



Memorandum

To: Board of Supervisors

From: District Management

Date: October 1, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

This final report is submitted in compliance with recent legislative requirements established by the Florida Legislature during its 2024 session to enhance accountability and transparency for all special districts.

District Management had identified the following focus areas with statutorily compliant goals for the Fiscal Year 2025:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

In addition, a standardized annual reporting form was created to serve both the goal-setting and yearly reporting statutory requirements.

The goals, objectives, performance measures, and standards discussed herein represent the adopted framework by the Board of Supervisors to maintain compliance with House Bill 7013 and demonstrate the District's ongoing commitment to transparency and public accountability.

This report details the accomplishments for the Fiscal Year 2025, confirming that all goals and objectives were met, outlines the performance measures and standards employed and the District Engineer's yearly infrastructure condition assessment.

District Management recommends this report be accepted as the official and final Annual Report required under Florida Statutes Section 189.0694 and related provisions.

Andrew J. Gill
District Manager
GMS-SF

WOODLANDS SECTION 9 COMMUNITY DEVELOPMENT DISTRICT 2024-2025 REPORT – PERFORMANCE MEASURES AND STANDARDS

Exhibit A: Goals, Objectives, and Annual Reporting Form



Andrew J. Gill
District Manager
GMS-SF

Woodlands Section 9 Community Development District

Performance Measures & Standards – Annual Report

Reporting Period: October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

The District satisfied statutory requirements by holding regular Board meetings as scheduled, despite some cancellations, with more than three meetings conducted during the Fiscal Year.

Meeting Dates:

October 08, 2024 – Cancelled

November 12, 2024 – Cancelled

December 10, 2024 - Held

January 14, 2025 – Cancelled

February 11, 2025 - Held

March 11, 2025 - Held

April 08, 2025 - Held

May 13, 2025 – Cancelled

June 10, 2025 – Cancelled

July 08, 2025 - Held

August 12, 2025 – Cancelled

September 09, 2025 – Cancelled

Result: Standard achieved.

Goal 1.2: Notice of Meetings Compliance

All meetings were properly noticed on the District's website and via local newspaper, in compliance with Florida Statutes.

Result: Standard achieved.

Goal 1.3: Access to Records Compliance

Monthly website reviews were performed, and minutes and public records remain current and available.

Result: Standard achieved.

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field/District Management Site Inspections

Management conducted site inspections per the District Management Services Agreement.

Result: Standard achieved.

Andrew J. Gill

District Manager

GMS-SF

Goal 2.2: District Engineer Inspections

Because no infrastructure has been built to date, the District Engineer was not required to complete an annual infrastructure inspection or submit a report.

Result: N/A

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

The proposed FY2025 budget was approved before June 15, and the final adopted before September 30, with both posted online.

Result: Standard achieved.

Goal 3.2: Financial Reports

The District website includes the latest annual audit, current budget, and financials as required.

Result: Standard achieved.

Goal 3.3: Annual Financial Audit

The annual independent audit done by Grau and Associates was not necessary as the District was recently formed. The District is currently in the process of obtaining proposals for auditor services for an audit for the current Fiscal Year.

Result: N/A

Overall Determination

The Woodlands Section 9 Community Development District met all Performance Measures and Standards for Fiscal Year 2024-2025. Required meetings, transparency efforts, infrastructure maintenance, and financial protocols were fulfilled.

Signed by: Lindsay Rayner Foster Date: 2025-12-11
Chair/Vice Chair: 6CC018EDB9CA4B5...
Print Name: Lindsay Rayner Foster
Woodlands Section 9 Community Development District

Signed by: Andrew Gill Date: 2025-12-12
District Manager: 996FCF5DA76943E...
Print Name: Andrew Gill
Woodlands Section 9 Community Development District

Andrew J. Gill
District Manager
GMS-SF

Certificate Of Completion

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Andrew Gill
agill@gmssf.com
DISTRICT MANAGER
Security Level: Email, Account Authentication (None)

Signature

Signed by:

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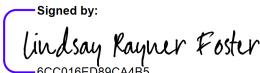
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Signed using mobile

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Lindsay Rayner Foster
lrayner@13fi.com
Board member
Security Level: Email, Account Authentication (None)

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
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Envelope Summary Events	Status	Timestamps
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