

**TOWNS AT WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**TOWNS AT WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT
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**TOWNS AT WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 488,191				\$ 488,191
Allowable discounts (4%)	(19,528)				(19,528)
Assessment levy: on-roll - net	468,663	\$ 466,247	\$ 2,416	\$ 468,663	468,663
Landowner contribution	-	8	-	8	-
Total revenues	468,663	466,255	2,416	468,671	468,663
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	1,495	10,000	11,495	25,000
Engineering	3,000	-	3,000	3,000	3,000
Engineering - additional reporting	-	-	-	-	5,000
Audit	4,000	4,425	-	4,425	4,000
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	500	500	1,000	1,000
EMMA software service	1,500	1,500	-	1,500	1,500
Trustee	5,500	4,246	-	4,246	5,500
Telephone	200	100	100	200	200
Postage	500	119	381	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	87	1,663	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	6,500	5,512	-	5,512	6,500
Contingencies/bank charges	1,500	1,008	492	1,500	1,500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	9,373	9,579	-	9,579	9,373
Total professional & administrative	110,163	52,996	42,051	95,047	115,163

**TOWNS AT WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
Field operations					
Property insurance	30,000	11,991	5,000	16,991	12,300
Field operations management	24,000	12,000	12,000	24,000	24,000
Electricity-street light	20,000	9,575	14,000	23,575	23,000
Irrigation well maintenance	2,500	-	1,000	1,000	-
Lake maintenance	10,000	6,540	-	6,540	-
Monument maintenance	2,000	-	2,000	2,000	2,000
Sign maintenance	500	1,425	1,000	2,425	1,000
Fence maintenance	1,000	-	1,000	1,000	1,000
Wetlands maintenance	5,000	-	10,464	10,464	17,000
Contract-common area landscaping	134,000	35,390	40,000	75,390	80,000
Irrigation repairs	10,000	2,387	5,000	7,387	10,000
Mulch	17,500	1,935	8,000	9,935	17,500
Landscape/plant replacement	8,000	8,629	10,000	18,629	20,000
Tree trimming & removal	6,000	-	6,000	6,000	6,000
Amenity landscape	5,000	10,896	5,000	15,896	22,000
Clubhouse maintenance	12,000	10,226	12,000	22,226	23,000
Janitorial	11,400	-	5,000	5,000	5,000
Pressure washing	3,000	-	3,000	3,000	3,000
Permits	500	-	500	500	500
Pool repairs & maintenance	1,200	220	980	1,200	1,200
Pool service contract	12,500	9,600	9,600	19,200	20,000
General maintenance	2,000	2,454	3,500	5,954	5,000
Gate maintenance contract	1,500	750	750	1,500	1,500
Gate phone/internet	1,200	844	1,000	1,844	2,000
Gate repairs	1,000	2,438	2,000	4,438	1,000
Amenity water/sewer	2,500	-	2,500	2,500	2,500
Amenity electric	6,000	2,531	3,000	5,531	6,000
Miscellaneous	15,000	6,220	7,000	13,220	37,000
Cloud cover-music	200	-	200	200	-
Electricity	6,500	446	1,000	1,446	2,000
Water-irrigation	6,500	2,739	3,000	5,739	8,000
Total field operations	<u>358,500</u>	<u>139,236</u>	<u>175,494</u>	<u>314,730</u>	<u>353,500</u>
Total expenditures	<u>468,663</u>	<u>192,232</u>	<u>217,545</u>	<u>409,777</u>	<u>468,663</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	274,023	(215,129)	58,894	-
Fund balance - beginning (unaudited)	<u>102,246</u>	<u>133,315</u>	<u>407,338</u>	<u>133,315</u>	<u>192,209</u>
Fund balance - ending (projected)					
Assigned					
Working capital	77,925	77,925	-	-	140,000
Unassigned	24,321	329,413	192,209	192,209	52,209
Fund balance - ending	<u>\$ 102,246</u>	<u>\$ 407,338</u>	<u>\$ 192,209</u>	<u>\$ 192,209</u>	<u>\$ 192,209</u>

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (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>	
Engineering - additional reporting	5,000
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 & 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	12,300
Field operations management	24,000
Electricity-street light	23,000
Monument maintenance	2,000
Sign maintenance	1,000
Fence maintenance	1,000
Wetlands maintenance	17,000
Contract-common area landscaping	80,000
Irrigation repairs	10,000
Mulch	17,500
Landscape/plant replacement	20,000
Tree trimming & removal	6,000
Amenity landscape	22,000
Clubhouse maintenance	23,000
Janitorial	5,000
Pressure washing	3,000
Permits	500
Pool repairs & maintenance	1,200
Pool service contract	20,000
General maintenance	5,000
Gate maintenance contract	1,500
Gate phone/internet	2,000
Gate repairs	1,000
Amenity water/sewer	2,500
Amenity electric	6,000
Miscellaneous	37,000
Electricity	2,000
Water-irrigation	8,000
Total expenditures	<u><u>\$468,663</u></u>

**TOWNS AT WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 469,150				\$ 355,862
Allowable discounts (4%)	(18,766)				(14,234)
Net assessment levy - on-roll	450,384	\$ 339,865	\$ 1,762	\$ 341,627	341,628
Assessment levy: off-roll	-	106,491	-	106,491	-
Assessment prepayments	-	1,381,237	-	1,381,237	-
Assesment prepayments interest	-	21,413	-	21,413	-
Interest	-	17,301	-	17,301	-
Total revenues	450,384	1,866,307	1,762	1,868,069	341,628
EXPENDITURES					
Debt service					
Principal	80,000	80,000	-	80,000	65,000
Principal prepayment	-	1,396,989	-	1,396,989	-
Interest	356,850	199,125	157,725	356,850	266,497
Tax collector	9,383	6,793	2,590	9,383	7,117
Total expenditures	446,233	1,682,907	160,315	1,843,222	338,614
Excess/(deficiency) of revenues over/(under) expenditures	4,151	183,400	(158,553)	24,847	3,014
Beginning fund balance (unaudited)	390,486	295,357	478,757	295,357	320,204
Ending fund balance (projected)	<u>\$ 394,637</u>	<u>\$ 478,757</u>	<u>\$ 320,204</u>	<u>\$ 320,204</u>	<u>323,218</u>
Use of fund balance:					
Debt service reserve account balance (required)					(83,563)
Principal expense - November 1, 2027					(65,000)
Interest expense - November 1, 2027					(132,375)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 42,280</u>

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/25	80,000.00	5.375%	173,762.50	253,762.50	5,720,000.00
02/01/26	1,395,000.00		21,614.06	1,416,614.06	4,325,000.00
05/01/26			134,121.88	134,121.88	4,325,000.00
11/01/26	65,000.00	5.375%	134,121.88	199,121.88	4,260,000.00
05/01/27			132,375.00	132,375.00	4,260,000.00
11/01/27	65,000.00	5.375%	132,375.00	197,375.00	4,195,000.00
05/01/28			130,628.13	130,628.13	4,195,000.00
11/01/28	70,000.00	5.375%	130,628.13	200,628.13	4,125,000.00
05/01/29			128,746.88	128,746.88	4,125,000.00
11/01/29	75,000.00	5.375%	128,746.88	203,746.88	4,050,000.00
05/01/30			126,731.25	126,731.25	4,050,000.00
11/01/30	80,000.00	5.375%	126,731.25	206,731.25	3,970,000.00
05/01/31			124,581.25	124,581.25	3,970,000.00
11/01/31	80,000.00	6.125%	124,581.25	204,581.25	3,890,000.00
05/01/32			122,131.25	122,131.25	3,890,000.00
11/01/32	85,000.00	6.125%	122,131.25	207,131.25	3,805,000.00
05/01/33			119,528.13	119,528.13	3,805,000.00
11/01/33	90,000.00	6.125%	119,528.13	209,528.13	3,715,000.00
05/01/34			116,771.88	116,771.88	3,715,000.00
11/01/34	100,000.00	6.125%	116,771.88	216,771.88	3,615,000.00
05/01/35			113,709.38	113,709.38	3,615,000.00
11/01/35	105,000.00	6.125%	113,709.38	218,709.38	3,510,000.00
05/01/36			110,493.75	110,493.75	3,510,000.00
11/01/36	110,000.00	6.125%	110,493.75	220,493.75	3,400,000.00
05/01/37			107,125.00	107,125.00	3,400,000.00
11/01/37	120,000.00	6.125%	107,125.00	227,125.00	3,280,000.00
05/01/38			103,450.00	103,450.00	3,280,000.00
11/01/38	125,000.00	6.125%	103,450.00	228,450.00	3,155,000.00
05/01/39			99,621.88	99,621.88	3,155,000.00
11/01/39	135,000.00	6.125%	99,621.88	234,621.88	3,020,000.00
05/01/40			95,487.50	95,487.50	3,020,000.00
11/01/40	140,000.00	6.125%	95,487.50	235,487.50	2,880,000.00
05/01/41			91,200.00	91,200.00	2,880,000.00
11/01/41	150,000.00	6.125%	91,200.00	241,200.00	2,730,000.00
05/01/42			86,606.25	86,606.25	2,730,000.00
11/01/42	160,000.00	6.125%	86,606.25	246,606.25	2,570,000.00
05/01/43			81,706.25	81,706.25	2,570,000.00
11/01/43	170,000.00	6.125%	81,706.25	251,706.25	2,400,000.00
05/01/44			76,500.00	76,500.00	2,400,000.00
11/01/44	180,000.00	6.375%	76,500.00	256,500.00	2,220,000.00
05/01/45			70,762.50	70,762.50	2,220,000.00
11/01/45	190,000.00	6.375%	70,762.50	260,762.50	2,030,000.00
05/01/46			64,706.25	64,706.25	2,030,000.00
11/01/46	200,000.00	6.375%	64,706.25	264,706.25	1,830,000.00
05/01/47			58,331.25	58,331.25	1,830,000.00
11/01/47	215,000.00	6.375%	58,331.25	273,331.25	1,615,000.00
05/01/48			51,478.13	51,478.13	1,615,000.00

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

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/48	230,000.00	6.375%	51,478.13	281,478.13	1,385,000.00
05/01/49			44,146.88	44,146.88	1,385,000.00
11/01/49	245,000.00	6.375%	44,146.88	289,146.88	1,140,000.00
05/01/50			36,337.50	36,337.50	1,140,000.00
11/01/50	260,000.00	6.375%	36,337.50	296,337.50	880,000.00
05/01/51			28,050.00	28,050.00	880,000.00
11/01/51	275,000.00	6.375%	28,050.00	303,050.00	605,000.00
05/01/52			19,284.38	19,284.38	605,000.00
11/01/52	295,000.00	6.375%	19,284.38	314,284.38	310,000.00
05/01/53			9,881.25	9,881.25	310,000.00
11/01/53	310,000.00	6.375%	9,881.25	319,881.25	-
Total	5,800,000.00		5,164,364.16	10,964,364.16	

**TOWNS AT WOODSDALE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

On-Roll Assessments

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
Townhome	206	\$ 1,220.48	\$ 1,132.88	\$ 2,353.36	\$ 2,353.43
Townhome - Prepaid	100	1,220.48	-	1,220.48	2,353.43
Villas	94	1,220.48	1,303.07	2,523.55	2,523.62
Total	400				