

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 3
Definitions of General Fund Expenditures	4 - 7
Debt Service Fund Budget - Series 2024	8
Amortization Schedule - Series 2024	9 - 10
Assessment Summary	11

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Amended Budget FY 2025	Projected through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 80,905
Special assessment: off-roll DW/Cardel	-	-	-	-	81,900
Special assessment: off-roll TM	-	-	-	-	225,000
Special assessment: off-roll MI	-	-	-	-	142,200
Special assessment: off-roll Meritage	-	-	-	-	190,800
Special assessment: off-roll TM Age Targeted	-	-	-	-	186,300
Landowner contribution	3,346,273	41,632	72,293	113,925	272,057
Total revenues	3,346,273	41,632	72,293	113,925	1,179,162
EXPENDITURES					
Professional & administrative					
Supervisors	7,536	-	7,536	7,536	7,536
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	25,000	13,228	11,772	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	250	1,000	1,250	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	83	117	200	200
Postage	500	151	349	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	2,300	-	2,300	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,800	5,408	392	5,800	5,800
Contingencies/bank charges	500	617	-	617	500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	112,626	42,420	71,373	113,793	112,626
Field operations					
Operations (common)					
Management	14,400	-	-	-	5,000
Staffing	213,941	-	-	-	85,000
Stormwater Management					
Maint Contract -Wet Ponds	93,276	-	-	-	33,600
Wetland Area Maint.	10,233	-	-	-	10,233
Monitoring /reporting/supp. planting	9,000	-	-	-	9,000
Lake Bank Mowing	131,934	-	-	-	87,750
Main & neighborhood entries					
Electricity	3,500	-	-	-	3,000
Holiday Decorating	15,000	-	-	-	15,000

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Projected through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
Landscape maint. exterior buffers, entires and road right of way on boulevard					
Maint Contract	683,280	-	-	-	432,163
Plant Replacement	25,000	-	-	-	16,000
Irrigation Sprinkler Repairs	100,000	-	-	-	5,000
Irrigation supply- community wide					
Irrigation System Management	411,408	-	-	-	43,200
Weathermatic subscription	356,772	-	-	-	46,800
Irrigation Water Supply Electric	48,000	-	-	-	20,000
Irrigation Pump Repairs and Maintenance	25,000	-	-	-	10,000
Streetlighting	135,500	-	-	-	93,165
Roadway Maint.	20,000	-	-	-	5,000
Contingencies	50,000	-	-	-	12,500
I-75 Park (plus jogging trail)					
Landscape Maint.	100,000	-	-	-	35,000
Master Amenity Complex					
Management	350,371	-	-	-	22,000
Landscape Maint.	60,000	-	-	-	10,000
Plant replacement	5,000	-	-	-	2,500
Irrigation repairs	3,000	-	-	-	2,000
Electricity	30,000	-	-	-	1,500
Insurance	12,000	-	-	-	3,000
Water/Sewer	7,500	-	-	-	2,500
Security Monitoring	3,000	-	-	-	1,000
Pest Control	2,500	-	-	-	625
Supplies	30,000	-	-	-	2,000
Contingencies	25,000	-	-	-	5,000
Neighborhood Pool Pavillions (2)					
Landscape Maint.	48,000	-	-	-	18,000
Plant replacement	4,000	-	-	-	1,000
Irrigation repairs	2,000	-	-	-	1,000
Pool Maint. Contract	9,000	-	-	-	3,375
Repairs/Maint.	6,000	-	-	-	3,000
Electricity	15,000	-	-	-	5,000
Insurance	7,000	-	-	-	3,000
Water/Sewer	6,000	-	-	-	2,500
Janitorial	10,000	-	-	-	2,500
Security Monitoring	3,000	-	-	-	1,125
Pest Control	2,000	-	-	-	1,000
Permits/Licenses	3,000	-	-	-	1,500
Supplies	5,000	-	-	-	2,000
Contingencies	10,000	-	-	-	2,000

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Projected through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
Total field operations	3,229,915	-	-	-	1,066,536
Total expenditures	3,342,541	42,420	71,373	113,793	1,179,162
Excess/(deficiency) of revenues over/(under) expenditures	3,732	(788)	920	132	-
Fund balance - beginning (unaudited)	(3,732)	(132)	(920)	(132)	-
Fund balance - ending	\$ -	\$ (920)	\$ -	\$ -	\$ -

Any additional costs of the District's Adopted Budget (above and beyond the operations and maintenance assessment) shall be funded pursuant to a deficit funding agreement to be entered into between the District and the project developer.

**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	5,000
Staffing	85,000
Includes grounds keeper, maintenance techs & Janitorial techs	
Stormwater Management	
Maint Contract -Wet Ponds	33,600
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	87,750
Behind homes from lake edge to property line assumes 30 cuts per year	
Main & neighborhood entries	
Electricity	3,000
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	432,163
All inclusive annual costs, mow/edge/trim/trim detail/fert./chemicals	
irrigation wet-checks/minor repairs & Adjustments & 1 mulch application	
Plant Replacement	16,000
Periodic plant replacement	
Irrigation Sprinkler Repairs	5,000
Repairs to cdd sprinkler system line breaks & replacement heads & Values	
Irrigation supply- community wide	
Irrigation System Management	43,200
Managing central control delivery systems to entire community	
Weathermatic subscription	46,800
Irrigation Water Supply Electric	20,000
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	10,000
Scheduled & unscheduled repairs & maintenanceof pumps & motors	
Streetlighting	93,165
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.	5,000
Periodic road,sidewalk & road signage repairs for roads not owned by county	
or age targeted neighborhood	
Contingencies	12,500

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

I-75 Park (plus jogging trail)

Landscape Maint.	35,000
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	

Master Amenity Complex

Management	22,000
Full time manager, lifestyle director, admin. assist, clubhouse attendants specifically managing neighborhood pool pavillions & grounds	
Landscape Maint.	10,000
All inclusive annual costs, mow/edge/trim/trim detail/fert./chemicals irrigation wet-checks/adjustments & minor repairs & 1 mulch application	
Plant replacement	2,500
Specific to around the amenity center	
Irrigation repairs	2,000
Specific to around the amenity center	
Electricity	1,500
Includes heating pool 5 months per year	
Insurance	3,000
Property and liabilty related to amenty center	
Water/Sewer	2,500
Security Monitoring	1,000
ADT type of building camera sensor/monitoring service & credential entry system	

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

Pest Control	625
Clubhouse, restrooms, gym & promenade	
Supplies	2,000
Activities & operations	
Contingencies	5,000
Neighborhood Pool Pavillions (2)	
Landscape Maint.	18,000
All inclusive including fert./chemical, irrigation checks, 1 mulch application	
Plant replacement	1,000
Specific to around the amenity center	
Irrigation repairs	1,000
Specific to around the amenity center	
Pool Maint. Contract	3,375
Anticipates 3 days a week chemistry check & adjustment/ 2 days a week cleaning	
Repairs/Maint.	3,000
Pool/structure/systems includes pressure washing all hard surfaces once annually	
Electricity	5,000
Includes heating pool 5 months per year	
Insurance	
Property and Lliability	3,000
Water/Sewer	2,500
Janitorial	2,500
2 days a week	
Security Monitoring	1,125
ADT type of building camera sensor/monitoring service & credential entry system	
Pest Control	1,000
Pavillions/restrooms	
Permits/Licenses	1,500
Pool	
Supplies	2,000
Contingencies	2,000
Total field operations	<u>1,066,536</u>
Total expenditures	<u>1,179,162</u>

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Amended Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment: off-roll	\$ 489,630	\$ -	\$ 489,630	\$ 489,630	\$ -
Special assessment: off-roll DW/Cardel	-	-	-	-	149,100
Special assessment: off-roll TM	-	-	-	-	367,140
Special assessment: off-roll MI	-	-	-	-	237,000
Special assessment: off-roll Meritage	-	-	-	-	279,900
Special assessment: off-roll TM Age Targeted	-	-	-	-	260,736
Interest	-	4,772	(4,772)	-	-
Total revenues	<u>489,630</u>	<u>4,772</u>	<u>484,858</u>	<u>489,630</u>	<u>1,293,876</u>
EXPENDITURES					
Debt service					
Principal	-	-	-	-	315,000
Interest	356,341	-	356,341	356,341	979,258
Total debt service	<u>356,341</u>	<u>-</u>	<u>356,341</u>	<u>356,341</u>	<u>1,294,258</u>
Other fees & charges					
Costs of issuance	251,068	225,771	25,297	251,068	-
Underwriter's discount	390,000	390,000	-	390,000	-
Total other fees & charges	<u>641,068</u>	<u>615,771</u>	<u>25,297</u>	<u>641,068</u>	<u>-</u>
Total expenditures	<u>997,409</u>	<u>615,771</u>	<u>381,638</u>	<u>997,409</u>	<u>1,294,258</u>
Excess/(deficiency) of revenues over/(under) expenditures	(507,779)	(610,999)	103,220	(507,779)	(382)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	1,641,880	1,641,880	-	1,641,880	-
Net premium	1,651	1,651	-	1,651	-
Total other financing sources/(uses)	<u>1,643,531</u>	<u>1,643,531</u>	<u>-</u>	<u>1,643,531</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	1,135,752	1,032,532	103,220	1,135,752	(382)
Beginning fund balance (unaudited)	-	-	1,032,532	-	1,135,752
Ending fund balance (projected)	<u>\$1,135,752</u>	<u>\$1,032,532</u>	<u>\$1,135,752</u>	<u>\$1,135,752</u>	<u>1,135,370</u>
Use of fund balance:					
Debt service reserve account balance (required)					(646,123)
Principal and Interest expense - November 1, 2026					(482,935)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 6,312</u>

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			489,628.75	489,628.75	19,500,000.00
05/01/26	315,000.00	4.250%	489,628.75	804,628.75	19,185,000.00
11/01/26			482,935.00	482,935.00	19,185,000.00
05/01/27	330,000.00	4.250%	482,935.00	812,935.00	18,855,000.00
11/01/27			475,922.50	475,922.50	18,855,000.00
05/01/28	345,000.00	4.250%	475,922.50	820,922.50	18,510,000.00
11/01/28			468,591.25	468,591.25	18,510,000.00
05/01/29	360,000.00	4.250%	468,591.25	828,591.25	18,150,000.00
11/01/29			460,941.25	460,941.25	18,150,000.00
05/01/30	375,000.00	4.250%	460,941.25	835,941.25	17,775,000.00
11/01/30			452,972.50	452,972.50	17,775,000.00
05/01/31	390,000.00	4.250%	452,972.50	842,972.50	17,385,000.00
11/01/31			444,685.00	444,685.00	17,385,000.00
05/01/32	410,000.00	5.000%	444,685.00	854,685.00	16,975,000.00
11/01/32			434,435.00	434,435.00	16,975,000.00
05/01/33	430,000.00	5.000%	434,435.00	864,435.00	16,545,000.00
11/01/33			423,685.00	423,685.00	16,545,000.00
05/01/34	455,000.00	5.000%	423,685.00	878,685.00	16,090,000.00
11/01/34			412,310.00	412,310.00	16,090,000.00
05/01/35	475,000.00	5.000%	412,310.00	887,310.00	15,615,000.00
11/01/35			400,435.00	400,435.00	15,615,000.00
05/01/36	500,000.00	5.000%	400,435.00	900,435.00	15,115,000.00
11/01/36			387,935.00	387,935.00	15,115,000.00
05/01/37	525,000.00	5.000%	387,935.00	912,935.00	14,590,000.00
11/01/37			374,810.00	374,810.00	14,590,000.00
05/01/38	555,000.00	5.000%	374,810.00	929,810.00	14,035,000.00
11/01/38			360,935.00	360,935.00	14,035,000.00
05/01/39	585,000.00	5.000%	360,935.00	945,935.00	13,450,000.00
11/01/39			346,310.00	346,310.00	13,450,000.00
05/01/40	610,000.00	5.000%	346,310.00	956,310.00	12,840,000.00
11/01/40			331,060.00	331,060.00	12,840,000.00
05/01/41	645,000.00	5.000%	331,060.00	976,060.00	12,195,000.00
11/01/41			314,935.00	314,935.00	12,195,000.00
05/01/42	675,000.00	5.000%	314,935.00	989,935.00	11,520,000.00
11/01/42			298,060.00	298,060.00	11,520,000.00
05/01/43	710,000.00	5.000%	298,060.00	1,008,060.00	10,810,000.00
11/01/43			280,310.00	280,310.00	10,810,000.00
05/01/44	750,000.00	5.000%	280,310.00	1,030,310.00	10,060,000.00
11/01/44			261,560.00	261,560.00	10,060,000.00
05/01/45	785,000.00	5.200%	261,560.00	1,046,560.00	9,275,000.00
11/01/45			241,150.00	241,150.00	9,275,000.00
05/01/46	830,000.00	5.200%	241,150.00	1,071,150.00	8,445,000.00
11/01/46			219,570.00	219,570.00	8,445,000.00
05/01/47	875,000.00	5.200%	219,570.00	1,094,570.00	7,570,000.00
11/01/47			196,820.00	196,820.00	7,570,000.00
05/01/48	920,000.00	5.200%	196,820.00	1,116,820.00	6,650,000.00
11/01/48			172,900.00	172,900.00	6,650,000.00
05/01/49	970,000.00	5.200%	172,900.00	1,142,900.00	5,680,000.00

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			147,680.00	147,680.00	5,680,000.00
05/01/50	1,020,000.00	5.200%	147,680.00	1,167,680.00	4,660,000.00
11/01/50			121,160.00	121,160.00	4,660,000.00
05/01/51	1,075,000.00	5.200%	121,160.00	1,196,160.00	3,585,000.00
11/01/51			93,210.00	93,210.00	3,585,000.00
05/01/52	1,135,000.00	5.200%	93,210.00	1,228,210.00	2,450,000.00
11/01/52			63,700.00	63,700.00	2,450,000.00
05/01/53	1,195,000.00	5.200%	63,700.00	1,258,700.00	1,255,000.00
11/01/53			32,630.00	32,630.00	1,255,000.00
05/01/54	1,255,000.00	5.200%	32,630.00	1,287,630.00	-
11/01/54					
Total	19,500,000.00		18,738,893.42	38,238,893.42	

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments - Section IA (DW/Cardel)

Product/Parcel	Units	FY 2026 O&M Assessments per Unit	FY 2026 DS Assessments per Unit	FY 2026 Total Assessments per Unit	FY 2025 Total Assessment s per Unit
SF 50'	49	\$ 900.00	\$ 1,500.00	\$ 2,400.00	\$ 567.63
SF 60'	42	900.00	1,800.00	2,700.00	681.16
Total	91				

Off-Roll Assessments - Section IIA & V (TM)

Product/Parcel	Units	FY 2026 O&M Assessments per Unit	FY 2026 DS Assessments per Unit	FY 2026 Total Assessments per Unit	FY 2025 Total Assessment s per Unit
SF 40'	116	\$ 900.00	\$ 1,200.00	\$ 2,100.00	\$ 454.11
SF 52'	71	900.00	1,560.00	2,460.00	590.34
SF 62'	63	900.00	1,860.00	2,760.00	703.86
Total	250				

Off-Roll Assessments - Section VIIA (MI)

Product/Parcel	Units	FY 2026 O&M Assessments per Unit	FY 2026 DS Assessments per Unit	FY 2026 Total Assessments per Unit	FY 2025 Total Assessment s per Unit
SF 50'	158	\$ 900.00	\$ 1,500.00	\$ 2,400.00	\$ 567.63
Total	158				

Off-Roll Assessments - Section IIIB, IVA & IVB (Meritage)

Product/Parcel	Units	FY 2026 O&M Assessments per Unit	FY 2026 DS Assessments per Unit	FY 2026 Total Assessments per Unit	FY 2025 Total Assessment s per Unit
SF 40'	127	\$ 900.00	\$ 1,200.00	\$ 2,100.00	\$ 454.11
SF 50'	85	900.00	1,500.00	2,400.00	567.63
Total	212				

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Off-Roll Assessments - TM Age Targeted

Product/Parcel	Units	FY 2026 O&M Assessments per Unit	FY 2026 DS Assessments per Unit	FY 2026 Total Assessments per Unit	FY 2025 Total Assessments per Unit
SF 45' Age Targeted	80	\$ 900.00	\$ 1,080.00	\$ 1,980.00	\$ 408.69
SF 52' Age Targeted	61	900.00	1,248.00	2,148.00	472.27
SF 62' Age Targeted	66	900.00	1,488.00	2,388.00	563.09
Total	207				

Off-Roll Assessments - All Landowners

Product/Parcel	Units	FY 2026 O&M Assessments per Unit	FY 2026 DS Assessments per Unit	FY 2026 Total Assessments per Unit	FY 2025 Total Assessments per Unit
Townhomes	380	\$ 34.56	\$ -	\$ 34.56	n/a
SF 45' Age Targeted	247	34.56	-	34.56	n/a
SF 52' Age Targeted	315	34.56	-	34.56	n/a
SF 62' Age Targeted	206	34.56	-	34.56	n/a
SF 40'	184	34.56	-	34.56	n/a
SF 45'	-	34.56	-	34.56	n/a
SF 50'	577	34.56	-	34.56	n/a
SF 52'	144	34.56	-	34.56	n/a
SF 60'	115	34.56	-	34.56	n/a
SF 62'	173	34.56	-	34.56	n/a
Total	2,341				