

North Dade
Community Development District

Adopted Budget
Fiscal Year 2025



Table of Contents

1-2	<u>General Fund</u>
3-4	<u>Budget Narrative</u>
5	<u>Debt Service Fund Series 2018</u>
6	<u>Series 2018 Amortization Schedule</u>
7	<u>Non-Ad Valorem Assessments Comparison</u>

North Dade
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget Fiscal Year 2024	Actuals Through 5/31/24	Projected Next 4 Months	Projected Through 9/30/24	Adopted Budget Fiscal Year 2025
-------------	--	-------------------------------	-------------------------------	---------------------------------	--

REVENUES:

Special Assessments - Tax Roll	\$ 117,354	\$ 117,568	\$ 1,780	\$ 119,348	\$ 117,354
Interest Income	-	1	1	2	-
TOTAL REVENUES	\$ 117,354	\$ 117,569	\$ 1,781	\$ 119,350	\$ 117,354

EXPENDITURES:

General and Administrative:

Supervisor Fees	\$ 4,000	\$ 800	\$ 2,000	\$ 2,800	\$ 4,000
Payroll Taxes	306	61	153	214	306
Engineering	4,000	-	4,000	4,000	4,000
Attorney	10,000	4,585	5,000	9,585	10,000
Annual Audit	3,800	3,800	-	3,800	3,900
Dissemination Agent	2,100	1,400	700	2,100	2,100
Assessment Roll Administration	1,540	1,540	-	1,540	1,540
Trustee Fees	3,500	-	3,500	3,500	3,500
Management Fees	37,853	25,235	12,617	37,853	38,988
Information Technology	1,000	667	333	1,000	1,000
Website Maintenance	1,000	667	333	1,000	1,000
Rentals and Leases	2,400	1,600	800	2,400	2,400
Postage & Delivery	200	68	83	151	200
Insurance General Liability	7,354	6,952	-	6,952	7,647
Printing & Binding	650	5	271	276	650
Legal Advertising	500	-	208	208	500
Other Current Charges	500	41	208	249	500
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency/First Quarter Operating	27,777	-	9,259	9,259	19,948
TOTAL GENERAL AND ADMINISTRATIVE:	\$ 108,654	\$ 47,596	\$ 39,467	\$ 87,063	\$ 102,354

North Dade
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget Fiscal Year 2024	Actuals Through 5/31/24	Projected Next 4 Months	Projected Through 9/30/24	Adopted Budget Fiscal Year 2025
<u>Operations and Maintenance</u>					
Lift Station	\$ 5,000	\$ 5,206	2,083	\$ 7,290	\$ 10,000
Permits/Licenses/Contingencies	3,700	997	1,542	2,538	5,000
TOTAL OPERATIONS AND MAINTENANCE	\$ 8,700	\$ 6,203	\$ 3,625	\$ 9,828	\$ 15,000
TOTAL EXPENDITURES	\$ 117,354	\$ 53,799	\$ 43,092	\$ 96,891	\$ 117,354
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 63,769	\$ (41,310)	\$ 22,459	\$ -

North Dade
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments - On Roll

The District will levy a non-ad valorem assessment on all assessable property within the District.

Expenditures - General and 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 4 meetings.

Payroll 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 an anticipated increase.

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 unrated bond issues.

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.

Trustee Fees

The District bonds are 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 District as well as links to useful websites regarding compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Rentals and Leases

The District will be charged \$200 per month for office rent from Governmental Management Services – South Florida, LLC, for the District's administrative offices located in Miami and Fort Lauderdale.

Postage and Delivery

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

North Dade
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - General and Administrative (Continued)

Insurance General Liability

The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies.

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.

Other Current Charges

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

Due, Licenses and Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity community affairs for \$175.

Contingency/First Quarter Operating

These funds are the first quarter of the following fiscal year of expenses the District will incur before assessments are collected and/or unscheduled expenditures incurred throughout the year, as applicable.

Expenditures - Operations and Maintenance

Lift Station

Costs incurred for the maintenance of the lift station.

Permits/Licenses/Contingencies

Represents any miscellaneous field expenses the District might have, including permits and licenses for the lift station.

North Dade
Community Development District
Adopted Budget
Debt Service Series 2018 Special Assessment Refunding Bonds

Description	Adopted Budget Fiscal Year 2024	Actuals Through 5/31/24	Projected Next 4 Months	Projected Through 9/30/24	Adopted Budget Fiscal Year 2025
REVENUES:					
Special Assessments - Tax Roll	\$ 154,036	\$ 152,693	\$ 1,343	\$ 154,036	\$ 154,036
Interest Income	50	5,003	27	5,030	50
Carry Forward Surplus ⁽¹⁾	72,567	-	71,407	71,407	77,026
TOTAL REVENUES	\$ 226,653	\$ 157,696	\$ 72,777	\$ 230,473	\$ 231,112
EXPENDITURES:					
Interest - 11/1	\$ 32,724	\$ 32,724	\$ -	\$ 32,724	\$ 31,184
Interest - 5/1	32,724	32,724	-	32,724	31,184
Principal - 5/1	88,000	88,000	-	88,000	92,000
TOTAL EXPENDITURES	\$ 153,448	\$ 153,448	\$ -	\$ 153,448	\$ 154,368
EXCESS REVENUES (EXPENDITURES)	\$ 73,206	\$ 4,249	\$ 72,777	\$ 77,026	\$ 76,744

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25

\$29,573.75

\$29,573.75

North Dade
Community Development District
Amortization Schedule
Debt Service Series 2018 Special Assessment Refunding Bonds

Period	Outstanding Balance	Principal	Interest	Annual Debt Service
05/01/24	\$ 1,716,000	\$ 88,000	\$ 32,723.75	\$ -
11/01/24	1,628,000	-	31,183.75	31,183.75
05/01/25	1,628,000	92,000	31,183.75	
11/01/25	1,536,000	-	29,573.75	152,757.50
05/01/26	1,536,000	96,000	29,573.75	
11/01/26	1,440,000	-	27,893.75	153,467.50
05/01/27	1,440,000	100,000	27,893.75	
11/01/27	1,340,000	-	26,143.75	154,037.50
05/01/28	1,340,000	99,000	26,143.75	
11/01/28	1,241,000	-	24,411.25	149,555.00
05/01/29	1,241,000	102,000	24,411.25	
11/01/29	1,139,000	-	22,498.75	148,910.00
05/01/30	1,139,000	111,000	22,498.75	
11/01/30	1,028,000	-	20,417.50	153,916.25
05/01/31	1,028,000	114,000	20,417.50	
11/01/31	914,000	-	18,280.00	152,697.50
05/01/32	914,000	118,000	18,280.00	
11/01/32	796,000	-	15,920.00	152,200.00
05/01/33	796,000	121,000	15,920.00	
11/01/33	675,000	-	13,500.00	150,420.00
05/01/34	675,000	125,000	13,500.00	
11/01/34	550,000	-	11,000.00	149,500.00
05/01/35	550,000	133,000	11,000.00	
11/01/35	417,000	-	8,340.00	152,340.00
05/01/36	417,000	131,000	8,340.00	
11/01/36	286,000	-	5,720.00	145,060.00
05/01/37	286,000	139,000	5,720.00	
11/01/37	147,000	-	2,940.00	147,660.00
05/01/38	147,000	147,000	2,940.00	149,940.00
Total		\$ 1,628,000	\$ 515,645	\$ 2,143,645

North Dade
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Product	O&M Units	Bonds Units 2018	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			Fiscal Year 2025	Fiscal Year 2024	Increase/(decrease)	Fiscal Year 2025	Fiscal Year 2024	Increase/(decrease)	Fiscal Year 2025	Fiscal Year 2024	Increase/(decrease)
Townhomes	176	176	\$709.34	\$709.34	\$0.00	\$921.27	\$921.27	\$0.00	\$1,630.61	\$1,630.61	\$0.00
Total Assessment Units	176	176									