

*Woodland Ranch Estates  
Community Development District*

*Meeting Agenda*

*November 12, 2025*

# AGENDA

# *Woodland Ranch Estates*

## *Community Development District*

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

November 5, 2025

### **Board of Supervisors Meeting** **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 **Wednesday, November 12, 2025 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/88463663379>

**Call-In Information:** 1-305-224-1968

**Meeting ID:** 884 6366 3379

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Approval of Minutes of the August 13, 2025 Board of Supervisors Meeting
4. Organizational Matters
  - A. Appointment to Fill Vacant Board Seat #4 (Exp. 11/2028)
  - B. Administration of Oath to Newly Appointed Supervisor
  - C. Consideration of Resolution 2026-01 Appointing an Assistant Secretary
5. Consideration of Landscape Proposals
  - A. Prince & Sons
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Balance Sheet & Income Statement
    - ii. Ratification of Funding Requests 25-29
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

# 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 Thursday, **October 2, 2025** at 1:30 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Cody Hatmaker  
Gary Hatmaker  
Corey Hatmaker

Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Katie O'Rourke  
Lauren Gentry *by Zoom*  
Bryan Hunter *by Zoom*  
Tula Haff

District Manager, GMS  
District Manager, GMS  
District Counsel, Kilinski Van Wyk  
District Engineer

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 2:00 p.m. 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 the Minutes of the August 13,  
2025 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the August 13, 2025 Board of Supervisors meeting and asked for any comments, corrections, or questions. The Board noted that Tula Huff should be Tula Haff.

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, the Minutes of the August 13, 2025 Board of Supervisors Meeting, were approved as amended.
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**FOURTH ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath to Gary Hatmaker and Corey Hatmaker (Appointed at August meeting)**

Ms. Burns administered the oath of office to Gary Hatmaker and Corey Hatmaker.

**B. Acceptance of Resignation of Karen Ritchie (Seat #4, Exp. 11/2028)**

Ms. Burns noted that they had received a letter of resignation from Karen Ritchie. Ms. Burns asked the Board for a motion to accept her resignation.

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, Accepting the Resignation of Karen Ritch in Seat #4, was approved.
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**C. Appointment to Fill Vacant Board Seat #4**

Ms. Burns asked for any appointments to fill the vacant seats. Hearing no appointments, Ms. Burns suggested that the Board table items C through E to a future meeting agenda.

**D. Administration of Oath to Newly Appointed Supervisor(s)**

**E. Consideration of Resolution 2026-01 Appointing an Assistant Secretary**

**FIFTH ORDER OF BUSINESS**

**KVW Memo Regarding Updated Provisions to the District's Rules of Procedure**

**A. Consideration of Resolution 2026-02 Setting a Public Hearing to Amend Rules of Procedure**

Ms. Burns reviewed the resolution and changes to the District's Rules of Procedures. Ms. Burns suggested that they set the public hearing date for December 10, 2025.

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, Resolution 2026-02 Setting a Public Hearing to Amend Rules of Procedure on December 10, 2025, was approved.

**B. Updated Rules of Procedure**

Ms. Burns reviewed the updated Rules of Procedure.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03 Authorizing Spending Authority**

Ms. Burns reviewed the resolution and noted that this would authorize a certain amount of spending by the Chair, Vice Chair, and District Manager outside of meetings.

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, Resolution 2026-03 Authorizing Spending Authority, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposal from AMTEC for Arbitrage Services**

Ms. Burns noted that this report is required by the Trust Indenture and the cost is \$450.

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, the Proposal from AMTEC for Arbitrage Services, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Gentry reminded the Board to complete their ethics training by December 31<sup>st</sup>.

**B. Engineer**

**Mr. Hunter had nothing to report to the Board.**

**C. District Manager's Report**

**i. Balance Sheet & Income Statement**

Ms. Burns noted financial statements are in the agenda package for review. She offered to answer any questions. No action is necessary by the Board.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience  
Comments**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Burns adjourned the meeting.

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Gary Hatmaker, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION 4

# SECTION C

**RESOLUTION 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District desires to appoint Assistant Secretaries.

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

**SECTION 1.** \_\_\_\_\_ is appointed Assistant Secretary.

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

**PASSED AND ADOPTED** this 12th day of November 2025.

ATTEST:

**WOODLAND RANCH ESTATES  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# SECTION 5



## Woodland Ranches Estates CDD

### LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

### General Services- Component “A”

#### Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

#### **Mowing**

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

Irrigated common area turf of all turf types (St Augustine, Zoysia, Bermuda, Irrigated Bahia) shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated bahia and pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Bermuda turf shall be cut at a height of no more than 2.5”. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger **discharging clippings away from the water**. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum. Additional pond edge string trimming can be requested as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day.

Contractor will take special care to prevent damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

### **Edging**

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

### **String Trimming**

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

**For the protection of private property, landscapers will not perform string trimming in a manner that results in direct contact with private fences.** A buffer zone of approximately 4 to 6 inches will be maintained along all private fencing. The maintenance of any grass or vegetation within this buffer area will be the responsibility of the respective property owner.

### **Blowing**

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to not disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

### **Damage Prevention/Repair**

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

### **Detailing**

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. **Based on three sections, the contractor will completely detail the entire property once every three weeks at least.** The exception will be the entrances, clubhouse

areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 52 times per year to accomplish the full amount of detail rotations. The size and duration the detail crew is onsite should depend on the extent needed to accomplish the rotation.

### **Pruning**

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

*Pruning of trees up to a height of 12 feet and palms up to 15' is included in the scope of the work. If pruning is required above the height of 12 feet for non palms, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. Palm pruning of palms over 15' is defined in **Component E.3**.*

The branching height of trees shall be raised only for the following reasons:

1. **Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas.**
2. **Maintain clearance from shrubs in bed areas.**
3. **Improve visibility in parking lots and around entries. Extra care should be taken when considering sight lines on the road and the vendor should report any identified visibility concerns to CDD management.**
4. **Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to the branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.**
5. **Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.**

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

### **Weed Control**

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

**For the protection of private property, landscapers will not perform chemical edging in a manner that results in direct contact with private fences or along private fences.** A buffer zone of approximately 4 to 6 inches will be maintained along all private fencing. The maintenance of any grass or vegetation within this buffer area will be the responsibility of the respective property owner.

### **Trash Removal**

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

### **Policing**

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with a supplemental proposal.

As needed, the contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

## **Communication**

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. The contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management, the contractor will provide a Monthly Service Calendar for the upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meetings as needed or requested by CDD management.

## Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

## Component "B" – Turf Care Program - Fertilization and Pest Control

### Chemical Application Maintenance Information

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

The irrigation system will be fully operational prior to any fertilizer application.

Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, and other relevant factors based on turf types. Soil samples should include all Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

## St Augustine

**Application Schedule** – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

### **Application Requirements: ST AUGUSTINE**

Contractor will submit a schedule of materials to be used under this program along with application rates. The annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

## Bahia – Where Applicable (Irrigated areas only)

**Application Schedule** - Minimum schedule, if more is needed it is up to the contractor to recommend.

**THIS COMMUNITY REQUIRES ADDITIONAL FERTILIZATION ON ST AUGUSTINE Currently the program includes 8 fertilizations. Please provide specifics on your St Augustine program. Below is listed the bare minimum.**

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

### **Application Requirements: BAHIA**

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

## General

### **Insect/Disease Control - ALL TURF**

The reduction of irrigation water during the winter season will dramatically reduce the potential for fungus/disease problems. Contractor will be responsible for managing settings of irrigation timers and should always have the irrigation times adjusted and set appropriately based on turf type and season.

Supplemental insecticide applications will be provided by the contractor when the contractor identifies a need for supplemental programs in order to control pests.

Contractor will provide recommendations for TopChoice applications when needed. They will also keep ant bait treatment on mowers or detail vehicles for spot treatment. Ants should be treated near any

walking or amenity areas or common use areas such as parks.

### **Weed Control - ALL TURF**

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, wild Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

### **Warranty - ALL TURF**

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. The contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

## **Component “C” – Tree/Shrub Care Program**

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

### **Application Requirements: Fertilization**

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall



height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to “clump” fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

### **Insect/Disease Control**

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

### **Specialty Palms**

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud Drench and or OTC Injections for potential disease and infestation. Only those treatments relevant to the variety of palm should be included.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

### **Warranty**

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by the contractor if it is reasonably decided to be from negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.



## Component “D” – Irrigation Maintenance

### **Frequency of Service**

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

### **Specifications**

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in the overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow the contractor to proceed with repairs at an agreed threshold without prior approval.

### **Service Calls**

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor’s crews working on the property (i.e., mower and edger cuts) will be

repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect the irrigation system weekly while performing routine maintenance.

Contractor will provide a 24 hour "Emergency" number for irrigation repairs.

Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

## Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractors should and are expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

### E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

#### **Schedule**

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

### **Installation**

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with a clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

### **Maintenance**

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

#### **Warranty**

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

## **E.2 - Bed Dressing**

Application of designated mulching to community bed spaces.

### **Schedule**

Mulching will be carried out at least once per year. However in many cases the mulch application will be divided into one heavy application in Spring and one lighter application in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”. Application will be completed within a two-week time period.

### **Installation**

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2” thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

### **E.3 - Palm Trimming Schedule**

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 15’ will be trimmed at least once per year in May. All vegetation will be removed from their trunk. Any palm nuts and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary. Full debooting is a separate billable job but removing those loose and hanging should be included.

All palms less than 15’ will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

All palms in excess 15’ will be trimmed at least once per year in the month of May. Any additional trimmings can be added at the discretion of the board or management and will be done at the same cost and rate as the proposed May trimming. Therefore, the fee summary must include the cost per palm for trimming.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving “stubs”.

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.



# NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK "PCP LB-8135" - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- RRS - FOUND RAILROAD SPIKE AS NOTED
- 12 - CURVE - SEE CURVE DATA
- & - AND
- (RAD) - RADIAL
- (NR) - NON-RADIAL
- NO./# = NUMBER
- I.D. = IDENTIFICATION
- O.R. = OFFICIAL RECORDS
- PB = PLAT BOOK
- R/W = RIGHT-OF-WAY CONC. = CONCRETE
- D/A = CENTRAL ANGLE (DELTA)
- R = RADIUS
- L = ARC LENGTH
- T = TANGENT LENGTH
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- ± = MORE OR LESS / PLUS OR MINUS
- N&D = NAIL AND DISK
- PG = PAGE
- PGS = PAGES
- PK = PARKER-KALON NAIL OR "MAG-NAIL"
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) = INFORMATION PER LEGAL DESCRIPTION
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS

## SURVEYOR'S NOTES:

- BEARINGS BASED ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST HAVING A GRID BEARING OF SOUTH 89°18'27" WEST BETWEEN FIELD MONUMENTATION.
- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A FIRM OR PCP.
- THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISK "LB-8135" - UNLESS OTHERWISE NOTED.
- LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
- PURSUANT CHAPTER 177.091(28) FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "A", & "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 12105C0390 G, EFFECTIVE DATE OF 12/22/2016.
- COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NORTH AMERICAN DATUM OF 1983 ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENDEMANN CORPORATION.
- FINAL CONVEYANCE OF ANY ROAD, STREET, ALLEY, RIGHT-OF-WAY, LIFT STATION TRACT, UTILITY, UTILITY INFRASTRUCTURE, AND/OR UTILITY IMPROVEMENT(S) IS SUBJECT TO FINAL ACCEPTANCE BY THE TOWN OF DUNDEE, AND AS PART OF THE ACCEPTANCE PROCESS, FEE SIMPLE TITLE TO AND/OR FOR SUCH IMPROVEMENT(S) SHALL BE CONVEYED TO THE TOWN OF DUNDEE BY WOODLAND RANCH ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
- THE PROPERTY SHOWN IS SUBJECT TO THE TOWN OF DUNDEE ORDINANCE NO. 21-13, WHICH WAS DULY ADOPTED JULY 27, 2021. DEVELOPMENT WITHIN THIS PROPERTY IS SUBJECT TO AND SHALL FOLLOW THE STANDARDS CONTAINED IN SAID ORDINANCE NO. 21-13 AS IT MAY BE MODIFIED AND AMENDED FROM TIME TO TIME INCLUDING BUT NOT LIMITED TO THOSE CREATING IRRIGATION DESIGN STANDARDS, EFFICIENT PLUMBING STANDARDS AND OTHER WATER CONSERVATION MEASURES RELATED TO THE FLORIDA WATER STAR PROGRAM.
- FINAL CONVEYANCE OF ANY ROAD, STREET, ALLEY, RIGHT-OF-WAY, LIFT STATION TRACT, UTILITY, UTILITY INFRASTRUCTURE, AND/OR UTILITY IMPROVEMENT(S) IS SUBJECT TO ACCEPTANCE BY THE CDD, AND AS PART OF THE ACCEPTANCE PROCESS, FEE SIMPLE TITLE TO AND/OR FOR SUCH IMPROVEMENT(S) SHALL BE CONVEYED TO WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT BY THE WOODLAND RANCH ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THEREAFTER FINAL CONVEYANCE OF THE LIFT STATION TRACT IS SUBJECT TO FINAL ACCEPTANCE BY THE TOWN OF DUNDEE, AND AS PART OF THE ACCEPTANCE PROCESS, FEE SIMPLE TITLE TO AND/OR FOR SUCH LIFT STATION SHALL BE CONVEYED TO THE TOWN OF DUNDEE BY WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT.

● Landscape

● As needed till amenity is built

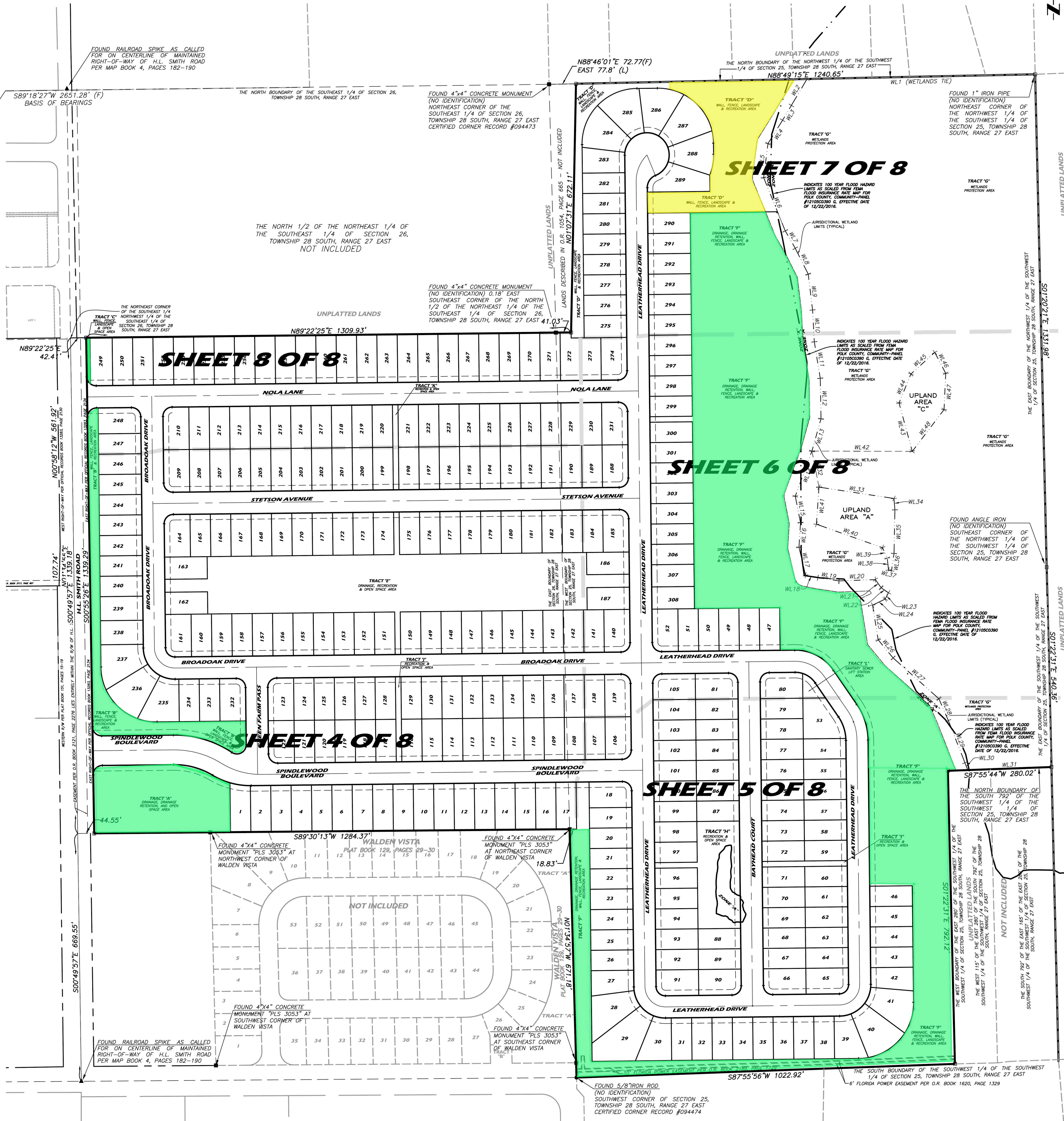
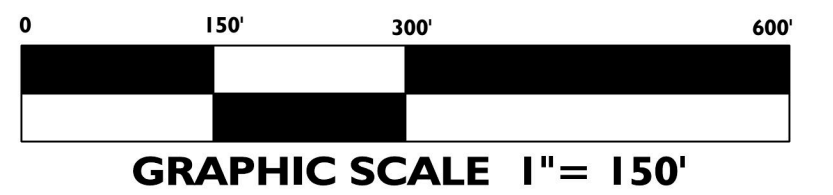
## NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

# WOODLAND RANCH ESTATES PHASE ONE

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, TOWN OF DUNDEE, POLK COUNTY, STATE OF FLORIDA

PLAT BOOK SHEET 3 OF 8





NOTES AND LEGEND

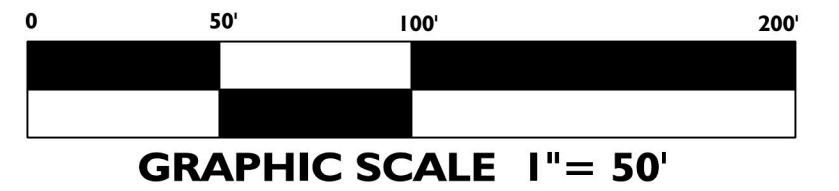
- ⊙ PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
\*PCP LB-8135 - UNLESS OTHERWISE NOTED
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- R/W = RIGHT-OF-WAY  
CONC. = CONCRETE  
D/Δ = CENTRAL ANGLE (DELTA)  
R = RADIUS  
L = ARC LENGTH  
T = TANGENT LENGTH  
CH = CHORD DISTANCE  
CB = CHORD BEARING  
± = MORE OR LESS / PLUS OR MINUS  
N&D = NAIL AND DISK

SURVEYOR'S NOTES:

WOODLAND RANCH ESTATES PHASE TWO

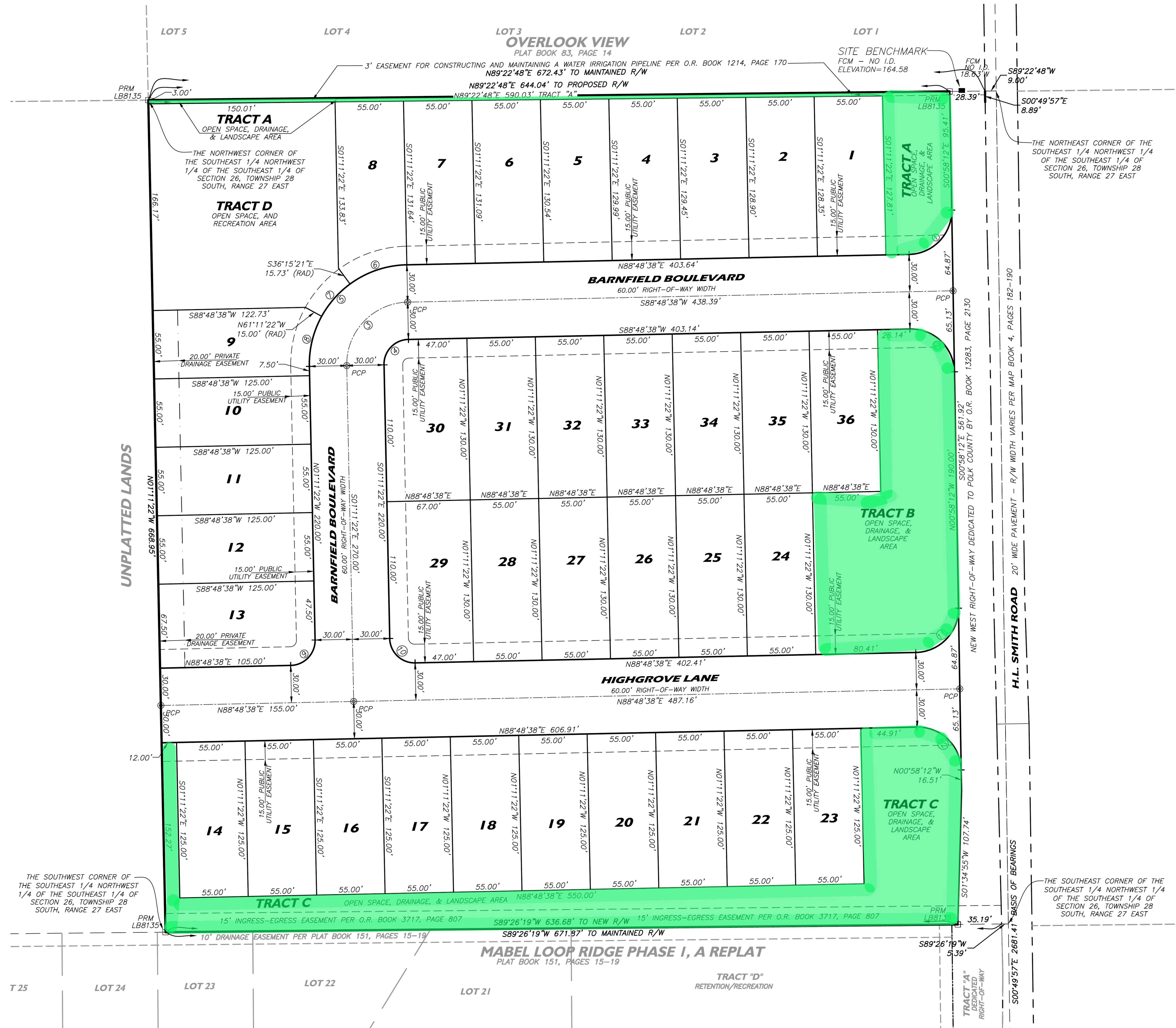
A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, TOWN OF DUNDEE, POLK COUNTY, STATE OF FLORIDA

PLAT BOOK SHEET 2 OF 2



THIS IS A PUBLIC ROAD SUBDIVISION

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	089°46'49"	35.00'	54.84'	49.40'	N43°55'13"E
2	090°13'11"	35.00'	55.11'	49.59'	N46°04'47"W
3	089°59'59"	50.00'	78.54'	70.71'	S43°48'37"W
4	090°00'00"	20.00'	31.42'	28.28'	S43°48'38"W
5	090°00'00"	80.00'	125.66'	113.14'	S43°48'38"W
6	035°03'58"	80.00'	48.96'	48.20'	S71°16'39"W
7	024°56'02"	80.00'	34.81'	34.54'	S41°16'39"W
8	030°00'00"	80.00'	41.89'	41.41'	S13°48'38"W
9	090°00'00"	20.00'	31.42'	28.28'	N43°48'38"E
10	090°00'00"	20.00'	31.42'	28.28'	S46°11'22"E
11	089°46'49"	35.00'	54.84'	49.40'	N43°55'13"E
12	090°13'11"	35.00'	55.11'	49.59'	N46°04'47"W



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# SECTION A

## Woodland Ranches Estates Community Development District Fertilization Fee Summary

Contractor: Prince and Sons, Inc.

Property: Woodland Ranches CDD

Address: 14645 Boggy Creek Rd.  
Orlando, FL 32824

Phone: (863) 422-5207

Fax:

Contact: Lucas Martin

Email: [lmartin@princeandsonsinc.com](mailto:lmartin@princeandsonsinc.com)

Address: 219 E. Livingston St.  
Orlando, Florida, 32801

Phone:

Contact:

Email:

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$46,800.00
													\$0.00
													\$0.00
<b>TOTAL FEE PER MONTH:</b>	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$46,800

Flat Fee Schedule	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$3,900.00	\$46,800
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$46,800.00
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Extra Services Annual Changes, Palm Pruning, Mulch, Moss Spraying	\$0.00
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<b>TOTAL</b>	\$46,800.00
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# SECTION 6

# SECTION C

# Woodland Ranches Estates CDD Field Management Report



November 12<sup>th</sup>, 2025

Allen Bailey

Field Manager

GMS

# Review

## Landscape

✚ The landscape is being maintained with one-time mows to keep the areas looking managed.



# Review

## Landscape Cont



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at [abailey@gmscfl.com](mailto:abailey@gmscfl.com). Thank you.

Respectfully,  
Allen Bailey

# SECTION D

# SECTION i



***Woodland Ranch Estates***  
***Community Development District***

***Unaudited Financial Reporting***  
***September 30, 2025***



# Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Debt Service Fund - S2025</u>
4	<u>Capital Projects Fund - S2025</u>
5	<u>Month to Month</u>
6	<u>Long Term Debt Schedule</u>

# Woodland Ranch Estates

## Community Development District

### Combined Balance Sheet

September 30, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
<b>Assets:</b>				
Operating Account	\$ 4,841	\$ -	\$ -	\$ 4,841
Due From Developer	\$ 12,351	\$ -	\$ -	\$ 12,351
Due from Other	\$ 129,000	\$ -	\$ -	\$ 129,000
<b>Investments:</b>				
<u>Series 2025</u>				
Reserve	\$ -	\$ 412,794	\$ -	\$ 412,794
Revenue	\$ -	\$ 129,810	\$ -	\$ 129,810
Construction	\$ -	\$ -	\$ 10,139	\$ 10,139
Cost of Issuance	\$ -	\$ -	\$ 110	\$ 110
<b>Total Assets</b>	<b>\$ 146,192</b>	<b>\$ 542,603</b>	<b>\$ 10,249</b>	<b>\$ 699,044</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 6,839	\$ -	\$ -	\$ 6,839
Due to other	\$ -	\$ 129,000	\$ -	\$ 129,000
Deferred Revenue	\$ 134,512			
<b>Total Liabilities</b>	<b>\$ 141,351</b>	<b>\$ 129,000</b>	<b>\$ -</b>	<b>\$ 270,351</b>
<b>Fund Balances:</b>				
Restricted for:				
Debt Service	\$ -	\$ 413,603	\$ -	\$ 413,603
Capital Projects	\$ -	\$ -	\$ 10,249	\$ 10,249
Unassigned	\$ 4,841	\$ -	\$ -	\$ 4,841
<b>Total Fund Balances</b>	<b>\$ 4,841</b>	<b>\$ 413,603</b>	<b>\$ 10,249</b>	<b>\$ 428,693</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 146,192</b>	<b>\$ 542,603</b>	<b>\$ 10,249</b>	<b>\$ 699,044</b>

# Woodland Ranch Estates

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<b><u>Revenues</u></b>				
Developer Contributions	\$ 294,510	\$ 294,510	\$ 70,485	\$ (224,025)
<b>Total Revenues</b>	<b>\$ 294,510</b>	<b>\$ 294,510</b>	<b>\$ 70,485</b>	<b>\$ (224,025)</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Engineering	\$ 15,000	\$ 15,000	\$ 1,000	\$ 14,000
Attorney	\$ 25,000	\$ 25,000	\$ 8,541	\$ 16,459
Annual Audit	\$ 4,000	\$ 4,000	\$ 3,100	\$ 900
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450
Dissemination	\$ 5,000	\$ 5,000	\$ 2,917	\$ 2,083
Trustee Fees	\$ 4,100	\$ 4,100	\$ -	\$ 4,100
Management Fees	\$ 37,500	\$ 37,500	\$ 37,500	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Administration	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 74	\$ 926
Insurance	\$ 5,000	\$ 5,000	\$ 5,200	\$ (200)
Copies	\$ 1,000	\$ 1,000	\$ 262	\$ 738
Legal Advertising	\$ 20,000	\$ 20,000	\$ 8,700	\$ 11,300
Contingency	\$ 5,000	\$ 5,000	\$ 483	\$ 4,517
Office Supplies	\$ 625	\$ 625	\$ 16	\$ 609
Travel Per Diem	\$ 660	\$ 660	\$ -	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 144,510</b>	<b>\$ 144,510</b>	<b>\$ 70,968</b>	<b>\$ 73,542</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b><u>Field Expenditures</u></b>				
Contingency	\$ 150,000	\$ 150,000	\$ -	\$ 150,000
<b>Subtotal Field Expenditures</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ 150,000</b>
<b>Total Expenditures</b>	<b>\$ 294,510</b>	<b>\$ 294,510</b>	<b>\$ 70,968</b>	<b>\$ 223,542</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (483)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 5,324</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 4,841</b>	

# Woodland Ranch Estates

## Community Development District

### Debt Service Fund - Series 2025

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<b>Revenues:</b>				
Interest	\$ -	\$ -	\$ 10,845	\$ 10,845
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,845</b>	<b>\$ 10,845</b>
<b>Expenditures:</b>				
Interest Expense - 11/01	\$ -	\$ -	\$ -	\$ -
Principal Expense - 05/01	\$ -	\$ -	\$ -	\$ -
Interest Expense - 05/01	\$ -	\$ -	\$ 79,520	\$ (79,520)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 79,520</b>	<b>\$ (79,520)</b>
<b>Other Financing Sources:</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (10,036)	\$ 10,036
Bond Proceeds	\$ -	\$ -	\$ 492,314	\$ 492,314
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 482,278</b>	<b>\$ 502,349</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 413,603</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 413,603</b>	

# Woodland Ranch Estates

## Community Development District

### Capital Projects Fund - Series 2025

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<b>Revenues:</b>				
Developer Contributions	\$ -	\$ -	\$ 460,260	\$ 460,260
Interest	\$ -	\$ -	\$ 709	\$ 709
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 460,969</b>	<b>\$ 460,969</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 5,579,567	\$ (5,579,567)
Capital Outlay - Cost Of Issuance	\$ -	\$ -	\$ 313,875	\$ (313,875)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,893,442</b>	<b>\$ (5,893,442)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,432,473)</b>	<b>\$ 6,354,411</b>
<b>Other Financing Sources/(Uses)</b>				
Bond Proceeds	\$ -	\$ -	\$ 5,432,686	\$ 5,432,686
Transfer In/(Out)	\$ -	\$ -	\$ 10,036	\$ 10,036
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,442,722</b>	<b>\$ 5,442,722</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 10,249</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 10,249</b>	

# Woodland Ranch Estates

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Developer Contributions	\$ 5,200	\$ 7,936	\$ -	\$ 9,903	\$ 4,128	\$ 3,978	\$ 7,310	\$ -	\$ 9,474	\$ 3,831	\$ 11,886	\$ 6,839	\$ 70,485
<b>Total Revenues</b>	<b>\$ 5,200</b>	<b>\$ 7,936</b>	<b>\$ -</b>	<b>\$ 9,903</b>	<b>\$ 4,128</b>	<b>\$ 3,978</b>	<b>\$ 7,310</b>	<b>\$ -</b>	<b>\$ 9,474</b>	<b>\$ 3,831</b>	<b>\$ 11,886</b>	<b>\$ 6,839</b>	<b>\$ 70,485</b>
<b>Expenditures:</b>													
<b><i>Administrative</i></b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ 125	\$ 750	\$ -	\$ -	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Attorney	\$ 77	\$ 1,786	\$ 1,160	\$ 503	\$ 602	\$ 543	\$ 761	\$ 458	\$ 162	\$ 157	\$ 1,731	\$ 604	\$ 8,541
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,100
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 2,917
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ 37,500
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Postage & Delivery	\$ -	\$ 1	\$ 1	\$ -	\$ 1	\$ -	\$ 2	\$ 0	\$ 1	\$ 39	\$ 1	\$ 29	\$ 74
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Copies	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12	\$ 262
Legal Advertising	\$ 1,010	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,025	\$ -	\$ 665	\$ 8,700
Contingency	\$ 40	\$ 40	\$ 40	\$ 40	\$ 43	\$ 43	\$ 43	\$ 43	\$ 43	\$ -	\$ 54	\$ 52	\$ 483
Office Supplies	\$ -	\$ 0	\$ 3	\$ 3	\$ 0	\$ -	\$ 0	\$ 3	\$ 0	\$ 0	\$ 0	\$ 8	\$ 16
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Total General &amp; Administrative:</b>	<b>\$ 9,877</b>	<b>\$ 5,326</b>	<b>\$ 5,328</b>	<b>\$ 4,170</b>	<b>\$ 4,021</b>	<b>\$ 4,378</b>	<b>\$ 7,823</b>	<b>\$ 4,296</b>	<b>\$ 3,997</b>	<b>\$ 11,012</b>	<b>\$ 5,578</b>	<b>\$ 5,161</b>	<b>\$ 70,968</b>
<b><i>Operations &amp; Maintenance</i></b>													
<b><i>Field Services</i></b>													
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 9,877</b>	<b>\$ 5,326</b>	<b>\$ 5,328</b>	<b>\$ 4,170</b>	<b>\$ 4,021</b>	<b>\$ 4,378</b>	<b>\$ 7,823</b>	<b>\$ 4,296</b>	<b>\$ 3,997</b>	<b>\$ 11,012</b>	<b>\$ 5,578</b>	<b>\$ 5,161</b>	<b>\$ 70,968</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (4,677)</b>	<b>\$ 2,609</b>	<b>\$ (5,328)</b>	<b>\$ 5,733</b>	<b>\$ 107</b>	<b>\$ (400)</b>	<b>\$ (513)</b>	<b>\$ (4,296)</b>	<b>\$ 5,477</b>	<b>\$ (7,182)</b>	<b>\$ 6,308</b>	<b>\$ 1,678</b>	<b>\$ (483)</b>

# Woodland Ranch Estates

## Community Development District

### Long Term Debt Report

Series 2025, Special Assessment Revenue Bonds		
Interest Rate:	4.650%, 5.550%, 5.750%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$412,794	
Reserve Fund Balance	\$412,794	
Bonds Outstanding - 02/04/25		\$5,925,000
<b>Current Bonds Outstanding</b>		<b>\$5,925,000</b>



## SECTION ii

# Woodland Ranch Estates

## Community Development District

Funding Request #25  
August 8, 2025

**Bill to:**

Woodland Ranch Estates, LLC  
4900 Dundee Rd  
Winter Haven, FL 33884

Payee		General Fund FY25	
1	<b>Hunter Engineering Inc</b> Invoice #22395 - Engineering Services - December 2024	\$	750.00
2	<b>Kilinski Van Wyk PLLC</b> Invoice #12759 - General Counsel - June 2025	\$	161.50
		\$	911.50
<b>Total:</b>		\$	911.50

Please make check payable to:

**Woodland Ranch Estates**  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

Hunter Engineering Inc  
P0 Box 1879  
Winter Haven, FL 33882 US  
JohnS@HunterEngineeringInc.com

## INVOICE

### BILL TO

Woodland Ranch Estates CDD  
Services  
c/o Governmental Mgmt. Serv.  
Central FL.  
Attn: Jill Burns, District Manager  
219 East Livingston Street  
Orlando, FL 32801

INVOICE # 22395

DATE 12/31/2024

DUE DATE 01/15/2025

TERMS Net 15

### PROJECT

Woodland Ranch CDD

DATE	DESCRIPTION	QTY	RATE	AMOUNT
12/04/2024	Updates to E.R.	2	250.00	500.00
12/06/2024	Updates to E.R.	1	250.00	250.00

BALANCE DUE

**\$750.00**

ENTERED





KILINSKI | VAN WYK

## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Woodland Ranch Estates CDD  
219 East Livingston Street  
Orlando, FL 32822

## INVOICE

Invoice # 12759  
Date: 07/13/2025  
Due On: 08/12/2025

### Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
( \$458.00	+ \$161.50	) - ( \$0.00	) = <b>\$619.50</b>

### WRECDD-01 General

#### Woodland Ranch Estates CDD - 01 General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	AH	06/18/2025	Prepare budget documents.	0.60	\$205.00	\$123.00
Service	LG	06/30/2025	Review and revise materials necessary for implementation of 2025 legislative changes.	0.10	\$385.00	\$38.50

**Total \$161.50**

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



Woodland Ranch Estates  
Community Development District

Funding Request #26  
August 22, 2025

Bill to:  
Woodland Ranch Estates, LLC  
4900 Dundee Rd  
Winter Haven, FL 33884

Payee		General Fund FY25	
1	Gannet Florida LocaliQ Invoice # 0007249625 - Legal Ads	\$	7,025.19
2	Kilinski Van Wyk PLLC Invoice #12982 - General Counsel - July 2025	\$	156.50
3	Governmental Management Services Invoice #26 - Management Fees - Aug 2025	\$	3,793.12
		\$	10,974.81
		Total:	\$ 10,974.81

Please make check payable to:

Woodland Ranch Estates  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

# LocaliQ

Florida  
GANNETT

ACCOUNT NAME		ACCOUNT #	INV DATE
Woodland Ranch CDD		812955	07/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007249625	Jul 1- Jul 31, 2025	\$7,025.19	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$7,025.19	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: AUGUST 31, 2025
Woodland Ranch Estates CDD Samantha Hoxie 219 E Livingston ST Orlando, FL 32801-1508	<b>Legal Entity:</b> Gannett Media Corp. <b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. <b>All funds payable in US dollars.</b>

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

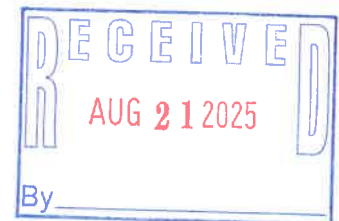
FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
7/1/25	Balance Forward	\$0.00

### Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/23/25-7/30/25	LKL The Ledger - News Chief	11480850	Woodland Ranch Estates CDD - Notice of Public Hearing on the FY2026 Budget and Special Assessments		2	6.0000 x 11 in	\$7,025.19



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$7,025.19
Service Fee 3.99%	\$280.31
*Cash/Check/ACH Discount	-\$280.31
*Payment Amount by Cash/Check/ACH	\$7,025.19
Payment Amount by Credit Card	\$7,305.50

### PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Woodland Ranch CDD		812955		0007249625		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$7,025.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,025.19
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$7,305.50
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00008129550000000000000072496250070251967170

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Samantha Hoxie  
Samantha Hoxie  
Woodland Ranch Estates CDD  
219 E Livingston ST  
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

07/23/2025, 07/30/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/30/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$7025.19

Tax Amount: \$0.00

Payment Cost: \$7025.19

Order No: 11480850

Customer No: 812955

PO #:

# of Copies:  
1

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

KAITLYN FELTY  
Notary Public  
State of Wisconsin

# WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

## Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("Board") for the Woodland Ranch Estates Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 13, 2025  
TIME: 2:00 P.M.  
LOCATION: Holiday Inn - Winter Haven  
200 Cypress Gardens  
Blvd., Winter Haven, FL 33880

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

## Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	ERU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
PLATTED	344	1.00	\$1,641.29

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Polk County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

## Additional Provisions

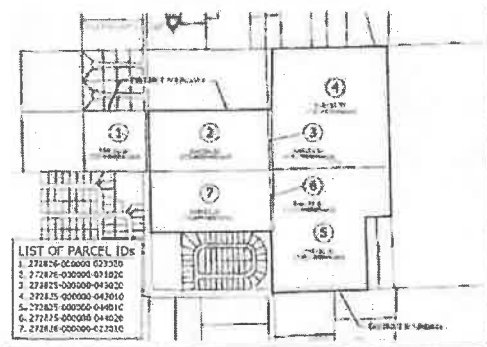
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 219 E. Livingston St., Orlando, FL 32801, Ph: (407) 841-5524 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that 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.

Jill Burns  
District Manager

## MAP OF ASSESSMENT AREA



## RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; 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, 2025, proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "Services") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings 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 2026 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "District's Office," Governmental Management Services-Central Florida, LLC, 219 E. Livingston St., Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the Uniform Method as set forth in Chapter 197, Florida Statutes.

3. **SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Wednesday, August 13, 2025  
HOUR: 2:00 PM  
LOCATION: Holiday Inn—Winter Haven  
200 Cypress Gardens Blvd.  
Winter Haven, Florida 33880

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

5. **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 3 and shall remain on the website for at least 45 days.

6. **PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.  
PASSED AND ADOPTED THIS 9<sup>TH</sup> DAY OF APRIL 2025.





KILINSKI | VAN WYK

## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Woodland Ranch Estates CDD  
219 East Livingston Street  
Orlando, FL 32822

## INVOICE

Invoice # 12982  
Date: 08/11/2025  
Due On: 09/10/2025

### Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
( \$161.50	+ \$156.50	) - ( \$0.00	) = <b>\$318.00</b>

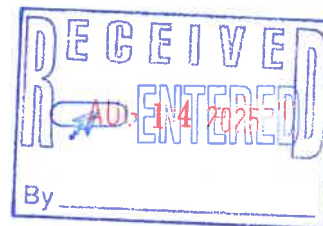
### WRECDD-01

#### Woodland Ranch Estates CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	07/10/2025	Prepare draft of resolution setting hearing on updated Rules of Procedure and notices of rulemaking and rule development.	0.10	\$385.00	\$38.50
Service	LG	07/31/2025	Review draft agenda; coordinate preparation of agenda items.	0.20	\$385.00	\$77.00
Service	AH	07/31/2025	Confer with district staff regarding agenda items.	0.20	\$205.00	\$41.00
Total						<b>\$156.50</b>

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.





Woodland Ranch Estates  
Community Development District

Funding Request #27  
September 18, 2025

Bill to:  
Woodland Ranch Estates, LLC  
4900 Dundee Rd  
Winter Haven, FL 33884

Payee	General Fund FY25	General Fund FY26
1 <b>Governmental Management Services</b>		
Invoice #28 - Management Fees - Sept 2025	\$     3,840.09	
2 <b>Egis Insurance</b>		
Invoice # 29059 - Property Insurance		\$     5,512.00
	\$     3,840.09	\$     5,512.00
	<b>Total:</b>	<b>\$     9,352.09</b>

Please make check payable to:

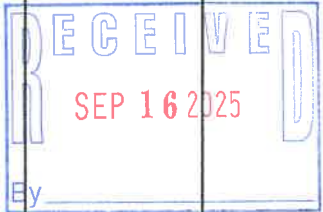
**Woodland Ranch Estates**  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

**GMS-Central Florida, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

**Invoice #:** 28  
**Invoice Date:** 9/1/25  
**Due Date:** 9/1/25  
**Case:**  
**P.O. Number:**

**Bill To:**  
Woodland Ranch Estates CDD  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,125.00	3,125.00
Website Administration		100.00	100.00
Information Technology		150.00	150.00
Dissemination Agent Services		416.67	416.67
Office Supplies		7.95	7.95
Postage		28.62	28.62
Copies		11.85	11.85
			

**Total** \$3,840.09

**Payments/Credits** \$0.00

**Balance Due** \$3,840.09



# INVOICE

Customer	Woodland Ranch Estates Community Development District
Acct #	1343
Date	09/05/2025
Customer Service	Kristina Rudez
Page	1 of 1

Woodland Ranch Estates Community Development District  
c/o Government Management Services, LLC  
219 E Livingston St  
Orlando, FL 32801

Payment Information	
Invoice Summary	\$ 5,512.00
Payment Amount	
Payment for:	Invoice#29059
1001251020	

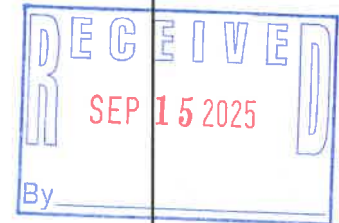
Thank You

Please detach and return with payment



Customer: Woodland Ranch Estates Community Development District

Invoice	Effective	Transaction	Description	Amount
29059	10/01/2025	Renew policy	Policy #1001251020 10/01/2025-10/01/2026 Florida Insurance Alliance  General Liability - Renew policy Due Date: 9/5/2025	5,512.00



Please Remit Payment To:  
Egis Insurance and Risk Advisors  
P.O. Box 748555

Total
\$ 5,512.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349  
TO PAY VIA ACH: Accretive Global Insurance Services LLC  
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		
Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/05/2025

# Woodland Ranch Estates

## Community Development District

Funding Request #28  
October 10, 2025

**Bill to:**

Woodland Ranch Estates, LLC  
4900 Dundee Rd  
Winter Haven, FL 33884

	Payee	General Fund FY25	General Fund FY26
1	<b>Gannett Florida LocalIQ</b> Invoice # 0007351305 - Legal Ad for Sept 2025	\$ 665.02	
2	<b>Kilinski Van Wyk PLLC</b> Invoice # 13195 - General Counsel for Aug 2025	1730.77	
3	<b>Governmental Management Services</b> Invoice # 29 - Assessment Roll FY26		\$ 5,000.00
4	<b>Florida Commerce</b> Invoice # 93651 - Special District State Fee		\$ 175.00
		\$ 2,395.79	\$ 5,175.00
		<b>Total:</b>	<b>\$ 7,570.79</b>

Please make check payable to:

**Woodland Ranch Estates**  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822



ACCOUNT NAME		ACCOUNT #	INV DATE
Woodland Ranch CDD		812955	09/30/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007351305	Sep 1- Sep 30, 2025	\$665.02	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$7,690.21	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: OCTOBER 31, 2025
Woodland Ranch Estates CDD Samantha Hoxie 219 E Livingston ST Orlando, FL 32801-1508	<b>Legal Entity:</b> Gannett Media Corp. <b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. <b>All funds payable in US dollars.</b>

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

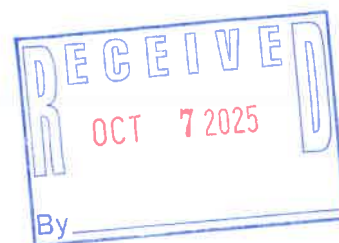
FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
9/1/25	Balance Forward	\$7,025.19

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
9/2/25	11591311	LKL The Ledger - News Chief	11591311		\$346.88
9/25/25	11684107	LKL The Ledger - News Chief	11684107		\$318.14



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$7,690.21
Service Fee 3.99%	\$306.84
*Cash/Check/ACH Discount	-\$306.84
*Payment Amount by Cash/Check/ACH	\$7,690.21
Payment Amount by Credit Card	\$7,997.05

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Woodland Ranch CDD		812955		0007351305		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$665.02	\$0.00	\$7,025.19	\$0.00	\$0.00	\$0.00	\$7,690.21
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$7,997.05
				To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>		

00008129550000000000000073513050076902167171

# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Monica Virgen  
Woodland Ranch CDD  
219 E Livingston ST  
Orlando FL 32801-1508

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

LKL The Ledger - News Chief 09/25/2025  
LKL theledger.com 09/25/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/25/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$318.14  
Tax Amount: \$0.00  
Payment Cost: \$318.14  
Order No: 11684107 # of Copies:  
Customer No: 812955 1  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

KAITLYN FELTY  
Notary Public  
State of Wisconsin

## **WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF RESCHEDULED MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Woodland Ranch Estates Community Development District ("District") has rescheduled the monthly Board of Supervisors meeting currently scheduled for Wednesday, October 8, 2025, to Thursday, October 2, 2025, at 1:30 p.m. at the Holiday Inn - Winter Haven, 200 Cypress Gardens Blvd, Winter Haven, FL 33880. A copy of the agenda may be obtained at the offices of the District Manager, c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the workshop because of a disability or physical impairment should contact the District Manager, Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 ("District Manager's Office") at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person 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  
No. 11684107 Sept. 25, 2025



# LOCALiQ

The Gainesville Sun | The Ledger  
Daily Commercial | Ocala StarBanner  
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

Samantha Hoxie  
Woodland Ranch Estates CDD  
219 E Livingston ST  
Orlando FL 32801-1508

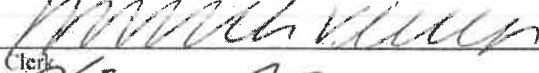
STATE OF WISCONSIN, COUNTY OF BROWN

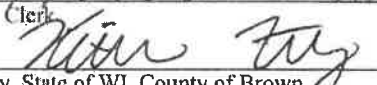
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

09/02/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/02/2025

  
Legal Clerk

  
Notary, State of WI, County of Brown

3.7.27

My commission expires

Publication Cost:	\$346.88	
Tax Amount:	\$0.00	
Payment Cost:	\$346.88	
Order No:	11591311	# of Copies:
Customer No:	812955	0
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

KAITLYN FELTY  
Notary Public  
State of Wisconsin

### **BOARD OF SUPERVISORS MEETING DATES WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT**

#### **FISCAL YEAR 2025/2026**

The Board of Supervisors of the Woodland Ranch Estates Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at the Holiday-Inn, Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880, on the 2nd Wednesday of every month, at 2:00 p.m., unless otherwise indicated as follows:

October 8, 2025  
November 12, 2025  
December 10, 2025  
January 14, 2026  
February 11, 2026  
March 11, 2026  
April 8, 2026  
May 13, 2026  
June 10, 2026  
July 8, 2026  
August 12, 2026  
September 9, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that 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 such appeal is to be based.

District Manager  
No.11591311 Sept. 2, 2025

1-2



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Woodland Ranch Estates CDD  
219 East Livingston Street  
Orlando, FL 32822

## INVOICE

Invoice # 13195  
Date: 09/11/2025  
Due On: 10/11/2025

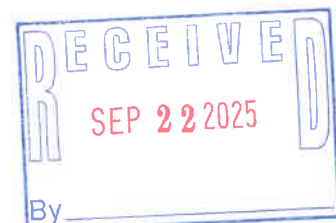
### Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
( \$318.00	+ \$1,730.77	) - ( \$0.00	) = <b>\$2,048.77</b>

### WRECDD-01

#### Woodland Ranch Estates CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	AH	08/06/2025	Confer with district staff regarding agenda items.	0.40	\$205.00	-	\$82.00
Service	AR	08/06/2025	Prepare draft budget resolutions; confer with District staff regarding same.	1.70	\$300.00	50.0%	\$255.00
Service	LG	08/06/2025	Review appropriation resolution and assessment resolution.	0.30	\$385.00	-	\$115.50
Service	LG	08/07/2025	Prepare deficit funding agreement; update assessment resolution.	0.50	\$385.00	-	\$192.50
Service	AR	08/08/2025	Review and analyze meeting minutes and resolutions for August 13 board meeting.	1.00	\$300.00	-	\$300.00
Service	LG	08/11/2025	Review agenda and prepare for Board meeting.	0.30	\$385.00	-	\$115.50



Service	LG	08/13/2025	Travel to and attend Board meeting.	1.20	\$385.00	-	\$462.00
Expense	KB	08/13/2025	Travel: Mileage - LG.	34.67	\$0.70	-	\$24.27
Service	LG	08/26/2025	Review status of items needed for agenda.	0.10	\$385.00	-	\$38.50
Service	LG	08/27/2025	Respond to request for edits to deficit funding agreement.	0.20	\$385.00	-	\$77.00
Service	AR	08/27/2025	Revise deficit funding agreement.	0.10	\$300.00	-	\$30.00
Service	LG	08/28/2025	Finalize FY26 deficit funding agreement and send to district manager.	0.10	\$385.00	-	\$38.50
<b>Non-billable entries</b>							
Service	AR	08/13/2025	Prepare for and attend Board meeting.	<del>1.80</del>	<del>\$300.00</del>	-	<del>\$540.00</del>
Expense	KB	08/13/2025	Travel: Tolls - AR.	<del>1.00</del>	<del>\$2.38</del>	-	<del>\$2.38</del>
Expense	KB	08/13/2025	Travel: Meals - AR.	<del>1.00</del>	<del>\$6.55</del>	-	<del>\$6.55</del>
Expense	KB	08/13/2025	Travel: Mileage - AR.	<del>35.67</del>	<del>\$0.70</del>	-	<del>\$24.97</del>
<b>Line Item Discount Subtotal</b>							<b>-\$255.00</b>
<b>Total</b>							<b>\$1,730.77</b>

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



# FloridaCommerce, Special District Accountability Program

## Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93651
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

**Woodland Ranch Estates Community Development District**  
 Ms. Jillian Burns  
 Governmental Management Services - Central Florida, LLC  
 219 East Livingston Street  
 Orlando, Florida 32801



**2. Telephone:** 407-841-5524 Ext:  
**3. Fax:** 407-839-1526  
**4. Email:** jburns@gmscfl.com  
**5. Status:** Independent  
**6. Governing Body:** Elected  
**7. Website Address:** www.woodlandranchestatescdd.com  
**8. County(ies):** Polk  
**9. Special Purpose(s):** Community Development  
**10. Boundary Map on File:** 09/20/2022  
**11. Creation Document on File:** 09/20/2022  
**12. Date Established:** 09/13/2022  
**13. Creation Method:** Local Ordinance  
**14. Local Governing Authority:** Town of Dundee  
**15. Creation Document(s):** Town Ordinance 22-26  
**16. Statutory Authority:** Chapter 190, Florida Statutes  
**17. Authority to Issue Bonds:** Yes  
**18. Revenue Source(s):** Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: Jillian Burns Date 10-9-25

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. \_\_\_ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. \_\_\_ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

# Woodland Ranch Estates

## Community Development District

**Funding Request #29**  
**October 16, 2025**

**Bill to:**

Woodland Ranch Estates, LLC  
4900 Dundee Rd  
Winter Haven, FL 33884

	Payee	General Fund FY25	General Fund FY26
1	<b>Kilinski Van Wyk PLLC</b> Invoice # 13414 - General Counsel Sept 25	\$ 603.50	
2	<b>Governmental Management Services</b> Invoice # 30 - Managemtn Fees Oct 2026		\$ 3,898.11
3	<b>Prince &amp; Sons Inc.</b> Invoice # 20493 - One Time Mow		\$ 3,250.00
		\$ 603.50	\$ 7,148.11
		<b>Total:</b>	\$ 7,751.61

Please make check payable to:

**Woodland Ranch Estates**  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822



KILINSKI | VAN WYK

## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Woodland Ranch Estates CDD  
219 East Livingston Street  
Orlando, FL 32822

## INVOICE

Invoice # 13414  
Date: 10/06/2025  
Due On: 11/05/2025

### Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
( \$1,730.77	+ \$603.50	) - ( \$0.00	) = <b>\$2,334.27</b>

### WRECDD-01

#### Woodland Ranch Estates CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	CD	09/15/2025	Emails to and from District Manager regarding Budget Amendment.	0.10	\$205.00	\$20.50
Service	LG	09/19/2025	Review legal action items for October meeting.	0.10	\$385.00	\$38.50
Service	JK	09/22/2025	Research and prepare memorandum regarding Florida open carry law changes and impact to District operations and transmit same.	0.20	\$395.00	\$79.00
Service	AH	09/25/2025	Prepare agenda items; transmit same.	0.60	\$205.00	\$123.00
Service	LG	09/29/2025	Review agenda and prepare for board meeting; advise regarding in-person requirement for board meetings.	0.50	\$385.00	\$192.50
Service	SH	09/29/2025	Review agenda and back up materials in preparation for monthly Board of Supervisors meeting.	0.50	\$300.00	\$150.00
Total						<b>\$603.50</b>

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



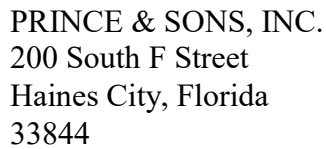
**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 30**Invoice Date:** 10/1/25**Due Date:** 10/1/25**Case:****P.O. Number:****Bill To:**

Woodland Ranch Estates CDD  
219 E. Livingston St.  
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees		3,218.75	3,218.75
Website Administration		103.00	103.00
Information Technology		154.50	154.50
Dissemination Agent Services		416.67	416.67
Office Supplies		0.12	0.12
Postage		2.97	2.97
Copies		2.10	2.10
		<b>Total</b>	<b>\$3,898.11</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$3,898.11</b>



DATE	INVOICE NO.
10/15/2025	20493

PLACE OF SERVICE
Woodland Ranches Dundee, FL 33838

	TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #		
		10/15/2025					
DESCRIPTION					Quantity	RATE	AMOUNT
One time mow/clean up-overtime man hours					1	3,250.00	3,250.00
Out-of-state sale, exempt from sales tax						0.00%	0.00
Phone #					Total	\$3,250.00	
	E-mail Billing@princeandsonsinc.com				Payments/Credits	\$0.00	
8634225207	Web Site www.Princeandsonsinc.com				Balance Due \$3,250.00		