

*Woodland Ranch Estates
Community Development District*

Meeting Agenda

April 8, 2024

AGENDA

Woodland Ranch Estates

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

April 1, 2024

**Board of Supervisors
Woodland Ranch Estates
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Woodland Ranch Estates Community Development District** will be held on **Monday, April 8, 2024 at 2:00 PM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Join Link: <https://us06web.zoom.us/j/84390126451>

Call-In Information: 1-646-876-9923

Meeting ID: 843 9012 6451

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the October 11, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 10, 2024) and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
5. Consideration of Resolution 2024-04 Designating a Date, Time, and Location for a Landowners' Meeting and Election
6. Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser
7. Ratification of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

**MINUTES OF MEETING
WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Woodland Ranch Estates Community Development District was held Wednesday, **October 11, 2023** at 2:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Brent Elliott	Chairman
Halsey Carson	Vice Chairperson
Timothy Todd	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KVV Law
Corey Roberts	District Counsel, KVV Law
Bob Gang	Bond Counsel, Greenberg Traurig
Ashton Bligh	Bond Counsel, Greenberg Traurig
Bryan Hunter	District Engineer, Hunter Engineering

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted that there were no members of the public present in person or attending via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 12, 2023
Board of Supervisors and Audit Committee
Meetings**

Ms. Burns presented the minutes of the July 12, 2023 Board of Supervisors and Audit Committee meetings. She asked if there were any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Minutes of the July 12, 2023 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation of Revised Engineer’s Report of Capital Improvements dated September 26, 2023

Mr. Hunter stated in the agenda packet is the engineer’s report for Woodland Ranch Estates. He noted the District currently contains approximately 124 acres expected to consist of 344 single family homes, recreation and amenity areas, and public infrastructure associated with that. In the report we define the public capital improvements necessary to develop the project and there is an estimated cost of the capital improvements which is really what most people are interested in on the very back of the report in exhibit ‘A.’ He noted they have estimated right now for the 344 lots, the capital cost will total \$16,229,400. Also, there are other exhibits that obtain location maps, boundaries, future land use, legal descriptions, all contained in the report for your information. He noted it will look a lot like others that the Board has reviewed recently. He asked for any questions.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Revised Engineer’s Report of Capital Improvements dated September 26, 2023, was approved.

FIFTH ORDER OF BUSINESS

Presentation of Preliminary Supplemental Assessment Methodology dated October 11, 2023

Ms. Burns stated table one shows the development program by phase. Phase 1 has 308 units and Phase 2 has 36 units for a total of 344 units within the community. She noted table 2 shows the cost estimate from the Engineer’s Report that Bryan just outlined \$16,229,400. She noted the bond sizing that was provided by FMS that is \$6,880,000. Table 4 shows the improvement cost per unit for the product types and table 5 shows the par debt per unit which is \$20,000 per lot. Table 6 shows the net and gross annual debt assessment per unit. The gross annual debt assessment per unit when collected on the tax bill including the early payment discounts and collection costs is \$1,604. The net amount is \$1,492. Table 7 is the preliminary assessment roll. Woodland Ranch Estates, LLC is the landowner and there is a total of 124.42 acres within the community. She asked for any questions on this report.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Preliminary Supplemental Assessment Methodology dated October 11, 2023, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2024-01
Delegation Resolution for Series 2023 Bonds**

Ms. Bligh stated this delegation Resolution 2024-01 contains documents as exhibits to sell one series of bonds for the primary purpose of providing funds to pay all or a portion of the cost of the public infrastructure for 344 residential units. She noted they are referring to this project as the Series 2023 project and it is described in schedule one attached to this resolution which is a project cost table from the Engineer’s Report that was previously presented. The documents attached to this resolution are listed on page two and include a First Supplemental Indenture, a Bond Purchase Contract, Preliminary Limited Offering Memorandum, Rule 15C212 certificate as well as Continuing Disclosure Agreement. She pointed out section four that Florida Law requires certain findings, so you do not have to do a public offering of bonds. Those findings are listed under section four and section five and include the parameters for the bonds which are being referred to as the Series 2023 bonds. Any optional redemption will be determined at the pricing of the Series 2023 bonds. The interest rate on the Series 2023 bonds will not exceed the maximum statutory rate. The aggregate principal amount of the Series 2023 bonds shall not exceed \$8,600,000 and final maturity will not be later than the maximum term allowed by Florida Law which is currently 30 years of principal amortization. The price of which the Series 2023 bonds shall be sold for the underwriter and cannot be less than 98% of the aggregate face amount of the Series 2023 bonds. She asked for any questions, otherwise would request a motion to approve.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-01 Delegation Resolution for Series 2023 Bonds, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Series 2023 Project
Developer Agreements**

Ms. Gentry stated these are standard development agreements to be approved in substantial form.

A. True-Up Agreement

Ms. Gentry stated this is whereby the developer in the event there are fewer than anticipated units constructed agrees to pay a true-up payment to make up for the delta of assessments to be assigned to those units that were not constructed.

B. Completion Agreement

Ms. Gentry this is whereby the developer agrees to complete the project being funded with the Series 2023 bonds.

C. Acquisition Agreement

Ms. Gentry stated this sets out the terms by which the District can acquire improvements, work product and real estate from the developer.

D. Collateral Assignment Agreement

Ms. Gentry stated this is whereby the developer agrees in the event of a default to assign the rights to complete the 2023 project to the District.

E. Declaration of Consent

Ms. Gentry stated this is whereby the developer consents to the jurisdiction of the CDD and consents to the imposition of assessments and verifies the validity of the various agreements and proceedings taken in connection with the assessment levy.

F. Notice of Special Assessments

Ms. Gentry stated this is a document that the District will record after the bond is issued that sets out the notice for this specific series of assessments.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Series 2023 Project Developer Agreements, were approved in substantial form.

G. Consideration of Resolution 2024-02 Delegated Supplemental Assessment Resolution for Series 2023 Bonds

Ms. Gentry stated this is a Supplemental Assessment Resolution with a delegation of authority. This resolution falls under the Master Assessment Resolution and sets forth the terms of the assessments to be levied to secure the Series 2023 bonds. She noted section three sets out the approval of the Supplemental Engineer’s Report and Supplemental Assessment Methodology that were

described earlier in your meeting. It also provides findings that the Series 2023 project benefits all of the developable property within the assessment area which here is the entire District and the benefits from the project equal or exceed the amount of the special assessments to be levied on that property and that is reasonable, proper, and just to assess the portion of the costs funded by the bonds to the property being assessed. She noted it contains a confirmation of the maximum assessment lien and describes the way the assessments will be allocated and collected, describes the way the impact fee credits, and fee payment of assessments will be handled as well as true-up payments and sets forth some administrative provisions.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, Resolution 2024-02 Delegated Supplemental Assessment Resolution for Series 2023 Bonds, was approved.

EIGHTH ORDER OF BUSINESS

Ratification of Engagement Letter for Fiscal Year 2023 Audit Services with Grau & Associates

Ms. Burns stated this is a renewal and the cost is \$3,000 for this year.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Engagement Letter for Fiscal Year 2023 Audit Services with Grau & Associates, was ratified.

NINTH ORDER OF BUSINESS

Consideration of Assignment of Contractor Agreement for Master Infrastructure Project – ADDED

Ms. Gentry stated these documents are in substantial form and information will be filled in as we get that about this project, but we have the standard assignment agreement, developer affidavit, contractors’ acknowledgement, and the contract addendum with the various certificates attached to it. She asked for approval in substantial form and authorization for the Chair to work with staff to get that finalized.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Assignment of Contractor Agreement for Master Infrastructure Project, was approved in substantial form.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing else to report.

B. Engineer

Mr. Hunter stated nothing to report.

C. District Manager’s Report

i. Approval of Check Register

ii. Balance Sheet & Income Statement

Ms. Burns presented the approval of the check register that was included in the package for review and asked for any questions. Financials are included in your package for review and for informational purposes. There is no action needed.

On MOTION by Mr. Elliott, seconded by Mr. Carson, with all in favor, the Check Register, was approved.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Elliott, seconded by Ms. Carson, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Woodland Ranch Estates Community Development District (“**District**”) prior to June 15, 2024, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: Wednesday, July 10, 2024

HOUR: 2:00 PM

LOCATION: Holiday Inn—Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, Florida 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County and the Town of Dundee, at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and to ensure that it remains on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 8TH DAY OF APRIL 2024.

ATTEST:

**WOODLAND RANCH ESTATES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Woodland Ranch Estates
Community Development District

Proposed Budget
FY2025



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1 General Fund

2-4 General Fund Narrative

Woodland Ranch Estates
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Developer Contributions	\$ 219,510	\$ 4,247	\$ 50,716	\$ 54,963	\$ 219,510
Total Revenues	\$ 219,510	\$ 4,247	\$ 50,716	\$ 54,963	\$ 219,510
Expenditures					
General & Administrative					
Supervisor Fees	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000
Engineering Fees	\$ 15,000	\$ 125	\$ 2,875	\$ 3,000	\$ 15,000
Attorney Fees	\$ 25,000	\$ 2,501	\$ 3,502	\$ 6,003	\$ 25,000
Annual Audit	\$ 4,000	\$ 3,000	\$ -	\$ 3,000	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination Fees	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 4,100	\$ -	\$ -	\$ -	\$ 4,100
Management Fees	\$ 37,500	\$ 9,375	\$ 6,250	\$ 15,625	\$ 37,500
Information Technology	\$ 1,800	\$ 450	\$ 300	\$ 750	\$ 1,800
Website Maintenance	\$ 1,200	\$ 300	\$ 200	\$ 500	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 4	\$ 35	\$ 39	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Copies	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
Legal Advertising	\$ 20,000	\$ -	\$ 1,585	\$ 1,585	\$ 20,000
Contingencies	\$ 5,000	\$ 193	\$ 315	\$ 508	\$ 5,000
Office Supplies	\$ 625	\$ 3	\$ 25	\$ 28	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative	\$ 144,510	\$ 21,125	\$ 15,087	\$ 36,213	\$ 144,510
Operations & Maintenance					
Field Expenditures					
Contingency	\$ 75,000	\$ -	\$ 18,750	\$ 18,750	\$ 75,000
Subtotal Field Expenditures	\$ 75,000	\$ -	\$ 18,750	\$ 18,750	\$ 75,000
Total Expenditures	\$ 219,510	\$ 21,125	\$ 33,837	\$ 54,963	\$ 219,510
Excess Revenues/(Expenditures)	\$ -	\$ (16,879)	\$ 16,879	\$ -	\$ -

Woodland Ranch Estates Community Development District General Fund Budget

Revenues:

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

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

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

Dissemination

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

Woodland Ranch Estates Community Development District General Fund Budget

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

**Woodland Ranch Estates
Community Development District
General Fund Budget**

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Field Services:

Field Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year.

SECTION V

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS’ MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Woodland Ranch Estates Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Town of Dundee, Polk County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on the first Tuesday of the month in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Brent Elliott	11/2026
2	Halsey Carson	11/2026
3	Dottie Mobley	11/2024
4	Karen Ritchie	11/2024
5	Timothy Todd	11/2024

This year, Seat 3, currently held by Dottie Mobley, Seat 4, currently held by Karen Ritchie, and Seat 5, currently held by Timothy Todd, are subject to election by landowners in November 2024. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 5th day of November 2024, at ____:____ AM/PM and located at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners’ meeting and election have been announced by the Board at its **April 8, 2024** meeting. A sample notice of

landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Governmental Management Services – Central Florida LLC, located at 219 East Livingston Street, Orlando, Florida 32801.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 8TH DAY OF APRIL 2024.

**WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

CHAIRPERSON / VICE CHAIRPERSON

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Woodland Ranch Estates Community Development District (the "District"), the location of which is generally described as comprising a parcel or parcels of land containing 124.42 acres, more or less, generally located south of Coyer Road, east and west of H.L. Smith Road and north of Lake Mabel Loop Road,, situated within the Town of Dundee, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting and election, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: Tuesday, November 5, 2024
TIME: ___:___ AM/PM
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Governmental Management Services – Central Florida LLC, 219 E. Livingston Street, Orlando, Florida 32801 ("District Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Office. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (407) 841-5524, at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the 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 the appeal is to be based.

Jill Burns
District Manager

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Tuesday, November 5, 2024**

TIME: ___:___ AM/PM

LOCATION: _____

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY
WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING –Tuesday, November 5, 2024

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of Woodland Ranch Estates Community Development District to be held at _____, on **Tuesday, November 5, 2024** at ____:____ **AM/PM**, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

 Printed Name of Legal Owner

 Signature of Legal Owner

 Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING –TUESDAY, NOVEMBER 5, 2024

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Woodland Ranch Estates Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

SECTION VI

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the Woodland Ranch Estates Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Woodland Ranch Estates Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

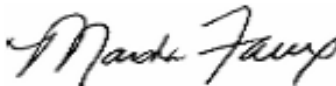
Special District Representative

Print name

Title

Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:



Marsha M. Faux, Property Appraiser

SECTION VII



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER

Revised 12/2023
ADA Compliant

2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the Woodland Ranch Estates Community Development District hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

- 1. The agency will not release confidential data that may reveal identifying information of individuals exempted from Public Records disclosure.
- 2. The agency will not present the confidential data in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
- 3. The agency shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
- 4. The agency shall ensure any employee granted access to confidential data is subject to the terms and conditions of this Agreement.
- 5. The agency shall ensure any third party granted access to confidential data is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the agency by the third party before personal identifying information is released.
- 6. The agency agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
- 7. The agency, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on January 1, 2024, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Marsha Faux
Print: Marsha M. Faux CFA, ASA
Title: Polk County Property Appraiser
Date: December 1, 2023

Agency: DocuSigned by: Woodland Ranch Estates CDD
Signature: Brent Elliott
Print: 9003EEDFE29D4C0... Brent Elliott
Title: Chairman
Date: 1/4/2024

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VIII

SECTION C

SECTION 1

Woodland Ranch Estates Community Development District

Summary of Invoices

September 1, 2023 through March 29, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	10/18/23	19-24	\$ 12,505.72
	10/23/23	25	\$ 154.00
	11/28/23	26	\$ 3,381.48
	12/4/23	27	\$ 1,301.66
	12/12/23	28	\$ 3,375.00
	2/2/24	29-31	\$ 3,927.00
	2/27/24	32	\$ 250.00
	2/29/24	33	\$ 319.50
	3/29/24	34	\$ 78.00
Total			\$ 25,292.36

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/18/23	00003	9/30/23 00059103	202309 310-51300-48000	CA FLORIDA HOLDINGS, LLC	*	340.09	340.09 000019
FY24 BOS MEETING DATES							
10/18/23	00007	8/29/23 19236	202310 310-51300-45000	EGIS INSURANCE & RISK ADVISORS	*	5,000.00	5,000.00 000020
FY24 INSURANCE FEE							
10/18/23	00004	10/02/23 89544	202310 310-51300-54000	FLORIDA DEPARTMENT OF ECONOMIC OPP	*	175.00	175.00 000021
SPECIAL DISTRICT FEE FY24							
10/18/23	00001	10/01/23 5	202310 310-51300-34000	GOVERNMENTAL MANAGEMENT SERVICES	*	3,125.00	3,375.00 000022
MANAGEMENT FEES OCT23							
10/01/23	5	202310 310-51300-35200	WEBSITE ADMIN OCT23	*	100.00		
10/01/23	5	202310 310-51300-35100	INFORMATION TECH OCT23	*	150.00		
10/18/23	00005	8/04/23 22116	202307 310-51300-31100	HUNTER ENGINEERING, INC.	*	125.00	1,375.00 000023
BOS MEETING 07/12/23							
10/05/23	22143-AU	202308 310-51300-31100	ENGINEERING REPORT AUG23	*	750.00		
10/05/23	22143-SE	202309 310-51300-31100	ENGINEERING REPORT SEP23	*	500.00		
10/18/23	00002	8/11/23 7293	202307 310-51300-31500	KILINSKI VAN WYK, PLLC	*	2,155.13	2,240.63 000024
GENERAL COUNSEL JUL23							
9/11/23	7518	202308 310-51300-31500	GENERAL COUNSEL AUG23	*	85.50		
10/23/23	00002	7/10/23 7067	202310 300-20700-10200	KILINSKI VAN WYK, PLLC	*	154.00	154.00 000025
CFR#1							
11/28/23	00001	11/01/23 6	202311 310-51300-34000	GOVERNMENTAL MANAGEMENT SERVICES	*	3,125.00	
MANAGEMENT FEES NOV23							
11/01/23	6	202311 310-51300-35200	WEBSITE ADMIN NOV23	*	100.00		
11/01/23	6	202311 310-51300-35100	INFORMATION TECH NOV23	*	150.00		
11/01/23	6	202311 310-51300-51000	OFFICE SUPPLIES NOV23	*	2.68		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/23	6	11/01/23	POSTAGE	202311		310-51300-42000				*	3.80		
									GOVERNMENTAL MANAGEMENT SERVICES			3,381.48	000026
12/04/23	00002	11/19/23	GENERAL COUNSEL	202310		310-51300-31500				*	1,301.66		
									KILINSKI VAN WYK, PLLC			1,301.66	000027
12/12/23	00001	12/01/23	MANAGEMENT FEES	202312		310-51300-34000				*	3,125.00		
		12/01/23	WEBSITE ADMIN	202312		310-51300-35200				*	100.00		
		12/01/23	INFORMATION TECH	202312		310-51300-35100				*	150.00		
									GOVERNMENTAL MANAGEMENT SERVICES			3,375.00	000028
2/02/24	00008	1/03/24	AUDIT FYE	202312		310-51300-32200				*	3,000.00		
									GRAU AND ASSOCIATES			3,000.00	000029
2/02/24	00005	1/17/24	BOS MEETING	202310		310-51300-31100				*	125.00		
									HUNTER ENGINEERING, INC.			125.00	000030
2/02/24	00002	12/15/23	GENERAL COUNSEL	202311		310-51300-31500				*	583.00		
		1/17/24	GENERAL COUNSEL	202312		310-51300-31500				*	219.00		
									KILINSKI VAN WYK, PLLC			802.00	000031
2/27/24	00005	1/17/24	031 FR#2	202402		300-20700-10200				*	250.00		
									HUNTER ENGINEERING, INC.			250.00	000032
2/29/24	00002	2/14/24	ATTORNEY SVCS	202401		310-51300-31500				*	319.50		
									KILINSKI VAN WYK, PLLC			319.50	000033
3/29/24	00002	3/17/24	ATTORNEY SVCS	202402		310-51300-31500				*	78.00		
									KILINSKI VAN WYK, PLLC			78.00	000034

TOTAL FOR BANK A 25,292.36
 TOTAL FOR REGISTER 25,292.36

SECTION 2

Woodland Ranch Estates
Community Development District

Unaudited Financial Reporting
February 29, 2024



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Capital Projects Fund</u>
4	<hr/>	<u>Month to Month</u>

Woodland Ranch Estates

Community Development District

Combined Balance Sheet

February 29, 2024

	<i>General Fund</i>	<i>Totals Governmental Funds</i>
Assets:		
Operating Account	\$ 5,651	\$ 5,651
Total Assets	\$ 5,651	\$ 5,651
Liabilities:		
Accounts Payable	\$ 78	\$ 78
Total Liabilities	\$ 78	\$ 78
Fund Balances:		
Unassigned	\$ 5,573	\$ 5,573
Total Fund Balances	\$ 5,573	\$ 5,573
Total Liabilities & Fund Balance	\$ 5,651	\$ 5,651

Woodland Ranch Estates

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Developer Contributions	\$ 219,510	\$ 4,247	\$ 4,247	\$ -
Total Revenues	\$ 219,510	\$ 4,247	\$ 4,247	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Engineering	\$ 15,000	\$ 6,250	\$ 125	\$ 6,125
Attorney	\$ 25,000	\$ 10,417	\$ 2,501	\$ 7,916
Annual Audit	\$ 4,000	\$ 4,000	\$ 3,000	\$ 1,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,100	\$ -	\$ -	\$ -
Management Fees	\$ 37,500	\$ 15,625	\$ 9,375	\$ 6,250
Information Technology	\$ 1,800	\$ 750	\$ 450	\$ 300
Website Administration	\$ 1,200	\$ 500	\$ 300	\$ 200
Postage & Delivery	\$ 1,000	\$ 417	\$ 4	\$ 413
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Copies	\$ 1,000	\$ 417	\$ -	\$ 417
Legal Advertising	\$ 20,000	\$ 8,333	\$ -	\$ 8,333
Contingency	\$ 5,000	\$ 2,083	\$ 193	\$ 1,891
Office Supplies	\$ 625	\$ 260	\$ 3	\$ 258
Travel Per Diem	\$ 660	\$ 275	\$ -	\$ 275
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 144,510	\$ 59,502	\$ 21,125	\$ 38,377
<u>Operations & Maintenance</u>				
<u>Field Expenditures</u>				
Contingency	\$ 75,000	\$ 31,250	\$ -	\$ 31,250
Subtotal Field Expenditures	\$ 75,000	\$ 31,250	\$ -	\$ 31,250
Total Expenditures	\$ 219,510	\$ 90,752	\$ 21,125	\$ 69,627
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (16,879)	
Fund Balance - Beginning	\$ -		\$ 22,452	
Fund Balance - Ending	\$ -		\$ 5,573	

Woodland Ranch Estates

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Developer Advances	\$ -	\$ -	\$ 250	\$ 250
Total Revenues	\$ -	\$ -	\$ 250	\$ 250
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 250	\$ (250)
Total Expenditures	\$ -	\$ -	\$ 250	\$ (250)
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

Woodland Ranch Estates

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Developer Contributions	\$ -	\$ -	\$ -	3,927	320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,247
Total Revenues	\$ -	\$ -	\$ -	3,927	320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,247
Expenditures:													
<i>Administrative</i>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Engineering	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	125
Attorney	\$ 1,302	\$ 583	\$ 219	\$ 320	\$ 78	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,501
Annual Audit	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,375
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Postage & Delivery	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ 38	\$ 38	\$ 38	\$ 38	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	193
Office Supplies	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 10,015	\$ 4,003	\$ 6,632	\$ 358	\$ 118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,125
<i>Operations & Maintenance</i>													
<i>Field Services</i>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 10,015	\$ 4,003	\$ 6,632	\$ 358	\$ 118	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	21,125
Excess Revenues (Expenditures)	\$ (10,015)	\$ (4,003)	\$ (6,632)	\$ 3,569	\$ 202	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(16,879)