

Woodlands Section 9
Community Development District

Adopted Budget
FY 2026



Table of Contents

1-2	<u>General Fund</u>
3-5	<u>Narratives</u>

Woodlands Section 9

Community Development District

Adopted Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Adopted Budget FY2026
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REVENUES:

Developer Contributions/Maintenance Assessments	\$	87,925	\$	18,379	\$	58,151	\$	76,530	\$	1,145,225
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TOTAL REVENUES	\$	87,925	\$	18,379	\$	58,151	\$	76,530	\$	1,145,225
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EXPENDITURES:

Administrative

Engineering	\$	10,000	\$	-	\$	10,000	\$	10,000	\$	10,000
Attorney		12,000		5,300		6,700		12,000		12,000
Annual Audit		5,000		-		5,000		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		21,000		15,000		36,000		36,000
Information Technology		1,000		583		417		1,000		1,000
Website Maintenance		1,000		583		417		1,000		1,000
Telephone		200		-		-		-		200
Postage & Delivery		750		4		50		54		750
Insurance General Liability		6,500		-		6,500		6,500		6,500
Printing & Binding		1,000		114		150		264		1,000
Legal Advertising		2,000		2,903		-		2,903		2,000
Other Current Charges		750		359		275		634		750
Dues, Licenses & Subscriptions		175		175		-		175		175
Contingency		1,000		-		1,000		1,000		1,000

TOTAL ADMINISTRATIVE	\$	87,925	\$	31,022	\$	45,508	\$	76,530	\$	87,925
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Woodlands Section 9

Community Development District

Adopted Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Adopted Budget FY2026
Field Expenditures					
Field Management Fees	\$ -	\$ -	\$ -	\$ -	\$ 63,000
Contractual-Security (Gate Monitoring)	-	-	-	-	111,000
Fire and Security System Monitoring	-	-	-	-	500
Telephone	-	-	-	-	10,800
Water and Sewer	-	-	-	-	19,000
Electric	-	-	-	-	105,000
Pest Control	-	-	-	-	12,000
Other Maintenance	-	-	-	-	10,000
Irrigation Pumps Maintenance and Repair	-	-	-	-	30,000
Community Landscape Maintenance	-	-	-	-	336,000
Field Mowing Services for Open Spaces	-	-	-	-	108,000
Annuals Rotations	-	-	-	-	10,000
Fertilization	-	-	-	-	38,000
Pruning/Trimming/Clean Up/Tree Removals	-	-	-	-	22,000
Lake Maintenance/Repair	-	-	-	-	42,000
Fountain Maintenance/Repair	-	-	-	-	14,000
Drainage Maintenance	-	-	-	-	26,000
Road Maintenance/Repair	-	-	-	-	20,000
Pressure Cleaning	-	-	-	-	36,000
Electrical Repair and Replacement	-	-	-	-	28,000
Gate Repairs & Replacements	-	-	-	-	16,000
FIELD EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$1,057,300
TOTAL EXPENDITURES	\$ 87,925	\$ 31,022	\$ 45,508	\$ 76,530	\$1,145,225
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ (12,642)	\$ 12,642	\$ -	\$ -

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	FY25 Gross Per Unit	FY26 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.