

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2025**

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
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**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 112,326	\$ 42,249	\$ 70,209	\$ 112,458	2,839,461
Total revenues	112,326	42,249	70,209	112,458	2,839,461
EXPENDITURES					
Professional & administrative					
Supervisors	7,536	1,938	5,598	7,536	7,536
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	9,272	15,728	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	-	1,000	1,000	1,000
Debt service fund accounting: 1st series*	7,500	-	7,500	7,500	7,500
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	113	387	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	118	1,382	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,200	300	5,500	5,800
Contingencies/bank charges	500	385	115	500	500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	112,326	42,256	70,070	112,326	112,626
Field operations					
Operations (common)					
Management	-	-	-	-	14,400
Staffing	-	-	-	-	213,941
Stormwater Management					
Maint Contract -Wet Ponds	-	-	-	-	93,276
Wetland Area Maint.	-	-	-	-	10,233
Monitoring /reporting/supp. planting	-	-	-	-	9,000
Lake Bank Mowing	-	-	-	-	131,934
Main & neighborhood entries					
Repair/Maint/Pres Wash	-	-	-	-	7,500
Electricity	-	-	-	-	3,500
Holiday Decorating	-	-	-	-	15,000

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	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Landscape maint. exterior buffers, entires and road right of way on boulevard	-	-	-	-	
Maint Contract	-	-	-	-	683,280
Plant Replacement	-	-	-	-	25,000
Irrigation Sprinkler Repairs	-	-	-	-	7,500
Irrigation supply- community wide	-	-	-	-	
Irrigation System Management	-	-	-	-	20,000
Irrigation Water Supply Electric	-	-	-	-	48,000
Irrigation Pump Repairs and Maintenance	-	-	-	-	11,100
Streetlighting	-	-	-	-	360,000
Roadway Maint.	-	-	-	-	20,000
Contingencies	-	-	-	-	50,000
I-75 Park (plus jogging trail)	-	-	-	-	
Parking Lot Lighting	-	-	-	-	10,800
Recreational Facilities Lighting	-	-	-	-	25,000
Arborcare	-	-	-	-	-
Landscape Maint.	-	-	-	-	175,000
Plant replacement	-	-	-	-	10,000
Irrigation repairs	-	-	-	-	7,500
Repairs/Maint.	-	-	-	-	10,000
Walking Path and Jogging Trail	-	-	-	-	15,000
Water/Sewer	-	-	-	-	3,000
Supplies	-	-	-	-	5,000
Contingencies	-	-	-	-	15,000
Master Amenity Complex	-	-	-	-	
Management	-	-	-	-	350,371
Landscape Maint.	-	-	-	-	100,000
Plant replacement	-	-	-	-	5,000
Irrigation repairs	-	-	-	-	3,000
Pool Maint. Contract	-	-	-	-	9,000
Repairs/Maint.	-	-	-	-	6,000
Electricity	-	-	-	-	30,000
Insurance	-	-	-	-	12,000
Water/Sewer	-	-	-	-	7,500
Security Monitoring	-	-	-	-	3,000
Pest Control	-	-	-	-	2,500
Permits/Licenses	-	-	-	-	1,500
Supplies	-	-	-	-	30,000
Contingencies	-	-	-	-	25,000

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GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Neighborhood Pool Pavillions (2)	-	-	-	-	
Landscape Maint.	-	-	-	-	60,000
Plant replacement	-	-	-	-	4,000
Irrigation repairs	-	-	-	-	2,000
Pool Maint. Contract	-	-	-	-	9,000
Repairs/Maint.	-	-	-	-	6,000
Electricity	-	-	-	-	15,000
Insurance	-	-	-	-	7,000
Water/Sewer	-	-	-	-	6,000
Janitorial	-	-	-	-	10,000
Security Monitoring	-	-	-	-	3,000
Pest Control	-	-	-	-	2,000
Permits/Licenses	-	-	-	-	3,000
Supplies	-	-	-	-	5,000
Contingencies	-	-	-	-	10,000
Total field operations	-	-	-	-	2,726,835
Total expenditures	<u>112,326</u>	<u>42,256</u>	<u>70,070</u>	<u>112,326</u>	<u>2,839,461</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(7)	139	132	-
Fund balance - beginning (unaudited)	-	(132)	(139)	(132)	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (139)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>

* These items will be realized when bonds are issued

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 7,536
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Debt service fund accounting: 1st series*	7,500
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,800
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Website hosting & maintenance	705
Website ADA compliance	210
Total administrative expenditures	<u>\$ 112,626</u>
Field operations	
Operations (common)	
Management	14,400
Staffing	213,941
Includes grounds keeper, maintenance techs & Janitorial techs	
Stormwater Management	
Maint Contract -Wet Ponds	93,276
Twice monthly visits for wet ponds, assumes 233.19 acres	
Wetland Area Maint.	10,233
Quarterly, assumes 2.74 acres	
Monitoring /reporting/supp. planting	9,000
Semi-annual monitoring/reporting w/ \$5k allowance supp. planting	
Lake Bank Mowing	131,934
Behind homes from lake edge to property line assumes 30 cuts per year	
Main & neighborhood entries	
Repair/Maint/Pres Wash	7,500
Monuments and lighting	
Electricity	3,500
Monument and landscape lighting	
Holiday Decorating	15,000
Basic package at entires	
Landscape maint. exterior buffers, entires and road right of way on boulevard	
Maint Contract	683,280
All inclusive annual costs, mow/edge/trim/trim detail/fert./chemicals irrigation wet-checks/minor repairs & Adjustments & 1 mulch application	
Plant Replacement	25,000
Periodic plant replacement	
Irrigation Sprinkler Repairs	7,500
Repairs to cdd sprinkler system line breaks & replacement heads & Values	
Irrigation supply- community wide	
Irrigation System Management	20,000
Managing central control delivery systems to entire community	
Irrigation Water Supply Electric	48,000
Two onsite well & pumping stations only incur cost of electricity to operate pumps assumes two 40hp pumps running 9hrs. a day/ 5 days wk/ 26 watering wks a year	
Irrigation Pump Repairs and Maintenance	11,100
Scheduled & unscheduled repairs & maintenance of pumps & motors	
Streetlighting	360,000
Power, poles & maintenance lease w/FPL at \$30 per pole/per month assumes 1,000 poles w/ 150' spacing on arterial roads & 100' spacing in neighborhoods	
Roadway Maint.	20,000
Periodic road, sidewalk & road signage repairs for roads not owned by county or age targeted neighborhood	
Contingencies	50,000

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

I-75 Park (plus jogging trail)

Parking Lot Lighting	10,800
Assumes 30 parking lot lights/lease/power maint. agree w/utility at \$30 per light/mo	
Recreational Facilities Lighting	25,000
Provides an allowance for lighting courts & ball fields	
Arborcare	-
Landscape Maint.	175,000
All inclusive annual costs, mow/edge/trim/trim detail/fert./chemicals irrigation wet-checks/adjustments & minor repairs & 1 mulch application includes speciality mowing & periodic striping of ballfield	
Plant replacement	10,000
Periodic plant replacement	
Irrigation repairs	7,500
Larger than normal repairs	
Repairs/Maint.	10,000
Dock, boathouse	
Walking Path and Jogging Trail	15,000
Path & jogging trail maintenance	
Water/Sewer	3,000
Restrooms	
Supplies	5,000
Contingencies	15,000

Master Amenity Complex

Management	350,371
Full time manager, lifestyle director, admin. assist, clubhouse attendants specifically managing neighborhood pool pavillions & grounds	
Landscape Maint.	100,000
All inclusive annual costs, mow/edge/trim/trim detail/fert./chemicals irrigation wet-checks/adjustments & minor repairs & 1 mulch application	
Plant replacement	5,000
Specific to around the amenity center	
Irrigation repairs	3,000
Specific to around the amenity center	
Pool Maint. Contract	9,000
Anticipates 3 days a week chemistry check & adjustment/ 2 days a week cleaning	
Repairs/Maint.	6,000
Pool/structure/systems includes pressure washing all hard surfaces annually	
Electricity	30,000
Includes heating pool 5 months per year	
Insurance	12,000
Property and liability related to amenity center	
Water/Sewer	7,500
Security Monitoring	3,000
ADT type of building camera sensor/monitoring service & credential entry system	

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Pest Control	2,500
Clubhouse, restrooms, gym & promenade	
Permits/Licenses	1,500
Pool-health department	
Supplies	30,000
Activities & operations	
Contingencies	25,000
Neighborhood Pool Pavillions (2)	
Landscape Maint.	60,000
All inclusive including fert./chemical, irrigation checks, 1 mulch application	
Plant replacement	4,000
Specific to around the amenity center	
Irrigation repairs	2,000
Specific to around the amenity center	
Pool Maint. Contract	9,000
Anticipates 3 days a week chemistry check & adjustment/ 2 days a week cleaning	
Repairs/Maint.	6,000
Pool/structure/systems includes pressure washing all hard surfaces once annually	
Electricity	15,000
Includes heating pool 5 months per year	
Insurance	
Property and Liability	7,000
Water/Sewer	6,000
Janitorial	10,000
2 days a week	
Security Monitoring	3,000
ADT type of building camera sensor/monitoring service & credential entry system	
Pest Control	2,000
Pavillions/restrooms	
Permits/Licenses	3,000
Pool	
Supplies	5,000
Contingencies	10,000
Total field operations	<u>2,726,835</u>
Total expenditures	<u>2,839,461</u>

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
SUMMARY OF DEVELOPER CONTRIBUTIONS AND ASSESSMENTS**

PLANNED											
Designation	Units	ERU Value	TTL ERUs	Prof. and Common Ops	I-75 Park & Jog Trail	Master Amenity Complex	Neighborhood Pavillions	Total per Unit/Designation (NOT on Tax Bill)	Total Revenue per Designation (NOT on Tax Bill)	Total per Unit/Designation (On Tax Bill)	Total Revenue per per Designation (On Tax Bill)
TM -Targeted											
40' -49'	327	0.8	261.6	\$480.65	\$72.32			\$552.97	\$180,821.19	\$594.59	\$193,451.00
50'-59'	376	1	376	\$600.81	\$90.40			\$691.21	\$259,894.96	\$743.24	\$278,049.00
60' -70'	272	1.2	326.4	\$720.97	\$108.48			\$829.45	\$225,610.40	\$891.88	\$241,371.00
Traditional									\$0.00		
40'-49'	427	0.8	341.6	\$480.65	\$72.32	\$246.62	\$59.88	\$859.47	\$366,993.69	\$924.16	\$392,649.00
50'-59'	1084	1	1084	\$600.81	\$90.40	\$308.28	\$74.85	\$1,074.34	\$1,164,584.56	\$1,155.20	\$1,245,994.00
60'-70'	393	1.2	471.6	\$720.97	\$108.48	\$369.94	\$89.82	\$1,289.21	\$506,659.53	\$1,386.25	\$542,076.00
BTR	208	0.3	62.4	\$180.24	\$27.12			\$207.36	\$43,130.88	\$222.97	\$46,144.00
Future-Townhomes	295	0.45	132.75	\$270.37	\$40.68			\$311.05	\$91,759.75	\$334.46	\$98,168.00
	3382		3056.35						\$2,839,454.96		\$3,037,902.00
POTENTIAL											
Future-Apts	208	0.3	62.4	\$180.24	\$27.12			\$221.88	\$46,151.04	\$238.58	\$49,624.64

* TM Targeted Participates in Common Ops/Admin, I-75 Park Path and Jog Trail expense only
PLEASE NOTE THAT THIS BUDGET AND COST WILL LIKELY CHANGE AS INFRASTRUCTURE IS COMPLETED AND ACTUAL COSTS ARE REALIZED, INCLUDING ANY FUTURE PHASES.