

Woodland Ranch Estates
Community Development District

Adopted Budget
FY2027



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Woodland Ranch Estates
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY2027
<u>Revenues</u>					
Assessments	\$ 258,000	\$ 258,000	\$ -	\$ 258,000	\$ 494,705
Developer Contributions	\$ 235,556	\$ 5,512	\$ 17,475	\$ 22,987	\$ -
Total Revenues	\$ 493,556	\$ 263,512	\$ 17,475	\$ 280,987	\$ 494,705
<u>Expenditures</u>					
<u>General & Administrative</u>					
Supervisor Fees	\$ 12,000	\$ -	\$ 4,000	\$ 4,000	\$ 12,000
FICA Expense	\$ 918	\$ -	\$ 306	\$ 306	\$ 918
Engineering Fees	\$ 10,000	\$ 313	\$ 5,500	\$ 5,813	\$ 10,000
Attorney Fees	\$ 20,000	\$ 7,883	\$ 3,942	\$ 11,825	\$ 15,000
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	\$ 3,333	\$ 1,667	\$ 5,000	\$ 5,000
Disclosure Software	\$ -	\$ 1,750	\$ -	\$ 1,750	\$ 1,750
Trustee Fees	\$ 6,125	\$ 4,246	\$ -	\$ 4,246	\$ 6,125
Management Fees	\$ 38,625	\$ 25,750	\$ 12,875	\$ 38,625	\$ 40,556
Information Technology	\$ 1,854	\$ 1,236	\$ 618	\$ 1,854	\$ 1,947
Website Maintenance	\$ 1,236	\$ 824	\$ 412	\$ 1,236	\$ 1,298
Postage & Delivery	\$ 500	\$ 28	\$ 250	\$ 278	\$ 500
Insurance	\$ 5,980	\$ 5,512	\$ -	\$ 5,512	\$ 6,063
Copies	\$ 500	\$ 47	\$ 150	\$ 197	\$ 500
Legal Advertising	\$ 2,500	\$ 1,351	\$ 1,149	\$ 2,500	\$ 2,500
Contingencies	\$ 2,500	\$ 307	\$ 340	\$ 647	\$ 1,500
Office Supplies	\$ 100	\$ 1	\$ 35	\$ 36	\$ 100
Travel Per Diem	\$ 660	\$ -	\$ 125	\$ 125	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative	\$ 118,323	\$ 62,906	\$ 31,368	\$ 94,274	\$ 116,182

Woodland Ranch Estates
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Operations & Maintenance					
Field Expenditures					
Property Insurance	\$ 20,000	\$ 1,109	\$ 8,000	\$ 9,109	\$ 11,000
Field Management	\$ 15,000	\$ 8,750	\$ 5,000	\$ 13,750	\$ 15,000
Landscape Maintenance	\$ 99,540	\$ 21,250	\$ 14,400	\$ 35,650	\$ 75,000
Landscape Replacement	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 6,700
Streetlights	\$ 33,770	\$ 9,371	\$ 22,000	\$ 31,371	\$ 40,000
Electric	\$ 7,260	\$ 124	\$ 3,630	\$ 3,754	\$ 7,260
Water & Sewer	\$ 50,000	\$ 7,780	\$ 10,892	\$ 18,673	\$ 60,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
General Repairs & Maintenance	\$ 10,000	\$ 1,567	\$ 4,433	\$ 6,000	\$ 10,000
Contingency	\$ 7,500	\$ 6,857	\$ 643	\$ 7,500	\$ 10,000
Subtotal Field Expenditures	\$ 270,570	\$ 56,809	\$ 82,748	\$ 139,556	\$ 257,460
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	\$ 100	\$ 400	\$ 500	\$ 1,200
Janitorial Services	\$ 9,300	\$ -	\$ 4,650	\$ 4,650	\$ 18,000
Security Services	\$ 20,000	\$ -	\$ 10,000	\$ 10,000	\$ 22,000
Pool Maintenance	\$ 16,800	\$ 1,108	\$ 2,217	\$ 3,325	\$ 17,500
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	\$ 1,208	\$ 45,948	\$ 47,156	\$ 121,063
Total Operations & Maintenance	\$ 375,233	\$ 58,017	\$ 128,696	\$ 186,713	\$ 378,523
Total Expenditures	\$ 493,556	\$ 120,922	\$ 160,064	\$ 280,987	\$ 494,705
Excess Revenues/(Expenditures)	\$ -	\$ 142,590	\$ (142,590)	\$ -	\$ -

Net Assessments	\$ 494,705
Add: Discounts & Collections 7%	\$ 37,236
Gross Assessments	<u>\$ 531,941</u>

Product	Assessable Units	ERU	Total ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Platted	344	1.00	344.00	\$ 494,705	\$ 1,438.10	\$ 1,546.34
Total Tax Roll	344		344.00	\$ 494,705		

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

Adopted Budget

Debt Service Fund

Series 2025

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY2027
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Revenues

Assessments - Direct	\$ 412,793	\$ 253,972	\$ 158,822	\$ 412,793	\$ 412,793
Assessments - Lot Closings	\$ -	\$ 262,146	\$ -	\$ 262,146	\$ -
Interest	\$ -	\$ 13,294	\$ 5,000	\$ 18,294	\$ 4,000
Carry Forward Surplus ⁽¹⁾	\$ 167,465	\$ 810	\$ -	\$ 810	\$ 270,045

Total Revenues	\$ 580,258	\$ 530,221	\$ 163,822	\$ 694,043	\$ 686,839
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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	\$ 414,048	\$ -	\$ 414,048	\$ 410,095
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Other Sources/(Uses)

Transfer In/(Out)	\$ -	\$ (9,950)	\$ -	\$ (9,950)	\$ -
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Total Other Sources/(Uses)	\$ -	\$ (9,950)	\$ -	\$ (9,950)	\$ -
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Excess Revenues/(Expenditures)	\$ 166,211	\$ 106,224	\$ 163,822	\$ 270,045	\$ 276,744
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Interest - 11/1 \$ 160,571.25

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

Product	Assessable Units	Maximum Annual		Net Per Unit	Gross Per Unit
		Debt Service			
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	\$ 40