Community Development District

Adopted Budget FY 2026



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Oakridge Community Development District Adopted Budget **General Fund**

Description	Adopted Budget FY2025		Actuals Thru 6/30/25		ojected Next 3 Months	Pr	ojected Thru 9/30/25	Adopted Budget FY 2026	
REVENUES:									
Special Assessments - On Roll	\$ 55,366	\$	55,159	\$	208	\$	55,366	\$	55,366
Interest income	1,000		1,556		347		1,903		1,000
Carry Forward Surplus	9,960		12,260		-		12,260		12,260
TOTAL REVENUES	\$ 66,326	\$	68,974	\$	555	\$	69,529	\$	68,626
EXPENDITURES:									
<u>Administrative</u>									
Supervisor Fees	\$ 5,000	\$	1,000	\$	1,000	\$	2,000	\$	5,000
FICA Taxes	383		77		77		153		383
Engineering	8,000		4,531		1,469		6,000		8,000
Attorney	10,000		5,023		2,978		8,000		10,000
Property Appraiser	1,240		1,236		-		1,236		1,240
Annual Audit	4,500		4,500		-		4,500		3,700
Management Fees	19,200		14,400		4,800		19,200		20,352
Website Maintenance	1,050		788		263		1,050		1,113
Trustee Fees	4,100		-		4,041		4,041		4,434
Postage & Delivery	350		93		32		125		350
Meeting Room Rental	350		-		350		350		350
Insurance General Liability	9,654		7,826		-		7,826		10,304
Printing & Binding	100		45		25		70		100
Legal Advertising	775		468		282		750		775
Office Supplies	50		-		15		15		50
Other Current Charges	1,400		680		1,098		1,778		2,300
Dues, Licenses & Subscriptions	175		175		-		175		175
TOTAL EXPENDITURES	\$ 66,326	\$	40,840	\$	16,428	\$	57,269	\$	68,626
EXCESS REVENUES (EXPENDITURES)	\$ -	\$	28,134	\$	(15,873)	\$	12,260	\$	-

Product	Assessable Units	Ass	Net sessment A		Gross Assessment		FY25 ss Per Unit	Gro	FY26 oss Per Unit		ncrease / Decrease)
Panyan Oalmidaa	140	¢	12 502	¢	12 200	¢	95.00	ď	95.00	\$	
Banyan Oakridge Oakridge North	232	\$	12,502 20,718	\$	13,300 22,040	\$	95.00	\$	95.00	Þ	-
Oakridge South	245		21,879		23,275		95		95		-
Banyan Multi	2		268		285		143		143		-
TOTAL	619	\$	55,366	\$	58,900						

Community Development District

Budget Narrative

Fiscal Year 2026

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.

Attornev

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.

Community Development District

Budget Narrative

Fiscal Year 2026

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.

Community Development District Adopted Budget Capital Reserve Fund

Description	Adopted Budget FY2025		Actuals Thru 6/30/25		ojected Next 3 Months	ojected Thru 9/30/25	Adopted Budget FY 2026		
REVENUES:									
Interest Earnings Carry Forward Surplus	\$	7,000 184,584	\$ 6,202 184,547	\$	1,798 -	\$ 8,000 184,547	\$	6,500 178,395	
TOTAL REVENUES	\$	191,584	\$ 190,749	\$	1,798	\$ 192,547	\$	184,895	
EXPENDITURES:									
Capital Improvements	\$	-	\$ 13,502	\$	-	\$ 13,502	\$	-	
Bank Charges		450	475		175	650		500	
TOTAL EXPENDITURES	\$	450	\$ 13,977	\$	175	\$ 14,152	\$	500	
TOTAL EXPENDITURES	\$	450	\$ 13,977	\$	175	\$ 14,152	\$	500	
EXCESS REVENUES (EXPENDI	\$	191,134	\$ 176,772	\$	1,623	\$ 178,395	\$	184,395	

Community Development District

Adopted Budget

Debt Service Series 2020 Special Assessment Bonds

	Adopted Budget		Ac	tuals Thru	Pro	jected Next	Pro	jected Thru	Adopted Budget		
Description		FY2025		6/30/25		3 Months		9/30/25	FY 2026		
REVENUES:											
Special Assessments-On Roll	\$	140,590	\$	139,000	\$	1,590	\$	140,590	\$	140,590	
Interest Earnings		800		2,345		700		3,045		1,000	
Carry Forward Surplus ⁽¹⁾		21,011		32,585		-		32,585		35,850	
TOTAL REVENUES	\$	162,402	\$	173,930	\$	2,290	\$	176,220	\$	177,440	
EXPENDITURES:											
Interest - 11/1	\$	10,191	\$	10,191	\$	_	\$	10,191	\$	9,123	
Interest - 5/1		10,191		10,191		-		10,191		9,123	
Principal - 5/1		120,000		120,000		-		120,000		120,000	
TOTAL EXPENDITURES	\$	140,381	\$	140,381	\$	-	\$	140,381	\$	138,245	
Other Sources/(Uses)											
Interfund transfer In/(Out)	\$	-	\$	11	\$	-	\$	11	\$	-	
TOTAL OTHER SOURCES/(USES)	\$	-	\$	11	\$	-	\$	11	\$	-	
TOTAL EXPENDITURES	\$	140,381	\$	140,370	\$	-	\$	140,370	\$	138,245	
EXCESS REVENUES (EXPENDITURES)	\$	22,021	\$	33,560	\$	2,290	\$	35,850	\$	39,195	
⁽¹⁾ Carry Forward is Net of Reserve Requ	iiremer	nt				Interest Di	ue 11	/1/26	\$	8,055	

Product	Assessable Units	Net Assessment		Gross Assessment		Gros	FY25 ss Per Unit	Gros	FY26 ss Per Unit	Increase / (Decrease)	
Banyan Oakridge Oakridge North Oakridge South	140 232 245	\$	53,493 34,219 51,732	\$ \$ \$	56,907 36,403 55,034	\$ \$ \$	406.48 156.91 224.63	\$ \$ \$	406.48 156.91 224.63	\$	- -
Banyan Multi	2		1,146	\$	1,219	\$	609.70	\$	609.70		-
TOTAL	619	\$	140,590	\$	149,564						

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
Total				\$	1,605,000	\$	201,943	\$	1,806,943

Community Development District

Non-Ad Valorem Assessments Comparison 2025 - 2026

Neighborhood	0&M Units	Bonds Units 2020	Annual Maintenance Assessments Annual Debt Assessments Total Asse						l Assessed Pei	Assessed Per Unit		
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	Y 2026 FY2025		FY 2026	FY2025	Increase/ (decrease)	
Banyan Oakridge	140	140	\$95.00	\$95.00	\$0.00	\$406.48	\$406.48	\$0.00	\$501.48	\$501.48	\$0.00	
Oakridge North	232	232	\$95.00	\$95.00	\$0.00	\$156.91	\$156.91	\$0.00	\$251.91	\$251.91	\$0.00	
Oakridge South	245	245	\$95.00	\$95.00	\$0.00	\$224.63	\$224.63	\$0.00	\$319.63	\$319.63	\$0.00	
Banyan Multi	2	2	\$142.50	\$142.50	\$0.00	\$609.70	\$609.70	\$0.00	\$752.20	\$752.20	\$0.00	
Total	619	619										