

*Woodland Ranch Estates
Community Development District*

Meeting Agenda

April 8, 2026

AGENDA

Woodland Ranch Estates

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 1, 2026

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, April 8, 2026** 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 December 10, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
5. Ratification of Data Sharing and Usage Agreement
6. Ratification of Contract Agreement with Polk County Property Appraiser
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of CSS Proposal for Janitorial Maintenance
 - ii. Consideration of Pool Service Proposals
 - a) Resort Pools
 - b) Arinton
 - iii. Consideration of Amenity Opening Proposal from GMS
 - iv. Consideration of Current Demands Proposals
 - a) Camera Installation
 - b) Access System
 - v. Consideration of Sitex Aquatics Temporary Fuel Surcharge
 - D. District Manager's Report
 - i. Check Register

ii. Balance Sheet & Income Statement

8. Other Business

9. Supervisors Requests and Audience Comments

10. 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 on Wednesday, **December 10, 2025**, at 2:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Halsey Carson	Chairman
Cody Hatmaker	Vice Chairman
Corey Hatmaker	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Katie O'Rourke	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Allen Bailey	GMS
Tula Haff	

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 no members of the public were present in person or via Zoom.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 12, 2025 Board of Supervisors Meeting

Ms. Burns presented the minutes from the November 12, 2025 Board of Supervisors meeting and asked for any comments, corrections, or questions. The Board had no changes.

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Carson, with all in favor, the Minutes of the November 12, 2025 Board of Supervisors Meeting, were approved as amended.

FOURTH ORDER OF BUSINESS

Public Hearing to Amend Rules of Procedure

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Corey Hatmaker, seconded by Mr. Carson, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns stated that there were no members of the public present and no comments or questions. She asked for a motion to close the public hearing.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Closing the Public Hearing, was approved.

A. Consideration of Resolution 2026-04 Adopting Amended Rules of Procedure

Ms. Burns presented Resolution 2026-04 adopting amended rules of procedure to the Board. She asked for a motion to approve the resolution.

On MOTION by Mr. Carson, seconded by Mr. Cody Hatmaker, with all in favor, Resolution 2026-04 Adopting Amended Rules of Procedure, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Landscape Proposals

- A. Maps**
- B. Scope**
- C. Prince & Sons**
- D. Weber**
- E. Floralawn**

Mr. Bailey presented the landscape proposals to the Board and reviewed the pricing of each proposal.

On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, the Garrison Land Management Proposal was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing to report.

B. Engineer

There being no comments, the next item followed.

C. Field Manager’s Report

Mr. Bailey stated that the fence is fully up now and the gate has been installed around the back pond and the landscape seems to be doing well. He noted that the growth around the area has gone down due to colder temperatures. He added that the amenity is in progress and the pond is doing well. He stated that it looks like there might be some minor planktonic algae showing up in different areas of the pond and he presented a few proposals from the aquatic’s vendor for the Board’s consideration. Mr. Bailey discussed the proposals with the Board and they decided to move forward with the one-time monthly visit with Sitex for now and move to the full scope in April when the weather is warmer.

On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, the One-time Monthly Visit with Sitex, was approved.

D. District Manager’s Report

i. Balance Sheet & Income Statement

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

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Woodland Ranch Estates Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); 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 190, 197, and/or 170, *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 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *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, 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, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, 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 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

2. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *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: July 8, 2026
HOUR: 2:00 p.m.
LOCATION: Holiday-Inn - Winter Haven
200 Cypress Gardens Boulevard
Winter Haven, Florida 33880

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

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

5. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed by Florida law.

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

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

PASSED AND ADOPTED THIS 8TH DAY OF APRIL 2026.

ATTEST:

**WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Woodland Ranch Estates
Community Development District

Proposed Budget
FY2027



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Woodland Ranch Estates
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 258,000	\$ 193,500	\$ 64,500	\$ 258,000	\$ 522,719
Developer Contributions	\$ 235,556	\$ 5,512	\$ 32,251	\$ 37,763	\$ -
Total Revenues	\$ 493,556	\$ 199,012	\$ 96,751	\$ 295,763	\$ 522,719
Expenditures					
General & Administrative					
Supervisor Fees	\$ 12,000	\$ -	\$ 8,000	\$ 8,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ 612	\$ 612	\$ 918
Engineering Fees	\$ 10,000	\$ 188	\$ 5,500	\$ 5,688	\$ 10,000
Attorney Fees	\$ 20,000	\$ 3,975	\$ 7,950	\$ 11,925	\$ 20,000
Annual Audit	\$ 4,200	\$ 4,700	\$ -	\$ 4,700	\$ 4,800
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination Fees	\$ 5,000	\$ 1,667	\$ 3,333	\$ 5,000	\$ 5,000
Disclosure Software	\$ -	\$ 1,750	\$ -	\$ 1,750	\$ 1,750
Trustee Fees	\$ 6,125	\$ -	\$ 6,125	\$ 6,125	\$ 6,125
Management Fees	\$ 38,625	\$ 12,875	\$ 25,750	\$ 38,625	\$ 40,556
Information Technology	\$ 1,854	\$ 618	\$ 1,236	\$ 1,854	\$ 1,947
Website Maintenance	\$ 1,236	\$ 412	\$ 824	\$ 1,236	\$ 1,298
Postage & Delivery	\$ 500	\$ 10	\$ 250	\$ 260	\$ 500
Insurance	\$ 5,980	\$ 5,512	\$ -	\$ 5,512	\$ 6,063
Copies	\$ 500	\$ 7	\$ 150	\$ 157	\$ 500
Legal Advertising	\$ 2,500	\$ 1,030	\$ 1,470	\$ 2,500	\$ 2,500
Contingencies	\$ 2,500	\$ 127	\$ 680	\$ 807	\$ 1,500
Office Supplies	\$ 100	\$ 0	\$ 35	\$ 35	\$ 100
Travel Per Diem	\$ 660	\$ -	\$ 125	\$ 125	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative	\$ 118,323	\$ 38,046	\$ 62,491	\$ 100,537	\$ 121,842

Woodland Ranch Estates
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Operations & Maintenance					
Field Expenditures					
Property Insurance	\$ 20,000	\$ -	\$ 10,000	\$ 10,000	\$ 15,000
Field Management	\$ 15,000	\$ 3,750	\$ 10,000	\$ 13,750	\$ 15,000
Landscape Maintenance	\$ 99,540	\$ 6,850	\$ 32,400	\$ 39,250	\$ 75,000
Landscape Replacement	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 6,454
Streetlights	\$ 33,770	\$ -	\$ 44,000	\$ 44,000	\$ 50,600
Electric	\$ 7,260	\$ -	\$ 3,630	\$ 3,630	\$ 7,260
Water & Sewer	\$ 50,000	\$ 463	\$ 5,500	\$ 5,963	\$ 60,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
General Repairs & Maintenance	\$ 10,000	\$ 1,567	\$ 4,433	\$ 6,000	\$ 10,000
Contingency	\$ 7,500	\$ 2,801	\$ 3,750	\$ 6,551	\$ 7,500
Subtotal Field Expenditures	\$ 270,570	\$ 15,432	\$ 127,463	\$ 142,895	\$ 274,314
Amenity Expenditures					
Amenity - Electric	\$ 15,863	\$ -	\$ 7,932	\$ 7,932	\$ 15,863
Amenity - Water	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
Internet	\$ 2,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,000
Pest Control	\$ 1,200	\$ -	\$ 600	\$ 600	\$ 1,200
Janitorial Services	\$ 9,300	\$ -	\$ 4,650	\$ 4,650	\$ 18,000
Security Services	\$ 20,000	\$ -	\$ 10,000	\$ 10,000	\$ 20,000
Pool Maintenance	\$ 16,800	\$ -	\$ 8,400	\$ 8,400	\$ 25,000
Amenity Repairs & Maintenance	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Amenity Management	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Holiday Decorations	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
Subtotal Amenity Expenditures	\$ 104,663	\$ -	\$ 52,332	\$ 52,332	\$ 126,563
Total Operations & Maintenance	\$ 375,233	\$ 15,432	\$ 179,794	\$ 195,226	\$ 400,877
Total Expenditures	\$ 493,556	\$ 53,478	\$ 242,285	\$ 295,763	\$ 522,719
Excess Revenues/(Expenditures)	\$ -	\$ 145,534	\$ (145,534)	\$ -	\$ -

Net Assessments	\$ 522,719
Add: Discounts & Collections 7%	\$ 39,344
Gross Assessments	<u>\$ 562,063</u>

Product	Assessable Units	ERU	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Platted	344	1.00	344.00	\$ 522,719	\$ 1,519.53	\$ 1,633.90
Total Tax Roll	344		344.00	\$ 522,719		

Woodland Ranch Estates Community Development District General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all assessable property within the District to fund all general operating and maintenance expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

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

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

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

Attorney Fees

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Dissemination

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

Woodland Ranch Estates Community Development District General Fund Budget

Disclosure Software

The District has contracted with DTS to provide software platform for filing various reports required in accordance with the Continuing Disclosure Agreements for the various bond issue(s).

Trustee Fees

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

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

Contingencies

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

Office Supplies

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

Woodland Ranch Estates Community Development District General Fund Budget

Travel Per Diem

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

Dues, Licenses & Subscriptions

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

Field Services:

Property Insurance

The District's property insurance coverages.

Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District such as landscape maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

The District has a contract with Prince & Sons, Inc. to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing of turf areas, pruning and trimming, plant bed weed control, fertilization and irrigation inspections.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Lake Maintenance

Represents monthly aquatic management services for inspection and treatment of lakes throughout the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Woodland Ranch Estates Community Development District General Fund Budget

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Field Contingency

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

Amenity Expenditures:

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Amenity Management

Provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Holiday Decorations

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

Holiday Decorations

Represents estimated costs for Holiday Decorations of the District

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Woodland Ranch Estates

Community Development District

Proposed Budget

Debt Service Fund

Series 2025

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments - Direct	\$ 412,793	\$ 164,524	\$ 248,270	\$ 412,793	\$ 412,793
Assessments - Lot Closings	\$ -	\$ 160,797	\$ -	\$ 160,797	\$ -
Interest	\$ -	\$ 6,155	\$ 3,077	\$ 9,232	\$ 4,000
Carry Forward Surplus ⁽¹⁾	\$ 167,465	\$ 810	\$ -	\$ 810	\$ 164,381
Total Revenues	\$ 580,258	\$ 332,286	\$ 251,347	\$ 583,633	\$ 581,174
Expenditures					
Interest - 11/1	\$ 164,524	\$ 164,524	\$ -	\$ 164,524	\$ 162,548
Principal - 5/1	\$ 85,000	\$ -	\$ 85,000	\$ 85,000	\$ 85,000
Interest - 5/1	\$ 164,524	\$ -	\$ 164,524	\$ 164,524	\$ 162,548
Total Expenditures	\$ 414,048	\$ 164,524	\$ 249,524	\$ 414,048	\$ 410,095
Other Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ (5,205)	\$ -	\$ (5,205)	\$ -
Total Other Sources/(Uses)	\$ -	\$ (5,205)	\$ -	\$ (5,205)	\$ -
Excess Revenues/(Expenditures)	\$ 166,211	\$ 162,557	\$ 1,823	\$ 164,381	\$ 171,079

Interest - 11/1 \$ 160,571.25

⁽¹⁾ Carryforward Surplus is net of Debt Service Reserve Funds

Product	Assessable Units	Maximum Annual		
		Debt Service	Net Per Unit	Gross Per Unit
Single Family - Phase 1	308	\$ 369,594	\$ 1,199.98	\$ 1,290.30
Single Family - Phase 2	36	\$ 43,199	\$ 1,199.98	\$ 1,290.30
Total Tax Roll	344	\$ 412,793		

Woodland Ranch Estates
Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	\$ 5,840,000.00	\$ -	\$ 162,547.50	\$ 412,071.25
05/01/27	\$ 5,840,000.00	\$ 85,000.00	\$ 162,547.50	
11/01/27	\$ 5,755,000.00	\$ -	\$ 160,571.25	\$ 408,118.75
05/01/28	\$ 5,755,000.00	\$ 90,000.00	\$ 160,571.25	
11/01/28	\$ 5,665,000.00	\$ -	\$ 158,478.75	\$ 409,050.00
05/01/29	\$ 5,665,000.00	\$ 95,000.00	\$ 158,478.75	
11/01/29	\$ 5,570,000.00	\$ -	\$ 156,270.00	\$ 409,748.75
05/01/30	\$ 5,570,000.00	\$ 100,000.00	\$ 156,270.00	
11/01/30	\$ 5,470,000.00	\$ -	\$ 153,945.00	\$ 410,215.00
05/01/31	\$ 5,470,000.00	\$ 105,000.00	\$ 153,945.00	
11/01/31	\$ 5,255,000.00	\$ -	\$ 151,503.75	\$ 410,448.75
05/01/32	\$ 5,255,000.00	\$ 110,000.00	\$ 151,503.75	
11/01/32	\$ 5,255,000.00	\$ -	\$ 148,946.25	\$ 410,450.00
05/01/33	\$ 5,255,000.00	\$ 115,000.00	\$ 148,946.25	
11/01/33	\$ 5,140,000.00	\$ -	\$ 145,755.00	\$ 409,701.25
05/01/34	\$ 5,140,000.00	\$ 120,000.00	\$ 145,755.00	
11/01/34	\$ 5,020,000.00	\$ -	\$ 142,425.00	\$ 408,180.00
05/01/35	\$ 5,020,000.00	\$ 130,000.00	\$ 142,425.00	
11/01/35	\$ 4,890,000.00	\$ -	\$ 138,817.50	\$ 411,242.50
05/01/36	\$ 4,890,000.00	\$ 135,000.00	\$ 138,817.50	
11/01/36	\$ 4,755,000.00	\$ -	\$ 135,071.25	\$ 408,888.75
05/01/37	\$ 4,755,000.00	\$ 145,000.00	\$ 135,071.25	
11/01/37	\$ 4,610,000.00	\$ -	\$ 131,047.50	\$ 411,118.75
05/01/38	\$ 4,610,000.00	\$ 155,000.00	\$ 131,047.50	
11/01/38	\$ 4,455,000.00	\$ -	\$ 126,746.25	\$ 412,793.75
05/01/39	\$ 4,455,000.00	\$ 160,000.00	\$ 126,746.25	
11/01/39	\$ 4,295,000.00	\$ -	\$ 122,306.25	\$ 409,052.50
05/01/40	\$ 4,295,000.00	\$ 170,000.00	\$ 122,306.25	
11/01/40	\$ 4,125,000.00	\$ -	\$ 117,588.75	\$ 409,895.00
05/01/41	\$ 4,125,000.00	\$ 180,000.00	\$ 117,588.75	
11/01/41	\$ 3,755,000.00	\$ -	\$ 112,593.75	\$ 410,182.50
05/01/42	\$ 3,120,000.00	\$ 190,000.00	\$ 112,593.75	
11/01/42	\$ 3,120,000.00	\$ -	\$ 107,321.25	\$ 409,915.00
05/01/43	\$ 3,120,000.00	\$ 200,000.00	\$ 107,321.25	
11/01/43	\$ 3,120,000.00	\$ -	\$ 101,771.25	\$ 409,092.50
05/01/44	\$ 3,120,000.00	\$ 210,000.00	\$ 101,771.25	
11/01/44	\$ 3,120,000.00	\$ -	\$ 95,943.75	\$ 407,715.00
05/01/45	\$ 3,120,000.00	\$ 225,000.00	\$ 95,943.75	
11/01/45	\$ 3,120,000.00	\$ -	\$ 89,700.00	\$ 410,643.75
05/01/46	\$ 3,120,000.00	\$ 240,000.00	\$ 89,700.00	
11/01/46	\$ 2,880,000.00	\$ -	\$ 82,800.00	\$ 412,500.00
05/01/47	\$ 2,880,000.00	\$ 250,000.00	\$ 82,800.00	
11/01/47	\$ 2,630,000.00	\$ -	\$ 75,612.50	\$ 408,412.50
05/01/48	\$ 2,630,000.00	\$ 265,000.00	\$ 75,612.50	
11/01/48	\$ 2,365,000.00	\$ -	\$ 67,993.75	\$ 408,606.25
05/01/49	\$ 2,365,000.00	\$ 285,000.00	\$ 67,993.75	
11/01/49	\$ 2,080,000.00	\$ -	\$ 59,800.00	\$ 412,793.75
05/01/50	\$ 2,080,000.00	\$ 300,000.00	\$ 59,800.00	
11/01/50	\$ 1,780,000.00	\$ -	\$ 51,175.00	\$ 410,975.00
05/01/51	\$ 1,780,000.00	\$ 315,000.00	\$ 51,175.00	
11/01/51	\$ 1,465,000.00	\$ -	\$ 42,118.75	\$ 408,293.75
05/01/52	\$ 1,465,000.00	\$ 335,000.00	\$ 42,118.75	
11/01/52	\$ 1,130,000.00	\$ -	\$ 32,487.50	\$ 409,606.25
05/01/53	\$ 1,130,000.00	\$ 355,000.00	\$ 32,487.50	
11/01/53	\$ 775,000.00	\$ -	\$ 22,281.25	\$ 409,768.75
05/01/54	\$ 775,000.00	\$ 375,000.00	\$ 22,281.25	
11/01/54	\$ 400,000.00	\$ -	\$ 11,500.00	\$ 408,781.25
05/01/55	\$ 400,000.00	\$ 400,000.00	\$ 11,500.00	\$ 411,500.00
		\$ 5,840,000.00	\$ 6,210,237.50	\$ 12,299,761.25

SECTION 5



POLK COUNTY
Property Appraiser
Neil Combee

2026 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the Woodland Ranch Estates CDD hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

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

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

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

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

The term of this Agreement shall commence on **January 1, 2026**, and shall run until **December 31, 2026**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

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

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 1, 2026

Agency: Woodland Ranch Estates CDD

Signature: Jill Burns
0CDADF4CFD22489...

Print: Jill Burns

Title: District Manager

Date: 2026-01-05

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

SECTION 6

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the Woodland Ranch Estates Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.


1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Woodland Ranch Estates Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By: Signed by:
Halsey Carson

 Special District Representative
 Halsey Carson

Print name _____
 Chair _____ 2026-01-27 _____
 Title _____ Date _____

Neil Combee
 Polk County Property Appraiser
 By: _____


 Neil Combee, Property Appraiser

SECTION 7

SECTION C

Woodland Ranches CDD

Field Management Report

Completed Items

- An assessment of the District was conducted following recent freeze conditions to evaluate any potential damage to landscaping and plant material. Based on this review, the landscaping contractor has advised that all plantings remain viable and are expected to recover with time and continued maintenance.
- The transfer of streetlights to the District has been successfully completed.



Contracted Services

- The landscaping contractor continues to perform satisfactorily in maintaining the community grounds. Temporary service delays in pond areas due to recent rainfall have been addressed and resolved. The contractor has now transitioned to a weekly mowing schedule for common areas and a bi-weekly schedule for pond banks to accommodate seasonal growth.
- The lake management vendor is providing a high level of service and is proactively implementing measures to address anticipated vegetation growth associated with warmer weather.



In Progress

- The amenity project continues to advance, with a tentative completion date projected for May. In preparation for the anticipated opening, the District is coordinating necessary elements for the grand opening, including vendor services, installation of signage, and placement of waste receptacles.



Woodland Ranches CDD

Field Management Report – Photo Supplement

Amenity Center



Photo Description:

The amenity center project continues to progress in accordance with the current schedule and is anticipated to be ready for opening by the tentative completion date in May. Staff will continue to monitor progress and coordinate final preparations to support a successful opening.

SECTION i



March 31, 2026

Woodland Ranch Estates
Governmental Management Services
Allen Bailey
Field Manager
Dundee, FL 33838

Dear Allen,

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the cleaning services. CSS has completed a thorough inspection of the facilities, and after careful consideration of your cleaning service requirements we are pleased to submit our recommendations and pricing.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 29th year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, club houses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.



OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward to develop a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo
Vice-President CSS
sdilollo@starcss.com
407-668-1338

SPECIFICATIONS



1. RESTROOMS

- Remove all collected trash to designated area.
- Clean and sanitize all restroom fixtures, wipe all counters, partitions and doors, empty trash and damp mop floors with germicidal detergent.
- Clean and disinfect all washbasins, toilet bowls, urinals, etc.
- Polish all metal and clean mirrors.
- Restock toilet tissue and soap provided by CSS Clean Star Services.
- Dust and clean all return air vents, and window edges, on an as needed basis.
- Report any malfunctions to the building manager.

2. CABANA/LENAI/COVERD PATIO AREA

- Remove all cobwebs in cabana area.
- Wipe tables and organize chairs and furniture.
- Spot sweep.
- Spot mop for any spills.
- Clean and polish all drinking fountains.
- Report any malfunctions to the building manager.

PRICING FOR SERVICES:

- Janitorial Services Three (3) times a week → \$ 500.00/mo
- Trash collection, twice a week, \$50 each x 5 containers → \$ 250.00/mo

Total Monthly Cost → \$ 750.00/mo

- FYI: Mail trash removal, 3 times a week per container (if any) → \$ 100.00/mo

Supplies, chemicals and equipment will be provided by CSS Clean Star Services.

Products used to Disinfect for the Covid19, are CDC certified and approved.



CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: sdilollo@starcss.com mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the customer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. **Start Date:**

IN WITNESS WHEREOF, the parts have duly executed and sealed this agreement as of the day and year first above written

Printed Name
REPRESENTATIVE OF OWNER
Woodland Ranch Estates

Printed Name
CONTRACTOR
CSS Clean Star Services of
Central Florida Inc.

By: _____

By: _____

Date: _____

Date: _____

SECTION ii

SECTION a)



POOL SERVICE PROPOSAL FOR WOODLAND RANCH

3x per week service including chemicals

\$1300 per month.

Please take into consideration when reviewing other quotes: Included in this price will be the supply and installation of a computer on your pool to add chemicals. The advantage of this is that the pool is being constantly monitored and any change in the chlorine level is corrected instantly by the computer, giving you and your residents safer water. Currently you just have a continuous feed of chlorine to the main pool and if lots of people are in the pool the chlorine pumps cannot maintain a steady level of chemicals, only once everybody is out of the pool will the chemicals slowly return to the level, they have set the pumps at. The computer removes guesswork from what level to set the chemical pumps at, as you will not know how busy the pool will be from one day to the next by having the computer installed this problem isn't an issue any longer.

POOL CLEANING DUTIES

- ✓ Test pool water on each visit and adjust Chlorine and PH levels if required.
- ✓ Vacuum or net pool on each visit. Brush walls and floor as required.
- ✓ Backwash filters to maintain flow required by the Florida Health Department
- ✓ Report any faults in pool equipment to the manager and once approved carry out repairs.
- ✓ Clean tile as required.
- ✓ Maintain computers.
- ✓ Blow off pool deck.
- ✓ Pick up trash within the pool area.

Thank you,

Simon McDonnell

Operations Manager

SECTION b)



March 25, 2026
Estimate Number: 2604
Commercial Property:
Woodland Ranch

Pool Service Proposal

Thank you for your interest in our company for every need of your pool and water features. At Arinton, all our service staff are CPO certified and trained to provide exceptional quality service. Our company is also CPC certified by the State of Florida and our skilled crew is trained to perform all repairs, or consultation required to maintain the pool working according to state code and health department regulations, for the safety of users. We specialize in all brands of equipment for pools, spas, and heaters of commercial aquatic facilities and we have a vast experience in the renovation and resurfacing of water features. In case of additional work not listed here, we will notify the supervisor and provide a separate proposal to management and proceed to do any necessary work, upon approval.

The following proposal is to service the swimming facility at Woodland Ranch. For this property's swimming facility, we will provide service THREE times per week, all year long.

Scope of work as follows:

- Pool vacuumed or net on each visit as required
- Pool surface skimmed on each visit as required
- Inspect that pool safety equipment is up to code and in good condition
- Report and document all physical, electrical, and mechanical problems to customer supervisor and management.
- Report to supervisors and/or management all preventive services that we can provide, to maintain the pools and pool equipment in good standing.
- Backwash and clean filtration grids as required
- Clean skimmer basket/gutters as required
- Clean water line tiles as required
- Inspect/Clean pool pumps canister as required
- Pool equipment operation inspected
- Inspect/clean pump/equipment room/area as required
- Pool walls, floor, and tile to be brushed as required
- Monitor and test the chemical levels as required to ensure the safety of the users and



- keep records for the county health department.
- Supply chemical products as required to maintain water balance.

Total Pool Services (monthly cost) **3 days/week** **\$1500.00**

Thank you for your interest in our company, and we are looking forward to doing business together. Please do not hesitate to contact us for any additional information that you may require.

PROPOSAL ACCEPTANCE

Sign name

Print name

Title

Date

Contact information.

(407) 409-4437

Alex.h@arinton.com

Kaley.h@arinton.com



SECTION iii

Proposal # : 522



Maintenance Services
 Phone: 407-201-1514
 Email: Abailey@gmscfl.com

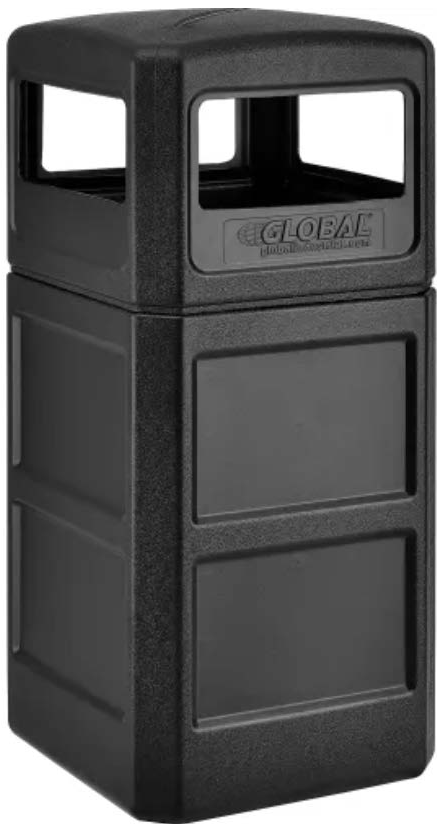
Bill To/District Woodland Ranches CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Amenity Opening Package	
9 - Trashcan (4 at amenity, 1 at playground, 4 small trashcans in restrooms) No Lifeguard Sign Rules (Small and expanded) No Weapons Sign Playground Rules U Channel	

Qty	Description	Unit Price	Line Total
16	Labor	\$55.00	\$880.00
1	Mobilization	\$65.00	\$65.00
1	Equipment	\$45.00	\$45.00
	Materials		\$3,157.00
		Total Due:	\$4,147.00

This Proposal is Valid for 30 days.

Client Signature: _____





Prohibited/Prohibido



Glass



**Bicycles, Skateboards,
Scooters**



Foul Language



Horseplay



**Smoking, Tobacco or
Vaping**



Alcohol

WARNING

NO LIFEGUARD ON DUTY

**CHILDREN SHOULD NOT USE SWIMMING POOL
WITHOUT ADULT SUPERVISION
ADULTS SHOULD NOT SWIM ALONE**

ADVERTENCIA

NO HAY SALVAVIDAS TRABAJANDO

**LOS NIÑOS NO DEBEN UTILIZAR LA PISCINA
SIN SUPERVISIÓN DE UN ADULTO
ADULTOS NO DEBEN NADAR SOLOS**

Not Allowed



Food or Drink



**Smoking or
Vaping**



Loud Music



Pets

CDD Policy

Playground Rules

- Park for use by residents only.
- Use playground equipment at your own risk.
- Adult supervision is required for children under 13.
 - No littering.
 - No motorized vehicles.
- Do not use wet playground equipment.
 - Shoes required.
 - No horseplay or fighting.
 - No alcoholic beverages.
 - No glass container.
 - No Smoking.
- **Hours of Operation: Dawn to Dusk.**
- **Warning: Surfaces may be HOT.**

NOTICE



**ALCOHOL, DRUG AND
WEAPON FREE ZONE**

SECTION iv

SECTION a)

Current Demands Electrical & Security Services, In

2315 Commerce Point Dr Ste 100
Lakeland, FL 33801-6863
+18139523611
service@currentdemands.com



Estimate

ADDRESS
WOODLAND RANCH
6200 LEE VISTA BLVD, SUITE 300
ORLANDO, FL 32822

SHIP TO
WOODLAND RANCH
719 LEATHERHEAD DRIVE
DUNDEE, FL 33838

ESTIMATE GMS103888R2
DATE 03/31/2026
EXPIRATION 04/30/2026
DATE

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO WIRE,INSTALL AND PROGRAM 1) 8CHANNEL BRIDGE WITH 4) IP CAMERAS CAPABLE OF VIDEO VERIFICATION SERVICES,INCLUDING TALK DOWN. INCLUDES 1) 16CH NVR WITH 8TB FOR ONSITE STORAGE.	1	0.00	0.00T
L3NVR16POE	Liberty L3 16-channel NVR No Storage, NDAA, AI, 8MP Max, 120W PoE	1	357.45	357.45T
LIB SECURI WD43PURZ	LIBERTY-WD43PURZ LIB SECURI WD43PURZ LIBERTY WD PURPLE 4TB HDD SATA 6 GB/S 256MB CACHE INDIV. BOXED	2	242.00	484.00T
L3IP8TS LIBERTY IP TURRET, 8MP, 2.8MM,100 IR WDR POE SD	LIBERTY IP TURRET, 8MP, 2.8MM,100 IR WDR POE SD	4	316.53	1,266.12T
CKB308 8CH BRIDGE	CHeKT Visual Security Bridge	1	448.50	448.50T
TPE TG82G GIGABIT POE	TRENDNET 8 PORT GIGABIT POE + SWITCH	1	169.99	169.99T
DTK-UPS600	DTK-UP 600 VA LINE INTERACTIVE UPS 600VA/360W, 120V, 6 NEMA OUTLETS, LCD DISPLAY, RJ45 PORT	1	153.35	153.35T
U2 UTILIT RACKSHELF	MIDDLE ATLANTIC UTILITY RACKSHELF	1	98.02	98.02T
CAT 5 WIRE	CAT 5 WIRE	1,000	0.30	300.00T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: CONDUIT,CONNECTORS,BOXES,RJ45'S,FASTENER S,ZIPTIES,SCREWS ETC.	1	200.00	200.00T
CAMERA LABOR	CAMERA LABOR	1	2,000.00	2,000.00T

Contact Current Demands Electrical & Security Services, Inc. to pay.

SUBTOTAL	5,477.43
TAX	383.42
TOTAL	\$5,860.85

Accepted By

Accepted Date

SECTION b)

Current Demands Electrical & Security Services, In

2315 Commerce Point Dr Ste 100
 Lakeland, FL 33801-6863
 +18139523611
 service@currentdemands.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	GMS103889
WOODLAND RANCH	WOODLAND RANCH	DATE	04/02/2026
6200 LEE VISTA BLVD, SUITE 300	719 LEATHERHEAD DRIVE	EXPIRATION	05/02/2026
ORLANDO, FL 32822	DUNDEE, FL 33838	DATE	

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
NOTE	ESTIMATE TO WIRE, INSTALL AND PROGRAM 1) NEW ACCESS CONTROL SYSTEM, CONTROLLING FRONT GATE , MENS AND WOMENS RESTROOMS.	0	0.00	0.00T
IR 996300NA CONTROLLER	INCEPTION CONTROLLER	1	867.27	867.27T
IR 995201 ENCLOSURE	INCEPTION MED LOW PROFILE ENCLOSURE	1	242.79	242.79T
994725 READER WITH KEYPAD	SIFER KEYPAD SMART CARD READER WITH KEYPAD	3	387.55	1,162.65T
9600 630 SURFACE MOUNT ELECTRIC STRIKE	HES SURFACE MOUNT ELECTRIC STRIKE, RIM, 12/24VDC, FIELD SELECTABLE	1	438.32	438.32T
600S MAGLOCK 12/24 VDC	ALARM CONTROL MAGNETIC LOCK, 12/24 VDC, 600LB	2	179.00	358.00T
RXM 200 REQUEST TO EXIT, WITH TIMER	GL REQUEST TO EXIT, WITH TIMER	2	99.00	198.00T
SD 7202GC PT PUSH TO EXIT WITH TIMER	SECO-ALARM PUSH TO EXIT BUTTON WITH BUILT IN TIMER	2	58.08	116.16T
SMP3 POWER SUPPLY CHARGER	ALTRONIX POWER SUPPLY CHARGER	1	64.83	64.83T
TRG1640 PLUG IN TRANSFORMER	ELK PLUG IN TRANSFORMER, 16.5 V, 45VA	1	29.59	29.59T
ACCESSPLENJKT1SHLD	ACCESS COMPOSITE WIRE 18-4C + 22-2C +22-4C +22-3P STR BCFOIL SHLD (22-3P ONLY) ZLSPVC JKT YEL CMP	500	1.24	620.00T
MISCELLANEOUS MATERIALS	MISCELLANEOUS: CONDUIT,CONNECTORS,FASTENERS,ZIPTIES,SCR EWS ,SURGE PROTECTOR,12V BATTERY,ETC.	1	250.00	250.00T
LOCKSMITH LABOR	LOCKSMITH LABOR	1	750.00	750.00
ACCESS LABOR	ACCESS/CAMERA LABOR	1	2,500.00	2,500.00

Contact Current Demands Electrical & Security Services, Inc. to pay.

SUBTOTAL	7,597.61
TAX	304.33

TOTAL

\$7,901.94

Accepted By

Accepted Date

SECTION V



Subject: Notice of Temporary Fuel Surcharge

We value the trust you place in Sitex Aquatics & remain committed to providing the reliable, high quality service at a fair price you have been used too.

As you know over the last few months, fuel prices have increased significantly, resulting in a substantial rise in our operating cost, particularly for our service vehicles & equipment. While we have absorbed these increases for as long as possible & with no relief in the near future we have no choice but add a temporary fuel charge of 3% to the monthly invoice effective April 1st.

As soon as fuel prices drop & stabilize this surcharge will be eliminated, hopefully sooner than later!

We appreciate your understanding, loyalty, & continued partnership moving forward.

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

SECTION D

SECTION i

Woodland Ranch Estates Community Development District

Summary of Invoices

October 01, 2025 to January 31, 2026

Fund	Date	Check No.'s	Amount
General Fund			
	10/20/25	84-86	\$ 9,515.24
	11/11/25	87	\$ 1,053.01
	11/21/25	88-93	\$ 20,251.85
	12/5/25	94-95	\$ 2,404.50
	12/11/25	96	\$ 641.86
	12/18/25	97	\$ 3,901.74
	12/23/25	98	\$ 1,394.50
	1/16/26	99	\$ 3,895.24
	1/27/26	100	\$ 1,389.14
Total			\$ 44,447.08

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/20/25	00007	9/05/25	29059	202510	310-51300-45000			ANNUAL INSURANCE FY26	*	5,512.00		
								EGIS INSURANCE & RISK ADVISORS			5,512.00	000084
10/20/25	00012	10/01/25	93651	202510	310-51300-54000			SPECIAL DISTRICT FEE FY26	*	175.00		
								FLORIDA COMMERCE			175.00	000085
10/20/25	00001	9/01/25	28	202509	310-51300-34000			MANAGEMENT FEES SEPT 25	*	3,125.00		
		9/01/25	28	202509	310-51300-35200			WEBSITE ADMIN SEPT 25	*	100.00		
		9/01/25	28	202509	310-51300-35100			INFORMATION TECH SEPT 25	*	150.00		
		9/01/25	28	202509	310-51300-31300			DISSEMINATION SVC SEPT 25	*	416.67		
		9/01/25	28	202509	310-51300-51000			OFFICE SUPPLIES	*	7.95		
		9/01/25	28	202509	310-51300-42000			POSTAGE	*	28.62		
								GOVERNMENTAL MANAGEMENT SERVICES-CF			3,828.24	000086
11/11/25	00009	9/30/25	00073513	202509	310-51300-48000			NOT MTG DATES 9/2/25	*	346.88		
		9/30/25	00073513	202509	310-51300-48000			NOT RESCHED MTG 9/25/25	*	318.14		
		10/31/25	00074038	202510	310-51300-48000			NOT RULE DEV 10/29/25	*	387.99		
								GANNETT MEDIA CORP DBA			1,053.01	000087
11/21/25	00014	11/03/25	1668	202511	310-51300-31302			DISCLOSURE SOFTWARE FY26	*	1,750.00		
								DISCLOSURE TECHNOLOGY SERVICES LLC			1,750.00	000088
11/21/25	99999	11/21/25	VOID	202511	000-00000-00000			VOID CHECK	C	.00		
								*****INVALID VENDOR NUMBER*****			.00	000089
11/21/25	00001	9/15/25	29	202510	310-51300-31700			ASSESSMENT ROLL FY26	*	5,000.00		
		10/01/25	30	202510	310-51300-34000			MANAGEMENT FEES OCT 25	*	3,218.75		
		10/01/25	30	202510	310-51300-35200			WEBSITE ADMIN OCT 25	*	103.00		
		10/01/25	30	202510	310-51300-35100			INFORMATION TECH OCT 25	*	154.50		

WRES WOODLAND RANCH IARAUJO

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
10/01/25	30	202510 310-51300-31300	DISSEMINATION SVC OCT 25		*	416.67	
10/01/25	30	202510 310-51300-51000	OFFICE SUPPLIES		*	.12	
10/01/25	30	202510 310-51300-42000	POSTAGE		*	2.97	
10/01/25	30	202510 310-51300-42500	COPIES		*	2.10	
11/01/25	31	202511 310-51300-34000	MANAGEMENT FEES NOV 25		*	3,218.75	
11/01/25	31	202511 310-51300-35200	WEBSITE ADMIN NOV 25		*	103.00	
11/01/25	31	202511 310-51300-35100	INFORMATION TECH NOV 25		*	154.50	
11/01/25	31	202511 310-51300-31300	DISSEMINATION SVC NOV 25		*	416.67	
11/01/25	31	202511 310-51300-51000	OFFICE SUPPLIES		*	.06	
11/01/25	31	202511 310-51300-42000	POSTAGE		*	1.49	
GOVERNMENTAL MANAGEMENT SERVICES-CF							12,792.58 000090
11/21/25	00005	10/30/25 22546	202510 310-51300-31100 ENGINEER SVCS OCT 25	HUNTER ENGINEERING, INC.	*	125.00	125.00 000091
11/21/25	00002	9/11/25 13195	202508 310-51300-31500 GENERAL COUNSEL AUG 25		*	1,730.77	
		10/06/25 13414	202509 310-51300-31500 GENERAL COUNSEL SEPT 25	KILINSKI VAN WYK PLLC	*	603.50	2,334.27 000092
11/21/25	00013	10/15/25 20493	202510 320-53800-46200 ONE TIME MOW/CLEAN UP	PRINCE & SONS INC	*	3,250.00	3,250.00 000093
12/05/25	00002	11/22/25 13567	202510 310-51300-31500 GENERAL COUNSEL OCT 25	KILINSKI VAN WYK PLLC	*	604.50	604.50 000094
12/05/25	00013	11/07/25 20941	202511 320-53800-49000 ONE TIME MOW/CLEAN UP	PRINCE & SONS INC	*	1,800.00	1,800.00 000095
12/11/25	00009	11/30/25 00074557	202511 310-51300-48000 NOT RULES MTG 11/5/25	GANNETT MEDIA CORP DBA	*	641.86	641.86 000096
WRES WOODLAND RANCH IARAUJO							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/18/25	00001	12/01/25	34	202512	310	51300	34000		MANAGEMENT FEES DEC 25	*	3,218.75		
12/01/25	34	202512	310-51300-35200						WEBSITE ADMIN DEC 25	*	103.00		
12/01/25	34	202512	310-51300-35100						INFORMTION TECH DEC 25	*	154.50		
12/01/25	34	202512	310-51300-31300						DISSEMINATION SVC DEC 25	*	416.67		
12/01/25	34	202512	310-51300-51000						OFFICE SUPPLIES	*	.15		
12/01/25	34	202512	310-51300-42000						POSTAGE	*	3.72		
12/01/25	34	202512	310-51300-42500						COPIES	*	4.95		
GOVERNMENTAL MANAGEMENT SERVICES-CF											3,901.74	000097	
12/23/25	00002	12/17/25	13802	202511	310	51300	31500		GENERAL COUNSEL NOV 25	*	1,394.50		
KILINSKI VAN WYK PLLC											1,394.50	000098	
1/16/26	00001	1/01/26	36	202601	310	51300	34000		MANAGEMENT FEES JAN 26	*	3,218.75		
1/01/26	36	202601	310-51300-35200						WEBSITE ADMIN JAN 26	*	103.00		
1/01/26	36	202601	310-51300-35100						INFORMATION TECH JAN 26	*	154.50		
1/01/26	36	202601	310-51300-31300						DISSEMINATION SVC JAN 26	*	416.67		
1/01/26	36	202601	310-51300-51000						OFFICE SUPPLIES	*	.09		
1/01/26	36	202601	310-51300-42000						POSTAGE	*	2.23		
GOVERNMENTAL MANAGEMENT SERVICES-CF											3,895.24	000099	
1/27/26	00002	1/16/26	14017	202512	310	51300	31500		GENERAL COUNSEL DEC25	*	1,389.14		
KILINSKI VAN WYK PLLC											1,389.14	000100	
TOTAL FOR BANK A											44,447.08		
TOTAL FOR REGISTER											44,447.08		

SECTION ii

Woodland Ranch Estates
Community Development District

Unaudited Financial Reporting
January 31, 2026



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Woodland Ranch Estates

Community Development District

Combined Balance Sheet

January 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Operating Account	\$ 166,118	\$ -	\$ -	\$ 166,118
Investments:				
<i>Series 2025</i>				
Reserve	\$ -	\$ 412,794	\$ -	\$ 412,794
Revenue	\$ -	\$ 162,557	\$ -	\$ 162,557
Construction	\$ -	\$ -	\$ 15,610	\$ 15,610
Total Assets	\$ 166,118	\$ 575,351	\$ 15,610	\$ 757,078
Liabilities:				
Accounts Payable	\$ 15,743	\$ -	\$ -	\$ 15,743
Total Liabilities	\$ 15,743	\$ -	\$ -	\$ 15,743
Fund Balances:				
Restricted for:				
Debt Service	\$ -	\$ 575,351	\$ -	\$ 575,351
Capital Projects	\$ -	\$ -	\$ 15,610	\$ 15,610
Assigned for:				
Unassigned	\$ 150,374	\$ -	\$ -	\$ 150,374
Total Fund Balances	\$ 150,374	\$ 575,351	\$ 15,610	\$ 741,335
Total Liabilities & Fund Balance	\$ 166,118	\$ 575,351	\$ 15,610	\$ 757,078

Woodland Ranch Estates

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Assessments - Direct	\$ 258,000	\$ 193,500	\$ 193,500	\$ -
Developer Contributions	\$ 235,556	\$ 5,512	\$ 5,512	\$ -
Total Revenues	\$ 493,556	\$ 199,012	\$ 199,012	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
FICA Expense	\$ 918	\$ 306	\$ -	\$ 306
Engineering Fees	\$ 10,000	\$ 3,333	\$ 188	\$ 3,146
Attorney Fees	\$ 20,000	\$ 6,667	\$ 3,975	\$ 2,692
Annual Audit	\$ 4,200	\$ 4,200	\$ 4,700	\$ (500)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination Fees	\$ 5,000	\$ 1,667	\$ 1,667	\$ (0)
Disclosure Software	\$ -	\$ -	\$ 1,750	\$ (1,750)
Trustee Fees	\$ 6,125	\$ -	\$ -	\$ -
Management Fees	\$ 38,625	\$ 12,875	\$ 12,875	\$ -
Information Technology	\$ 1,854	\$ 618	\$ 618	\$ -
Website Administration	\$ 1,236	\$ 412	\$ 412	\$ -
Postage & Delivery	\$ 500	\$ 167	\$ 10	\$ 156
Insurance	\$ 5,980	\$ 5,980	\$ 5,512	\$ 468
Copies	\$ 500	\$ 167	\$ 7	\$ 160
Legal Advertising	\$ 2,500	\$ 833	\$ 1,030	\$ (197)
Contingency	\$ 2,500	\$ 833	\$ 127	\$ 706
Office Supplies	\$ 100	\$ 33	\$ 0	\$ 33
Travel Per Diem	\$ 660	\$ 220	\$ -	\$ 220
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 118,323	\$ 47,486	\$ 38,046	\$ 9,440

Woodland Ranch Estates

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<i>Operations & Maintenance</i>				
<i>Field Expenditures</i>				
Property Insurance	\$ 20,000	\$ -	\$ -	\$ -
Field Management	\$ 15,000	\$ 5,000	\$ 3,750	\$ 1,250
Landscape Maintenance	\$ 99,540	\$ 33,180	\$ 6,850	\$ 26,330
Landscape Replacement	\$ 15,000	\$ 5,000	\$ -	\$ 5,000
Streetlights	\$ 33,770	\$ 11,257	\$ -	\$ 11,257
Electric	\$ 7,260	\$ 2,420	\$ -	\$ 2,420
Water & Sewer	\$ 50,000	\$ 16,667	\$ 463	\$ 16,203
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 833	\$ -	\$ 833
Irrigation Repairs	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
General Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 1,567	\$ 1,766
Contingency	\$ 7,500	\$ 2,500	\$ 2,801	\$ (301)
Subtotal Field Expenditures	\$ 270,570	\$ 83,523	\$ 15,432	\$ 68,091
<i>Amenity Expenditures</i>				
Amenity - Electric	\$ 15,863	\$ 5,288	\$ -	\$ 5,288
Amenity - Water	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
Internet	\$ 2,000	\$ 667	\$ -	\$ 667
Pest Control	\$ 1,200	\$ 400	\$ -	\$ 400
Janitorial Services	\$ 9,300	\$ 3,100	\$ -	\$ 3,100
Security Services	\$ 20,000	\$ 6,667	\$ -	\$ 6,667
Pool Maintenance	\$ 16,800	\$ 5,600	\$ -	\$ 5,600
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Amenity Management	\$ 10,000	\$ 3,333	\$ -	\$ 3,333
Contingency	\$ 7,500	\$ 2,500	\$ -	\$ 2,500
Subtotal Amenity Expenditures	\$ 104,663	\$ 34,888	\$ -	\$ 34,888
Total Expenditures	\$ 493,556	\$ 165,897	\$ 53,478	\$ 112,419
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 145,534	
Fund Balance - Beginning	\$ -		\$ 4,841	
Fund Balance - Ending	\$ -		\$ 150,374	

Woodland Ranch Estates

Community Development District

Debt Service Fund - Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - Direct	\$ 412,793	\$ 164,524	\$ 164,524	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 160,797	\$ 160,797
Interest	\$ -	\$ -	\$ 6,155	\$ 6,155
Total Revenues	\$ 412,793	\$ 164,524	\$ 331,476	\$ 166,952
Expenditures:				
Interest Expense - 11/01	\$ 164,524	\$ 164,524	\$ 164,524	\$ -
Principal Expense - 05/01	\$ 85,000	\$ -	\$ -	\$ -
Interest Expense - 05/01	\$ 164,524	\$ -	\$ -	\$ -
Total Expenditures	\$ 414,048	\$ 164,524	\$ 164,524	\$ -
Other Financing Sources:				
Transfer In/(Out)	\$ -	\$ -	\$ (5,205)	\$ (5,205)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (5,205)	\$ (5,205)
Excess Revenues (Expenditures)	\$ (1,254)		\$ 161,748	
Fund Balance - Beginning	\$ 167,465		\$ 413,603	
Fund Balance - Ending	\$ 166,211		\$ 575,351	

Woodland Ranch Estates

Community Development District

Capital Projects Fund - Series 2025

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual		
	Budget	Thru 01/31/26	Thru 01/31/26	Variance	
Revenues:					
Interest	\$ -	\$ -	\$ 156	\$ 156	
Total Revenues	\$ -	\$ -	\$ 156	\$ 156	
Expenditures:					
Capital Outlay - Construction	\$ -	\$ -	\$ -	\$ -	
Total Expenditures	\$ -	\$ -	\$ -	\$ -	
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 156	\$ 156	
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ -	\$ -	\$ 5,205	\$ 5,205	
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,205	\$ 5,205	
Net Change in Fund Balance	\$ -		\$ 5,361		
Fund Balance - Beginning	\$ -		\$ 10,249		
Fund Balance - Ending	\$ -		\$ 15,610		

Woodland Ranch Estates

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessment - Direct	\$ 129,000	\$ -	\$ -	\$ 64,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 193,500
Developer Contributions	\$ 5,512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,512
Total Revenues	\$ 5,512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199,012
Expenditures:													
Administrative													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ 125	\$ -	\$ -	\$ 63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188
Attorney	\$ 605	\$ 1,395	\$ 1,389	\$ 587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,975
Annual Audit	\$ -	\$ 4,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,700
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,667
Disclosure Software	\$ -	\$ 1,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,750
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,219	\$ 3,219	\$ 3,219	\$ 3,219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,875
Information Technology	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 618
Website Maintenance	\$ 103	\$ 103	\$ 103	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 412
Postage & Delivery	\$ 3	\$ 1	\$ 4	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Insurance	\$ 5,512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,512
Copies	\$ 2	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7
Legal Advertising	\$ 388	\$ 642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,030
Contingency	\$ 53	\$ 19	\$ 2	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative:	\$ 15,755	\$ 12,400	\$ 5,293	\$ 4,598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,046
Operations & Maintenance													
Field													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,750
Landscape Maintenance	\$ 3,250	\$ -	\$ -	\$ 3,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,850
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	\$ -	\$ -	\$ -	\$ 463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 463
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 1,567	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,567
Contingency	\$ -	\$ 2,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,801
Subtotal Field Expenses	\$ 4,817	\$ 4,051	\$ 1,250	\$ 5,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,432

Woodland Ranch Estates

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Amenity													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Maintenance	\$ 4,817	\$ 4,051	\$ 1,250	\$ 5,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,432
Total Expenditures	\$ 20,573	\$ 16,452	\$ 6,543	\$ 9,911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,478
Excess Revenues (Expenditures)	\$ (15,061)	\$ (16,452)	\$ (6,543)	\$ (9,911)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,534

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
Current Bonds Outstanding		\$5,925,000