

Griffin Lakes
Community Development District

Approved Proposed Budget
FY 2026



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Griffin Lakes
Community Development District
 Approved Proposed Budget
 General Fund

General Fund						Option 2
	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Approved Proposed FY 2026	
Description						
<u>REVENUES:</u>						
Special Assessments - On Roll	\$ 226,190	\$ 203,695	\$ 24,564	\$ 228,259	\$ 627,568	
Interest income	10,000	5,510	8,088	13,598	10,000	
Miscellaneous Revenue	-	560	-	560	-	
Carry Forward Surplus	-	-	-	-	-	
TOTAL REVENUES	\$ 236,190	\$ 209,765	\$ 32,652	\$ 242,417	\$ 637,568	
<u>EXPENDITURES:</u>						
<u>Administrative</u>						
Supervisor Fees	\$ 12,000	\$ 1,800	\$ 7,000	\$ 8,800	\$ 12,000	
FICA Taxes	918	138	536	673	918	
Engineering	10,000	1,576	8,424	10,000	10,000	
Attorney	13,000	3,888	9,113	13,000	13,000	
Annual Audit	4,600	4,600	-	4,600	4,800	
Assessment Administration	4,200	4,200	-	4,200	4,200	
Dissemination Agent	1,050	438	613	1,050	1,113	
Trustee Fees	4,100	4,041	-	4,041	4,100	
Management Fees	23,652	9,855	13,797	23,652	25,071	
Property Appraiser	854	854	-	854	854	
Information Technology	525	219	306	525	557	
Website Maintenance	1,155	481	674	1,155	1,224	
Telephone	50	-	33	33	50	
Postage & Delivery	175	30	61	91	175	
Insurance General Liability	8,190	7,945	-	7,945	8,740	
Printing & Binding	400	61	122	183	400	
Legal Advertising	500	140	360	500	500	
Office Supplies	50	-	33	33	50	
Dues, Licenses & Subscriptions	175	175	-	175	175	
Contingency	600	859	1,717	2,576	2,212	
Total Administrative	\$ 86,194	\$ 41,297	\$ 42,789	\$ 84,086	\$ 90,138	
<i>Operations & Maintenance</i>						
<u>Field Expenditures</u>						
Field Management	\$ 18,900	\$ 7,875	\$ 11,025	\$ 18,900	\$ 20,034	
Lake and Wetland Maintenance	5,256	2,190	3,066	5,256	5,414	
Fountain Maintenance	1,500	685	1,315	2,000	2,030	
Landscape Maintenance	7,073	2,947	4,126	7,073	7,285	
Plant Replacement	25,000	16,773	8,227	25,000	25,000	
Mulch	9,620	-	9,620	9,620	9,620	
Tree Pruning/Trimming	8,755	-	8,755	8,755	8,755	
Irrigation Repair & Maintenance	6,557	870	5,687	6,557	6,604	
Pest Control	6,690	2,787	3,902	6,690	6,890	
Utility - Stormwater Tax	250	415	-	415	420	
Repairs & Maintenance	5,395	1,950	3,445	5,395	4,000	
Stormwater Drain System	10,000	-	10,000	10,000	10,000	
Contingency	10,000	-	17,670	17,670	10,000	
Reserve	35,000	-	35,000	35,000	30,000	
Total Field Expenditures	\$ 149,996	\$ 36,493	\$ 121,838	\$ 158,331	\$ 146,052	
<u>Projects</u>						
Fence Repair	\$ -	\$ -	\$ -	\$ -	\$ 100,000	
Lake Restoration	-	-	-	-	301,378	
Total Projects	\$-	\$-	\$-	\$-	\$401,378	
TOTAL EXPENDITURES	\$ 236,190	\$ 77,790	\$ 164,627	\$ 242,417	\$ 637,568	
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 131,975	\$ (131,974)	\$ -	\$ -	

Griffin Lakes
Community Development District
Budget Narrative
Fiscal Year 2025

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 12

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.

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.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

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.

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

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

Griffin Lakes
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative

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.

Due, Licenses & Subscriptions

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

Contingencies

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

Expenditures – Field

Field Manager

The District currently contracts with GMS to operate the Property and its contractors. The monthly fees are \$1,500.

Lake and Wetland Maintenance

The District has a permit obligation to comply with certain conditions for the establishment and maintenance of upland/wetland conservation areas and for maintenance of storm water management areas. Advanced Aquatic Services, Inc. – monthly maintenance fee \$390. Includes Aquatic weed and algae control, shoreline grass control, management reporting, monthly trash pickup and water

Fountain Maintenance

The District has a contract with Fountain Design Group, Inc for preventive maintenance and repairs of the 2 lake fountains.

Landscape Maintenance

The District has a contract with Cutters Edge to provide turf maintenance landscape detail for the District. Monthly amount is

Plant Replacement

This is for landscape enhancement projects.

Mulch

The District has a contract with Cutters Edge to provide mulching of the beds and brown mulch in April and November. Annual amount is \$9,620.

Tree Pruning/Trimming

This is for annual tree/palms pruning and trimming by Cutters Edge.

Irrigation Maintenance

The District has a contract with Cutters Edge to provide irrigation wet checks for the District. Monthly amount is \$129.78 plus the cost of repairs and parts.

Pest Control

The District has a contract with Cutters Edge to provide pest control and turf/ornamental fertilization for the District. Monthly amount is \$557.46.

Utility Stormwater

Broward County Tax Collector Dania storm water for non – ad valorem assessments for these account numbers: 504232-52-0580, 504232-52-0590, 504232-52-0600 and 504232-52-0610

Repair and Maintenance

Represents costs for repair and maintenance within the District property.

Griffin Lakes
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Field (continued)

Stormwater Drain System
The District contracted Shenandoah General Constructions, LLC to provide catch basins cleaning and inspections.

Miscellaneous -Contingency
The District may incur field expenses that may arise to maintain the District property (lakes and landscaping).

Reserves
Reserves for future projects.

Expenditures – Projects

Fence Repairs
Project to repair the fence.

Lake Restoration
Project to restore the lakes.

Griffin Lakes
Community Development District
Approved Proposed Budget
Debt Service Series 2020 Special Assessment Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Approved Proposed FY 2026
<u>REVENUES:</u>					
Special Assessments-On Roll	\$ 267,544	\$ 240,636	\$ 35,984	\$ 276,620	\$ 267,544
Interest Earnings	1,200	859	341	1,200	1,200
Carry Forward Surplus ⁽¹⁾	72,673	60,543	-	60,543	69,134
TOTAL REVENUES	\$ 341,417	\$ 302,039	\$ 36,325	\$ 338,363	\$ 337,878
<u>EXPENDITURES:</u>					
Interest 11/1	\$ 27,115	\$ 27,115	\$ -	\$ 27,115	\$ 24,384
Principal - 11/1	215,000	-	215,000	215,000	220,000
Interest - 5/1	27,115	-	27,115	27,115	24,384
TOTAL EXPENDITURES	\$ 269,229	\$ 27,115	\$ 242,115	\$ 269,229	\$ 268,768
EXCESS REVENUES (EXPENDITURES)	\$ 72,188	\$ 274,924	\$ (205,790)	\$ 69,134	\$ 69,110

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$21,590

Griffin Lakes
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
08/28/20	\$ 2,945,000	2.540%	\$ -	\$ 13,091	\$ 13,091
11/01/20	2,945,000	2.540%	-	\$37,402	
05/01/21	2,945,000	2.540%	195,000	\$37,402	\$269,803
11/01/21	2,750,000	2.540%	-	\$34,925	
05/01/22	2,750,000	2.540%	200,000	\$34,925	\$269,850
11/01/22	2,550,000	2.540%	-	\$32,385	
05/01/23	2,550,000	2.540%	205,000	\$32,385	\$269,770
11/01/23	2,345,000	2.540%	-	\$29,782	
05/01/24	2,345,000	2.540%	210,000	\$29,782	\$269,563
11/01/24	2,135,000	2.540%	-	\$27,115	
05/01/25	2,135,000	2.540%	215,000	\$27,115	\$269,229
11/01/25	1,920,000	2.540%	-	\$24,384	
05/01/26	1,920,000	2.540%	220,000	\$24,384	\$268,768
11/01/26	1,700,000	2.540%	-	\$21,590	
05/01/27	1,700,000	2.540%	225,000	\$21,590	\$268,180
11/01/27	1,475,000	2.540%	-	\$18,733	
05/01/28	1,475,000	2.540%	230,000	\$18,733	\$267,465
11/01/28	1,245,000	2.540%	-	\$15,812	
05/01/29	1,245,000	2.540%	235,000	\$15,812	\$266,623
11/01/29	1,010,000	2.540%	-	\$12,827	
05/01/30	1,010,000	2.540%	245,000	\$12,827	\$270,654
11/01/30	765,000	2.540%	-	\$9,716	
05/01/31	765,000	2.540%	250,000	\$9,716	\$269,431
11/01/31	515,000	2.540%	-	\$6,541	
05/01/32	515,000	2.540%	255,000	\$6,541	\$268,081
11/01/32	260,000	2.540%	-	\$3,302	
05/01/33	260,000	2.540%	260,000	\$3,302	\$266,604
TOTAL			\$ 2,945,000	\$ 562,112	\$ 3,507,112

Griffin Lakes
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026 - OPTION 2

Neighborhood	O&M Units	Bonds Units 2020	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
Single Family	427	427	\$1,563.53	\$563.53	\$1,000.00	\$666.56	\$666.56	\$0.00	\$2,230.09	\$1,230.09	\$1,000.00
Total	427	427									