

# **TOWNS AT WOODSDALE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**August 27, 2025**

**BOARD OF SUPERVISORS  
PUBLIC HEARING AND  
REGULAR MEETING  
AGENDA**

**TOWNS AT  
WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

# Towns at Woodsdale Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W•Boca Raton, Florida 33431

Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 20, 2025

### ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors

Towns at Woodsdale Community Development District

Dear Board Members:

The Board of Supervisors of the Towns at Woodsdale Community Development District will hold a Public Hearing and Regular Meeting on August 27, 2025 at 9:00 a.m., or as soon thereafter as the matter may be heard, at the offices of Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Elected Supervisor Angela Mathews [Seat 1] *(the following will be provided under separate cover)*
  - A. Required Ethics Training and Disclosure Filing
    - Sample Form 1 2023/Instructions
  - B. Membership, Obligations and Responsibilities
  - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Ratification of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2025-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

6. Consideration of Resolution 2025-11, Providing for Funding for the FY 2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
  - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
8. Ratification of Blue Water Aquatics, Inc. Midge Fly and Mosquito Control Agreement
9. Acceptance of Unaudited Financial Statements as of July 31, 2025
10. Approval of June 13, 2025 Regular Meeting Minutes
11. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Heidt Design, LLC*
  - C. Field Operations: *Folio Association Management*
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - Property Insurance on Vertical Assets
    - Form 1 Submission and Ethics Training
    - 70 Registered Voters as of April 15, 2025
    - NEXT MEETING DATE: September 24, 2025 at 9:00 AM

○ QUORUM CHECK

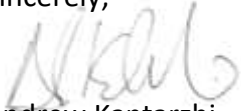
SEAT 1	ANGLA MATHEWS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MICHELLE GUERRIER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	ANNE MIZE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ETHEN BROADWATER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	RYAN ZOOK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

12. Board Members' Comments/Requests
13. Public Comments

14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,



Andrew Kantarzhi  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 867 327 4756**

# **TOWNS AT WOODSDALE**

**COMMUNITY DEVELOPMENT DISTRICT**

# **3**

**TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

**ACKNOWLEDGMENT OF OATH BEING TAKEN**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, who is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Towns at Woodsdale Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_

-----  
MAILING ADDRESS: ☐ Home ☐ Office County of Residence \_\_\_\_\_

\_\_\_\_\_  
Street Phone Fax

\_\_\_\_\_  
City, State, Zip Email Address

**TOWNS AT  
WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNS  
AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT  
ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Towns at Woodsdale Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF TOWNS AT WOODSDALE COMMUNITY  
DEVELOPMENT DISTRICT THAT:**

**SECTION 1.** The following is/are elected as Officer(s) of the District effective January 17, 2025:

<u>Ryan Zook</u>	is elected Chair
<u>Anne Mize</u>	is elected Vice Chair
<u>Angela Mathews</u>	is elected Assistant Secretary
<u>Michelle Guerrier</u>	is elected Assistant Secretary
<u>Ethen Broadwater</u>	is elected Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of January 17, 2025:

\_\_\_\_\_

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

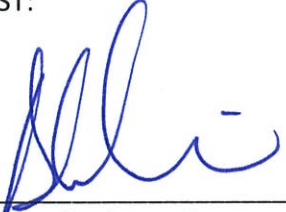
Andrew Kantarzhi is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED THIS 17TH DAY OF JANUARY, 2025.**

ATTEST:

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

**TOWNS AT WOODSDALE COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

# **TOWNS AT WOODSDALE**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5**

# **TOWNS AT WOODSDALE**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5A**

Serial Number  
25-01626P

# Business Observer

Published Weekly  
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Towns at Woodsdale Public Hearing on August 27, 2025

in the Court, was published in said newspaper by print in the

issues of 8/8/2025, 8/15/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

## TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT

### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Towns at Woodsdale Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE:	August 27, 2025
TIME:	9:00 a.m.
LOCATION:	Tampa Civil Design 17937 Hunting Bow Circle Lutz, Florida 33558

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://townsatwoodsdalecdd.net>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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 public hearing 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.

District Manager  
August 8, 15, 2025

25-01626P

  
Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

15th day of August, 2025 A.D.

by Lindsey Padgett who is personally known to me.

  
Notary Public, State of Florida  
(SEAL)



# **TOWNS AT WOODSDALE**

**COMMUNITY DEVELOPMENT DISTRICT**

# **5B**

**RESOLUTION 2025-10**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Towns at Woodsdale Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Towns at Woodsdale Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 27<sup>TH</sup> DAY OF AUGUST, 2025.**

ATTEST:

**TOWNS AT WOODSDALE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2026 Budget

**Exhibit A:** FY 2026 Budget

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2023	5
Amortization Schedule - Series 2023	6 - 7
Assessment Summary	8

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 488,219				\$ 488,191
Allowable discounts (4%)	-19,529				(19,528)
Assessment levy: on-roll - net	468,690	\$ 464,530	\$ 4,160	468,690	468,663
Landowner contribution	-	17,346	-	17,346	-
Total revenues	468,690	481,876	4,160	486,036	468,663
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	4,927	20,073	25,000	25,000
Engineering	3,000	130	2,870	3,000	3,000
Audit	4,000	-	4,000	4,000	4,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
EMMA software service	1,000	1,500	-	1,500	1,500
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	48	452	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	603	1,147	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,500	5,200	-	5,200	6,500
Contingencies/bank charges	750	624	500	1,124	1,500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	210	-	210	210
Tax collector	9,374	9,291	-	9,291	9,373
Total professional & administrative	108,914	47,558	60,847	108,405	110,163

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>Field operations</b>					
Property insurance	50,000	11,375	10,000	21,375	30,000
Field operations management	24,000	10,000	14,000	24,000	24,000
Electricity-street light	55,000	7,457	10,000	17,457	20,000
Irrigation well maintenance	2,500	-	750	750	2,500
Lake maintenance	10,000	-	2,000	2,000	10,000
Monument maintenance	2,000	-	500	500	2,000
Sign maintenance	500	1,713	1,500	3,213	500
Fence maintenance	1,000	-	500	500	1,000
Wetlands maintenance	5,000	-	1,000	1,000	5,000
Contract-common area landscaping	100,000	41,338	85,000	126,338	134,000
Irrigation repairs	10,000	1,179	2,000	3,179	10,000
Mulch	15,000	9,234	7,000	16,234	17,500
Landscape/plant replacement	10,000	2,716	3,000	5,716	8,000
Tree trimming & removal	5,000	3,225	3,000	6,225	6,000
Amenity landscape	5,000	280	1,000	1,280	5,000
Clubhouse maintenance	1,200	5,420	6,000	11,420	12,000
Janitorial	11,400	-	3,500	3,500	11,400
Pressure washing	3,000	-	3,000	3,000	3,000
Permits	500	280	500	780	500
Pool repairs & maintenance	1,200	-	1,200	1,200	1,200
Pool service contract	18,000	4,800	5,000	9,800	12,500
General maintenance	2,000	-	2,000	2,000	2,000
Gate maintenance contract	1,500	625	875	1,500	1,500
Gate phone/internet	1,200	-	1,200	1,200	1,200
Gate repairs	1,000	-	1,000	1,000	1,000
Amenity water/sewer	2,500	-	2,500	2,500	2,500
Amenity electric	6,000	-	3,000	3,000	6,000
Miscellaneous	10,000	24,264	15,000	39,264	15,000
Cloud cover-music	276	-	276	276	200
Electricity	2,500	2,971	3,000	5,971	6,500
Water-irrigation	2,500	3,075	3,000	6,075	6,500
Hurricane damage	-	44,928	-	44,928	-
Total field operations	<u>359,776</u>	<u>174,880</u>	<u>192,301</u>	<u>367,181</u>	<u>358,500</u>
Total expenditures	<u>468,690</u>	<u>222,438</u>	<u>253,148</u>	<u>475,586</u>	<u>468,663</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	259,438	(248,988)	10,450	-
Fund balance - beginning (unaudited)	-	91,796	351,234	91,796	102,246
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	77,925
Unassigned	-	351,234	102,246	102,246	24,321
Fund balance - ending	<u>\$ -</u>	<u>\$ 351,234</u>	<u>\$ 102,246</u>	<u>\$ 102,246</u>	<u>\$ 102,246</u>

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	3,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Trustee	5,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
EMMA software service	1,500
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,750
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	9,373

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

**Field operations**

Property insurance	30,000
Field operations management	24,000
Electricity-street light	20,000
Irrigation well maintenance	2,500
Lake maintenance	10,000
Monument maintenance	2,000
Sign maintenance	500
Fence maintenance	1,000
Wetlands maintenance	5,000
Contract-common area landscaping	134,000
Irrigation repairs	10,000
Mulch	17,500
Landscape/plant replacement	8,000
Tree trimming & removal	6,000
Amenity landscape	5,000
Clubhouse maintenance	12,000
Janitorial	11,400
Pressure washing	3,000
Permits	500
Pool repairs & maintenance	1,200
Pool service contract	12,500
General maintenance	2,000
Gate maintenance contract	1,500
Gate phone/internet	1,200
Gate repairs	1,000
Amenity water/sewer	2,500
Amenity electric	6,000
Miscellaneous	15,000
Cloud cover-music	200
Electricity	6,500
Water-irrigation	6,500
Total expenditures	<u><u>\$468,663</u></u>

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2023  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 469,150				\$ 469,150
Allowable discounts (4%)	(18,766)				(18,766)
Net assessment levy - on-roll	450,384	\$ 338,594	\$ 3,033	\$ 341,627	450,384
Assessment levy: off-roll	-	-	106,491	106,491	-
Interest	-	6,455	-	6,455	-
Total revenues	450,384	345,049	109,524	454,573	450,384
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	70,000	70,000	-	70,000	80,000
Interest	360,881	181,381	179,500	360,881	356,850
Tax collector	9,383	6,772	2,611	9,383	9,383
Total expenditures	440,264	258,153	182,111	440,264	446,233
Excess/(deficiency) of revenues over/(under) expenditures	10,120	86,896	(72,587)	14,309	4,151
Beginning fund balance (unaudited)	367,339	376,177	463,073	376,177	390,486
Ending fund balance (projected)	<u>\$ 377,459</u>	<u>\$ 463,073</u>	<u>\$ 390,486</u>	<u>\$ 390,486</u>	<u>394,637</u>
Use of fund balance:					
Debt service reserve account balance (required)					(116,238)
Principal expense - November 1, 2026					(85,000)
Interest expense - November 1, 2026					(177,350)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 16,049</u>

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25	80,000.00	5.375%	179,500.00	259,500.00	5,720,000.00
05/01/26			177,350.00	177,350.00	5,720,000.00
11/01/26	85,000.00	5.375%	177,350.00	262,350.00	5,635,000.00
05/01/27			175,065.63	175,065.63	5,635,000.00
11/01/27	90,000.00	5.375%	175,065.63	265,065.63	5,545,000.00
05/01/28			172,646.88	172,646.88	5,545,000.00
11/01/28	95,000.00	5.375%	172,646.88	267,646.88	5,450,000.00
05/01/29			170,093.75	170,093.75	5,450,000.00
11/01/29	100,000.00	5.375%	170,093.75	270,093.75	5,350,000.00
05/01/30			167,406.25	167,406.25	5,350,000.00
11/01/30	105,000.00	5.375%	167,406.25	272,406.25	5,245,000.00
05/01/31			164,584.38	164,584.38	5,245,000.00
11/01/31	110,000.00	6.125%	164,584.38	274,584.38	5,135,000.00
05/01/32			161,215.63	161,215.63	5,135,000.00
11/01/32	115,000.00	6.125%	161,215.63	276,215.63	5,020,000.00
05/01/33			157,693.75	157,693.75	5,020,000.00
11/01/33	125,000.00	6.125%	157,693.75	282,693.75	4,895,000.00
05/01/34			153,865.63	153,865.63	4,895,000.00
11/01/34	130,000.00	6.125%	153,865.63	283,865.63	4,765,000.00
05/01/35			149,884.38	149,884.38	4,765,000.00
11/01/35	140,000.00	6.125%	149,884.38	289,884.38	4,625,000.00
05/01/36			145,596.88	145,596.88	4,625,000.00
11/01/36	145,000.00	6.125%	145,596.88	290,596.88	4,480,000.00
05/01/37			141,156.25	141,156.25	4,480,000.00
11/01/37	155,000.00	6.125%	141,156.25	296,156.25	4,325,000.00
05/01/38			136,409.38	136,409.38	4,325,000.00
11/01/38	165,000.00	6.125%	136,409.38	301,409.38	4,160,000.00
05/01/39			131,356.25	131,356.25	4,160,000.00
11/01/39	175,000.00	6.125%	131,356.25	306,356.25	3,985,000.00
05/01/40			125,996.88	125,996.88	3,985,000.00
11/01/40	185,000.00	6.125%	125,996.88	310,996.88	3,800,000.00
05/01/41			120,331.25	120,331.25	3,800,000.00
11/01/41	200,000.00	6.125%	120,331.25	320,331.25	3,600,000.00
05/01/42			114,206.25	114,206.25	3,600,000.00
11/01/42	210,000.00	6.125%	114,206.25	324,206.25	3,390,000.00
05/01/43			107,775.00	107,775.00	3,390,000.00
11/01/43	225,000.00	6.125%	107,775.00	332,775.00	3,165,000.00
05/01/44			100,884.38	100,884.38	3,165,000.00
11/01/44	235,000.00	6.375%	100,884.38	335,884.38	2,930,000.00
05/01/45			93,393.75	93,393.75	2,930,000.00
11/01/45	250,000.00	6.375%	93,393.75	343,393.75	2,680,000.00
05/01/46			85,425.00	85,425.00	2,680,000.00
11/01/46	265,000.00	6.375%	85,425.00	350,425.00	2,415,000.00
05/01/47			76,978.13	76,978.13	2,415,000.00
11/01/47	285,000.00	6.375%	76,978.13	361,978.13	2,130,000.00
05/01/48			67,893.75	67,893.75	2,130,000.00

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/48	305,000.00	6.375%	67,893.75	372,893.75	1,825,000.00
05/01/49			58,171.88	58,171.88	1,825,000.00
11/01/49	320,000.00	6.375%	58,171.88	378,171.88	1,505,000.00
05/01/50			47,971.88	47,971.88	1,505,000.00
11/01/50	340,000.00	6.375%	47,971.88	387,971.88	1,165,000.00
05/01/51			37,134.38	37,134.38	1,165,000.00
11/01/51	365,000.00	6.375%	37,134.38	402,134.38	800,000.00
05/01/52			25,500.00	25,500.00	800,000.00
11/01/52	390,000.00	6.375%	25,500.00	415,500.00	410,000.00
05/01/53			13,068.75	13,068.75	410,000.00
11/01/53	410,000.00	6.375%	13,068.75	423,068.75	-
<b>Total</b>	<b>5,800,000.00</b>		<b>6,737,612.64</b>	<b>12,537,612.64</b>	

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments					
<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2026 O&amp;M Assessment per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>FY 2025 Total Assessment per Unit</b>
Townhome	306	\$ 1,220.48	\$ 1,132.88	\$ 2,353.36	\$ 2,353.43
Villas	94	1,220.48	1,303.07	2,523.55	2,523.62
<b>Total</b>	<b>400</b>				

# **TOWNS AT WOODSDALE**

**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**RESOLUTION 2025-11**  
**[FY 2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Towns at Woodsdale Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Pasco County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT:**

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

## 2. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
  - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
  - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
  - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

- b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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 upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 27<sup>th</sup> day of August, 2025.

ATTEST:

**TOWNS AT WOODSDALE COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

# **TOWNS AT WOODSDALE**

**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes ☐ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

### **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

**Standard:** CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

### **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

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District Manager

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Chair/Vice Chair, Board of Supervisors

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Print Name

---

Print Name

---

Date

---

Date

# **TOWNS AT WOODSDALE**

**COMMUNITY DEVELOPMENT DISTRICT**

**8**



## Midge Fly and Mosquito Control Agreement

This Agreement, with an estimated service start date of **July 1, 2025**, is made between **Blue Water Aquatics, Inc.** (hereinafter “Blue Water Aquatics”) located at 5119 State Road 54, New Port Richey, FL 34652, and **Towns at Woodsdale CDD** (hereinafter the “Customer”), c/o Folio Association Management, 12906 Tampa Oaks Boulevard, Suite 100, Temple Terrace, FL 33637.

Both Blue Water Aquatics and the Customer agree to the following terms and conditions:

**General Conditions:** Blue Water Aquatics will provide midge fly and mosquito management services on behalf of the Customer in accordance with the term and conditions of this agreement at the following location(s):

### (5) Waterways & Shorelines – ALL PONDS

**Contract Term:** The term of this Agreement shall be for twelve (12) consecutive months unless sooner terminated as provided herein.

**Contract Services:** Customer agrees to pay Blue Water Aquatics, Inc. the following amounts during the term of this Agreement for these specific midge fly / mosquito management services:

⇒ <b>Monthly Maintenance Program for Midge Fly &amp; Mosquito Control</b>	<b>\$ 850.00/month</b>
⇒ <b>Monitoring Traps, as Needed</b>	<b>Included</b>
⇒ <b>Monthly Surveillance of Traps</b>	<b>Included</b>
⇒ <b>Monthly Reporting</b>	<b>Included</b>
<b>Total Annual Contract Amount Midge Fly &amp; Mosquito Control Services</b>	<b>\$ 10,200.00/year</b>

*The above price is effective for ninety (90) days from the date of this proposal.*

### Weather Delays:

The customer is aware that weather conditions such as, but not limited to, rain and wind may cause a delay in service. It is understood that depending on the length and severity of weather conditions, it may take Blue Water Aquatics varying amounts of time to fulfill all work covered under this Agreement. Blue Water Aquatics will exercise its best judgment for the services needed, based upon existing conditions at that time. Blue Water Aquatics shall not be liable for any delay in performing the services, nor liable for any failure to provide the services, due to any cause beyond its reasonable control.

### Payment Terms:

The Customer agrees to remit payment to Blue Water Aquatics within thirty (30) days of the invoice date for all completed work. Accepted forms of payment include Cash, Money Order, Check, Zelle, ACH, or Credit Card (a 3% processing fee applies to all credit card transactions). Accounts that remain unpaid for more than sixty (60) days may result in suspension of further work under this Agreement. A late fee of 1.5% per month will be charged on all past due balances until paid in full.



If Blue Water Aquatics is required to initiate collection efforts for a delinquent account, the Customer agrees to cover all associated costs, including reasonable attorney's fees, court costs, and other expenses incurred in the collection process.

**Disclaimer of Unforeseen Conditions:**

While Blue Water Aquatics makes every effort to assess the site prior to commencing work, hidden or unforeseen conditions may emerge during service execution. These may necessitate additional labor, time, or materials beyond those included in this Agreement. In such cases, the Customer will be promptly notified, and written approval will be sought before proceeding with any additional work.

**Site Access and Customer Responsibilities:**

While Blue Water Aquatics makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work. Such conditions may result in additional time or material costs that exceed this contract price. Should this occur, the Customer will be notified of these unforeseen circumstances or conditions and what the anticipated costs may be.

**Automatic Renewal:**

This agreement shall automatically renew for a term equal to its original term unless written notice of changes or termination has been received.

**Written Notice:** All written notices under the terms of this Agreement shall be sent Certified U.S. Mail, Return Receipt Requested, to the principal place of business of the party being noticed (as indicated herein above).

**Photography and Documentation:**

The Customer grants Blue Water Aquatics permission to take photographs and videos of the project during and after completion, at no additional cost, for documentation and promotional purposes.

**Third Party Fees:**

The Customer agrees to reimburse Blue Water Aquatics for any processing or registration fees required by third-party compliance portals, invoicing systems, or for any Waiver of Subrogation fees incurred.

**Insurance:**

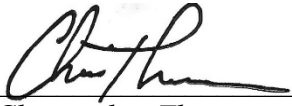
Blue Water Aquatics will maintain the following insurance coverage: Workers' Compensation, General Liability, Pollution Liability, Automotive Liability and Property and Casualty. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming the Customer as "Additional Insured" may be provided upon Customer request.

**E-Verify:**

Blue Water Aquatics utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

**Addenda:** See attached map, survey, and report (where applicable).

**Midge Fly & Mosquito Consulting:** Blue Water Aquatics, Inc. management and personnel are available by appointment for demonstrations or presentations designed to help understand midge fly and mosquito problems and their respective solutions.



*Christopher Thompson, President  
Blue Water Aquatics, Inc.*



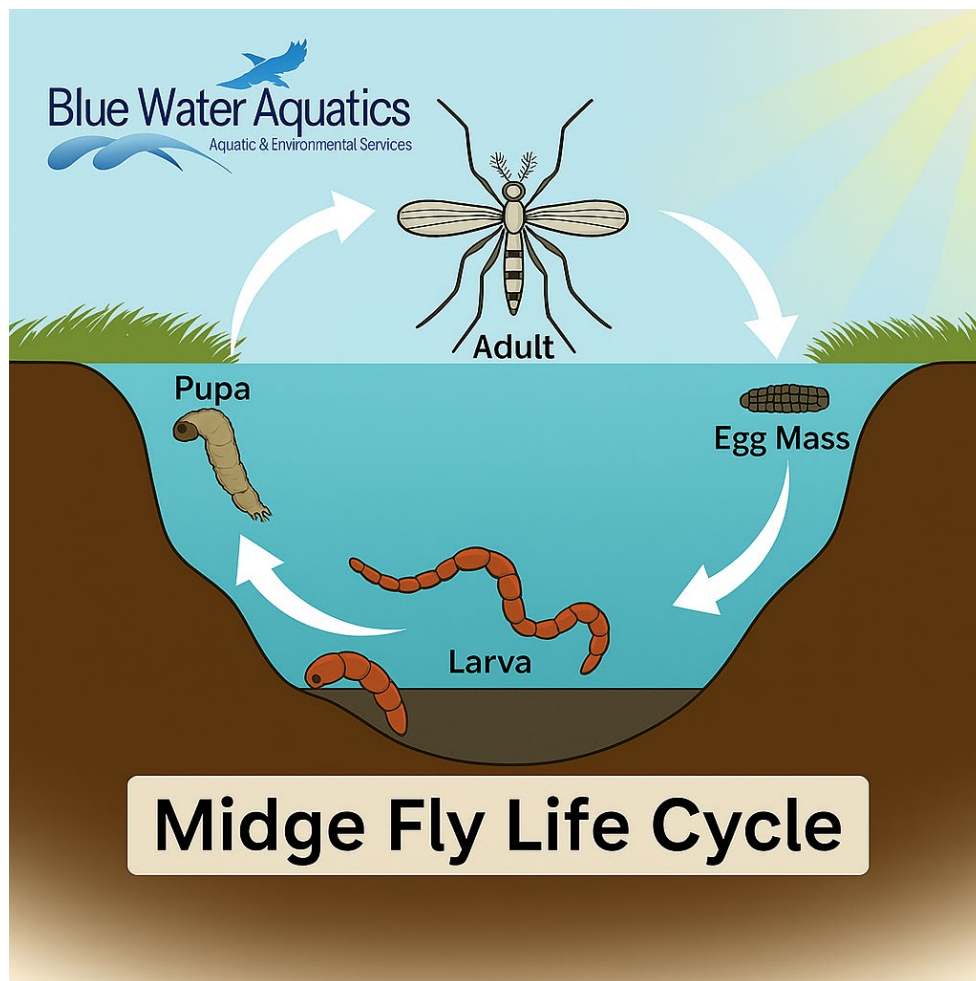
*Customer*

*Printed Name & Title*

06/27/2025

*Date*

*Date*



**TOWNS AT  
WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JULY 31, 2025**

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JULY 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 93,333	\$ -	\$ -	\$ 93,333
Investments				
Revenue	-	173,512	-	173,512
Reserve	-	116,132	-	116,132
Prepayment	-	9,147	-	9,147
Construction	-	-	638	638
Electric deposit	103,092	-	-	103,092
Utilities deposit	2,749	-	-	2,749
Due from Landowner - Boos	7	-	-	7
Due from other	814	-	-	814
Prepaid expense	850	-	-	850
Total assets	<u>\$ 200,845</u>	<u>\$ 298,791</u>	<u>\$ 638</u>	<u>\$ 500,274</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ -	\$ 6,975	\$ 9,538	\$ 16,513
Due to other	4,000	-	-	4,000
Landowner advance	6,000	-	-	6,000
Due to Landowner	4,290	-	-	4,290
Total liabilities	<u>14,290</u>	<u>6,975</u>	<u>9,538</u>	<u>30,803</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	<u>7</u>	<u>-</u>	<u>-</u>	<u>7</u>
Deferred receipts	<u>7</u>	<u>-</u>	<u>-</u>	<u>7</u>
Total deferred inflows of resources				
Fund balances:				
Restricted	-	291,816	-	291,816
Debt service	-	-	(8,900)	(8,900)
Capital projects	-	-	-	-
Unassigned	186,548	-	-	186,548
Total fund balances	<u>186,548</u>	<u>291,816</u>	<u>(8,900)</u>	<u>469,464</u>
Liabilities and fund balances	<u>\$ 200,845</u>	<u>\$ 298,791</u>	<u>\$ 638</u>	<u>\$ 500,274</u>

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ 469,016	\$ 468,690	100%
Landowner contribution	-	17,346	-	N/A
Total revenues	<u>-</u>	<u>486,362</u>	<u>468,690</u>	104%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	-	8,624	25,000	34%
Engineering	-	130	3,000	4%
Audit	-	-	4,000	0%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	83	833	1,000	83%
EMMA software services	-	1,500	1,000	150%
Trustee	-	4,246	5,500	77%
Telephone	17	167	200	84%
Postage	19	189	500	38%
Printing & binding	42	417	500	83%
Legal advertising	-	664	1,750	38%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	6,500	80%
Contingencies/bank charges	80	956	750	127%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>4,241</u>	<u>63,311</u>	<u>99,540</u>	64%

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>Field operations</b>				
Property insurance	-	11,375	50,000	23%
Field operations management	2,000	20,000	24,000	83%
Electricity-street light	1,918	15,087	55,000	27%
Irrigation well maintenance	-	-	2,500	0%
Lake maintenance	-	903	10,000	9%
Monument maintenance	-	-	2,000	0%
Sign maintenance	-	2,212	500	442%
Fence maintenance	2,274	2,274	1,000	227%
Wetlands maintenance	558	1,474	5,000	29%
Contract-common area landscaping	6,615	97,479	100,000	97%
Irrigation repairs	1,563	5,638	10,000	56%
Mulch	17,472	26,706	15,000	178%
Landscape/plant replacement	-	9,921	10,000	99%
Tree trimming & removal	-	3,225	5,000	65%
Amenity landscape	-	1,195	5,000	24%
Clubhouse maintenance	7,414	17,605	1,200	1467%
Janitorial	-	-	11,400	0%
Pressure washing	-	-	3,000	0%
Permits	-	561	500	112%
Pool repairs & maintenance	-	1,800	1,200	150%
Pool service contract	1,600	16,000	18,000	89%
General maintenance	638	638	2,000	32%
Gate maintenance contract	125	1,125	1,500	75%
Gate phone/internet	-	-	1,200	0%
Gate repairs	495	875	1,000	88%
Amenity water/sewer	-	-	2,500	0%
Amenity electric	-	-	6,000	0%
Miscellaneous	-	25,418	10,000	254%
Cloud cover-music	-	-	276	0%
Electricity	526	5,186	2,500	207%
Water-irrigation	2,250	7,144	2,500	286%
Hurricane damage	-	44,928	-	N/A
Total Field Operations	<u>45,448</u>	<u>318,769</u>	<u>359,776</u>	
<b>Other fees &amp; charges</b>				
Property appraiser & tax collector	-	9,530	9,374	102%
Total other fees & charges	-	9,530	9,374	102%
Total expenditures	<u>49,689</u>	<u>391,610</u>	<u>468,690</u>	84%
Excess/(deficiency) of revenues over/(under) expenditures	(49,689)	94,752	-	
Fund balances - beginning	236,237	91,796	-	
Fund balances - ending	<u>\$ 186,548</u>	<u>\$ 186,548</u>	<u>\$ -</u>	

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2023  
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment - on roll	\$ -	\$ 341,864	\$ 450,384	76%
Interest	950	11,493	-	N/A
Total revenues	950	353,357	450,384	78%
<b>EXPENDITURES</b>				
Interest	-	360,881	360,881	100%
Principal	-	70,000	70,000	100%
Total debt service	-	430,881	430,881	100%
<b>Other fees &amp; charges</b>				
Tax collector	-	6,837	9,383	73%
Total other fees and charges	-	6,837	9,383	73%
Total expenditures	-	437,718	440,264	99%
Excess/(deficiency) of revenues over/(under) expenditures	950	(84,361)	10,120	
Fund balances - beginning	290,866	376,177	367,339	
Fund balances - ending	\$ 291,816	\$ 291,816	\$ 377,459	

**TOWNS AT WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2023  
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 2	\$ 22
Total revenues	<u>2</u>	<u>22</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	2	22
Fund balances - beginning	(8,902)	(8,922)
Fund balances - ending	<u>\$ (8,900)</u>	<u>\$ (8,900)</u>

**TOWNS AT  
WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING**

**TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Towns at Woodsdale Community Development District held a Regular Meeting on June 13, 2025 at 10:00 a.m., or as soon thereafter as the matter may be heard, at the offices of Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558.

**Present:**

Ryan Zook	Chair
Ethen Broadwater	Assistant Secretary
Michelle Guerrier	Assistant Secretary

**Also present:**

Andrew Kantarzhi	District Manager
Ryan Dugan	District Counsel
Jeremy Couch	Public

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 1:03 p.m. Supervisors Zook, Broadwater and Guerrier were present. Supervisors Mize and Supervisor-Elect Angela Mathews were absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Supervisors, Angela Mathews [Seat 1], Michelle Guerrier [Seat 2] (the following will also be provided in a separate package)**

Mr. Kantarzhi stated that the Oath of Office will be administered to Angela Mathews at or before the next meeting.

**A. Required Ethics Training and Disclosure Filing**

- Sample Form 1 2023/Instructions

**B. Membership, Obligations and Responsibilities****C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees****D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers****FOURTH ORDER OF BUSINESS**

Ratification of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date

This item was deferred.

**FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-04. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

**On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 27, 2025 at 9:00 a.m., at Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-05.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

**SEVENTH ORDER OF BUSINESS**

Consideration of Resolution 2025-06, Designating the Location of the Local District Records Office and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2025-06.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, Resolution 2025-06, Designating Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558 as the Location of the Local District Records Office and Providing an Effective Date, was adopted.

**EIGHTH ORDER OF BUSINESS**

Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

Mr. Kantarzhi presented Resolution 2025-07. Mr. Dugan discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

On MOTION by Mr. Zook and seconded by Ms. Mize, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

**NINTH ORDER OF BUSINESS**

Discussion/Consideration: Towing Agreement

Mr. Kantarzhi presented the Towing Agreement.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the Towing Agreement between the CDD and 813 Towing Service, LLC, subject to receipt of the Certificate of Insurance, was approved.

**TENTH ORDER OF BUSINESS****Consideration of Protective Security Services, LLC Agreement\***

\*Note: In accordance with Sections 119.071(3)(a) and 286.0113(1), Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

Mr. Kantarzhi presented the Protective Security Services, LLC Agreement.

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the Protective Security Services, LLC Agreement, subject to receipt of the Certificate of Insurance, was approved.

**ELEVENTH ORDER OF BUSINESS****Discussion: Water Meter**

Discussion ensued regarding the water meter in relation to the CDD and HOA and truing up items, to help identify if any meters need to be transferred from one entity to another.

Mr. Dugan stated if there are areas where water meters are being used for HOA areas, a payment system will need to be developed.

**TWELFTH ORDER OF BUSINESS****Ratification of Temporary Construction License Agreement**

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the Temporary Construction License Agreement, was ratified.

**THIRTEENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of April 30, 2025**

On MOTION by Mr. Zook and seconded by Ms. Guerrier, with all in favor, the Unaudited Financial Statements as of April 30, 2025, were accepted.

## FOURTEENTH ORDER OF BUSINESS

Approval of January 17, 2025 Special Meeting Minutes

On MOTION by Ms. Guerrier and seconded by Mr. Broadwater, with all in favor, the January 17, 2025 Special Meeting Minutes, as presented, were approved.

## FIFTEENTH ORDER OF BUSINESS

## Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer: Heidt Design, LLC

C. Field Operations Manager: Folio Association Management

There were no District Counsel, District Engineer or Field Operations Manager reports.

D. District Manager: Wrathell, Hunt and Associates, LLC

- Property Insurance on Vertical Assets

- UPCOMING MEETINGS

- July 23, 2025 at 9:00 AM

- August 27, 2025 at 9:00 AM

- September 24, 2025 at 9:00 AM

- QUORUM CHECK

The July 23, 2025 meeting will likely be canceled.

## SIXTEENTH ORDER OF BUSINESS

## Board Members' Comments/Requests

There were no Board Members' comments or requests.

## SEVENTEENTH ORDER OF BUSINESS

## Public Comments

No members of the public spoke.

## EIGHTEENTH ORDER OF BUSINESS

## Adjournment

On MOTION by Ms. Guerrier and seconded by Mr. Broadwater, with all in favor, the meeting adjourned at 1:10 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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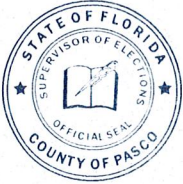
Secretary/Assistant Secretary

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Chair/Vice Chair

**TOWNS AT  
WOODSDALE  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**



**Brian E. Corley**  
**Supervisor of Elections**  
PO Box 300  
Dade City FL 33526-0300

1-800-851-8754  
[www.PascoVotes.gov](http://www.PascoVotes.gov)

April 23, 2025

Daphne Gillyard  
Director of Administrative Services  
2300 Glades Rd Suite 410W  
Boca Raton FL 33431

Dear Daphne Gillyard:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

• Avalon Park West Community Development District	988
• Del Webb River Reserve Community Development District	0
• Harvest Hills Community Development District	0
• Heritage Pines Community Development District	1,943
• KD52 Community Development District No. 1	0
• KD52 Community Development District No. 2	0
• Kenton Community Development District	1
• Magnolia Island Community Development District	0
• Parkview at Long Lake Ranch Community Development District	390
• Pasadena Ridge Community Development District	0
• Preserve at Legends Pointe Community Development District	0
• PTC Community Development District	2
• Riverwood Estates Community Development District	19
• Silverado Community Development District	752
• Summerstone Community Development District	601
• Towns at Woodsdale Community Development District	70
• TSR Community Development District	4,873
• Vidas Way Community Development District	11
• Westwood of Pasco Community Development District	76
• Whispering Pines Community Development District	285
• Woodcreek Community Development District	133

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

TOWNS AT WOODSDALE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Tampa Civil Design, LLC, 17937 Hunting Bow Circle, Lutz, Florida 33558</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 23, 2024	Regular Meeting	10:00 AM
November 5, 2024	Landowners' Meeting	10:00 AM
January 17, 2025	Special Meeting	9:00 AM
January 22, 2025 <b>CANCELED</b>	Regular Meeting	9:00 AM
February 26, 2025 <b>CANCELED</b>	Regular Meeting	9:00 AM
March 26, 2025 <b>CANCELED</b>	Regular Meeting	9:00 AM
April 23, 2025 <b>CANCELED</b>	Regular Meeting	9:00 AM
May 28, 2025 <i>Rescheduled to June 13, 2025</i>	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	9:00 AM
June 13, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	1:00 PM
June 25, 2025 <b>CANCELED</b>	Regular Meeting	9:00 AM
July 23, 2025 <b>CANCELED</b>	Regular Meeting	9:00 AM
August 27, 2025	Public Hearing & Regular Meeting <i>Adoption of FY2026 Budget</i>	9:00 AM
September 24, 2025	Regular Meeting	9:00 AM