

Woodlands Section 9
Community Development District

Approved Proposed Budget
FY 2027



Table of Contents

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

Woodlands Section 9
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Approved Proposed Budget FY2027
-------------	--------------------------	-------------------------	----------------------------	---------------------------	---------------------------------------

REVENUES:

Developer Contributions/Maintenance Assessments	\$ 1,145,225	\$ 20,592	\$ 55,938	\$ 76,530	\$ 1,145,225
TOTAL REVENUES	\$ 1,145,225	\$ 20,592	\$ 55,938	\$ 76,530	\$ 1,145,225

EXPENDITURES:

Administrative

Engineering	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Attorney	12,000	2,840	6,390	9,230	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	15,000	21,000	36,000	36,000
Information Technology	1,000	417	583	1,000	1,000
Website Maintenance	1,000	417	583	1,000	1,000
Telephone	200	-	-	-	200
Postage & Delivery	750	2	50	52	750
Insurance General Liability	6,500	5,000	-	5,000	6,500
Printing & Binding	1,000	-	150	150	1,000
Legal Advertising	2,000	408	500	908	2,000
Other Current Charges	750	286	420	706	750
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	1,000	-	1,000	1,000	1,000
TOTAL ADMINISTRATIVE	\$ 87,925	\$ 24,544	\$ 45,677	\$ 70,221	\$ 87,925

Woodlands Section 9
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 2/28/26	Projected Next 7 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	\$ 24,544	\$ 45,677	\$ 70,221	\$ 1,145,225
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ (3,952)	\$ 10,261	\$ 6,309	\$ -

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

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.