

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

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<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 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<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	359,776	174,880	192,301	367,181	358,500
Total expenditures	468,690	222,438	253,148	475,586	468,663
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	\$ -	\$ 351,234	\$ 102,246	\$ 102,246	\$ 102,246

**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 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<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)	\$ 377,459	\$ 463,073	\$ 390,486	\$ 390,486	394,637
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					\$ 16,049

**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>				