

WOODCREEK

**COMMUNITY DEVELOPMENT
DISTRICT**

August 25, 2023

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

WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Woodcreek 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 18, 2023

Board of Supervisors
Woodcreek Community Development District

Dear Board Members:

The Board of Supervisors of the Woodcreek Community Development District will hold Public Hearings and a Regular Meeting on August 25, 2023 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Supervisor Mark Rosco [SEAT 3]; *Term Expires November 2024*
4. Consider Appointment to Fill Unexpired Term of Seat 3
 - Administration of Oath of Office to Appointed Supervisor (*the following to be provided under a separate cover*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B: Memorandum of Voting Conflict
5. Consideration of Resolution 2023-06, Designating Certain Officers of the District, and Providing for an Effective Date
6. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Proof/Affidavit of Publication

ATTENDEES:

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

NOTE: Meeting Time and Location

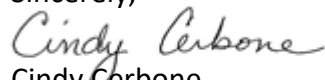
- B. Consideration of Resolution 2023-07, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
7. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2023-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; 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
8. Consideration of Resolution 2023-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
9. Consideration of Resolution 2023-10, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date
10. Acceptance of Unaudited Financial Statements as of July 31, 2023
11. Approval of April 28, 2023 Regular Meeting Minutes
12. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer (Interim): *WRA Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: September 22, 2023 at 10:00 AM, *or immediately following the adjournment of the Avalon Park West CDD and Summerstone CDD meetings*

○ QUORUM CHECK

SEAT 1	CHRISTIAN COTTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MARY MOULTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	RYAN ZOOK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	ANDRE CARMACK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 13. Board Members' Comments/Requests
- 14. Public Comments
- 15. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Sanchez at (561) 512-9027.

Sincerely,

 Cindy Cerbone
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 131 733 0895

WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

3

NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Woodcreek Community Development District
Attn: Cindy Carbone/Jamie Sanchez, District Managers
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Mark Porco
Printed Name

Date: 7/19/23
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Woodcreek Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and personally presented at a duly noticed meeting of the Board of Supervisors, scanned and electronically transmitted to gillyardd@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.


Signature

WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. _____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

Cindy Cerbone _____ is appointed Assistant Secretary.

Jamie Sanchez _____ is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair and Assistant Secretaries; however, prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 25th day of August, 2023.

ATTEST:

**WOODCREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

6A

Tampa Bay Times Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared Carol Chewning who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Woodcreek Community Notice of Fiscal Year 2024 Budget Hearing** was published in said newspaper by print in the issues of: **8/9/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco County, Florida** and that the said newspaper has heretofore been continuously published in said **Pasco County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pasco County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

} ss

WOODCREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Woodcreek Community Development District ("District") will hold a public hearing on **August 25, 2023, at 10:00 a.m., and at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"). A regular board meeting of the District will also be held at that 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, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office")**, during normal business hours.

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 meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting and/or public hearings or requiring assistance connecting to any communications media technology because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting and public hearings. 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
08/09/2023 0000299387

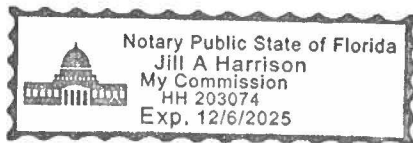
Signature Affiant

Sworn to and subscribed before me this 08/09/2023

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2023-07

[FY 2024 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Woodcreek Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) 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 governing authorities 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 thereon 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 at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st 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; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. 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.
- c. 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 Woodcreek Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 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 paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 25TH DAY OF AUGUST, 2023.

ATTEST:

**WOODCREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget(s)

Exhibit A: Fiscal Year 2023/2024 Budget(s)

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
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**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ -				\$ 29,169
Allowable discounts (4%)	-				(1,167)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	28,002
Assessment levy: off-roll	-	-	-	-	106,878
Landowner contribution	97,490	28,597	73,147	101,744	-
Total revenues	<u>97,490</u>	<u>28,597</u>	<u>73,147</u>	<u>101,744</u>	<u>134,880</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	22,000	26,000	48,000	48,000
Legal	25,000	-	25,000	25,000	25,000
Engineering	2,000	1,380	620	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	1,500
Dissemination agent	1,000	417	583	1,000	2,000
Trustee	5,500	-	5,500	5,500	10,000
Telephone	200	100	100	200	200
Postage	500	53	447	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,700	449	1,251	1,700	1,700
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	5,500
Contingencies/bank charges	500	345	155	500	500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser	-	1,450	-	1,450	-
Tax collector	-	-	-	-	583
Total professional & administrative	<u>97,490</u>	<u>31,619</u>	<u>66,821</u>	<u>98,440</u>	<u>104,573</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(3,022)	6,326	3,304	30,307

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Fund balance - beginning (unaudited)	-	(3,304)	(6,326)	(3,304)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	30,268
Unassigned	-	(6,326)	-	-	39
Fund balance - ending	<u>\$ -</u>	<u>\$ (6,326)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,307</u>

**WOODCREEK
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	2,000
<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	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	1,500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	2,000
<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	10,000
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	1,700
<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	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	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	583
Total expenditures	<u><u>\$ 104,573</u></u>

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll	\$ -				\$ 288,547
Allowable discounts (4%)	-				(11,542)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	277,005
Assessment levy: off-roll	-	-	109,205	109,205	-
Interest	-	2,246	-	2,246	-
Total revenues	-	2,246	109,205	111,451	277,005
EXPENDITURES					
Debt service					
Principal	-	-	-	-	50,000
Interest	-	-	92,218	92,218	218,410
Tax collector	-	-	-	-	5,771
Underwriter's discount	-	41,635	-	41,635	-
Cost of issuance	-	149,990	-	149,990	-
Total expenditures	-	191,625	92,218	283,843	274,181
Excess/(deficiency) of revenues over/(under) expenditures	-	(189,379)	16,987	(172,392)	2,824
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	404,285	-	404,285	-
Premium	-	21,600	-	21,600	-
Total other financing sources/(uses)	-	425,885	-	425,885	-
Net increase/(decrease) in fund balance	-	236,506	16,987	253,493	2,824
Fund balance:					
Beginning fund balance (unaudited)	-	-	236,506	-	253,493
Ending fund balance (projected)	\$ -	\$ 236,506	\$ 253,493	\$ 253,493	256,317
Use of fund balance:					
Debt service reserve account balance (required)					(135,618)
Interest expense - November 1, 2024					(108,018)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 12,681</u>

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/23		4.750%	92,217.56	92,217.56	3,785,000.00
11/01/23			109,205.00	109,205.00	3,785,000.00
05/01/24	50,000.00	4.750%	109,205.00	159,205.00	3,735,000.00
11/01/24			108,017.50	108,017.50	3,735,000.00
05/01/25	55,000.00	4.750%	108,017.50	163,017.50	3,680,000.00
11/01/25			106,711.25	106,711.25	3,680,000.00
05/01/26	55,000.00	4.750%	106,711.25	161,711.25	3,625,000.00
11/01/26			105,405.00	105,405.00	3,625,000.00
05/01/27	60,000.00	4.750%	105,405.00	165,405.00	3,565,000.00
11/01/27			103,980.00	103,980.00	3,565,000.00
05/01/28	60,000.00	5.200%	103,980.00	163,980.00	3,505,000.00
11/01/28			102,420.00	102,420.00	3,505,000.00
05/01/29	65,000.00	5.200%	102,420.00	167,420.00	3,440,000.00
11/01/29			100,730.00	100,730.00	3,440,000.00
05/01/30	70,000.00	5.200%	100,730.00	170,730.00	3,370,000.00
11/01/30			98,910.00	98,910.00	3,370,000.00
05/01/31	75,000.00	5.200%	98,910.00	173,910.00	3,295,000.00
11/01/31			96,960.00	96,960.00	3,295,000.00
05/01/32	75,000.00	5.200%	96,960.00	171,960.00	3,220,000.00
11/01/32			95,010.00	95,010.00	3,220,000.00
05/01/33	80,000.00	5.700%	95,010.00	175,010.00	3,140,000.00
11/01/33			92,730.00	92,730.00	3,140,000.00
05/01/34	85,000.00	5.700%	92,730.00	177,730.00	3,055,000.00
11/01/34			90,307.50	90,307.50	3,055,000.00
05/01/35	90,000.00	5.700%	90,307.50	180,307.50	2,965,000.00
11/01/35			87,742.50	87,742.50	2,965,000.00
05/01/36	95,000.00	5.700%	87,742.50	182,742.50	2,870,000.00
11/01/36			85,035.00	85,035.00	2,870,000.00
05/01/37	100,000.00	5.700%	85,035.00	185,035.00	2,770,000.00
11/01/37			82,185.00	82,185.00	2,770,000.00
05/01/38	110,000.00	5.700%	82,185.00	192,185.00	2,660,000.00
11/01/38			79,050.00	79,050.00	2,660,000.00
05/01/39	115,000.00	5.700%	79,050.00	194,050.00	2,545,000.00
11/01/39			75,772.50	75,772.50	2,545,000.00
05/01/40	120,000.00	5.700%	75,772.50	195,772.50	2,425,000.00
11/01/40			72,352.50	72,352.50	2,425,000.00
05/01/41	130,000.00	5.700%	72,352.50	202,352.50	2,295,000.00
11/01/41			68,647.50	68,647.50	2,295,000.00
05/01/42	135,000.00	5.700%	68,647.50	203,647.50	2,160,000.00
11/01/42			64,800.00	64,800.00	2,160,000.00
05/01/43	145,000.00	6.000%	64,800.00	209,800.00	2,015,000.00
11/01/43			60,450.00	60,450.00	2,015,000.00
05/01/44	150,000.00	6.000%	60,450.00	210,450.00	1,865,000.00
11/01/44			55,950.00	55,950.00	1,865,000.00
05/01/45	160,000.00	6.000%	55,950.00	215,950.00	1,705,000.00
11/01/45			51,150.00	51,150.00	1,705,000.00
05/01/46	170,000.00	6.000%	51,150.00	221,150.00	1,535,000.00

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46			46,050.00	46,050.00	1,535,000.00
05/01/47	180,000.00	6.000%	46,050.00	226,050.00	1,355,000.00
11/01/47			40,650.00	40,650.00	1,355,000.00
05/01/48	195,000.00	6.000%	40,650.00	235,650.00	1,160,000.00
11/01/48			34,800.00	34,800.00	1,160,000.00
05/01/49	205,000.00	6.000%	34,800.00	239,800.00	955,000.00
11/01/49			28,650.00	28,650.00	955,000.00
05/01/50	220,000.00	6.000%	28,650.00	248,650.00	735,000.00
11/01/50			22,050.00	22,050.00	735,000.00
05/01/51	230,000.00	6.000%	22,050.00	252,050.00	505,000.00
11/01/51			15,150.00	15,150.00	505,000.00
05/01/52	245,000.00	6.000%	15,150.00	260,150.00	260,000.00
11/01/52			7,800.00	7,800.00	260,000.00
05/01/53	260,000.00	6.000%	7,800.00	267,800.00	-
Total	3,785,000.00		4,469,560.06	8,254,560.06	

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

On-Roll Assessments (Series 2022 Bonds)					
Product/Parcel	Units	FY 2024 O&M Assessment per Unit	FY 2024 DS Assessment per Unit	FY 2024 Total Assessment per Unit	FY 2023 Total Assessment per Unit
Villas 35'	80	148.82	1,063.18	1,212.00	n/a
SF 50'	58	148.82	1,594.77	1,743.59	n/a
SF 60'	58	148.82	1,913.73	2,062.55	n/a
Total	196				

WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

7A

WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT

7B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

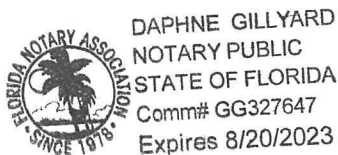
BEFORE ME, the undersigned authority, this day personally appeared Jonah Reuther, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Jonah Reuther, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Woodcreek Community Development District ("District").
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on July 25, 2023, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.

J. Reuther
By: Jonah Reuther, Financial Analyst

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 25th day of July 2023, by Jonah Reuther, for Wrathell, Hunt & Associates LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



NOTARY PUBLIC

Daphne Gillyard
Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: GG327647
My Commission Expires: 8/20/2023

EXHIBIT A: Mailed Notice
EXHIBIT B: List of Addresses

EXHIBIT A

Woodcreek
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

THIS IS NOT A BILL – DO NOT PAY

July 25, 2023

VIA FIRST CLASS MAIL

D R HORTON INC
3501 RIGA BLVD SUITE 100
TAMPA FL 33619

PARCEL ID: *See Exhibit B.*

PRODUCT TYPE: 11 SF 50' lots, 9 SF 60' lots and 10 Villa lots.

RE: Woodcreek Community Development District
Fiscal Year 2023/2024 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190 and 197, *Florida Statutes*, the Woodcreek Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2023/2024, on **August 25, 2023, at 10:00 a.m., and at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.** The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services. The proposed O&M Assessment for your property is set forth in **Exhibit A.**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 (“District Manager’s Office”).** The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the 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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,

A handwritten signature in cursive script that reads "Cindy Cerbone". The signature is contained within a thin black rectangular border.

Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, 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, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Land Use	Total # of Units / Acres	Annual O&M Assessment(1)
Single Family Lot	196	\$154.03

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$147,867.55** in gross revenue.

EXHIBIT
Parcel List

26-26-20-0120-00100-0010
26-26-20-0120-00100-0020
26-26-20-0120-00100-0030
26-26-20-0120-00100-0040
26-26-20-0120-00100-0050
26-26-20-0120-00100-0090
26-26-20-0120-00100-0130
26-26-20-0120-00100-0140
26-26-20-0120-00100-0150
26-26-20-0120-00100-0160
26-26-20-0120-00100-0170
26-26-20-0120-00100-0180
26-26-20-0120-00200-0040
26-26-20-0120-00200-0050
26-26-20-0120-00200-0060
26-26-20-0120-00400-0290
26-26-20-0120-00400-0300
26-26-20-0120-00400-0310
26-26-20-0120-00400-0320
26-26-20-0120-00500-0010
26-26-20-0120-00500-0020
26-26-20-0120-00500-0030
26-26-20-0120-00500-0040
26-26-20-0120-00600-0240
26-26-20-0120-00600-0250
26-26-20-0120-00600-0260
26-26-20-0120-00600-0270
26-26-20-0120-00900-0200
26-26-20-0120-00900-0210
26-26-20-0120-00900-0230

Woodcreek
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

THIS IS NOT A BILL – DO NOT PAY

July 25, 2023

VIA FIRST CLASS MAIL

FORESTAR (USA) REAL ESTATE GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON TX 76006

PARCEL ID: *See Exhibit B.*

PRODUCT TYPE: 47 SF 50' lots, 49 SF 60' lots and 70 Villa lots.

RE: Woodcreek Community Development District
Fiscal Year 2023/2024 Budget and O&M Assessments

Dear Property Owner:

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Cindy Cerbone
District Manager

EXHIBIT A
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Single Family Lot	196	\$154.03

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2023/2024, the District expects to collect no more than **\$147,867.55** in gross revenue.

EXHIBIT B

26-26-20-0120-00100-0060	26-26-20-0120-00400-0190
26-26-20-0120-00100-0070	26-26-20-0120-00400-0200
26-26-20-0120-00100-0080	26-26-20-0120-00400-0210
26-26-20-0120-00100-0100	26-26-20-0120-00400-0220
26-26-20-0120-00100-0110	26-26-20-0120-00400-0230
26-26-20-0120-00100-0120	26-26-20-0120-00400-0240
26-26-20-0120-00100-0190	26-26-20-0120-00400-0250
26-26-20-0120-00100-0200	26-26-20-0120-00400-0260
26-26-20-0120-00100-0210	26-26-20-0120-00400-0270
26-26-20-0120-00100-0220	26-26-20-0120-00400-0280
26-26-20-0120-00100-0230	26-26-20-0120-00500-0050
26-26-20-0120-00100-0240	26-26-20-0120-00500-0060
26-26-20-0120-00200-0010	26-26-20-0120-00500-0070
26-26-20-0120-00200-0020	26-26-20-0120-00500-0080
26-26-20-0120-00200-0030	26-26-20-0120-00500-0090
26-26-20-0120-00200-0070	26-26-20-0120-00500-0100
26-26-20-0120-00200-0080	26-26-20-0120-00500-0110
26-26-20-0120-00200-0090	26-26-20-0120-00500-0120
26-26-20-0120-00200-0100	26-26-20-0120-00500-0130
26-26-20-0120-00200-0110	26-26-20-0120-00500-0140
26-26-20-0120-00200-0120	26-26-20-0120-00500-0150
26-26-20-0120-00300-0010	26-26-20-0120-00500-0160
26-26-20-0120-00300-0020	26-26-20-0120-00500-0170
26-26-20-0120-00300-0030	26-26-20-0120-00500-0180
26-26-20-0120-00300-0040	26-26-20-0120-00500-0190
26-26-20-0120-00300-0050	26-26-20-0120-00500-0200
26-26-20-0120-00300-0060	26-26-20-0120-00500-0210
26-26-20-0120-00300-0070	26-26-20-0120-00500-0220
26-26-20-0120-00300-0080	26-26-20-0120-00500-0230
26-26-20-0120-00400-0010	26-26-20-0120-00500-0240
26-26-20-0120-00400-0020	26-26-20-0120-00500-0250
26-26-20-0120-00400-0030	26-26-20-0120-00500-0260
26-26-20-0120-00400-0040	26-26-20-0120-00600-0010
26-26-20-0120-00400-0050	26-26-20-0120-00600-0020
26-26-20-0120-00400-0060	26-26-20-0120-00600-0030
26-26-20-0120-00400-0070	26-26-20-0120-00600-0040
26-26-20-0120-00400-0080	26-26-20-0120-00600-0050
26-26-20-0120-00400-0090	26-26-20-0120-00600-0060
26-26-20-0120-00400-0100	26-26-20-0120-00600-0070
26-26-20-0120-00400-0110	26-26-20-0120-00600-0080
26-26-20-0120-00400-0120	26-26-20-0120-00600-0090
26-26-20-0120-00400-0130	26-26-20-0120-00600-0100
26-26-20-0120-00400-0140	26-26-20-0120-00600-0110
26-26-20-0120-00400-0150	26-26-20-0120-00600-0120
26-26-20-0120-00400-0160	26-26-20-0120-00600-0130
26-26-20-0120-00400-0170	26-26-20-0120-00600-0140
26-26-20-0120-00400-0180	26-26-20-0120-00600-0150

26-26-20-0120-00600-0160	26-26-20-0120-00800-0070
26-26-20-0120-00600-0170	26-26-20-0120-00800-0080
26-26-20-0120-00600-0180	26-26-20-0120-00800-0090
26-26-20-0120-00600-0190	26-26-20-0120-00800-0100
26-26-20-0120-00600-0200	26-26-20-0120-00800-0110
26-26-20-0120-00600-0210	26-26-20-0120-00900-0010
26-26-20-0120-00600-0220	26-26-20-0120-00900-0020
26-26-20-0120-00600-0230	26-26-20-0120-00900-0030
26-26-20-0120-00600-0280	26-26-20-0120-00900-0040
26-26-20-0120-00700-0010	26-26-20-0120-00900-0050
26-26-20-0120-00700-0020	26-26-20-0120-00900-0060
26-26-20-0120-00700-0030	26-26-20-0120-00900-0070
26-26-20-0120-00700-0040	26-26-20-0120-00900-0080
26-26-20-0120-00700-0050	26-26-20-0120-00900-0090
26-26-20-0120-00700-0060	26-26-20-0120-00900-0100
26-26-20-0120-00700-0070	26-26-20-0120-00900-0110
26-26-20-0120-00700-0080	26-26-20-0120-00900-0120
26-26-20-0120-00700-0090	26-26-20-0120-00900-0130
26-26-20-0120-00700-0100	26-26-20-0120-00900-0140
26-26-20-0120-00700-0110	26-26-20-0120-00900-0150
26-26-20-0120-00700-0120	26-26-20-0120-00900-0160
26-26-20-0120-00700-0130	26-26-20-0120-00900-0170
26-26-20-0120-00700-0140	26-26-20-0120-00900-0180
26-26-20-0120-00700-0150	26-26-20-0120-00900-0190
26-26-20-0120-00700-0160	26-26-20-0120-00900-0220
26-26-20-0120-00700-0170	
26-26-20-0120-00700-0180	
26-26-20-0120-00700-0190	
26-26-20-0120-00700-0200	
26-26-20-0120-00700-0210	
26-26-20-0120-00700-0220	
26-26-20-0120-00700-0230	
26-26-20-0120-00700-0240	
26-26-20-0120-00700-0250	
26-26-20-0120-00700-0260	
26-26-20-0120-00700-0270	
26-26-20-0120-00700-0280	
26-26-20-0120-00700-0310	
26-26-20-0120-00700-0320	
26-26-20-0120-00700-0330	
26-26-20-0120-00700-0340	
26-26-20-0120-00800-0010	
26-26-20-0120-00800-0020	
26-26-20-0120-00800-0030	
26-26-20-0120-00800-0040	
26-26-20-0120-00800-0050	
26-26-20-0120-00800-0060	

WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT

7C

RESOLUTION 2023-08

[FY 2024 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; 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 Woodcreek 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; 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, 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**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit A**; 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 WOODCREEK COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- i. 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 **Exhibits A and B**, and is hereby found to be fair and reasonable.

- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- iii. **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.

- b. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** [RESERVED.]
- c. **Future Collection Methods.** The decision to collect special 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.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. 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.

4. **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.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 25th day of August, 2023.

ATTEST:

**WOODCREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2023-09

A RESOLUTION OF THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Woodcreek Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Pasco County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 25th day of August, 2023.

Attest:

WOODCREEK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

WOODCREEK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>Avalon Park West Amenity Center 5060 River Glen Boulevard, Wesley Chapel, Florida 33545</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2023	Regular Meeting	10:00 AM*
November 24, 2023	Regular Meeting	10:00 AM*
December 22, 2023	Regular Meeting	10:00 AM*
January 26, 2024	Regular Meeting	10:00 AM*
February 23, 2024	Regular Meeting	10:00 AM*
March 22, 2024	Regular Meeting	10:00 AM*
April 26, 2024	Regular Meeting	10:00 AM*
May 24, 2024	Regular Meeting	10:00 AM*
June 28, 2024	Regular Meeting	10:00 AM*
July 26, 2024	Regular Meeting	10:00 AM*
August 23, 2024	Regular Meeting	10:00 AM*
September 27, 2024	Regular Meeting	10:00 AM*
<p><i>*Meetings will convene immediately following the adjournment of the Avalon Park West CDD and Summerstone CDD meetings, scheduled to commence at 10:00 AM.</i></p>		

WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 3, 2022, the Board of Supervisors (“Board”) of the Woodcreek Community Development District (“District”), adopted a Budget for Fiscal Year 2022/2023; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2022/2023.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WOODCREEK COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The Fiscal Year 2022/2023 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 25th day of August, 2023.

ATTEST:

WOODCREEK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
AMENDED DEBT SERVICE FUND BUDGET
FISCAL YEAR 2023**

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
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Definitions of General Fund Expenditures	2
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Amortization Schedule - Series 2022	4 - 5
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**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ -	\$ -	\$ -	\$ -	\$ 97,490
Total revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>97,490</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	-	-	-	-	48,000
Legal	-	-	-	-	25,000
Engineering	-	-	-	-	2,000
Audit	-	-	-	-	5,500
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	-	-	-	-	1,000
Trustee*	-	-	-	-	5,500
Telephone	-	-	-	-	200
Postage	-	-	-	-	500
Printing & binding	-	-	-	-	500
Legal advertising	-	-	-	-	1,700
Annual special district fee	-	-	-	-	175
Insurance	-	-	-	-	5,500
Contingencies/bank charges	-	-	-	-	500
Website hosting & maintenance	-	-	-	-	705
Website ADA compliance	-	-	-	-	210
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>97,490</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 -	 -	 -	 -	 -
 Fund balance - beginning (unaudited)	 -	 -	 -	 -	 -
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**WOODCREEK
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	2,000
<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	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	500
<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
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	1,700
<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	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	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
Total expenditures	<u><u>\$ 97,490</u></u>

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2023**

	Adopted Budget FY 2023	Change	Proposed Budget FY 2023
REVENUES			
Assessment levy: off-roll	\$ -	\$ 109,205	\$ 109,205
Total revenues	-	109,205	109,205
EXPENDITURES			
Debt service			
Interest	-	92,218	92,218
Underwriter's discount	-	41,635	41,635
Cost of issuance	-	149,990	149,990
Total expenditures	-	283,843	283,843
Excess/(deficiency) of revenues over/(under) expenditures	-	(174,638)	(174,638)
OTHER FINANCING SOURCES/(USES)			
Bond proceeds	-	404,285	404,285
Premium	-	21,600	21,600
Total other financing sources/(uses)	-	425,885	425,885
Net increase/(decrease) in fund balance	-	251,247	251,247
Fund balance:			
Beginning fund balance (unaudited)	-	-	-
Ending fund balance (projected)	-	251,247	251,247
Use of fund balance:			
Debt service reserve account balance (required)			(135,618)
Interest expense - November 1, 2023			(109,205)
Projected fund balance surplus/(deficit) as of September 30, 2023			<u>\$ 6,424</u>

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/23		4.750%	92,217.56	92,217.56	3,785,000.00
11/01/23			109,205.00	109,205.00	3,785,000.00
05/01/24	50,000.00	4.750%	109,205.00	159,205.00	3,735,000.00
11/01/24			108,017.50	108,017.50	3,735,000.00
05/01/25	55,000.00	4.750%	108,017.50	163,017.50	3,680,000.00
11/01/25			106,711.25	106,711.25	3,680,000.00
05/01/26	55,000.00	4.750%	106,711.25	161,711.25	3,625,000.00
11/01/26			105,405.00	105,405.00	3,625,000.00
05/01/27	60,000.00	4.750%	105,405.00	165,405.00	3,565,000.00
11/01/27			103,980.00	103,980.00	3,565,000.00
05/01/28	60,000.00	5.200%	103,980.00	163,980.00	3,505,000.00
11/01/28			102,420.00	102,420.00	3,505,000.00
05/01/29	65,000.00	5.200%	102,420.00	167,420.00	3,440,000.00
11/01/29			100,730.00	100,730.00	3,440,000.00
05/01/30	70,000.00	5.200%	100,730.00	170,730.00	3,370,000.00
11/01/30			98,910.00	98,910.00	3,370,000.00
05/01/31	75,000.00	5.200%	98,910.00	173,910.00	3,295,000.00
11/01/31			96,960.00	96,960.00	3,295,000.00
05/01/32	75,000.00	5.200%	96,960.00	171,960.00	3,220,000.00
11/01/32			95,010.00	95,010.00	3,220,000.00
05/01/33	80,000.00	5.700%	95,010.00	175,010.00	3,140,000.00
11/01/33			92,730.00	92,730.00	3,140,000.00
05/01/34	85,000.00	5.700%	92,730.00	177,730.00	3,055,000.00
11/01/34			90,307.50	90,307.50	3,055,000.00
05/01/35	90,000.00	5.700%	90,307.50	180,307.50	2,965,000.00
11/01/35			87,742.50	87,742.50	2,965,000.00
05/01/36	95,000.00	5.700%	87,742.50	182,742.50	2,870,000.00
11/01/36			85,035.00	85,035.00	2,870,000.00
05/01/37	100,000.00	5.700%	85,035.00	185,035.00	2,770,000.00
11/01/37			82,185.00	82,185.00	2,770,000.00
05/01/38	110,000.00	5.700%	82,185.00	192,185.00	2,660,000.00
11/01/38			79,050.00	79,050.00	2,660,000.00
05/01/39	115,000.00	5.700%	79,050.00	194,050.00	2,545,000.00
11/01/39			75,772.50	75,772.50	2,545,000.00
05/01/40	120,000.00	5.700%	75,772.50	195,772.50	2,425,000.00
11/01/40			72,352.50	72,352.50	2,425,000.00
05/01/41	130,000.00	5.700%	72,352.50	202,352.50	2,295,000.00
11/01/41			68,647.50	68,647.50	2,295,000.00
05/01/42	135,000.00	5.700%	68,647.50	203,647.50	2,160,000.00
11/01/42			64,800.00	64,800.00	2,160,000.00
05/01/43	145,000.00	6.000%	64,800.00	209,800.00	2,015,000.00
11/01/43			60,450.00	60,450.00	2,015,000.00
05/01/44	150,000.00	6.000%	60,450.00	210,450.00	1,865,000.00
11/01/44			55,950.00	55,950.00	1,865,000.00
05/01/45	160,000.00	6.000%	55,950.00	215,950.00	1,705,000.00
11/01/45			51,150.00	51,150.00	1,705,000.00
05/01/46	170,000.00	6.000%	51,150.00	221,150.00	1,535,000.00
11/01/46			46,050.00	46,050.00	1,535,000.00

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/47	180,000.00	6.000%	46,050.00	226,050.00	1,355,000.00
11/01/47			40,650.00	40,650.00	1,355,000.00
05/01/48	195,000.00	6.000%	40,650.00	235,650.00	1,160,000.00
11/01/48			34,800.00	34,800.00	1,160,000.00
05/01/49	205,000.00	6.000%	34,800.00	239,800.00	955,000.00
11/01/49			28,650.00	28,650.00	955,000.00
05/01/50	220,000.00	6.000%	28,650.00	248,650.00	735,000.00
11/01/50			22,050.00	22,050.00	735,000.00
05/01/51	230,000.00	6.000%	22,050.00	252,050.00	505,000.00
11/01/51			15,150.00	15,150.00	505,000.00
05/01/52	245,000.00	6.000%	15,150.00	260,150.00	260,000.00
11/01/52			7,800.00	7,800.00	260,000.00
05/01/53	260,000.00	6.000%	7,800.00	267,800.00	-

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

Off-Roll Assessments (Series 2022 Bonds)					
					FY 2022
Product/Parcel	Units	FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	Total Assessment per Unit
Villas 35'	80	\$ -	\$ 402.38	\$ 402.38	n/a
SF 50'	58	-	603.56	603.56	n/a
SF 60'	58	-	724.28	724.28	n/a
Total	196				

Off-Roll Assessments					
					FY 2022
Product/Parcel	Units	FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	Total Assessment per Unit
Townhomes 20'	212	\$ -	\$ -	\$ -	n/a
Villas 35'	58	-	-	-	n/a
SF 40'	236	-	-	-	n/a
SF 50'	209	-	-	-	n/a
SF 60'	49	-	-	-	n/a
Total	764				

WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2023**

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2023**

	General Fund	Debt Service Fund Series 2022	Capital Projects Fund Series 2022	Total Governmental Funds
ASSETS				
Cash	\$ 11,924	\$ -	\$ -	\$ 11,924
Investments				
Revenue	-	24,161	-	24,161
Reserve	-	135,618	-	135,618
Capitalized interest	-	3,365	-	3,365
Construction	-	-	598	598
Total assets	<u>\$ 11,924</u>	<u>\$ 163,144</u>	<u>\$ 598</u>	<u>\$ 175,666</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 4,398	\$ -	\$ -	\$ 4,398
Due to Landowner	1,526	1,560	-	3,086
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>11,924</u>	<u>1,560</u>	<u>-</u>	<u>13,484</u>
Fund balances:				
Restricted for:				
Debt service	-	161,584	-	161,584
Capital projects	-	-	598	598
Total fund balances	<u>-</u>	<u>161,584</u>	<u>598</u>	<u>162,182</u>
Total liabilities and fund balances	<u>\$ 11,924</u>	<u>\$ 163,144</u>	<u>\$ 598</u>	<u>\$ 175,666</u>

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 3,652	\$ 55,241	\$ 97,490	57%
Total revenues	<u>3,652</u>	<u>55,241</u>	<u>97,490</u>	57%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	4,000	38,000	48,000	79%
Legal	236	3,409	25,000	14%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	750	1,000	75%
Trustee*	-	-	5,500	0%
Telephone	16	166	200	83%
Postage	22	95	500	19%
Printing & binding	42	417	500	83%
Legal advertising	-	449	1,700	26%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	-	346	500	69%
Website hosting & maintenance	-	1,680	705	238%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,399</u>	<u>50,487</u>	<u>97,490</u>	52%
Other fees & charges				
Property appraiser	-	1,450	-	N/A
Total other fees & charges	<u>-</u>	<u>1,450</u>	<u>-</u>	N/A
Total expenditures	<u>4,399</u>	<u>51,937</u>	<u>97,490</u>	53%
Excess/(deficiency) of revenues over/(under) expenditures	(747)	3,304	-	
Fund balances - beginning	747	(3,304)	-	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

*These items will be realized after the issuance of bonds.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year To Date
REVENUES		
Lot closings	\$ 5,392	\$ 22,573
Interest	578	5,047
Total revenues	5,970	27,620
EXPENDITURES		
Debt service		
Cost of issuance	-	156,305
Interest	-	92,218
Total expenditures	-	248,523
Excess/(deficiency) of revenues over/(under) expenditures	5,970	(220,903)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	404,285
Premium	-	21,600
Underwriter's discount	-	(41,635)
Transfer out	-	(595)
Total other financing sources	-	383,655
Net change in fund balances	5,970	162,752
Fund balances - beginning	155,614	(1,168)
Fund balances - ending	\$ 161,584	\$ 161,584

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	2	3
Total revenues	2	3
EXPENDITURES		
Capital outlay	-	3,380,715
Total expenditures	-	3,380,715
Excess/(deficiency) of revenues over/(under) expenditures	2	(3,380,712)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	3,380,715
Transfer in	-	595
Total other financing sources/(uses)	-	3,381,310
Net change in fund balances	2	598
Fund balances - beginning	596	-
Fund balances - ending	\$ 598	\$ 598

WOODCREEK

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
WOODCREEK COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Woodcreek Community Development District held a Regular Meeting on April 28, 2023 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545.

Present at the meeting were:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Mark Roscoe	Assistant Secretary

Also present were:

Cindy Cerbone	District Manager
Jamie Sanchez	Wrathell, Hunt and Associates, LLC
Andrew Kantarzi	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 10:30 a.m.
Supervisors Moulton, Cotter, and Roscoe were present. Supervisors Zook and Carmack were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Ratification of Engagement with Jere Earlywine at Kutak Rock LLP

- **Consideration of Retention and Fee Agreement**

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On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, engagement of Jere Earlywine/Kutak Rock LLP for District Counsel Services, and the Kutak Rock LLP Retention and Fee Agreement, were ratified.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Cerbone presented Resolution 2023-03. She reviewed the proposed Fiscal Year 2024 budget, highlighting any increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes. Assessments are transitioning to on and off-roll in Fiscal Year 2024.

On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, the Resolution 2023-03, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law August 25, 2023 at 10:00 a.m., at the Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-04, Appointing and Removing Officers of the District and Providing for an Effective Date

Ms. Cerbone presented Resolution 2023-04. This Resolution adds Ms. Cerbone and Ms. Sanchez as Assistant Secretaries and removes Ms. Kirsten Suit as an Assistant Secretary. No other prior appointments by the Board are affected by this Resolution.

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On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, Resolution 2023-04, Appointing and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Ratifying, Confirming, and Approving the Sale of the Woodcreek Community Development District Capital Improvement Revenue Bonds, Series 2022 (Assessment Area One); Ratifying, Confirming, And Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Woodcreek Community Development District Capital Improvement Revenue Bonds, Series 2022 (Assessment Area One); Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

Mr. Earlywine presented Resolution 2023-05.

On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, Resolution 2023-05, Ratifying, Confirming, and Approving the Sale of the Woodcreek Community Development District Capital Improvement Revenue Bonds, Series 2022 (Assessment Area One); Ratifying, Confirming, And Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Woodcreek Community Development District Capital Improvement Revenue Bonds, Series 2022 (Assessment Area One); Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Woodcreek Community Association, Inc., CDD/HOA Maintenance Agreement

115 Ms. Cerbone presented the Woodcreek Community Association, Inc., CDD/HOA
 116 Maintenance Agreement. Mr. Earlywine stated that Staff will make sure the Agreement
 117 contains all necessary updates, correct scope of work and a provision requiring the HOA to
 118 periodically detail and report on the work performed to ensure that the CDD’s assets are being
 119 properly maintained.

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**On MOTION by Mr. Roscoe and seconded by Mr. Cotter, with all in favor, the
 Woodcreek Community Association, Inc., CDD/HOA Maintenance Agreement,
 in substantial form, was approved.**

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EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2023**

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128 Ms. Cerbone presented the Unaudited Financial Statements as of March 31, 2023.

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**On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the
 Unaudited Financial Statements as of March 31, 2023, were accepted.**

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NINTH ORDER OF BUSINESS

**Approval of October 5, 2022 Regular
Meeting Minutes**

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137 Ms. Cerbone presented the October 5, 2022 Regular Meeting Minutes.

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**On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the
 October 5, 2022 Regular Meeting Minutes, as presented, were approved.**

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TENTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel: KE Law Group, PLLC

146 Mr. Earlywine stated that the bonds were just issued and when the next phase might be
147 ready is undetermined.

B. District Engineer (Interim): WRA Engineering, LLC

148 There was no report.

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- 151 C. District Manager: Wrathell, Hunt and Associates, LLC
- 152 • Registered Voters in District as of April 15, 2023
- 153 • NEXT MEETING DATE: May 26, 2023 at 10:00 AM, or immediately following the
- 154 adjournment of the Avalon Park West CDD and Summerstone CDD meetings
- 155 ○ QUORUM CHECK

156 The next meeting will be on May 26, 2023, unless cancelled.

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158 **ELEVENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

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160 There were no Board Members' comments or requests.

161

162 **TWELFTH ORDER OF BUSINESS** **Public Comments**

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164 No members of the public spoke.

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166 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

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169 **On MOTION by Mr. Cotter and seconded by Mr. Roscoe, with all in favor, the**

170 **meeting adjourned at 10:39 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

WOODCREEK
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

April 26, 2023

Daphne Gillyard, Director
Wrathell, Hunt and Associates, LLC
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, 2023.

• Abbott Square Community Development District	85
• Avalon Park West Community Development District	193
• Heritage Pines Community Development District	2,034
• Parkview at Long Lake Ranch Community Development District	236
• PTC Community Development District	3
• Silverado Community Development District	814
• Summerstone Community Development District	347
• Towns at Woodsdale Community Development District	0
• TSR Community Development District	4,831
• Westwood of Pasco Community Development District	0
• Whispering Pines Community Development District	0
• Woodcreek Community Development District	0

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

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302
Central Pasco - Land O' Lakes (813) 929-2788
West Pasco - New Port Richey (727) 847-8162

WOODCREEK COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE****LOCATION***Avalon Park West Amenity Center, 5060 River Glen Boulevard, Wesley Chapel, Florida 33545*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2022	Regular Meeting	11:00 AM
November 2, 2022 CANCELED	Regular Meeting	11:00 AM
December 7, 2022 CANCELED	Regular Meeting	11:00 AM
January 4, 2023 CANCELED	Regular Meeting	11:00 AM
February 1, 2023 CANCELED	Regular Meeting	11:00 AM
March 1, 2023 CANCELED <i>rescheduled to March 24, 2023</i>	Regular Meeting	11:00 AM
March 24, 2023 CANCELED	Regular Meeting	10:00 AM*
April 5, 2023 <i>rescheduled to April 28, 2023</i>	Regular Meeting	11:00 AM
April 28, 2023	Regular Meeting	10:00 AM*
May 3, 2023 <i>rescheduled to May 26, 2023</i>	Regular Meeting	11:00 AM
May 26, 2023 CANCELED	Regular Meeting	10:00 AM*
June 7, 2023 <i>rescheduled to June 23, 2023</i>	Regular Meeting	11:00 AM
June 23, 2023 CANCELED	Regular Meeting	10:00 AM*
July 5, 2023 <i>rescheduled to July 28, 2023</i>	Regular Meeting	11:00 AM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
July 28, 2023 CANCELED	Regular Meeting	10:00 AM*
August 2, 2023 <i>rescheduled to August 25, 2023</i>	Regular Meeting	11:00 AM
August 25, 2023	Public Hearing & Regular Meeting	10:00 AM*
September 6, 2023 <i>rescheduled to September 22, 2023</i>	Regular Meeting	11:00 AM
September 22, 2023	Regular Meeting	10:00 AM*
*Meetings will convene immediately following the adjournment of the Avalon Park West CDD and Summerstone CDD meetings, scheduled to commence at 10:00 AM.		
CALL-IN NUMBER: 1-888-354-0094 PARTICIPANT PASSCODE: 801 901 3513		