

***Woodlands Section 9
Community Development District***

June 9, 2026

Woodlands Section 9

Community Development District

Agenda

Tuesday
June 9, 2026
4:00 p.m.

Seat 1: Lindsay Foster – (C.)	
Seat 2: John Lonergan – (V.C.)	
Seat 3: Janet Trump – (A.S.)	
Seat 4: Albani Belandria – (A.S.)	
Seat 5: Landon Massel – (A.S.)	

699 N Federal Hwy, Suite #450,
Fort Lauderdale, FL
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Meeting ID: 250 733 128 743 and Passcode: gHnsGt
1 872-240-4685 and Phone Conference ID: 294 253 9#

1. Roll Call
2. Approval of the Minutes of May 12, 2026 Meeting – **Page 3**
3. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 9**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-03** Adopting the Final Fiscal Year 2027 Budget – **Page 20**
 - D. Consideration of Developer Funding Agreement – **Page 21**
 - E. Motion to Close the Public Hearing
4. Ratification of Kimley-Horn and Associates Letter Amendment – **Page 28**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 34**
 - 2) Form 1 Financial Disclosure Due July 1, 2025 – **everyone has filed** – **Page 35**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026
6. Financial Reports
 - A. Funding Request **#14** – **Page 36**
 - B. Acceptance of Unaudited Financials – **Page 37**
7. Supervisors Requests and Audience Comments
8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <https://www.woodlandssection9cdd.com>

**MINUTES OF MEETING
WOODLANDS SECTION 9
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Woodlands Section 9 Community Development District was held on Tuesday, May 12, 2026 at 4:00 p.m. at 699 N. Federal Highway, Suite 450, Fort Lauderdale, Florida.

Present and constituting a quorum were:

Lindsay Foster	Chairman (by phone)
John Lonergan	Vice Chairman
Janet Trump	Assistant Secretary
Albani Belandria	Assistant Secretary

Also present were:

Michael Pawelczyk	District Counsel
Andrew Gill	District Manager
Julie Johnson	13th Floor

FIRST ORDER OF BUSINESS

Roll Call

Mr. Gill called the meeting to order and stated we have a quorum.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
March 10, 2026 Meeting**

Mr. Gill: The next item is the approval of the minutes of the March 10, 2026 meeting and those minutes are included in your agenda packet for your review and approval. Are there any additions, deletions or corrections? Hearing none, I'll just ask for a motion to approve those minutes.

On MOTION by Mr. Lonergan seconded by Ms. Trump with all in favor, the Minutes of March 10, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-02 Authorizing the Execution of Plats, Conveyances, Agreements, and Amendments

Mr. Gill: The next item is resolution #2026-02 and this resolution authorizes the chairman or the vice chairman to execute plats, conveyances, agreements and amendments in furtherance of the current development. That resolution is almost finalized, it's in your packet, there are a few items to complete, to insert, so if you could just jump to that resolution we could potentially walk through those various areas and fill those in now if possible. So, Chairman Foster, on page 2 of the resolution, there are two inserts for dollar amounts for the agreements or amendments related to the development and also change orders, is there a cap or an amount that you think would be sufficient, and Mike I think you had a comment?

Mr. Pawelczyk: Well, my personal opinion is that if it's a major contract, it should come to the Board.

Mr. Gill: Ok.

Mr. Pawelczyk: And we have plenty of time to do that because if it's going to, and I don't think there will be any but, if it's in excess of \$250,000 or \$300,000 we have to bid it, so it's coming to the Board anyway, so that shouldn't be an issue. So, I think the intent is if the developer is using bond proceeds for the project and it's for related work because you have to get a surveyor out there, and if you have to get some drainage pipes moved, or whatever it may be, I think that flexibility in there rather than wait for a Board meeting is appropriate. So, this also allows for the approval of a change order in an amount not to exceed "blank" without having to come back to the Board. So, conservatively I'd say, \$100,000 and \$50,000 for the change order.

Mr. Gill: Ok.

Mr. Pawelczyk: I mean everything has to be reviewed by the District engineer, the District manager, our office, and certainly the developer before it goes forward, but that's really up to you guys, those would be my thoughts.

Mr. Gill: Ok, so did you hear that Chairman Foster?

Ms. Foster: I couldn't hear all of it but, I think I heard part of what Michael said, was that is can't obviously exceed the threshold for where we would need to bid out the work, I was thinking that limit for this, like it's a one year period, we're doing a lot of work right now, I forget what that amount is though if it's the \$250,000 is that what Mike said?

Mr. Gill: Yes, and he also said being conservative you could do \$100,000 for the agreements and about \$50,000 for the change orders, given that the dollar amounts need to be approved by District counsel, District engineer.

Mr. Pawelczyk: And I'm only saying that because any major contract you're going to have plenty of time to bring back to the Board, even if you meet once every 3 months.

Ms. Foster: Right, so I think \$200,000 could be fine both.

Mr. Pawelczyk: Well, there's no way you're going to have a \$200,000 change order, the change order needs to be based on unit prices that are in the contract, and it could be based on unforeseen conditions that aren't there as part of that main agreement but, it's up to you guys.

Ms. Foster: And obviously we don't want this to happen but, I don't think it's unheard of, given the value of the contracts that we're working with on the Woodlands, like it's a massive project, and normally I would agree with you Mike that we wouldn't see changes orders for that amount.

Mr. Gill: Ok, so \$200,000 for both.

Ms. Foster: Yes, I think \$200,000 for both.

Mr. Gill: Ok.

Ms. Foster: Just because it allows us flexibility, and everything has to be submitted for the engineer's approval anyway, I think that's what that document does?

Mr. Gill: Yes, and then we have the term which is effective for one year after the initial adoption. Do you want to keep that as one year from now or do we want to stretch it out to maybe the end of the next fiscal year.

Mr. Pawelczyk: It depends on when they expect the project to be completed.

Ms. Johnson: A few years.

Ms. Foster: Yes, and so are we able to extend?

Mr. Pawelczyk: Why don't you do two years, and then you can extend it.

Ms. Foster: Yes, that works.

Mr. Gill: Ok.

Mr. Pawelczyk: So I do want to make sure you calendar that two year period and bring it up to the Board, in January, 2028.

Mr. Gill: Yes, ok, so thank you for the input. So, I'm looking for a motion to adopt resolution #2026-02 authorizing the execution of plats, conveyances, agreements and amendments as modified by the Board adding \$200,000 to page 2 of the resolution, and adding section 7, a two year term to this agreement.

On MOTION by Mr. Lonergan seconded by Ms. Belandria with all in favor, Resolution #2026-02 authorizing the execution of plats, conveyances, agreements, and amendments as amended and stated on the record was approved.

FOURTH ORDER OF BUSINESS

Ratification of:

A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending in September 30, 2025

Mr. Gill: The next item on the agenda, we have two things to ratify, the first is the engagement letter with Grau & Associates, and they are currently your auditor and every year they send to the District their engagement letter to complete the audit for the next fiscal year. This was previously executed in March, and we didn't have an April meeting so this is just for ratification but, on the second to last page of that engagement letter you will see that the agreement provides for the total contract period and the various audits that will occur and the dollar amounts that were approved by the Board. So, if there are no questions on this, I'm just looking for a motion to ratify.

On MOTION by Mr. Lonergan seconded by Ms. Trump with all in favor, ratifying the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2025 was approved.

B. Interlocal Agreement for Uniform Collection Non Ad Valorem Special Assessments

Mr. Gill: The next item to ratify is the interlocal agreement for the uniform collection of Non Ad Valorem Special Assessments, again we're ratifying this agreement, it's between the District and Broward County Tax Collector. This allows the Tax Collector to collect taxes that the District had deemed fit and to put those on the tax bill for the various residents of the community, and this is actually locked in, so we can approve this now, it really has no affect until we start going on to the tax roll, correct Mike?

Mr. Pawelczyk: That is correct but, there are timeframes that require you to get it in on time to make sure of that, and I think that's why you approved it before and are ratifying it now.

Mr. Gill: Got it, ok. So, if there are no questions on that, I'm just looking for a motion to ratify the interlocal agreement.

On MOTION by Mr. Lonergan seconded by Ms. Trump with all in favor, ratifying the Interlocal Agreement for Uniform Collection Non Ad Valorem Special Assessments was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

Mr. Gill: Alright, moving on to staff reports, Mike.

A. Attorney

Mr. Pawelczyk: I do not have any report and neither does Ginger, unless anyone has any questions for us.

Mr. Gill: Ok, thank you.

B. Engineer

Mr. Gill: District engineer, we can reach out to the engineer if we need anything he's available.

C. Manager – Number of Registered Voters in the District - 0

Mr. Gill: Moving on to District manager, I'm required to state on the record the number of registered voters within the District and as of April 16, 2026 there are zero registered as you expected.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Funding Request #13

B. Acceptance of Unaudited Financials

Mr. Gill: Moving down to financial reports, we have funding request #13 included in your packet for your review and approval. Are there any questions on that? If not, I'm just looking for a motion to approve.

On MOTION by Mr. Lonergan seconded by Ms. Trump with all in favor, Funding Request #13 was approved.

Mr. Gill: Lastly we have the unaudited financials through April 20, 2026, they look pretty straight forward and if there are no questions, I'm just looking for a motion to accept those.

On MOTION by Mr. Lonergan seconded by Ms. Trump with all in favor, the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Gill: Lastly, Supervisor's requests and audience comments, there are no members of the public present in person or on the phone. Are there any requests for staff by the Supervisors?

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Gill: Not hearing any, I'm just looking for a motion to adjourn.

On MOTION by Mr. Lonergan seconded by Ms. Trump with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

Woodlands Section 9
Community Development District

Approved Proposed Budget
FY 2027



Table of Contents

1-2	<u>General Fund</u>
3-5	<u>Narratives</u>
6-8	<u>Debt Service Fund Series 2026</u>
9	<u>Assessment Schedule</u>

Woodlands Section 9
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed Budget FY2027
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REVENUES:

Developer Contributions/Maintenance Assessments	\$ 1,145,225	\$ 34,965	\$ 41,565	\$ 76,530	\$ 1,145,225
TOTAL REVENUES	\$ 1,145,225	\$ 34,965	\$ 41,565	\$ 76,530	\$ 1,145,225

EXPENDITURES:

Administrative

Engineering	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Attorney	12,000	6,524	4,660	11,184	12,000
Annual Audit	5,000	1,000	4,000	5,000	5,000
Assessment Administration	2,500	-	-	-	2,500
Arbitrage Rebate	550	-	-	-	550
Dissemination Agent	2,500	-	-	-	2,500
Trustee Fees	5,000	-	-	-	5,000
Management Fees	36,000	24,000	12,000	36,000	36,000
Information Technology	1,000	667	333	1,000	1,000
Website Maintenance	1,000	667	333	1,000	1,000
Telephone	200	-	-	-	200
Postage & Delivery	750	29	50	79	750
Insurance General Liability	6,500	5,000	-	5,000	6,500
Printing & Binding	1,000	-	150	150	1,000
Legal Advertising	2,000	572	500	1,072	2,000
Other Current Charges	750	466	300	766	750
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	1,000	-	1,000	1,000	1,000
TOTAL ADMINISTRATIVE	\$ 87,925	\$ 39,099	\$ 33,327	\$ 72,426	\$ 87,925

Woodlands Section 9
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed Budget FY2027
Field Expenditures					
Field Management Fees	\$ 63,000	\$ -	\$ -	\$ -	\$ 63,000
Contractual-Security (Gate Monitoring)	111,000	-	-	-	111,000
Fire and Security System Monitoring	500	-	-	-	500
Telephone	10,800	-	-	-	10,800
Water and Sewer	19,000	-	-	-	19,000
Electric	105,000	-	-	-	105,000
Pest Control	12,000	-	-	-	12,000
Other Maintenance	10,000	-	-	-	10,000
Irrigation Pumps Maintenance and Repair	30,000	-	-	-	30,000
Community Landscape Maintenance	336,000	-	-	-	336,000
Field Mowing Services for Open Spaces	108,000	-	-	-	108,000
Annuals Rotations	10,000	-	-	-	10,000
Fertilization	38,000	-	-	-	38,000
Pruning/Trimming/Clean Up/Tree Removals	22,000	-	-	-	22,000
Lake Maintenance/Repair	42,000	-	-	-	42,000
Fountain Maintenance/Repair	14,000	-	-	-	14,000
Drainage Maintenance	26,000	-	-	-	26,000
Road Maintenance/Repair	20,000	-	-	-	20,000
Pressure Cleaning	36,000	-	-	-	36,000
Electrical Repair and Replacement	28,000	-	-	-	28,000
Gate Repairs & Replacements	16,000	-	-	-	16,000
FIELD EXPENDITURES	\$ 1,057,300	\$ -	\$ -	\$ -	\$ 1,057,300
TOTAL EXPENDITURES	\$ 1,145,225	\$ 39,099	\$ 33,327	\$ 72,426	\$ 1,145,225
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ (4,134)	\$ 8,238	\$ 4,104	\$ -

Gross Assessments	\$ 1,218,325
Less: Discounts & Collections 6%	73,099
Net Assessments	<u><u>\$ 1,145,225</u></u>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	335	\$ 1,218,324.65	\$ -	\$ 3,636.79	\$ 3,636.79
Total	335	\$ 1,218,324.65			

Woodlands Section 9

Community Development District

Budget Narrative

REVENUES

Developer Contributions/Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenditures for the Fiscal Year in accordance with the adopted budget.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Telephone

Conference calls for the CDD.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Woodlands Section 9

Community Development District

Budget Narrative

Expenditures - Administrative (continued)

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to Florida Commerce for \$175.

Contingencies

A contingency for any unanticipated and unscheduled cost to the District.

Expenditures – Field

Field Management Fees

The District has contracted with Governmental Management Services-South Florida, LLC for the supervision and on-site management services. Their responsibilities include reviewing contracts, providing the on-site support during designated times, and other maintenance related items.

Contractual-Security (Gate Monitoring)

This includes off-site monitoring and control of the District's security gates and assisting the District with updating the database of

Contractual-Security Equipment

The District entered into contract to purchase new security equipment.

Fire and Security System Monitoring

The District has a contract with Security & Fire Systems with alarm monitoring.

Telephone

The District currently has seven accounts for services. Services include business lines and broadband services for the security gates and pool areas.

Water and Sewer

Water and Sewer accounts with the City of Tamarac.

Electric

The District is currently responsible for accounts with Florida Power & Light and costs have been budgeted based on historical

Pest Control

Services include the interior/exterior service treatment of pest, insects, and rodents.

Other Maintenance

Any unscheduled repairs and maintenance that the District should incur during the fiscal year.

Irrigation Pumps Maintenance & Repair

The District has contracted with Innovative Grounds Management of Florida, LLC to maintain and repair the irrigation system.

Community Landscape Maintenance

The District will enter into a contract for its annual common area landscape maintenance.

Landscape Repairs and Improvements

Pruning, trimming, tree removals, annuals, fertilizations, and other clean up that is not part of the contractual services.

Woodlands Section 9
Community Development District
Budget Narrative

Expenditures – Operations and Maintenance (Continued)
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Lake Maintenance/Repair

The District will enter into a contract for the monthly, semi-annual and yearly maintenance. Services include: control algae, border grass and brush control, monthly water testing, and management reporting.

Fountain Maintenance/Repair

Repairs and maintenance to the District's fountains, as needed.

Drainage Maintenance

Repairs and maintenance to the District's drainage system.

Road Maintenance/Repair

Unscheduled and scheduled repairs and maintenance to the District's roads.

Pressure Cleaning

Annual pressure cleaning of sidewalks, entrance walls, clubhouse, park and pools, etc. and includes subdivision sidewalks.

Electrical Repair and Replacement

Scheduled and unscheduled electrical maintenance and repairs throughout the District.

Gate Repairs and Replacements

Scheduled repairs and performance maintenance on the gates as well as any unscheduled repairs that may occur.

Woodlands Section 9
Community Development District
Approved Proposed Budget
Debt Service Series 2026 Special Assessment Bonds

Description	Proposed Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed Budget FY2027
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REVENUES:

Special Assessments-On Roll	\$ -	\$ -	\$ -	\$ -	\$ -
Direct Assessment	-	-	-	-	2,683,418
Interest Earnings	-	16,931	20,000	36,931	-
Carry Forward Surplus ⁽¹⁾	-	-	-	-	1,109,484
TOTAL REVENUES	\$ -	\$ 16,931	\$ 20,000	\$ 36,931	\$ 3,792,901

EXPENDITURES:

Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 1,072,553
Interest - 5/1	256,221	256,221	-	256,221	1,072,553
Principal - 5/1	-	-	-	-	550,000
TOTAL EXPENDITURES	\$ 256,221	\$ 256,221	\$ -	\$ 256,221	\$ 2,695,105

Other Sources/(Uses)

Bond Proceeds	\$ 4,013,858	\$ 4,013,858	\$ -	\$ 4,013,858	\$ -
Interfund transfer In/(Out)	-	-	-	-	-
TOTAL OTHER SOURCES/(USES)	\$ 4,013,858	\$ 4,013,858	\$ -	\$ 4,013,858	\$ -
TOTAL EXPENDITURES	\$ (3,757,637)	\$ (3,757,638)	\$ -	\$ (3,757,638)	\$ 2,695,105
EXCESS REVENUES (EXPENDITURES)	\$ 3,757,637	\$ 3,774,569	\$ 20,000	\$ 3,794,569	\$ 1,097,796

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$1,060,865

⁽²⁾ Capital Interest until 11/1/26

\$1,060,865

Gross Assessments	\$ -
Less: Discounts & Collections 6%	-
Net Assessments	\$ -

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	335	\$ -	\$ -	\$ -	-
Total	335	\$ -			

Woodlands Section 9
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2026 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/26	\$ 38,120,000	4.250%	\$ -	\$ 256,221	
11/01/26	38,120,000	4.250%		1,072,553	1,328,773.38
05/01/27	38,120,000	4.250%	550,000	1,072,553	
11/01/27	37,570,000	4.250%		1,060,865	2,683,417.50
05/01/28	37,570,000	4.250%	575,000	1,060,865	
11/01/28	36,995,000	4.250%		1,048,646	2,684,511.25
05/01/29	36,995,000	4.250%	600,000	1,048,646	
11/01/29	36,395,000	4.250%		1,035,896	2,684,542.50
05/01/30	36,395,000	4.250%	625,000	1,035,896	
11/01/30	35,770,000	4.250%		1,022,615	2,683,511.25
05/01/31	35,770,000	4.250%	650,000	1,022,615	
11/01/31	35,120,000	4.250%		1,008,803	2,681,417.50
05/01/32	35,120,000	4.500%	680,000	1,008,803	
11/01/32	34,440,000	4.500%		993,503	2,682,305.00
05/01/33	34,440,000	4.500%	710,000	993,503	
11/01/33	33,730,000	4.500%		977,528	2,681,030.00
05/01/34	33,730,000	4.500%	745,000	977,528	
11/01/34	32,985,000	4.500%		960,765	2,683,292.50
05/01/35	32,985,000	4.500%	780,000	960,765	
11/01/35	32,205,000	4.500%		943,215	2,683,980.00
05/01/36	32,205,000	4.500%	815,000	943,215	
11/01/36	31,390,000	4.500%		924,878	2,683,092.50
05/01/37	31,390,000	5.700%	855,000	924,878	
11/01/37	30,535,000	5.700%		900,510	2,680,387.50
05/01/38	30,535,000	5.700%	910,000	900,510	
11/01/38	29,625,000	5.700%		874,575	2,685,085.00
05/01/39	29,625,000	5.700%	960,000	874,575	
11/01/39	28,665,000	5.700%		847,215	2,681,790.00
05/01/40	28,665,000	5.700%	1,015,000	847,215	
11/01/40	27,650,000	5.700%		818,288	2,680,502.50
05/01/41	27,650,000	5.700%	1,075,000	818,288	
11/01/41	26,575,000	5.700%		787,650	2,680,937.50
05/01/42	26,575,000	5.700%	1,140,000	787,650	
11/01/42	25,435,000	5.700%		755,160	2,682,810.00
05/01/43	25,435,000	5.700%	1,205,000	755,160	
11/01/43	24,230,000	5.700%		720,818	2,680,977.50
05/01/44	24,230,000	5.700%	1,275,000	720,818	
11/01/44	22,955,000	5.700%		684,480	2,680,297.50
05/01/45	22,955,000	5.700%	1,350,000	684,480	
11/01/45	21,605,000	5.700%		646,005	2,680,485.00
05/01/46	21,605,000	5.700%	1,430,000	646,005	
11/01/46	20,175,000	5.700%		605,250	2,681,255.00
05/01/47	20,175,000	6.000%	1,520,000	605,250	
11/01/47	18,655,000	6.000%		559,650	2,684,900.00
05/01/48	18,655,000	6.000%	1,610,000	559,650	
11/01/48	17,045,000	6.000%		511,350	2,681,000.00
05/01/49	17,045,000	6.000%	1,710,000	511,350	
11/01/49	15,335,000	6.000%		460,050	2,681,400.00
05/01/50	15,335,000	6.000%	1,815,000	460,050	
11/01/50	13,520,000	6.000%		405,600	2,680,650.00
05/01/51	13,520,000	6.000%	1,930,000	405,600	
11/01/51	11,590,000	6.000%		347,700	2,683,300.00
05/01/52	11,590,000	6.000%	2,050,000	347,700	

Woodlands Section 9
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2026 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
Continued					
11/01/52	9,540,000	6.000%		286,200	2,683,900.00
05/01/53	9,540,000	6.000%	2,175,000	286,200	
11/01/53	7,365,000	6.000%		220,950	2,682,150.00
05/01/54	7,365,000	6.000%	2,310,000	220,950	
11/01/54	5,055,000	6.000%		151,650	2,682,600.00
05/01/55	5,055,000	6.000%	2,450,000	151,650	
11/01/55	2,605,000	6.000%		78,150	2,679,800.00
05/01/56	2,605,000	6.000%	2,605,000	78,150	
11/01/56	-	6.000%		-	2,683,150.00
Total			\$ 38,120,000	\$ 43,677,251	\$ 81,797,251

Woodlands Section 9
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units 2026	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY2027	FY2026	Increase/ (decrease)	FY2027	FY2026	Increase/ (decrease)	FY2027	FY2026	Increase/ (decrease)
Single Family	335	335	\$3,636.79	\$0.00	\$3,636.79	\$0.00	\$0.00	\$0.00	\$3,636.79	\$0.00	\$3,636.79
Total	335	335									

RESOLUTION 2026-03

A RESOLUTION ADOPTING THE FINAL BUDGET OF THE WOODLANDS SECTION 9 COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2027

WHEREAS, the District Manager has heretofore prepared and submitted to the Board, for approval, the District's proposed General Fund Budget, for [Fiscal Year 2027](#); and

WHEREAS, a public hearing has been held on [this 9th day of June 2026](#) at which members of the general public were accorded the opportunity to speak prior to the adoption of the final budget;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WOODLANDS SECTION 9 COMMUNITY DEVELOPMENT DISTRICT;

1. The General Fund Budget heretofore submitted to and approved by the Board is hereby adopted as the final General Fund Budget of the District for the [2027 Fiscal Year](#).

2. A verified copy of said final General Fund Budget shall be attached as an exhibit to this Resolution in the District's "Official Record of Proceedings".

Adopted this [9th day of June 2026](#).

Chairman / Vice Chairman

Secretary / Assistant Secretary

DEVELOPER'S FUNDING AGREEMENT

This Agreement is made and entered into this 9th day of June 2026, by and between:

WOODLANDS SECTION 9 COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in **Tamarac, Broward County, Florida**, and whose mailing address is **5385 N. Nob Hill Rd., Sunrise, Florida 33351** (the "District"); and

WOODLANDS CLUB HOLDINGS, LLLP, a Delaware limited liability limited partnership, registered to do business in the State of Florida, the primary developer of lands within the boundaries of the District, whose address is 614 S. Federal Highway, Fort Lauderdale, Florida 33301, and its successors and assigns (the "Developer").

RECITALS

WHEREAS, the Developer owns or controls the majority of all lands within the District; and

WHEREAS, the District pursuant to the responsibilities and authorities vested in it by Chapter 190 Florida Statutes, desires to proceed with the discharge of its duties, including but not limited to its administrative and legal functions and its preparations to acquire, construct and deliver certain community development services, facilities, and improvements to serve the District, including without limitation certain water distribution and sanitary sewer collection and transmission systems and facilities, a stormwater management system, perimeter landscaping improvements, entry features, recreational and open space improvements, public roadway and right of way improvements, and related improvements, all as such services, facilities, and improvements are more specifically described in the plans and specifications on file at the offices of the District (collectively referred to hereafter as "Improvements"); and

WHEREAS, the Developer recognizes that in the District's discharging of said duties and responsibilities, certain benefits will accrue to the land; and

WHEREAS, the Developer is agreeable to funding the operations of the District as called for in the budget approved by the Board of Supervisors ("Budget"), which is attached and made a part hereof as Exhibit "A", as such Budget may be amended from time to time; and

WHEREAS, the Developer agrees and acknowledges that this Agreement shall be binding upon its heirs, executors, receivers, trustees, successors and assigns;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties hereinafter recited, the receipt and sufficiency of which is hereby acknowledged, the District and the Developer agree as follows:

1. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

2. Developer agrees to make available to the District the moneys necessary for the operation of the District as called for in the Budget, monthly, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account.

The District and the Developer hereby authorize district staff, the District Engineer, District Manager, District Counsel, the Financial Advisor, Bond Counsel, the Underwriters, the Trustee, Trustee's Counsel and any other necessary professionals to proceed with the work related to the issuance of the Bonds. The Developer and the District agree that all reasonable fees, costs, or other expenses incurred by the District for the services of the District Engineer, District Counsel, Bond Counsel, the Underwriters, Financial Advisor, Trustee, Trustee's Counsel, and other professionals for the work contemplated by this Agreement which are due and payable prior to the issuance of the Bonds shall be paid solely from the funds provided by the Developer pursuant to this Agreement. In the event that the District does not issue Bonds, the Developer and the District agree that all reasonable fees, costs or other expenses incurred by the District for the services of the District Engineer, District Counsel, Bond Counsel, the Underwriters, Financial Advisor, Trustee, Trustee's Counsel, and other professionals for the work contemplated by this Agreement shall be paid by the Developer to the extent required by and in accordance with the terms of each party's engagement by the District.

3. The parties hereto recognize that payments not part of the Budget may be made by the Developer, at Developer's discretion or pursuant to other agreements, to the District or on behalf of the District, in connection with the Improvements set forth in the report of the District Engineer which are to be financed with special assessment bonds ("Bonds") and as such may be considered to be reimbursable advances. The District agrees to use best efforts such that upon the issuance of its Bonds there will be included an amount sufficient to repay the Developer for the payments advanced to the District by the Developer prior to the issuance of the Bonds in accordance with this Agreement and

in connection with the cost of the Improvements. Such repayment shall be made within a reasonable period of time following the issuance of the Bonds; however, District agrees to, in good faith, make every reasonable effort to pay within thirty (30) days thereof. The parties further agree that the advances made pursuant to this Agreement and in connection with the improvements and repayments will not include any interest charge.

4. Developer shall make available to the District the moneys necessary for any and all maintenance, repair, reconstruction, and replacement of the District's Improvements arising during the [fiscal years](#) covered by the Budget ([through September 30, 2027](#)) or as set forth in the Budget for [Fiscal Years 2026 & 2027](#), as such Budget may be amended from time to time.

5. This instrument constitutes the entire agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only in writing which is executed by both of the parties hereto.

6. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

7. A default by either party under the Agreement shall entitle the other to all remedies available at law or in equity, which shall include but not be limited to the right of damages, injunctive relief and specific performance and specifically include the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on any property owned by the Developer within the boundaries of the District.

8. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution, or appellate proceedings.

9. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and

conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

12. This Agreement, or any monies to become due hereunder, may be assigned, provided that the assigning party first obtains the prior written consent of the other party, which consent shall not unreasonably be withheld.

13. The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of Developer and District, their heirs, executors, receivers, trustees, successors and assigns.

14. Whenever used the singular number shall include the plural, the plural the singular; the use of any gender shall include all genders, as the context requires; and the disjunctive shall be construed as the conjunctive, the conjunctive as the disjunctive, as the context requires.

15. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be executed by facsimile, which shall be good as an original, and may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the date first above written.

Attest:

WOODLANDS SECTION 9 COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes

Secretary / Assistant Secretary

By: _____
Chair/Vice-Chair

_____ day of _____, 2026

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as Chair/Vice-Chair of the Board of Supervisors of the **WOODLANDS SECTION 9 COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, on behalf of the special purpose government, who is personally known to me and/or produced _____ as identification.

[SEAL]

Notary Public
Commission Expires: _____

STATE OF FLORIDA }
COUNTY OF BROWARD }

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as Secretary/Assistant Secretary of the **WOODLANDS SECTION 9 COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, on behalf of the special purpose government. He or she is personally known to me or has produced _____ as identification.

[SEAL]

Notary Public
Commission Expires: _____

Print Name

Print Name

**WOODLANDS CLUB HOLDINGS,
LLLP**, a Delaware limited liability limited
partnership, registered to do business in
the State of Florida

By: _____

Print Name: _____

Title: _____

STATE OF FLORIDA)

)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of [] physical presence
or [] online notarization, this ____ day of _____, 2026, by
_____, as _____ of **WOODLANDS CLUB HOLDINGS,
LLLP**, a Delaware limited liability limited partnership, registered to do business in the
State of Florida, who is personally known to me or who produced
_____ as identification, on behalf of the partnership.

[SEAL]

Notary Public

Commission Expires: _____

Exhibit "A" - Budget



May 26, 2026

Andrew Gill
Woodlands Section 9 CDD
5385 N Nobb Hill Rd
Sunrise, FL 33351

**RE: *Woodlands Section 9 Community Development District (the "District")
Amendment to the Agreement for Professional Consulting Services (Agency
coordination)
Tamarac, FL***

Dear Mr. Gill:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") submits this Letter Amendment ("Amendment") to the District for providing agency coordination for the Woodlands ("Project"). The site is located on the south side of Commercial Boulevard, west of Rock Island Road, in the City of Tamarac, Florida.

Project Understanding

The Consultant is currently providing the District with design services for the off-site improvements associated with The Woodlands development. The project consists of multiple phases of off-site improvements that are outlined in the Professional Services Agreement dated 8-13-2024 (the "Agreement"). It is our understanding that the District would like to revisit the required improvements with the corresponding government agencies to provide clarity on the required improvements.

Scope of Services

Kimley-Horn will provide the services specifically set forth below.

Task 1 - Agency Coordination Meetings

This Task consists of setting up and attending coordination meetings with the following public agencies:

1. City of Tamarac (up to two virtual meetings)
 - a. This will include the submittal of an OPC for the conceptual northbound right turn lane on 64th Avenue.
2. Broward County Highway Construction and Engineering Departments (1 virtual meeting)
 - a. To discuss the improvements to Rock Island Road at the intersection of Commercial Boulevard.
3. Florida Department of Transportation pre-application meeting (up to 2 virtual meetings)
 - a. To discuss the addition of exit-only gates at White Oak Lane and Banyan Lane.
 - b. To discuss sidewalk along the south side of Commercial Blvd from White Oak Lane to the proposed sidewalk at Woodlands Blvd.



The meetings that are defined in this Task will be used to discuss the proposed off-site improvement plans to coordinate with all the jurisdictions involved in the proposed off-site improvements as these improvements are multi-jurisdictional and will require the approval and support of each other. Kimley-Horn staff will attend these meetings and summarize the results of the meetings.

Additional Services

Any services not specifically provided for in the above scope will be billed as additional services and performed at Kimley-Horn's then-current hourly rates, provided such services are approved first in writing by the District. Additional services Kimley-Horn can provide include, but are not limited to, the following:

1. Wetland delineations, mitigation plans, ACOE permitting
2. Attendance at meetings beyond those defined in Task 1
3. Preparation of supplemental exhibits
4. Preparation of traffic signal interconnect plans
5. Preparation of emergency vehicle signal pre-emption plans
6. Development of design modifications due to revisions in Florida Department of Transportation or Broward County Traffic Engineering Division design standards.
7. Signal Design modifications based on Construction Plan Revisions.
8. Certification of as-built drawings, provided by Contractor.
9. Roadway Photometrics Design
10. Structural Design, other than 1 mast arm base design
11. Legal description and sketches
12. ROW donation effort
13. Landscaping or irrigation design
14. Additional lighting design
15. Modifications to current off-site plans under design based off results from the meetings listed in Task 1.
16. Subsurface utility exploration

Information Provided By Client

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the District or the District's consultants or representatives.

Schedule

Kimley-Horn will perform the services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule.



Fee and Expenses

Kimley-Horn will perform the services in Tasks 1 on a labor fee plus expense basis with the maximum labor fee shown below.

Task Number & Name		Fee	Type
1	Agency Coordination Meetings	\$ 7500	Hourly, Not-to-Exceed

Kimley-Horn will not exceed the total maximum labor fee shown without authorization from the District. However, Kimley-Horn reserves the right to reallocate amounts among tasks as necessary.

Labor fee will be billed on an hourly basis according to our then-current rates. Direct reimbursable expenses such as express delivery services, air travel, and other direct expenses will be billed at 1.15 times cost. A percentage of labor fee will be added to each invoice to cover certain other expenses as to these tasks such as in-house reproduction, postage, supplies, digital data storage and security, and local mileage. Administrative time related to the project may be billed hourly. All permitting, application, and similar Project fees will be paid directly by the District. Should the District request Kimley-Horn to advance any such Project fees on the District's behalf, an invoice for such fees, with a fifteen percent (15%) markup, will be immediately issued to and paid by the District.

Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn Project number.

Closure

As used in the Standard Provisions attached to the Agreement, "Kimley-Horn" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to **Woodlands Section 9 Community Development District**.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in a PDF. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn Project number with all payments. Please provide the following information:

_____ Please email all invoices to _____

_____ Please copy _____

To proceed with the services, please have an authorized person sign this Amendment below and return to us]. We will commence services only after we have received a fully-executed amendment. Fees and times stated in this Amendment are valid for sixty (60) days after the date of this letter.

To ensure proper set up of your projects so that we can get started, please complete and return with the signed copy of this Amendment the attached Request for Information. Failure to supply this information could result in delay in starting work on this Project.

We appreciate the opportunity to provide these services. Please contact me if you have any questions.



Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Eric J. Kleier".

Eric J. Kleier, P.E.
Project Manager

A handwritten signature in blue ink that reads "Christopher W. Heggen".

Christopher W. Heggen, P.E.
Vice President

Agreed to this 27th day of May, 2026.

Woodlands Section 9 CDD

By:

Signed by:

A handwritten signature in blue ink that reads "Lindsay Rayner Foster".

, Authorized Signature

2026-05-27

(Date)

Lindsay Rayner Foster

(Print or Type Name)

lrayner@13fi.com

(Email Address)

Attachment – Request for Information



Request for Information

Please return this information with your signed contract; failure to provide this information could result in delay in starting your project.

Client Identification

Full, Legal Name of Client					
Mailing Address for Invoices					
Contact for Billing Inquiries					
Contact's Phone and e-mail					
Client is (check one)	Owner	☐	Agent for Owner	☐	Unrelated to Owner

Property Identification

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Street Address				
County in which Property is Located				
Tax Assessor's Number(s)				

Property Owner Identification

	Owner 1	Owner 2	Owner 3	Owner 4
Owner(s) Name				
Owner(s) Mailing Address				
Owner's Phone No.				
Owner of Which Parcel #?				

Project Funding Identification – List Funding Sources for the Project

Attach additional sheets if there are more than 4 parcels or more than 4 owners

Certificate Of Completion

Envelope Id: D85713C1-3665-89C8-83E5-1C97DF85AA82

Status: Completed

Subject: Woodlands:Complete with Docusign: 2026-05-12 - Woodlands - Agency coordination-REV-no provisions.pdf

Source Envelope:

Document Pages: 5

Signatures: 1

Envelope Originator:

Certificate Pages: 1

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

5/27/2026 9:44:12 AM

eacosta@gmssf.com

Signer Events

Lindsay Rayner Foster

lrayner@13fi.com

Board member

Security Level: Email, Account Authentication (None)

Signature

Signed by:

Lindsay Rayner Foster

6CC016ED89CA4B5...

Signature Adoption: Pre-selected Style

Using IP Address: 170.55.195.59

Timestamp

Sent: 5/27/2026 9:47:41 AM

Viewed: 5/27/2026 9:56:18 AM

Signed: 5/27/2026 9:56:28 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

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

Envelope Sent

Hashed/Encrypted

5/27/2026 9:47:41 AM

Certified Delivered

Security Checked

5/27/2026 9:56:18 AM

Signing Complete

Security Checked

5/27/2026 9:56:28 AM

Completed

Security Checked

5/27/2026 9:56:28 AM

Payment Events

Status

Timestamps

BOARD OF SUPERVISORS MEETING DATES
WOODLANDS SECTION 9 COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Woodlands Section 9 Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 4:00 p.m. at 699 N Federal Hwy, Suite #450, Fort Lauderdale, Florida, on the second Tuesday of each month as follows:

October 13, 2026
November 3, 2026, Exception Regular & Landowners' meeting
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <https://www.woodlandssection9cdd.com>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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.

Andrew Gill
Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The [?] links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization Board of Supervisors

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
311691	2025	Albani Belandria	Woodlands Section 9 Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✓ Form 1 - 5/26/2026	View Filings
259913	2025	Lindsay Foster	- MainStreet at Coconut Creek Community Development District - Board of Supervisors [?] - Sabal Palm Community Development District - Board of Supervisors [?] - Woodlands Section 9 Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✓ Form 1 - 5/26/2026	View Filings
286925	2025	John Lonergan	Woodlands Section 9 Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✓ Form 1 - 5/22/2026	View Filings
311692	2025	Landon Massel	- MainStreet at Coconut Creek Community Development District - Board of Supervisors [?] - Woodlands Section 9 Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✓ Form 1 - 5/22/2026	View Filings
309348	2025	Janet Trump	Woodlands Section 9 Community Development District - Board of Supervisors [?]	Form 1 with COE [?]	✓ Form 1 - 5/26/2026	View Filings

1-5 of 5

Rows per page: 25

<< < 1 > >>

Back

Woodlands Section 9

Community Development District

Funding Request #14

June 9, 2026

PAYEE		GENERAL FUND	
1	Billing, Cochran, Lyles, Mauro & Ramsey, PA Inv# 198482 - General Counsel (Apr 2026)	\$	510.00
2	GMS-South Florida, LLC Inv# 30 - Management Fees & Expenses (May 2026)	\$	3,343.65
3	Grau and Associates Inv# 29483 - Audit FYE 9.30.26	\$	1,000.00
TOTAL		\$	4,853.65

Please make check payable to:

Woodlands Section 9 Community Development District
5385 N Nob Hill Road
Sunrise, FL 33351

Woodlands Section 9
Community Development District

Unaudited Financial Reporting
May 31, 2026



Table of Contents

1	Balance Sheet
2-3	General Fund
4	Month to Month

Woodlands Section 9
Community Development District
Combined Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 3,997	\$ -	\$ -	\$ 3,997
Due from Developer	26,624	-		26,624
<u>Investments:</u>				
<u>Series 2026</u>				
Reserve	-	\$ 2,685,085	-	2,685,085
Cap Interest	-	1,078,158	-	1,078,158
Construction	-	-	33,229,020	33,229,020
Cost of Issuance	-	-	81	81
Total Assets	\$ 30,621	\$ 3,774,569	\$ 33,229,101	\$ 37,034,290
Liabilities:				
Accounts Payable	\$ 26,624	\$ -	\$ -	\$ 26,624
Total Liabilities	\$ 26,624	\$ -	\$ -	\$ 26,624
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 3,774,569	\$ -	\$ 3,774,569
Capital Project	-	-	33,229,101	33,229,101
Assigned for:				
Reserves	26,000	-	-	26,000
Unassigned	(22,003)	-	-	(22,003)
Total Fund Balances	\$ 3,997	\$ 3,774,569	\$ 33,229,101	\$ 37,007,666
Total Liabilities & Fund Balance	\$ 30,621	\$ 3,774,569	\$ 33,229,101	\$ 37,034,290

Woodlands Section 9

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Developer Contributions	\$ 1,145,225	\$ 763,483	\$ 34,965	\$ (728,518)
Total Revenues	\$ 1,145,225	\$ 763,483	\$ 34,965	\$ (728,518)
Expenditures:				
General & Administrative:				
Engineering	\$ 10,000	\$ 6,667	\$ -	\$ 6,667
Attorney	12,000	8,000	6,524	1,476
Annual Audit	5,000	3,333	1,000	2,333
Assessment Administration	2,500	1,667	-	1,667
Arbitrage Rebate	550	367	-	367
Dissemination Agent	2,500	1,667	-	1,667
Trustee Fees	5,000	3,333	-	3,333
Management Fees	36,000	24,000	24,000	-
Information Technology	1,000	667	667	0
Website Maintenance	1,000	667	667	0
Telephone	200	133	-	133
Postage & Delivery	750	500	29	471
Insurance General Liability	6,500	6,500	5,000	1,500
Printing & Binding	1,000	667	-	667
Legal Advertising	2,000	1,333	571	763
Other Current Charges	750	500	466	34
Dues, Licenses & Subscriptions	175	175	175	-
Contingency	1,000	667	-	667
Total General & Administrative	\$ 87,925	\$ 60,842	\$ 39,098	\$ 21,744
Operations & Maintenance				
Field Expenditures				
Field Management Fees	\$ 63,000	\$ 42,000	\$ -	\$ 42,000
Security	111,000	74,000	-	74,000
Fire and Security System Monitoring	500	333	-	333
Telephone	10,800	7,200	-	7,200
Water and Sewer	19,000	12,667	-	12,667
Electric	105,000	70,000	-	70,000
Pest Control	12,000	8,000	-	8,000
Other Maintenance	10,000	6,667	-	6,667
Irrigation Pumps Maintenance	30,000	20,000	-	20,000
Community Landscape Maintenance	336,000	224,000	-	224,000
Field Mowing Services for Open Spaces	108,000	72,000	-	72,000
Annuals Rotations	10,000	6,667	-	6,667
Fertilization	38,000	25,333	-	25,333
Pruning/Trimming/Clean Up/Tree Removals	22,000	14,667	-	14,667
Lake Maintenance	42,000	28,000	-	28,000
Fountain Maintenance	14,000	9,333	-	9,333
Drainage Maintenance	26,000	17,333	-	17,333
Road Maintenance	20,000	13,333	-	13,333
Pressure Cleaning	36,000	24,000	-	24,000
Electrical Repair	28,000	18,667	-	18,667
Gate Repairs	16,000	10,667	-	10,667
Subtotal Field Expenditures	\$ 1,057,300	\$ 704,867	\$ -	\$ 704,867
Total Operations & Maintenance	\$ 1,057,300	\$ 704,867	\$ -	\$ 704,867
Total Expenditures	\$ 1,145,225	\$ 765,708	\$ 39,098	\$ 726,610
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (2,225)	\$ (4,133)	\$ (1,908)
Net Change in Fund Balance	\$ -	\$ (2,225)	\$ (4,133)	\$ (1,908)
Fund Balance - Beginning	\$ -		\$ 8,130	
Fund Balance - Ending	\$ -		\$ 3,997	

Woodlands Section 9

Community Development District

Debt Service Fund Series 2026

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 16,931	\$ 16,931
Total Revenues	\$ -	\$ -	\$ 16,931	\$ 16,931
Expenditures:				
Interest - 5/1	\$ -	\$ -	\$ 256,221	\$ (256,221)
Principal - 5/1	-	-	-	-
Interest - 11/1	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ 256,221	\$ (256,221)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (239,290)	\$ (239,290)
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 4,013,858	\$ 4,013,858
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 4,013,858	\$ 4,013,858
Net Change in Fund Balance	\$ -	\$ -	\$ 3,774,569	\$ 3,774,569
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 3,774,569	

Woodlands Section 9

Community Development District

Capital Projects Fund Series

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted		Prorated Budget		Actual	
	Budget		Thru 05/31/26		Thru 05/31/26	Variance
<u>Revenues</u>						
Interest	\$	-	\$	-	\$ 139,619	\$ 139,619
Total Revenues	\$	-	\$	-	\$ 139,619	\$ 139,619
<u>Expenditures:</u>						
Capital Outlay	\$	-	\$	-	\$ -	\$ -
Cost of Issuance		-		-	1,016,660	(1,016,660)
Total Expenditures	\$	-	\$	-	\$ 1,016,660	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$ (877,041)	
<u>Other Financing Sources/(Uses)</u>						
Bond Proceeds	\$	-	\$	-	\$ 34,106,142	\$ 34,106,142
Total Other Financing Sources (Uses)	\$	-	\$	-	\$ 34,106,142	\$ 34,106,142
Net Change in Fund Balance	\$	-			\$ 33,229,101	
Fund Balance - Beginning					\$ -	
Fund Balance - Ending	\$	-			\$ 33,229,101	

Woodlands Section 9
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ -	\$ -	\$ 12,145	\$ 8,447	\$ 3,827	\$ 5,681	\$ 4,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,965
Total Revenues	\$ -	\$ -	\$ 12,145	\$ 8,447	\$ 3,827	\$ 5,681	\$ 4,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,965
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney	500	1,000	840	500	660	2,514	510	-	-	-	-	-	6,524
Annual Audit	-	-	-	-	-	-	-	1,000	-	-	-	-	1,000
Assessment Administration	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	-	-	-	-	24,000
Information Technology	83	83	83	83	83	83	83	83	-	-	-	-	667
Website Maintenance	83	83	83	83	83	83	83	83	-	-	-	-	667
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	-	1	-	1	-	-	-	27	-	-	-	-	29
Insurance General Liability	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	135	273	-	-	-	162	-	-	-	-	571
Other Current Charges	55	54	58	60	59	60	60	60	-	-	-	-	466
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	\$ 8,897	\$ 4,222	\$ 4,200	\$ 4,000	\$ 3,886	\$ 5,741	\$ 3,737	\$ 4,416	\$ -	\$ -	\$ -	\$ -	\$ 39,098
Operations & Maintenance													
Field Expenditures													
Field Management Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Security	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire and Security System Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Water and Sewer	-	-	-	-	-	-	-	-	-	-	-	-	-
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Pumps Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Landscape Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Mowing Services for Open Spaces	-	-	-	-	-	-	-	-	-	-	-	-	-
Annuals Rotations	-	-	-	-	-	-	-	-	-	-	-	-	-
Fertilization	-	-	-	-	-	-	-	-	-	-	-	-	-
Pruning/Trimming/Clean Up/Tree Removals	-	-	-	-	-	-	-	-	-	-	-	-	-
Lake Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Road Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Gate Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 8,897	\$ 4,222	\$ 4,200	\$ 4,000	\$ 3,886	\$ 5,741	\$ 3,737	\$ 4,416	\$ -	\$ -	\$ -	\$ -	\$ 39,098
Excess (Deficiency) of Revenues over Expenditures	\$ (8,897)	\$ (4,222)	\$ 7,945	\$ 4,447	\$ (59)	\$ (60)	\$ 1,130	\$ (4,416)	\$ -	\$ -	\$ -	\$ -	\$ (4,133)
Net Change in Fund Balance	\$ (8,897)	\$ (4,222)	\$ 7,945	\$ 4,447	\$ (59)	\$ (60)	\$ 1,130	\$ (4,416)	\$ -	\$ -	\$ -	\$ -	\$ (4,133)

Woodlands Section 9

Community Development District

Long Term Debt Report

Series 2026 Special Assessment Bonds

Term 1

Interest Rate: 4.25%

Maturity Date: 5/1/2031

Par Value: \$3,000,000

Term 2

Interest Rate: 4.50%

Maturity Date: 5/1/2036

Par Value: \$3,730,000

Term 3

Interest Rate: 5.70%

Maturity Date: 5/1/2046

Par Value: \$11,215,000

Term 4

Interest Rate: 6.00%

Maturity Date: 5/1/1956

Par Value: \$20,175,000

Reserve Fund Definition Maximum Annual Debt Service w Release

Reserve Fund Requirement \$ 2,685,085

Bonds Outstanding 3/18/26 \$38,120,000

Current Bonds Outstanding \$38,120,000