

Woodlands Section 9
Community Development District

Adopted 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

Adopted Budget General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY2027
-------------	-----------------------------	-------------------------	----------------------------	---------------------------	-----------------------------

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
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY2027
<u>Field Expenditures</u>					
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	\$ 1,145,225

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
FY 2027

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
FY 2027

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
FY 2027

Expenditures – Field (Continued)

- 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
Adopted Budget
Debt Service Series 2026 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Adopted Budget FY2027
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessments-Direct Bill	-	-	-	-	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
<u>EXPENDITURES:</u>					
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
<u>Other Sources/(Uses)</u>					
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					<u>\$1,060,865</u>

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									