

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2025**

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
AMENDED GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Adopted Budget FY 2025	Change	Amended Budget FY 2025
REVENUES			
Assessment levy: on-roll - gross	\$ 22,852	\$ -	\$ 22,852
Allowable discounts (4%)	(914)	-	(914)
Assessment levy: on-roll - net	21,938	-	21,938
Assessment levy: off-roll	83,729	(9,206)	74,523
Landowner contribution	-	9,206	9,206
Total revenues	105,667	-	105,667
EXPENDITURES			
Professional & administrative			
Management/accounting/recording	48,000	-	48,000
Legal	25,000	-	25,000
Engineering	2,000	-	2,000
Audit	5,500	-	5,500
Arbitrage rebate calculation	1,500	-	1,500
Dissemination agent	2,000	-	2,000
EMMA software service	1,000	-	1,000
Trustee	10,000	-	10,000
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	1,700	-	1,700
Annual special district fee	175	-	175
Insurance	5,720	-	5,720
Contingencies/bank charges	500	-	500
Website hosting & maintenance	705	-	705
Website ADA compliance	210	-	210
Tax collector	457	-	457
Total professional & administrative	105,667	-	105,667
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-
Fund balance - beginning (unaudited)	41,106	-	41,106
Fund balance - ending (projected)			
Assigned			
Working capital	30,707	-	30,707
Unassigned	10,399	-	10,399
Fund balance - ending	\$ 41,106	\$ -	\$ 41,106

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
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.	
Legal	25,000
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.	
Engineering	2,000
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.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
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.	
EMMA software service	1,000
Trustee	10,000
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,700
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,720
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	457
Total expenditures	<u><u>\$ 105,667</u></u>

**WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll Assessments (Series 2022 Bonds)					
		FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Product/Parcel	Units				
Villas 35'	80	116.59	1,063.18	1,179.77	\$ 1,212.00
SF 50'	58	116.59	1,594.77	1,711.36	\$ 1,743.59
SF 60'	58	116.59	1,913.73	2,030.32	\$ 2,062.55
Total	196				

Off-Roll Assessments					
		FY 2025 O&M Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
Product/Parcel	Units				
Townhomes 20'	128	\$ 109.59	\$ -	\$ 109.59	\$ 139.89
Villas 35'	58	109.59	-	109.59	\$ 139.89
SF 40'	236	109.59	-	109.59	\$ 139.89
SF 50'	209	109.59	-	109.59	\$ 139.89
SF 60'	49	109.59	-	109.59	\$ 139.89
Total	680				