

***Oakridge***  
***Community Development District***

***Approved Proposed Budget***  
***FY 2027***



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**Oakridge**  
**Community Development District**  
**Approved Proposed Budget**  
**General Fund**

Description	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved
	FY2026	1/31/26	8 Months	9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 55,366	\$ 48,421	\$ 6,945	\$ 55,366	\$ 55,366
Interest income	1,000	598	1,000	1,598	1,001
Misc. Income	-	111	-	111	-
Carry Forward Surplus	12,260	14,016	-	14,016	12,314
<b>TOTAL REVENUES</b>	<b>\$ 68,626</b>	<b>\$ 63,147</b>	<b>\$ 7,945</b>	<b>\$ 71,092</b>	<b>\$ 68,681</b>
<b>EXPENDITURES:</b>					
<b>Administrative</b>					
Supervisor Fees	\$ 5,000	\$ -	\$ 4,000	\$ 4,000	\$ 6,000
FICA Taxes	383	-	306	306	459
Engineering	8,000	-	5,000	5,000	7,000
Attorney	10,000	1,928	6,073	8,000	10,000
Property Appraiser	1,240	1,236	-	1,236	1,240
Annual Audit	3,700	3,700	-	3,700	3,800
Management Fees	20,352	6,784	13,568	20,352	21,370
Website Maintenance	1,113	371	742	1,113	1,103
Trustee Fees	4,434.38	-	4,434	4,434	4,445
Postage & Delivery	350	9	91	100	200
Meeting Room Rental	350	-	250	250	350
Insurance General Liability	10,304	8,295	-	8,295	9,125
Printing & Binding	100	-	27	27	100
Legal Advertising	775	-	775	775	775
Office Supplies	50	-	14	14	50
Other Current Charges	2,300	377	623	1,000	2,490
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL EXPENDITURES</b>	<b>\$ 68,626</b>	<b>\$ 22,874</b>	<b>\$ 35,903</b>	<b>\$ 58,778</b>	<b>\$ 68,681</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 40,273</b>	<b>\$ (27,958)</b>	<b>\$ 12,314</b>	<b>\$ -</b>

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Banyan Oakridge	140	\$ 12,502	\$ 13,300	\$ 95.00	\$ 95.00	-
Oakridge North	232	20,718	22,040	95.00	95.00	-
Oakridge South	245	21,879	23,275	95.00	95.00	-
Banyan Multi	2	268	285	142.50	142.50	-
<b>TOTAL</b>	<b>619</b>	<b>\$ 55,366</b>	<b>\$ 58,900</b>			

**Oakridge**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Interest**

The District earns interest on the monthly average collected balance for each of their investment accounts.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**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.

**Property Appraiser**

The Broward County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based on a unit price per parcel.

**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.

**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.

**Trustee Fees**

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

**Postage and Delivery**

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

**Meeting Room Rental**

The District rent room with the City of Hollywood to conduct board meetings.

**Oakridge**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**Expenditures - Administrative (continued)**

**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.

**Office Supplies**

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

**Other Current Charges**

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

**Due, Licenses & Subscriptions**

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

**Oakridge**  
**Community Development District**  
**Approved Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<b><u>REVENUES:</u></b>					
Interest Earnings	\$ 6,500	\$ 2,378	\$ 3,500	\$ 5,878	\$ 6,000
Carry Forward Surplus	178,395	-	-	-	5,378
<b>TOTAL REVENUES</b>	<b>\$ 184,895</b>	<b>\$ 2,378</b>	<b>\$ 3,500</b>	<b>\$ 5,878</b>	<b>\$ 11,378</b>
<b><u>EXPENDITURES:</u></b>					
Capital Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
Bank Charges	500	232	268	500	500
<b>TOTAL EXPENDITURES</b>	<b>\$ 500</b>	<b>\$ 232</b>	<b>\$ 268</b>	<b>\$ 500</b>	<b>\$ 500</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 184,395</b>	<b>\$ 2,147</b>	<b>\$ 3,232</b>	<b>\$ 5,378</b>	<b>\$ 10,878</b>

**Oakridge**  
**Community Development District**  
**Approved Proposed Budget**  
**Debt Service Series 2020 Special Assessment Bonds**

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 140,590	\$ 122,584	\$ 18,006	\$ 140,590	\$ 140,443
Interest Earnings	1,000	464	536	1,000	1,000
Carry Forward Surplus <sup>(1)</sup>	35,850	32,585	-	32,585	35,930
<b>TOTAL REVENUES</b>	<b>\$ 177,440</b>	<b>\$ 155,634</b>	<b>\$ 18,542</b>	<b>\$ 174,175</b>	<b>\$ 177,373</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 9,123	\$ 9,123	\$ -	\$ 9,123	\$ 8,055
Interest - 5/1	9,123	-	9,123	9,123	8,055
Principal - 5/1	120,000	-	120,000	120,000	125,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 138,245</b>	<b>\$ 9,123</b>	<b>\$ 129,123</b>	<b>\$ 138,245</b>	<b>\$ 141,109</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 39,195</b>	<b>\$ 146,511</b>	<b>\$ (110,581)</b>	<b>\$ 35,930</b>	<b>\$ 36,264</b>
<sup>(1)</sup> Carry Forward is Net of Reserve Requirement			Interest Due 11/1/27	<u>\$ 6,942</u>	

Product	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Banyan Oakridge	140	\$ 53,493	\$ 56,907	\$ 406.48	\$ 406.48	-
Oakridge North	231	34,071	\$ 36,246	\$ 156.91	\$ 156.91	-
Oakridge South	245	51,732	\$ 55,034	\$ 224.63	\$ 224.63	-
Banyan Multi	2	1,146	\$ 1,219	\$ 609.70	\$ 609.70	-
<b>TOTAL</b>	<b>618</b>	<b>\$ 140,443</b>	<b>\$ 149,407</b>			

**Oakridge**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2020 Special Assessment Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/20	\$ 1,605,000	1.780%	\$ -	\$ 10,237	\$ 10,237
05/01/21	1,605,000	1.780%	110,000	14,240	
11/01/21	1,495,000	1.780%	-	13,261	137,501
05/01/22	1,495,000	1.780%	115,000	13,261	
11/01/22	1,380,000	1.780%	-	12,238	140,499
05/01/23	1,380,000	1.780%	115,000	12,238	
11/01/23	1,265,000	1.780%	5,000	11,214	143,452
05/01/24	1,260,000	1.780%	115,000	11,214	
11/01/24	1,145,000	1.780%	-	10,191	136,405
05/01/25	1,145,000	1.780%	120,000	10,191	
11/01/25	1,025,000	1.780%	-	9,123	139,313
05/01/26	1,025,000	1.780%	120,000	9,123	
11/01/26	905,000	1.780%	-	8,055	137,177
05/01/27	905,000	1.780%	125,000	8,055	
11/01/27	780,000	1.780%	-	6,942	139,997
05/01/28	780,000	1.780%	125,000	6,942	
11/01/28	655,000	1.780%	-	5,830	137,772
05/01/29	655,000	1.780%	125,000	5,830	
11/01/29	530,000	1.780%	-	4,717	135,547
05/01/30	530,000	1.780%	130,000	4,717	
11/01/30	400,000	1.780%	-	3,560	138,277
05/01/31	400,000	1.780%	130,000	3,560	
11/01/31	270,000	1.780%	-	2,403	135,963
05/01/32	270,000	1.780%	135,000	2,403	
11/01/32	135,000	1.780%	-	1,202	138,605
05/01/33	135,000	1.780%	135,000	1,202	136,202
<b>Total</b>			<b>\$ 1,605,000</b>	<b>\$ 201,943</b>	<b>\$ 1,806,943</b>

**Oakridge**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026 - 2027**

Neighborhood	O&M Units	Bonds Units 2020	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Banyan Oakridge	140	140	<b>\$95.00</b>	\$95.00	<b>\$0.00</b>	<b>\$406.48</b>	\$406.48	<b>\$0.00</b>	<b>\$501.48</b>	\$501.48	<b>\$0.00</b>
Oakridge North	232	231	<b>\$95.00</b>	\$95.00	<b>\$0.00</b>	<b>\$156.91</b>	\$156.91	<b>\$0.00</b>	<b>\$251.91</b>	\$251.91	<b>\$0.00</b>
Oakridge South	245	245	<b>\$95.00</b>	\$95.00	<b>\$0.00</b>	<b>\$224.63</b>	\$224.63	<b>\$0.00</b>	<b>\$319.63</b>	\$319.63	<b>\$0.00</b>
Banyan Multi	2	2	<b>\$142.50</b>	\$142.50	<b>\$0.00</b>	<b>\$609.70</b>	\$609.70	<b>\$0.00</b>	<b>\$752.20</b>	\$752.20	<b>\$0.00</b>
Total	619	618									