TOWN OF OCEAN BREEZE TOWN COUNCIL
TENTATIVE BUDGET AND
PROPOSED MILLAGE RATE HEARING
AGENDA

Thursday, September 11, 2025 – 6:00 p.m.
Ocean Breeze Resort Clubhouse, Pineapple Bay Room
700 NE Seabreeze Way, Ocean Breeze, FL

PLEASE TURN OFF CELL PHONES –
SPEAK DIRECTLY INTO MICROPHONE

1. **Call to Order**
   - Pledge of Allegiance
   - Roll Call

2. **Proposed Millage for Fiscal Year 2025/2026 –** Holly Vath, Town Financial Consultant
   a. Percentage decrease/increase in millage over the rolled-back rate
   b. Comments from the public
   c. Comments from the Council
   d. Resolution No. 367-2025 to adopt the tentative millage rate
   (Motion, second, public comment, comments from the Council, Roll-Call Vote)

3. **Proposed Budget for Fiscal Year 2025/2026 –** Holly Vath, Town Financial Consultant
   a. Overview of Budget
   b. Comments from the Public
   c. Comments from the Council
   d. Resolution No. 368-2025 to adopt the tentative budget
   (Motion, second, public comment, comments from the Council, Roll-Call Vote)

4. **Announcements –** All meetings, including all **Budget meetings**, will be held at the Ocean Breeze Resort Clubhouse, Pineapple Bay Room, 700 NE Seabreeze Way, Ocean Breeze, FL

   - **Wednesday, September 24, 2025: 6:00 pm – Public Hearing and Adoption of Final Millage Rate and Budget for FY 2024/2025**
   - Monday, October 13, 2025: 6:00 pm Regular Town Council Meeting
   - Monday, November 10, 2025: 10:30 am
   - Monday, December 8, 2025: Regular Town Council Meeting 10:30 am

5. **Adjourn –**
   (Motion, second, All-in-Favor)

RESOLUTION NO. 367-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE, MARTIN COUNTY, FLORIDA ADOPTING THE TENTATIVE LEVYING OF AD VALOREM TAXES FOR THE TOWN OF OCEAN BREEZE, MARTIN COUNTY FOR FISCAL YEAR 2025/2026; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Ocean Breeze, Martin County, Florida, on September 11, 2025 adopted Fiscal Year 2025/2026 Tentative Millage Rate following a public hearing as required by Florida Statute 200.065; and

WHEREAS, the Town Council of the Town of Ocean Breeze, Martin County, Florida, held a public hearing as required by Florida Statute 200.065; and

WHEREAS, the gross taxable value for operating purposes not exempt from taxation within Martin County has been certified by the County Property Appraiser to the Town of Ocean Breeze as $95,276.461.00.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Ocean Breeze of Martin County, Florida that:

1. The tentative FY 2025/2026 operating millage rate is ________ mills, which is ______________ (less or more) than the rolled-back rate of ________ mills which is a ______________ (increase or decrease).

2. The voted debt service millage is 0%.

3. This Resolution will take effect immediately upon Its adoption.

DULY ADOPTED at a public hearing this the 11th day of September, 2025 at _________ p.m.

TOWN OF OCEAN BREEZE TOWN COUNCIL

____

Karen M. Ostrand, Mayor

____

Kevin Docherty, President

Attest:

____

Pam Orr, Town Clerk

Memorandum

To: **Mayor and Town Council**

From: **Holly Vath, Financial Consultant**

Subject: **2026 Proposed Budget**

Date: **September 11, 2025**

2025 Budget Analysis

The estimated actual for the 2025 budget is currently over budget. The original budget anticipated utilizing $73,993 of unassigned reserves. The projected utilization of reserves for 2025 is $99,025. Additional expenses related to closeout activities of the PUD's have significantly increased Public Safety expenses. The Town is receiving additional revenue from the new ½ cent infrastructure sales tax, however this revenue will be a designated reserve and not available to fund general operations of the Town.

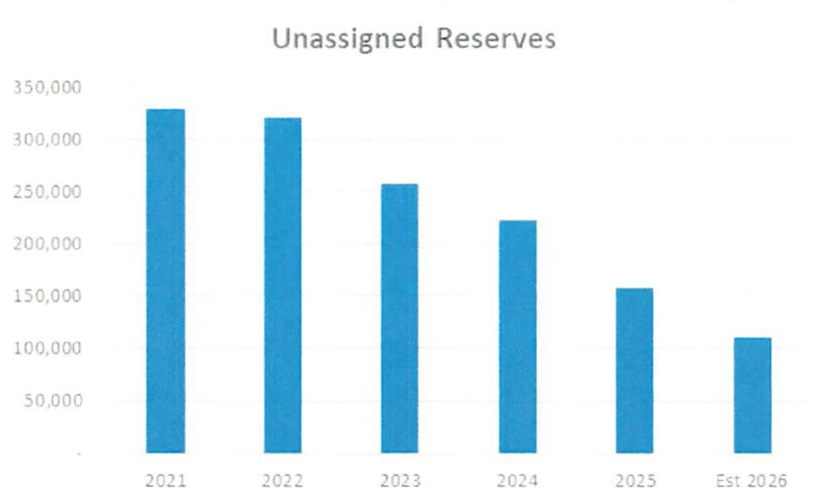
2026 Proposed Budget

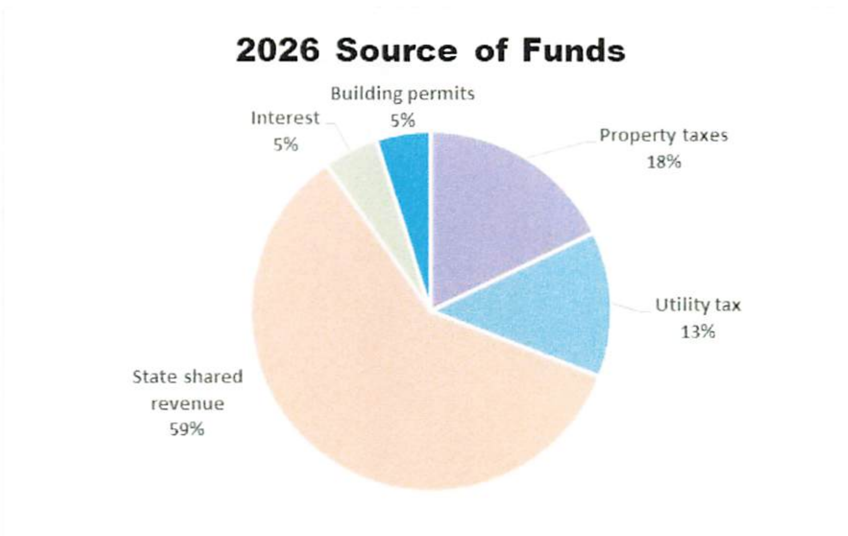
The proposed budget was prepared based on normal operations. Additional funding for the Seawalk closeout will require adjustments to the budget in fiscal year 2026 as decisions are made related to closeout activities. The closeout process continues to bring fiscal uncertainty to the Town.

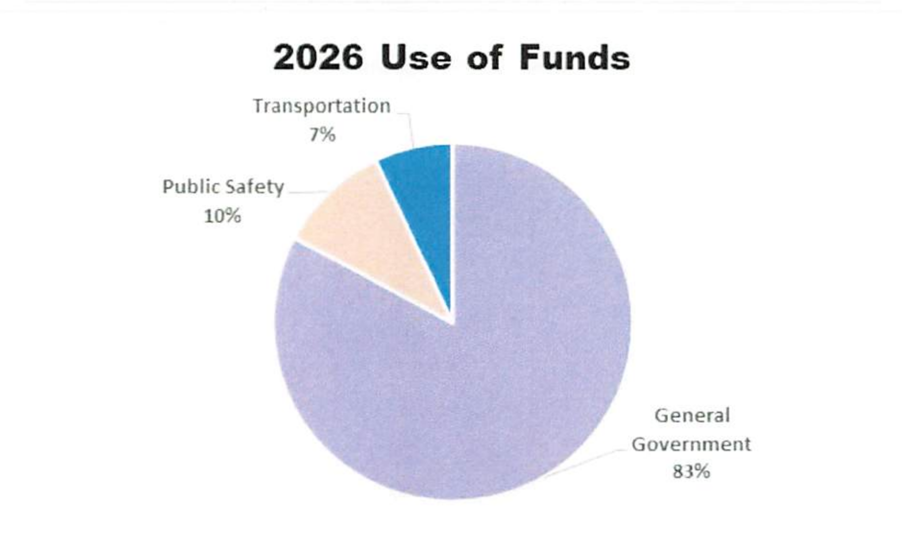
The taxable value increased by 5.2% for a total taxable value of $95.1 million. The 2026 proposed budget includes the new 6% Electricity Utility tax. A discussion with FPL indicates the tax will begin at the beginning of January. FPL needs 60 to 90 days to process new utility taxes in their data systems. The proposed budget estimates revenue for 9 months in fiscal year 2026.

There are 99 homes with homestead exemptions with an average taxable value of $329,323. The non-homesteaded properties have an average taxable value of $454,154. As a commercial property, the resort taxable value was limited to a 10% increase in taxable value.

The 2026 budget anticipates utilizing $47,404 of general fund unassigned reserves. This will reduce the unassigned reserves to approximately $110,004 at the end of the 2026 fiscal year. In Fiscal Year 2027, the Town will need to generate an additional $47,404 to maintain the unassigned reserve balance of $110,000. Based on the continued issues with the Seawalk closeout, the recommendation is to maintain this level of reserves. The unassigned reserves have been utilized for the past five years, reducing our reserves from $328,658 to a projected amount of $110,004.


Unassigned Reserves
350,000
300,000
250,000
200,000
150,000
100,000
50,000
-
2021
2022
2023
2024
2025
Est 2026


2026 Source of Funds
Building permits
5%
Interest
5%
Property taxes
18%
Utility tax
13%
State shared
revenue
59%


2026 Use of Funds
Transportation
7%
Public Safety
10%
General
Government
83%

BUDGET SUMMARY
TOWN OF OCEAN BREEZE
FISCAL YEAR 2026

		2024 Actual	2025 Budget	2025 Estimated	2026 Budget
Revenue					
General revenue					
312100	Ad Valorem	64,418	$ 68,662	$ 68,430	$ 72,410
314200	Local communications services tax	5,576	5,900	5,900	6,650
	Electric Utility Tax	-	-	-	53,402
322004	Charges for service	-	-		-
335120	State revenue sharing - 18% motor fuel	18,382	19,100	19,100	19,100
335140	Mobile home tags	3,139	3,100	3,100	3,100
335150	Alcoholic beverage licenses	2,692	2,300	3,230	2,300
335180	1/2 Cent Sales Tax	58,191	86,540	84,200	84,500
	1/2 Cent Infrastucure Tax	-	-	54,000	80,000
312300	Gas tax	48,855	44,900	48,000	44,900
338200	Occupational licenses	570	500	105	500
361000	Interest income	24,277	20,000	15,500	20,000
369000	Miscellaneous income	179	-		
Total General Revenue		226,279	251,002	301,565	386,862
Building revenue					
322000	Building permits	17,935	20,000	18,500	20,000
322001	Fire inspections	-	-	-	-
Total Building revenue		17,935	20,000	18,500	20,000
Leases					
383100			-	-	-
Total Revenue		244,214	271,002	320,065	406,862

BUDGET SUMMARY
TOWN OF OCEAN BREEZE
FISCAL YEAR 2026

	2024 Actual	2025 Budget	2025 Estimated	2026 Budget
Expense				
General Government				
513150 Gross Payroll	46,471	45,500	52,000	102,960
513301 Management Consultant	23,656	28,000	16,000	28,000
513302 Rent	548	14,905	14,905	15,085
513304 Communications / Website	10,614	14,650	11,500	15,780
513305 Engineering	6,338	5,000	500	5,000
513306 Accountant	3,390	8,000	6,000	8,000
513308 Insurance W/C	1,429	5,000	2,500	5,000
513309 Insurance Package	25,042	27,000	23,500	28,050
513311 Public Advertising Notices	1,950	4,000	2,100	4,000
513312 Office Equipment, Supplies and Maintenance	12,605	10,665	12,500	11,360
513313 Postage	596	1,000	700	1,000
513315 Audit	16,250	17,000	16,500	17,000
513316 Utilities	600	720	620	720
513317 Dues	1,477	1,565	1,565	1,540
513318 Mileage Reimb. - Clerks	44	300	70	200
513319 Council expenses, conferencces & travel	6,195	6,900	6,900	6,900
513321 Election Expenses	654	2,000	700	2,000
513820 Contributions	300	1,000	800	1,000
513322 Special Projects (digitize records, update codes)	13,346	12,000	7,000	-
513322 Charter review	-	-	-	-
514100 Legal Counsel	16,406	24,000	26,000	24,000
514200 Computer Services	5,920	6,900	12,000	6,900
531110 Payroll Taxes - Fica	2,978	2,830	3,980	7,875
531111 Payroll Taxes - Medicare	696	660	750	1,495
584620 Building - Leases	-	-	-	-
584640 Equipment - Leases	-	-	-	-
584710 Principal - Leases	13,916	-	-	-
584720 Inteest - Leases	2,396	-	-	-
Total General Government	213,817	239,595	219,090	293,865

BUDGET SUMMARY
TOWN OF OCEAN BREEZE
FISCAL YEAR 2026

	2024 Actual	2025 Budget	2025 Estimated	2026 Budget
Public Safety				
524200 Building Official	20,513	27,000	20,000	22,000
524210 Building Code Compliance services	18,518	8,000	27,000	8,000
524220 Code Compliance legal services	23,840	5,000	27,000	5,000
524300 Fire Safety Inspector	-	500	-	500
524300 Permit processing services	24,097	20,000	24,000	-
Total Building	86,968	60,500	98,000	35,500
Transportation				
541300 Street lights and street maintenance	4,386	5,000	4,500	5,000
541400 Sheriff Road Patrol	-	-		20,000
Total Transportation	4,386	5,000	4,500	25,000
Capital Outlay				
555000 Furniture & Equipment	-	-	-	-
Total Expense	305,171	305,095	321,590	354,365
Use of unrestricted reserves	(105,426)	(73,993)	(99,025)	(47,404)
Restricted gas tax reserves	44,469	39,900	43,500	19,900
Restricted infrastructure reserves			54,000	80,000
Total change in reserves	(60,957)	(34,093)	(1,525)	52,497

Town of Ocean Breeze
Line Item Detail

Account	Detail	2026 Budget	2025 Budget	Change
513150 · Gross Payroll	Town Clerk - 1,560 hours - $45.00	70,200	45,500	24,700
513150 · Gross Payroll	Bookeeper/Office Assistant - 1,560 hours - $21	32,760	-	32,760
513301 · Management Consultant	Town Manager Consultant	28,000	28,000	-
513302 · Rent	Storage Unit	985	985	-
513302 · Rent	Office	14,100	13,920	180
513304 · Communications / Website	Comcast	3,600	3,600	-
513304 · Communications / Website	Cell phone stipend -Town Clerk - Deputy Town Clerk	2,040	1,020	1,020
513304 · Communications / Website	Council cell phone/internet stipends 7@ $1,020	7,140	7,140	-
513304 · Communications / Website	Web hosting	2,400	2,400	-
513304 · Communications / Website	Website ADA Accessibility	600	490	110
513305 · Engineer	Town Engineer	5,000	5,000	-
513306 · Accountant	Financial Consultant	8,000	8,000	-
513308 · Insurance W/C	Florida League of Cities	5,000	5,000	-
513309 · Insurance Package	Florida League of Cities	28,000	27,000	1,000
513309 · Insurance Package	Notary renewals	50	-	50
513311 · Public Advertising Notices	Treasure Coast Newspapers	4,000	4,000	-
513312 · Office Equipment & Supplies	Copier lease	3,400	3,310	90
513312 · Office Equipment & Supplies	Copier use above contracted amount	200	600	(400)
513312 · Office Equipment & Supplies	Council directed budget/election mailing	1,500	1,500	-
513312 · Office Equipment & Supplies	Office supplies	1,800	1,800	-
513312 · Office Equipment & Supplies	Meeting supplies	1,200	1,200	-
513312 · Office Equipment & Supplies	Quicken	1,000	-	1,000
513312 · Office Equipment & Supplies	Office 365	1,600	1,415	185
513312 · Office Equipment & Supplies	Adobe	360	540	(180)
513312 · Office Equipment & Supplies	Remote desktop software	300	300	-
513313 · Postage	Post office box	500	500	-
513313 · Postage	Postage	500	500	-
513315 · Audit	Annual audit	17,000	17,000	-
513316 · Utilities	FPL - Office	720	720	-
513317 · Dues	Florida League of Cities	640	615	25
513317 · Dues	Florida League of Mayors	350	350	-
513317 · Dues	Chamber of Commerce	275	250	25
513317 · Dues	Treasure Coast Council of Local Government	200	200	-
513317 · Dues	Florida City Clerks Association	75	150	(75)
513318 · Mileage Reimb. - Clerks	Staff mileage	200	300	(100)
513319 · Conferences & Travel - Council	Council travel and conferences	6,900	6,900	-
513321 · Election Expenses	Elections Expenses	2,000	2,000	-
513324 · Special Projects	Special Projects	-	12,000	(12,000)
513324 · Special Projects	Charter Review		-	-

Town of Ocean Breeze
Line Item Detail

Account	Detail	2026 Budget	2025 Budget	Change
513820 · Contributions	Upon request and Council approval	1,000	1,000	-
514100 · Legal Counsel	Legal Counsel	24,000	24,000	-
514200 · Computer Services	Computer assistance	1,500	1,500	-
514200 · Computer Services	Computer security assistance	2,400	2,400	-
514200 · Computer Services	Software support	3,000	3,000	-
524200 · Building Official Services	Building Official	12,000	15,000	(3,000)
524200 · Building Official Services	Inspections	10,000	12,000	(2,000)
524210 · Building Code Compliance services	Code Compliance Services	8,000	8,000	-
524220 · Code Compliance Legal services	Code Compliance Legal	5,000	5,000	-
524300 · Fire Safety Inspector	Martin County Fire Inspections	500	500	-
524301 · Permit Processing Services	Permit Processing Services	-	20,000	(20,000)
531110 · Payroll taxes - FICA	Payroll Taxes - Fica	7,875	2,830	5,045
531111 · Payroll taxes - Medicare	Payroll Taxes - Medicare	1,495	660	835
541301 · Street Lights and Maintenance	Transportation	5,000	5,000	-
541301 · Street Lights and Maintenance	Extra Sheriff Patrols	20,000	-	20,000

TOWN OF OCEAN BREEZE
COUNCIL EXPENSES, CONFERENCES AND TRAVEL

	2026	2025
Mayor		
Conferences and Travel	4,500	4,500
President		
Conferences and Travel	600	600
Vice President		
Conferences and Travel	600	600
Commissioner		
Conferences and Travel	300	300
Commissioner		
Conferences and Travel	300	300
Commissioner		
Conferences and Travel	300	300
Commissioner		
Conferences and Travel	300	300
Total	**6,900**	**6,900**

TOWN OF OCEAN BREEZE
PROPOSED MILLAGE RATE
Millage Proposal
September 30, 2026

	Proposed Millage	Current Year	A	B	C
Estimated taxable value	$ 95,276,461	$ 90,674,046	$ 95,276,461	$ 95,276,461	$ 95,276,461
Taxable Value Increase					
Divide by 1,000	1,000	1,000	1,000	1,000	1,000
	$ 95,276.46	$ 90,674.05	$ 95,276.46	$ 95,276.46	$ 95,276.46
Millage rate	0.8000	0.8000	0.8000	0.7500	0.7000
Rollback rate			0.7665	0.7665	0.7665
% above/below rollback			4.37%	-2.15%	-8.68%
Ad valorem taxes	$ 76,221.17	$ 72,539.24	$ 76,221.17	$ 71,457.35	$ 66,693.52
Collection allowance	5%	5%	5%	5%	5%
Budgeted ad valorem taxes	$ 72,410.00	$ 68,912.00	$ 72,410.00	$ 67,884.00	$ 63,359.00
Other Revenue	202,340.00	167,350.00	202,340.00	202,340.00	202,340.00
Expenditures	305,095.00	304,550.00	305,095.00	305,095.00	305,095.00

Town of Ocean Breeze Taxes	Taxable Value				
Total Seawalk	$ 56,442,016				
Seawalk	$ 437,170	$ 350	$ 350	$ 328	$ 306
Homesteaded Seawalk	$ 312,540	$ 250	$ 250	$ 234	$ 219
Shopping Plaza	$ 14,128,490	$ 11,303	$ 11,303	$ 10,596	$ 9,890
Resort	$ 20,179,825	$ 16,144	$ 16,144	$ 15,135	$ 14,126
Population	**608**			$ 4,526.00	$ 9,051.00

TOWN OF OCEAN BREEZE
FUND BALANCE ANALYSIS FOR GENERAL FUND

	Balance	Annual Operating Budget	% of Budget
Fund balance @ 9/30/2017	257,818	287,214	89.77%
FY 2018 decrease in fund balance	(39,862)		
Fund balance @ 9/30/2018	217,956	371,292	58.70%
FY2019 increase in fund balance	132,441		
Fund balance @ 09/30/2019	350,397	382,885	91.51%
FY2020 increase in fund balance	25,120		
Fund balance @ 09/30/2020	375,517	283,967	132.24%
FY2021 increase in fund balance	49,547		
Fund balance @ 09/30/2021	425,064	348,010	122.14%
FY2022 increase in fund balance	24,851		
Fund balance @ 09/30/2022	449,915	301,301	149.32%
FY2023 decrease in fund balance	(88,056)		
Fund balance @ 09/30/2023	361,859	308,430	117.32%
FY2024 decrease in fund balance	(105,426)		
Projected fund balance @ 09/30/2024	256,433	305,000	84.08%
FY2025 Projected decrease in fund balance	(99,025)		
Projected fund balance @ 09/30/2025	157,408	308,000	51.11%
FY2026 Projected decrease in fund balance	(47,404)		
Projected fund balance @ 09/30/2026	110,004	310,000	35.49%

TOWN OF OCEAN BREEZE
Historical Data

Fiscal Year	Tax Year	Taxable Value	% Change	Millage Rate	% Change	Taxes Levied
2017	2016	27,446,576	18.04%	5.2177	31.05%	143,208
2018	2017	27,177,478	-0.98%	5.4750	4.93%	148,797
2019	2018	30,024,441	10.48%	6.3826	16.58%	191,634
2020	2019	36,782,181	22.51%	4.8008	-24.78%	176,584
2021	2020	43,628,710	18.61%	3.0800	-35.84%	134,376
2022	2021	47,818,243	9.60%	1.4000	-54.55%	66,946
2023	2022	67,156,131	40.44%	1.0000	-28.57%	67,156
2024	2023	84,128,347	25.27%	0.8000	-20.00%	67,303
2025	2024	90,345,172	7.39%	0.8000	0.00%	72,276
2026	2025	95,045,845	5.20%	0.8000	0.00%	76,037

RESOLUTION NO. 368-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF OCEAN BREEZE, MARTIN COUNTY, FLORIDA, ADOPTING THE TENTATIVE BUDGET FOR FISCAL YEAR 2025/2026; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Ocean Breeze, Martin County, Florida, on September 11, 2025, held a public hearing as required by Florida Statute 200.065; and

WHEREAS, the Town Council of the Town of Ocean Breeze, Martin County, Florida tentatively set forth the appropriations and revenue estimate for Budget for Fiscal Year 2025/2026 in the amount of $406,862.

NOW, THEREFORE, BE IT RESOLVED by the Town of Ocean Breeze of Martin County, that:

1. The Fiscal Year 2025/2026 Tentative Budget be adopted.

2. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED at a public hearing the 11th day of September, 2025 at ________ p.m.

TOWN OF OCEAN BREEZE TOWN COUNCIL

______________________________ ______________________________

Karen M. Ostrand, Mayor Kevin Docherty, President

Attest:

____

Pam Orr, Town Clerk