	**$1,145.19**			**$1,145.19**
Accounts Receivable & Other Assets				
115100 - Accounts Receivable - Other	$315.00			$315.00
121000 - Assessments Receivable - On Roll	$59.43	$334.06		$393.49
131101 - Due From 101 General Fund		$71.85		$71.85
155000 - Prepaid Items	$3,805.60			$3,805.60
Total Accounts Receivable & Other Assets	**$4,180.03**	**$405.91**		**$4,585.94**
Investments				
151100 - Series 2025 AA1 Revenue Account		$193.23		$193.23
151101 - Series 2025 AA1 Sinking Fund Account		$9.11		$9.11
151102 - Series 2025 AA1 Interest Account		$16.79		$16.79
151104 - Series 2025 AA1 Debt Service Reserve Account		$235,358.62		$235,358.62
151106 - Series 2025 AA1 Cost of Issuance Account		$25.16		$25.16
151107 - Series 2025 AA1 Acquisition & Construction Account			$8,509.49	$8,509.49
Total Investments		**$235,602.91**	**$8,509.49**	**$244,112.40**
Total Assets	**$6,885.97**	**$236,008.82**	**$8,509.49**	**$251,404.28**

Woodland Preserve Community Development District

Balance Sheet as of 6/30/2026

Liabilities / Equity	Operating	301 - Debt Service 2025 AA1 Fund	501 - Acquisition & Construction 2025 AA1 Fund	Total
Current Liability				
202000 - Accounts Payable	$1,231.50			$1,231.50
207301 - Due To 301 - DS 2025 AA1 Fund	$71.85			$71.85
223000 - Deferred Revenue	$59.43	$334.06		$393.49
Total Current Liability	**$1,362.78**	**$334.06**		**$1,696.84**
Fund Balance				
280000 - Fund Balance - Nonspendable	$3,805.60			$3,805.60
281000 - Fund Balance - Restricted		$239,633.96		$239,633.96
284000 - Fund Balance - Unassigned	($6,429.80)			($6,429.80)
Total Fund Balance	**($2,624.20)**	**$239,633.96**		**$237,009.76**
Net Change in Fund Balance				
33750 - Net Income	$8,147.39	($3,959.20)	$8,509.49	$12,697.68
Total Net Change in Fund Balance	**$8,147.39**	**($3,959.20)**	**$8,509.49**	**$12,697.68**
Total Liabilities / Equity	**$6,885.97**	**$236,008.82**	**$8,509.49**	**$251,404.28**

Woodland Preserve Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Operating Income

Revenue							
325201 - Special Assessments - On-Roll	-	3,508.69	(3,508.69)	42,044.82	31,578.21	10,466.61	42,104.25
325202 - Special Assessments - Off-Roll	-	6,457.05	(6,457.05)	13,806.94	58,113.45	(44,306.51)	77,484.63
325203 - Special Assessments - Lot Closings assessments	-	-	-	2,480.36	-	2,480.36	-
361100 - Interest	17.36	-	17.36	91.21	-	91.21	-
369900 - Miscellaneous Revenues	-	-	-	2,242.48	-	2,242.48	-
Total Revenue	**17.36**	**9,965.74**	**(9,948.38)**	**60,665.81**	**89,691.66**	**(29,025.85)**	**119,588.88**
Total Income	**17.36**	**9,965.74**	**(9,948.38)**	**60,665.81**	**89,691.66**	**(29,025.85)**	**119,588.88**

Operating Expense

General Administrative							
513001 - P/R - Board Of Supervisors (Fka) Supervisors Compensation	-	200.00	200.00	600.00	1,800.00	1,200.00	2,400.00
513002 - Payroll Taxes	-	15.30	15.30	76.50	137.70	61.20	183.60
513003 - Payroll Processing Fees	-	25.00	25.00	200.00	225.00	25.00	300.00
513101 - Professional Services - Management Consulting Services	3,916.67	3,916.67	-	35,250.03	35,250.03	-	47,000.00
513106 - Professional Services - Auditing Services	-	458.33	458.33	-	4,124.97	4,124.97	5,500.00
513107 - Professional Services - Engineering Services	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
513108 - Professional Services - Legal Services	-	1,666.67	1,666.67	3,219.65	15,000.03	11,780.38	20,000.00
513201 - Legal Advertisements	-	541.67	541.67	30.62	4,875.03	4,844.41	6,500.00
513202 - Insurance	485.62	516.67	31.05	4,344.19	4,650.03	305.84	6,200.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	131.22	(43.78)	175.00
513205 - Bank Fees	-	41.67	41.67	84.89	375.03	290.14	500.00
513209 - Website Compliance (dev & hosting)	169.79	167.92	(1.87)	2,937.55	1,511.28	(1,426.27)	2,015.00
513901 - Administrative Contingency	-	566.67	566.67	37.46	5,100.03	5,062.57	6,800.00
Total General Administrative	**4,572.08**	**8,964.48**	**4,392.40**	**46,955.89**	**80,680.32**	**33,724.43**	**107,573.60**

Debt Administration							
517101 - Dissemination Agent	416.67	625.00	208.33	4,625.03	5,625.00	999.97	7,500.00
517102 - Trustee Fees	312.50	336.67	24.17	937.50	3,030.03	2,092.53	4,040.00
517103 - Arbitrage	-	39.58	39.58	-	356.22	356.22	475.00
Total Debt Administration	**729.17**	**1,001.25**	**272.08**	**5,562.53**	**9,011.25**	**3,448.72**	**12,015.00**
Total Expense	**5,301.25**	**9,965.73**	**4,664.48**	**52,518.42**	**89,691.57**	**37,173.15**	**119,588.60**
Operating Net Total	**(5,283.89)**	**.01**	**(5,283.90)**	**8,147.39**	**.09**	**8,147.30**	**.28**

Woodland Preserve Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

301 - Debt Service 2025 AA1 Fund Income

Revenue

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
325201 - Special Assessments - On-Roll	-	19,725.00	(19,725.00)	236,365.94	177,525.00	58,840.94	236,700.00
325202 - Special Assessments - Off-Roll	-	19,174.79	(19,174.79)	223,059.77	172,573.11	50,486.66	230,097.50
325203 - Special Assessments - Lot Closings assessments	-	-	-	3,000.00	-	3,000.00	-
361100 - Interest	653.48	-	653.48	6,529.79	-	6,529.79	-
Total Revenue	**653.48**	**38,899.79**	**(38,246.31)**	**468,955.50**	**350,098.11**	**118,857.39**	**466,797.50**
Total Income	**653.48**	**38,899.79**	**(38,246.31)**	**468,955.50**	**350,098.11**	**118,857.39**	**466,797.50**

301 - Debt Service 2025 AA1 Fund Expense

Debt Administration

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
517301 - Principal Debt Retirement	-	-	-	100,000.00	100,000.00	-	100,000.00
517311 - Interest Expense	-	-	-	364,525.00	362,376.00	(2,149.00)	362,376.00
Total Debt Administration	**-**	**-**	**-**	**464,525.00**	**462,376.00**	**(2,149.00)**	**462,376.00**

Other Financing Uses

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
581000 - Inter-Fund Transfer Out	8,389.70	-	(8,389.70)	8,389.70	-	(8,389.70)	-
581501 - Inter-Fund Group Transfers Out To 501	(8,389.70)	-	8,389.70	-	-	-	-
Total Other Financing Uses	**-**	**-**	**-**	**8,389.70**	**-**	**(8,389.70)**	**-**
Total Expense	**-**	**-**	**-**	**472,914.70**	**462,376.00**	**(10,538.70)**	**462,376.00**
301 - Debt Service 2025 AA1 Fund Net Total	**653.48**	**38,899.79**	**(38,246.31)**	**(3,959.20)**	**(112,277.89)**	**108,318.69**	**4,421.50**

Woodland Preserve Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
501 - Acquisition & Construction 2025 AA1 Fund Income							
Revenue							
361100 - Interest	23.60	-	23.60	119.79	-	119.79	-
Total Revenue	**23.60**	**-**	**23.60**	**119.79**	**-**	**119.79**	**-**
Other Financing Sources							
381000 - Inter-Fund Transfer In	8,389.70	-	8,389.70	8,389.70	-	8,389.70	-
381301 - Inter-Fund Group Transfers In From 301	(8,389.70)	-	(8,389.70)	-	-	-	-
Total Other Financing Sources	**-**	**-**	**-**	**8,389.70**	**-**	**8,389.70**	**-**
Total Income	**23.60**	**-**	**23.60**	**8,509.49**	**-**	**8,509.49**	**-**
501 - Acquisition & Construction 2025 AA1 Fund Net Total	**23.60**	**-**	**23.60**	**8,509.49**	**-**	**8,509.49**	**-**
Net Total	**(4,606.81)**	**38,899.80**	**(43,506.61)**	**12,697.68**	**(112,277.80)**	**124,975.48**	**4,421.78**

Woodland Preserve Community Development District

Bank Register Report 6/1/2026 - 6/30/2026

Date	Description	Type	R	Check No	Amount
Operating VNB - #6490					
	Balance as of 6/1/2026				**$7,466.86**
6/1/2026	IPFS Corporation	Invoice (Expense/AutoDraft)	R		($500.62)
6/12/2026	SchoolNow	Invoice Check	R	10001	($1,537.50)
6/12/2026	SchoolNow	Invoice Check	R	10001	($1,537.50)
6/16/2026	IPFS Corporation	Invoice (Expense/AutoDraft)	R		($485.62)
6/19/2026	Transfer from BU Reserve - 9856197998 - To transfer on-roll assessment collected	Transfer In	R	ACH	$12.78
6/25/2026	Transfer from BU Reserve - 9856197998	Transfer In	R	ACH	$2,500.00
6/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($3,958.34)
6/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($416.67)
6/30/2026	June Interest	Interest	R	ACH	$17.36
				Total	**($5,906.11)**
				Balance as of 6/30/2026	**$1,560.75**
Reserve BU - #7998					
	Balance as of 6/1/2026				**$3,657.97**
6/19/2026	Transfer to Operating VNB - 1139406490 - To transfer on-roll assessment collected	Transfer Out	R	ACH	($12.78)
6/25/2026	Transfer to Operating VNB - 1139406490	Transfer Out	R	ACH	($2,500.00)
				Total	**($2,512.78)**
				Balance as of 6/30/2026	**$1,145.19**
Series 2025 AA1 Sinking Fund Account					
	Balance as of 6/1/2026				**$9.08**
6/1/2026	June Interest	Interest	R	ACH	$0.03
				Total	**$0.03**
				Balance as of 6/30/2026	**$9.11**
Trust 2025 AA1 Acquisition & Construction Account					
	Balance as of 6/1/2026				**$8,485.89**
6/1/2026	June Interest	Interest	R	ACH	$23.60
				Total	**$23.60**
				Balance as of 6/30/2026	**$8,509.49**
Trust 2025 AA1 Cost of Issuance Account					
	Balance as of 6/1/2026				**$25.09**
6/1/2026	June Interest	Interest	R	ACH	$0.07

Woodland Preserve Community Development District

Bank Register Report 6/1/2026 - 6/30/2026

Date	Description	Type	R	Check No	Amount
				Total	**$0.07**
				Balance as of 6/30/2026	**$25.16**

Trust 2025 AA1 Debt Service Reserve Account

Date	Description	Type	R	Check No	Amount
	Balance as of 6/1/2026				**$234,705.83**
6/1/2026	June Interest	Interest	R	ACH	$652.79
				Total	**$652.79**
				Balance as of 6/30/2026	**$235,358.62**

Trust 2025 AA1 Interest Account

Date	Description	Type	R	Check No	Amount
	Balance as of 6/1/2026				**$16.74**
6/1/2026	June Interest	Interest	R	ACH	$0.05
				Total	**$0.05**
				Balance as of 6/30/2026	**$16.79**

Trust 2025 AA1 Revenue Account

Date	Description	Type	R	Check No	Amount
	Balance as of 6/1/2026				**$192.69**
6/1/2026	June Interest	Interest	R	ACH	$0.54
				Total	**$0.54**
				Balance as of 6/30/2026	**$193.23**

Woodland Preserve Community Development District

Bank Account Reconciliation for Period 6/30/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB - #6490	1,560.75	0.00	1,560.75	1,560.75	Balanced
Reserve BU - #7998	1,145.19	0.00	1,145.19	1,145.19	Balanced
Trust 2025 AA1 Acquisition & Construction Account	8,509.49	0.00	8,509.49	8,509.49	Balanced
Trust 2025 AA1 Cost of Issuance Account	25.16	0.00	25.16	25.16	Balanced
Trust 2025 AA1 Revenue Account	193.23	0.00	193.23	193.23	Balanced
Trust 2025 AA1 Interest Account	16.79	0.00	16.79	16.79	Balanced
Series 2025 AA1 Sinking Fund Account	9.11	0.00	9.11	9.11	Balanced
Trust 2025 AA1 Debt Service Reserve Account	235,358.62	0.00	235,358.62	235,358.62	Balanced
Trust 2025 AA1 Prepayment Account	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount

(No Items)

Total (No Items)

Reconciled Items

Date	Description	Check No	Amount

Operating VNB - #6490

Date	Description	Check No	Amount
6/19/2026	Transfer from BU Reserve - 9856197998 - To transfer on-roll assessment collected		12.78
6/25/2026	Transfer from BU Reserve - 9856197998		2,500.00
6/30/2026	June Interest		17.36
5/29/2026	Leinaweaver, John - BOS MTG 05/12/26	12	-184.70
6/1/2026	IPFS Corporation		-500.62
6/12/2026	SchoolNow	10001	-1,537.50
6/12/2026	SchoolNow	10001	-1,537.50
6/16/2026	IPFS Corporation		-485.62
6/25/2026	Kai Connected LLC CDD	ACH	-3,958.34

Woodland Preserve Community Development District

Bank Account Reconciliation for Period 6/30/2026

Date	Description	Check No	Amount
6/25/2026	Kai Connected LLC CDD	ACH	-416.67
		Total Operating VNB - #6490	**-6,090.81**

Reserve BU - #7998

Date	Description	Check No	Amount
6/19/2026	Transfer to Operating VNB - 1139406490 - To transfer on-roll assessment collected		-12.78
6/25/2026	Transfer to Operating VNB - 1139406490		-2,500.00
		Total Reserve BU - #7998	**-2,512.78**

Series 2025 AA1 Sinking Fund Account

Date	Description	Check No	Amount
6/1/2026	June Interest		0.03
		Total Series 2025 AA1 Sinking Fund Account	**0.03**

Trust 2025 AA1 Acquisition & Construction Account

Date	Description	Check No	Amount
6/1/2026	June Interest		23.60
		Total Trust 2025 AA1 Acquisition & Construction Account	**23.60**

Trust 2025 AA1 Cost of Issuance Account

Date	Description	Check No	Amount
6/1/2026	June Interest		0.07
		Total Trust 2025 AA1 Cost of Issuance Account	**0.07**

Trust 2025 AA1 Debt Service Reserve Account

Date	Description	Check No	Amount
6/1/2026	June Interest		652.79
		Total Trust 2025 AA1 Debt Service Reserve Account	**652.79**

Trust 2025 AA1 Interest Account

Date	Description	Check No	Amount
6/1/2026	June Interest		0.05
		Total Trust 2025 AA1 Interest Account	**0.05**

Trust 2025 AA1 Revenue Account

Date	Description	Check No	Amount
6/1/2026	June Interest		0.54
		Total Trust 2025 AA1 Revenue Account	**0.54**