WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS

WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll - gross	$ 58,548				$ 249,937
Allowable discounts (4%)	(2,342)				(9,997)
Assessment levy: on-roll - net	56,206	$ 54,368	$ 1,838	$ 56,206	239,940
Assessment levy: off-roll	51,440	-	51,440	51,440	113,470
Lot closings	-	2,408	-	2,408	-
Total revenues	107,646	56,776	53,278	110,054	353,410
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	2,479	15,000	17,479	25,000
Engineering	2,000	-	2,000	2,000	2,000
Engineering - additional reporting	-	-	-	-	5,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	1,000	-	1,000	1,000	1,000
Dissemination agent	2,500	1,000	1,000	2,000	3,000
EMMA software service	1,000	1,000	-	1,000	1,000
Trustee	9,000	8,502	-	8,502	9,000
Telephone	200	100	100	200	200
Postage	500	36	464	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,700	-	1,000	1,000	6,500
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,732	-	5,732	6,500
Contingencies/bank charges	1,500	492	1,008	1,500	1,500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	145
Property appraiser	-	150	-	150	-
Tax collector	1,171	1,087	84	1,171	4,999
Total professional & administrative	106,661	45,003	52,321	97,324	121,224
Field operations					
Field manager	-	-	3,750	3,750	9,000
Landscape maintenance - pond mowing	-	-	16,200	16,200	198,468
Lake/stormwater maintenance	-	-	6,525	6,525	26,719
General repairs/supplies	-	-	10,836	10,836	5,000
Contingencies	-	-	2,000	2,000	5,000
Total field operations	-	-	39,311	39,311	244,187
Total expenditures	106,661	45,003	91,632	136,635	365,411
Excess/(deficiency) of revenues over/(under) expenditures	985	11,773	(38,354)	(26,581)	(12,001)
Fund balance - beginning (unaudited)	72,174	92,147	103,920	92,147	65,566
Fund balance - ending (projected)					
Assigned					
Working capital	31,165	31,165	31,165	31,165	46,379
Unassigned	41,994	72,755	34,401	34,401	7,186
Fund balance - ending	$ 73,159	$ 103,920	$ 65,566	$ 65,566	$ 53,565

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.	
Engineering - additional reporting	5,000
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,000
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	3,000
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	9,000
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	6,500
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	6,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	145
Tax collector	4,999

WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Field operations	
Field manager	9,000
Landscape maintenance - pond mowing	198,468
Lake/stormwater maintenance	26,719
General repairs/supplies	5,000
Contingencies	5,000
Total expenditures	$ 365,411

WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll	$ 288,547				$ 288,547
Allowable discounts (4%)	(11,542)				(11,542)
Net assessment levy - on-roll	277,005	$ 267,952	$ 9,053	$ 277,005	277,005
Interest	-	2,457	-	2,457	-
Total revenues	277,005	270,409	9,053	279,462	277,005
EXPENDITURES					
Debt service					
Principal	55,000	-	55,000	55,000	60,000
Interest	213,423	106,711	106,712	213,423	210,810
Tax collector	5,771	5,359	412	5,771	5,771
Total expenditures	274,194	112,070	162,124	274,194	276,581
Excess/(deficiency) of revenues over/(under) expenditures	2,811	158,339	(153,071)	5,268	424
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(40,685)	-	(40,685)	-
Total other financing sources/(uses)	-	(40,685)	-	(40,685)	-
Net increase/(decrease) in fund balance	2,811	117,654	(153,071)	(35,417)	424
Fund balance:					
Beginning fund balance (unaudited)	187,400	207,722	325,376	207,722	172,305
Ending fund balance (projected)	$190,211	$325,376	$ 172,305	$ 172,305	172,729
Use of fund balance:					
Debt service reserve account balance (required)					(27,124)
Interest expense - November 1, 2027					(103,980)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ 41,625

WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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	**3,680,000.00**		**3,942,897.50**	**7,622,897.50**	

WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll	$ 405,627				$ 507,752
Allowable discounts (4%)	(16,225)				(20,310)
Net assessment levy - on-roll	389,402	$ 376,673	$ 12,729	$ 389,402	487,442
Assessment levy: off-roll	95,997	-	95,997	95,997	-
Interest	-	3,824	-	3,824	-
Lot closings	-	15,000	-	15,000	-
Total revenues	485,399	395,497	108,726	489,223	487,442
EXPENDITURES					
Debt service					
Principal	105,000	-	105,000	105,000	110,000
Interest	374,125	187,063	187,062	374,125	369,558
Tax collector	8,113	7,533	580	8,113	10,155
Total expenditures	487,238	194,596	292,642	487,238	489,713
Excess/(deficiency) of revenues over/(under) expenditures	(1,839)	200,901	(183,916)	1,985	(2,271)
Fund balance:					
Beginning fund balance (unaudited)	425,707	309,019	509,920	309,019	311,004
Ending fund balance (projected)	$423,868	$509,920	$ 326,004	$ 311,004	308,733
Use of fund balance:					
Debt service reserve account balance (required)					(119,322)
Interest expense - November 1, 2027					(182,386)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ 7,025

WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			187,062.50	187,062.50	7,045,000.00
05/01/26	105,000.00	4.350%	187,062.50	292,062.50	6,940,000.00
11/01/26			184,778.75	184,778.75	6,940,000.00
05/01/27	110,000.00	4.350%	184,778.75	294,778.75	6,830,000.00
11/01/27			182,386.25	182,386.25	6,830,000.00
05/01/28	110,000.00	4.350%	182,386.25	292,386.25	6,720,000.00
11/01/28			179,993.75	179,993.75	6,720,000.00
05/01/29	115,000.00	4.350%	179,993.75	294,993.75	6,605,000.00
11/01/29			177,492.50	177,492.50	6,605,000.00
05/01/30	120,000.00	4.350%	177,492.50	297,492.50	6,485,000.00
11/01/30			174,882.50	174,882.50	6,485,000.00
05/01/31	130,000.00	4.350%	174,882.50	304,882.50	6,355,000.00
11/01/31			172,055.00	172,055.00	6,355,000.00
05/01/32	135,000.00	4.350%	172,055.00	307,055.00	6,220,000.00
11/01/32			169,118.75	169,118.75	6,220,000.00
05/01/33	140,000.00	5.350%	169,118.75	309,118.75	6,080,000.00
11/01/33			165,373.75	165,373.75	6,080,000.00
05/01/34	150,000.00	5.350%	165,373.75	315,373.75	5,930,000.00
11/01/34			161,361.25	161,361.25	5,930,000.00
05/01/35	155,000.00	5.350%	161,361.25	316,361.25	5,775,000.00
11/01/35			157,215.00	157,215.00	5,775,000.00
05/01/36	165,000.00	5.350%	157,215.00	322,215.00	5,610,000.00
11/01/36			152,801.25	152,801.25	5,610,000.00
05/01/37	175,000.00	5.350%	152,801.25	327,801.25	5,435,000.00
11/01/37			148,120.00	148,120.00	5,435,000.00
05/01/38	185,000.00	5.350%	148,120.00	333,120.00	5,250,000.00
11/01/38			143,171.25	143,171.25	5,250,000.00
05/01/39	195,000.00	5.350%	143,171.25	338,171.25	5,055,000.00
11/01/39			137,955.00	137,955.00	5,055,000.00
05/01/40	205,000.00	5.350%	137,955.00	342,955.00	4,850,000.00
11/01/40			132,471.25	132,471.25	4,850,000.00
05/01/41	215,000.00	5.350%	132,471.25	347,471.25	4,635,000.00
11/01/41			126,720.00	126,720.00	4,635,000.00
05/01/42	230,000.00	5.350%	126,720.00	356,720.00	4,405,000.00
11/01/42			120,567.50	120,567.50	4,405,000.00
05/01/43	240,000.00	5.350%	120,567.50	360,567.50	4,165,000.00
11/01/43			114,147.50	114,147.50	4,165,000.00
05/01/44	255,000.00	5.350%	114,147.50	369,147.50	3,910,000.00
11/01/44			107,326.25	107,326.25	3,910,000.00
05/01/45	265,000.00	5.350%	107,326.25	372,326.25	3,645,000.00
11/01/45			100,237.50	100,237.50	3,645,000.00
05/01/46	280,000.00	5.500%	100,237.50	380,237.50	3,365,000.00
11/01/46			92,537.50	92,537.50	3,365,000.00
05/01/47	300,000.00	5.500%	92,537.50	392,537.50	3,065,000.00
11/01/47			84,287.50	84,287.50	3,065,000.00
05/01/48	315,000.00	5.500%	84,287.50	399,287.50	2,750,000.00

WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/48			75,625.00	75,625.00	2,750,000.00
05/01/49	330,000.00	5.500%	75,625.00	405,625.00	2,420,000.00
11/01/49			66,550.00	66,550.00	2,420,000.00
05/01/50	350,000.00	5.500%	66,550.00	416,550.00	2,070,000.00
11/01/50			56,925.00	56,925.00	2,070,000.00
05/01/51	370,000.00	5.500%	56,925.00	426,925.00	1,700,000.00
11/01/51			46,750.00	46,750.00	1,700,000.00
05/01/52	390,000.00	5.500%	46,750.00	436,750.00	1,310,000.00
11/01/52			36,025.00	36,025.00	1,310,000.00
05/01/53	415,000.00	5.500%	36,025.00	451,025.00	895,000.00
11/01/53			24,612.50	24,612.50	895,000.00
05/01/54	435,000.00	5.500%	24,612.50	459,612.50	460,000.00
11/01/54			12,650.00	12,650.00	460,000.00
05/01/55	460,000.00	5.500%	12,650.00	472,650.00	-
Total	**7,045,000.00**		**7,382,400.00**	**14,427,400.00**	

WOODCREEK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS

On-Roll Assessments (Series 2022 Bonds)

Product/Parcel	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
Villas 35'	80	$ 333.83	$ 1,063.18	$ 1,397.01	$ 1,191.29
SF 50'	58	500.74	1,594.77	2,095.51	1,722.88
SF 60'	58	600.89	1,913.73	2,514.62	2,041.84
Total	**196**				

On-Roll Assessments (Series 2025 Bonds)

Product/Parcel	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
Townhomes 20'	128	$ 250.37	$ 797.85	$ 1,048.22	$ 925.96
Villas 35'	-	333.83	-	333.83	109.59
SF 40'	82	400.60	1,276.56	1,677.16	1,404.67
SF 50'	131	500.74	1,595.70	2,096.44	1,723.81
SF 60'	48	600.89	1,914.84	2,515.73	2,042.95
Total	**389**				

Off-Roll Assessments

Product/Parcel	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
Townhomes 20'	-	$ 235.35	$ -	$ 235.35	$ 120.42
Villas 35'	58	313.80	-	313.80	120.42
SF 40'	154	376.56	-	376.56	120.42
SF 50'	78	470.70	-	470.70	120.42
SF 60'	1	564.84	-	564.84	120.42
Total	**291**				