

This instrument was prepared by:

Jere Earlywine
Kutak Rock LLP
107 W. College Ave.
Tallahassee, Florida 32301

**WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT
DISCLOSURE OF PUBLIC FINANCE
(2025 BONDS – ASSESSMENT AREA ONE)**

The Woodland Preserve Community Development District ("**District**") is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*, and established by Ordinance No. 23-96, which was enacted by the Board of County Commissioners of Manatee County, Florida on July 27, 2023. The District currently encompasses approximately 250.099 acres of land located entirely within Manatee County, Florida ("**County**"). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction. The District is governed by a five-member Board of Supervisors ("**Board**"), the members of which must be residents of the State and citizens of the United States.

For more information about the District, please visit: <http://https://www.woodlandpreserveddd.com/>. Alternatively, please contact the District's Manager, c/o Breeze Connected, LLC, 2161 East County Road 540A #225, Lakeland, Florida 33813 ("**District Office**").

DESCRIPTION OF PROJECTS, BONDS & ASSESSMENTS

The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, stormwater management, utilities (water and sewer), offsite improvements, landscaping/lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District. To finance the construction of such projects, the District is authorized to issue bonds that are secured by special assessments levied against properties within the District that are benefitted by the projects.

2025 Bonds & Assessments

On March 19, 2025, the District issued its Special Assessment Bonds, Series 2025 (Assessment Area One Project) ("**Bonds**") to finance a portion of its capital improvement plan ("**Project**"). The Project includes, among other things, drainage and surface water management infrastructure, water and sewer

utilities, certain entry roads, and other public improvements and soft costs. The Project is estimated to cost approximately \$16,573,301, and is described in more detail in the *First Supplemental Engineer's Report*, dated January 2025 ("**Engineer's Report**").

The Bonds are secured by special assessments ("**Assessments**") levied and imposed on the benefitted lands within the District. The Assessments are further described in the *Master Special Assessment Methodology Report*, dated October 10, 2023, and as supplemented by the *First Supplemental Special Assessment Methodology Report*, dated March 5, 2025 (together, the "**Assessment Report**").

Operation and Maintenance Assessments

In addition to debt service assessments, the District may also impose on an annual basis operations and maintenance assessments ("**O&M Assessments**"), which are determined and calculated annually by the Board in order to fund the District's annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District, and may vary from year to year based on the amount of the District's budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Office for more information regarding the allocation of O&M Assessments.

Collection Methods

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. Generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled "non-ad valorem assessments," which would then be collected by the County Tax Collector in the same manner as county ad valorem taxes. Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. The District reserves the right to change collection methods from year to year.

A detailed description of all of the District's assessments, fees and charges, as well as copies of the Engineer's Report, Assessment Report, and other District records described herein, may be obtained from the registered agent of the District as designated to the Florida Department of Economic Opportunity in accordance with Section 189.014, *Florida Statutes*, or by contacting the District's Manager, c/o Breeze Connected, LLC, 2161 East County Road 540A #225, Lakeland, Florida 33813. Please note that changes to the District's capital improvement plans and financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice.

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IN WITNESS WHEREOF, the foregoing Disclosure of Public Finance has been executed to be effective as of the 19th day of March, 2025.

WITNESS

WOODLAND PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]

Name: Adelyn Rogers

Address: 115 Cypress Point Parkway #14

Longwood FL 32914

By: [Signature]

Name: Tanell Clark

Address: 449 SE 3RD AVE

CHIEFLAND FL 33904

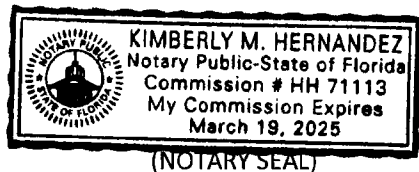
By: [Signature]

Name: Paul Martin

Title: Chair

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of March, 2025, by Paul Martin, as Chair of WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced FLDL as identification.



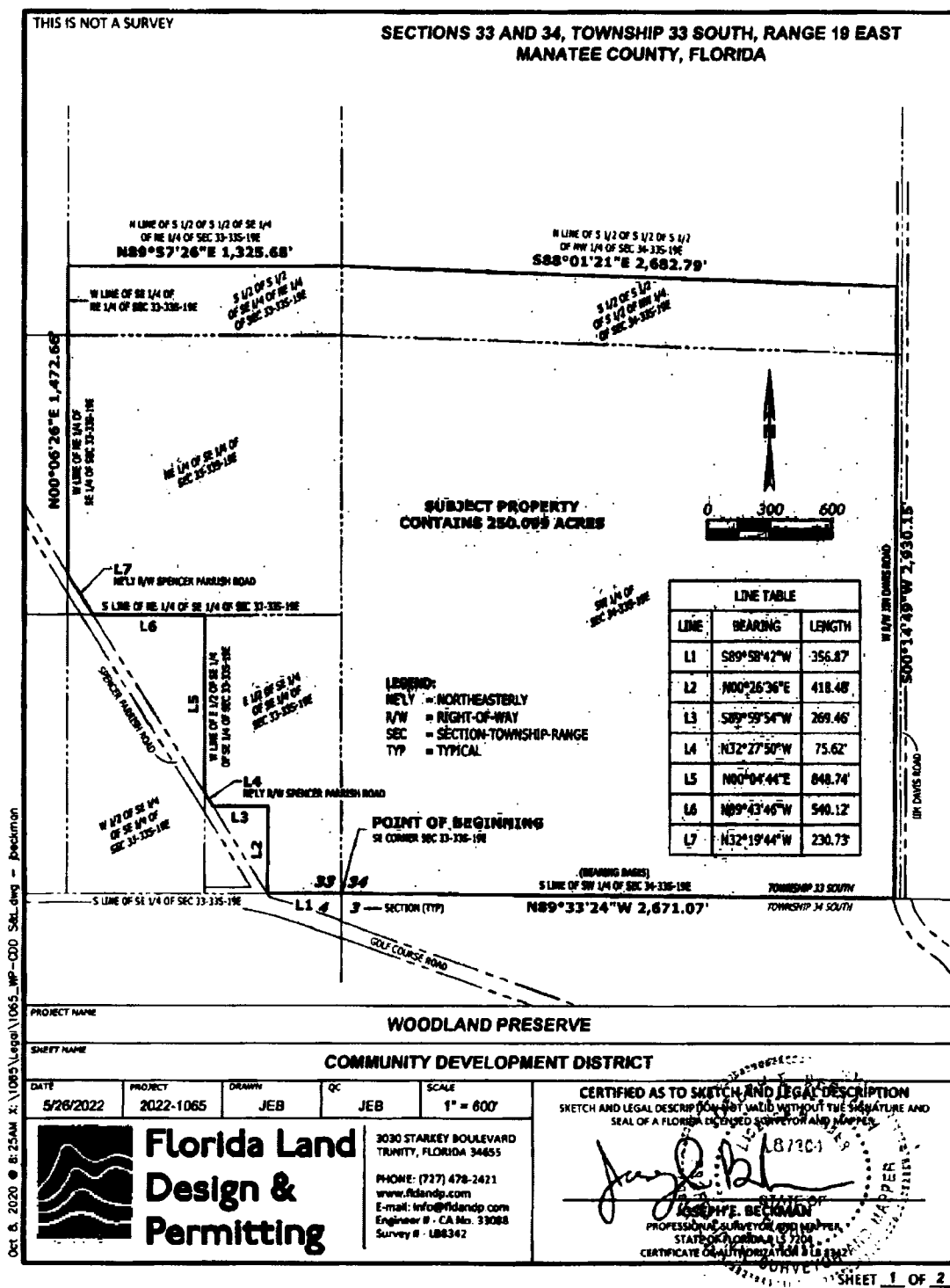
[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Kimberly M Hernandez
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A: Legal Description of Boundaries of District

EXHIBIT A

Legal Description of Boundaries of District



THIS IS NOT A SURVEY

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, SOUTH 89°58'42" WEST, FOR 356.87 FEET; THENCE NORTH 00°26'36" EAST, FOR 418.48 FEET; THENCE SOUTH 89°59'54" WEST, FOR 269.46 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF SPENCER PARRISH ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 32°27'50" WEST, FOR 75.62 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID WEST LINE, NORTH 00°04'44" EAST, FOR 848.74 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID SOUTH LINE, NORTH 89°43'46" WEST, FOR 540.12 FEET TO AFORESAID NORTHEASTERLY RIGHT-OF-WAY OF SPENCER PARRISH ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 32°19'44" WEST, FOR 230.73 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID WEST LINE, AND THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33, RESPECTIVELY, NORTH 00°06'26" EAST, FOR 1,472.66 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33; THENCE ALONG SAID NORTH LINE, NORTH 89°57'26" EAST, FOR 1,325.68 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, SOUTH 88°01'21" EAST, FOR 2,682.79 FEET TO THE WEST RIGHT-OF-WAY OF JIM DAVIS ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 00°14'49" WEST, FOR 2,930.15 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE ALONG SAID SOUTH LINE, NORTH 89°33'24" WEST, FOR 2,671.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 250.099 ACRES.

SURVEYOR'S NOTES:

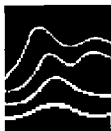
- 1) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
- 2) UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY. THE GEOMETRY FOR THIS SKETCH AND LEGAL DESCRIPTION IS BASED SOLELY UPON A BOUNDARY SURVEY PREPARED BY ARDURRA GROUP, INC. TITLED "SM RANCH PHASE 1", JOB NUMBER 2020-5273-00, DATED 6/8/2020.
- 4) BEARINGS ARE BASED ON SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST, BEING NORTH 89°33'24" WEST, AS SHOWN HEREON.
- 5) DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

PROJECT NAME

WOODLAND PRESERVE

SHEET NAME

COMMUNITY DEVELOPMENT DISTRICT



**Florida Land
Design &
Permitting**

3030 STARKEY BOULEVARD
TRINITY, FLORIDA 34655

PHONE: (727) 478-2421
www.fladnp.com
E-mail: info@fladnp.com
Engineer # - CA No. 33088
Survey # - L88342

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