

NEWPORT ISLES

COMMUNITY DEVELOPMENT

DISTRICT

April 21, 2025

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Newport Isles Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

April 14, 2025

Board of Supervisors
Newport Isles Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the Newport Isles Community Development District will hold a Regular Meeting on April 21, 2025 at 10:00 a.m., at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consider Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
4. Administration of Oath of Office to Appointed Supervisor (Seat 4) *(the following to be provided in a separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2025-05, Electing and Removing Officers of the District, and Providing for an Effective Date
6. Consideration of Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

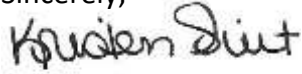
7. Consideration of Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
8. Consideration of Resolution 2025-08, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date
9. Consideration of Resolution 2025-04, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date
10. Consideration of Addendum #1 to Wrathell, Hunt and Associates, LLC Agreement for Management Services [Field Operations Services]
11. Acceptance of Unaudited Financial Statements as of February 28, 2025
12. Approval of March 10, 2025 Special Meeting Minutes
13. Staff Report
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *WRA Engineering, LLC*
 - C. District Manager: *Wrathell, Hunt & Associates, LLC*
 - NEXT MEETING DATE: May 19, 2025 at 10:00 AM
 - QUORUM CHECK

SEAT 1	SUSAN COLLINS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	RICHARD JAMES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	CHARLIE PETERSON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	KAREN JAMES	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

14. Board Members' Comments/Requests
15. Public Comments
16. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,



Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 943 865 3730

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT ELECTING
AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE**

WHEREAS, the Newport Isles Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District's Board of Supervisors desires to elect and remove certain Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective April 21, 2025:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of April 21, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 21st day of April, 2025.

ATTEST:

**NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (“**District**”) of the Newport Isles Community Development District (“**Board**”), prior to June 15, 2025, the proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

SECTION 2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	_____
HOUR:	10:00 a.m.
LOCATION:	WRA Engineering 7978 Cooper Creek Blvd., Suite 102 University Park, Florida 34201

SECTION 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least sixty (60) days prior to the hearing set above.

SECTION 4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

SECTION 5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 21st day of April, 2025.

ATTEST:

**NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

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

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

	Proposed Budget FY 2026
REVENUES	
Assessment levy: off-roll	\$ 344,931
Landowner contribution	834,231
Total revenues	<u>1,179,162</u>
EXPENDITURES	
Professional & administrative	
Supervisors	7,536
Management/accounting/recording	48,000
Legal	25,000
Engineering	2,000
Audit	5,500
Arbitrage rebate calculation	500
Dissemination agent	1,000
Debt service fund accounting: 1st series	7,500
Trustee	5,500
Telephone	200
Postage	500
Printing & binding	500
Legal advertising	1,500
Annual special district fee	175
Insurance	5,800
Contingencies/bank charges	500
Website hosting & maintenance	705
Website ADA compliance	210
Total professional & administrative	<u>112,626</u>
Field operations	
Operations (common)	
Management	5,000
Staffing	85,000
Stormwater Management	
Maint Contract -Wet Ponds	33,600
Wetland Area Maint.	10,233
Monitoring /reporting/supp. planting	9,000
Lake Bank Mowing	87,750
Main & neighborhood entries	
Electricity	3,000
Holiday Decorating	15,000

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

	Proposed Budget FY 2026
<hr/>	
Landscape maint. exterior buffers, entires and road right of way on boulevard	
Maint Contract	432,163
Plant Replacement	16,000
Irrigation Sprinkler Repairs	5,000
Irrigation supply- community wide	
Irrigation System Management	43,200
Weathermatic subscription	46,800
Irrigation Water Supply Electric	20,000
Irrigation Pump Repairs and Maintenance	10,000
Streetlighting	93,165
Roadway Maint.	5,000
Contingencies	12,500
I-75 Park (plus jogging trail)	
Landscape Maint.	35,000
Master Amenity Complex	
Management	22,000
Landscape Maint.	10,000
Plant replacement	2,500
Irrigation repairs	2,000
Electricity	1,500
Insurance	3,000
Water/Sewer	2,500
Security Monitoring	1,000
Pest Control	625
Supplies	2,000
Contingencies	5,000

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

	Proposed Budget FY 2026
Neighborhood Pool Pavillions (2)	
Landscape Maint.	18,000
Plant replacement	1,000
Irrigation repairs	1,000
Pool Maint. Contract	3,375
Repairs/Maint.	3,000
Electricity	5,000
Insurance	3,000
Water/Sewer	2,500
Janitorial	2,500
Security Monitoring	1,125
Pest Control	1,000
Permits/Licenses	1,500
Supplies	2,000
Contingencies	2,000
Total field operations	<u>1,066,536</u>
Total expenditures	<u>1,179,162</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 -
 Fund balance - beginning (unaudited)	 -
Fund balance - ending	<u><u>\$ -</u></u>

**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	
Repair/Maint/Pres Wash	-
Monuments and lighting	
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	
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 & maintenance of 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)

Parking Lot Lighting	-
Assumes 30 parking lot lights/lease/power maint. agree w/utility at \$30 per light/mo	
Recreational Facilities Lighting	-
Provides an allowance for lighting courts & ball fields	
Arborcare	-
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	
Plant replacement	-
Periodic plant replacement	
Irrigation repairs	-
Larger than normal repairs	
Repairs/Maint.	-
Dock, boathouse	
Walking Path and Jogging Trail	-
Path & jogging trail maintenance	
Water/Sewer	-
Restrooms	
Supplies	-
Contingencies	-

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	
Pool Maint. Contract	-
Anticipates 3 days a week chemistry check & adjustment/ 2 days a week cleaning	
Repairs/Maint.	-
Pool/structure/systems includes pressure washing all hard surfaces annually	
Electricity	1,500
Includes heating pool 5 months per year	
Insurance	3,000
Property and liability related to amenity 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	
Permits/Licenses	-
Pool-health department	
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>1,019,736</u>
Total expenditures	<u>1,132,362</u>

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

	Fiscal Year 2025				Proposed 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	\$ 1,292,376
Interest	-	4,772	(4,772)	-	-
Total revenues	489,630	4,772	484,858	489,630	1,292,376
EXPENDITURES					
Debt service					
Principal	-	-	-	-	315,000
Interest	356,341	-	356,341	356,341	979,258
Total debt service	356,341	-	356,341	356,341	1,294,258
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	641,068	615,771	25,297	641,068	-
Total expenditures	997,409	615,771	381,638	997,409	1,294,258
Excess/(deficiency) of revenues over/(under) expenditures	(507,779)	(610,999)	103,220	(507,779)	(1,882)
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)	1,643,531	1,643,531	-	1,643,531	-
Fund balance:					
Net increase/(decrease) in fund balance	1,135,752	1,032,532	103,220	1,135,752	(1,882)
Beginning fund balance (unaudited)	-	-	1,032,532	-	1,135,752
Ending fund balance (projected)	\$ 1,135,752	\$ 1,032,532	\$ 1,135,752	\$ 1,135,752	1,133,870
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					\$ 4,812

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/25			356,340.92	356,340.92	19,500,000.00
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

Product/Parcel	Units	FY 2026 O&M Assessments per Unit	FY 2026 DS Assessments per Unit	FY 2026 Total Assessments per Unit	Total Assessments per Unit
SF 45' Age Targeted	80	\$ 282.15	\$ 1,080.00	\$ 1,362.15	n/a
SF 52' Age Targeted	61	352.69	1,248.00	1,600.69	n/a
SF 62' Age Targeted	66	423.23	1,488.00	1,911.23	n/a
SF 40'	243	319.94	1,200.00	1,519.94	n/a
SF 50'	291	399.93	1,500.00	1,899.93	n/a
SF 52'	71	399.93	1,560.00	1,959.93	n/a
SF 60'	42	479.92	1,800.00	2,279.92	n/a
SF 62'	63	479.92	1,860.00	2,339.92	n/a
Total	917				

Developer Contributions

Product/Parcel	Units	FY 2026 O&M Developer Contributions per Unit	FY 2026 DS Assessments per Unit	FY 2026 Total per Unit	FY 2025 Total per Unit
Townhomes	537	\$ 179.97	\$ -	\$ 179.97	n/a
SF 45' Age Targeted	247	282.15	-	282.15	n/a
SF 52' Age Targeted	315	352.69	-	352.69	n/a
SF 62' Age Targeted	206	423.23	-	423.23	n/a
SF 40'	192	319.94	-	319.94	n/a
SF 45'	10	319.94	-	319.94	n/a
SF 50'	578	399.93	-	399.93	n/a
SF 52'	107	399.93	-	399.93	n/a
SF 60'	115	479.92	-	479.92	n/a
SF 62'	158	479.92	-	479.92	n/a
Total	2,465				

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Newport Isles Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of April, 2025.

ATTEST:

**NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2025	Regular Meeting	10:00 AM
November 17, 2025	Regular Meeting	10:00 AM
December 15, 2025	Regular Meeting	10:00 AM
January __, 2026*	Regular Meeting	__:__ AM/PM
February __, 2026*	Regular Meeting	__:__ AM/PM
March 16, 2026	Regular Meeting	10:00 AM
April 20, 2026	Regular Meeting	10:00 AM
May 18, 2026	Regular Meeting	10:00 AM
June 15, 2026	Regular Meeting	10:00 AM
July 20, 2026	Regular Meeting	10:00 AM
August 17, 2026	Regular Meeting	10:00 AM
September 21, 2026	Regular Meeting	10:00 AM

*Exceptions

The January meeting date is on the Martin Luther King Day holiday.

The February meeting date is on the Presidents' Day holiday.

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the Newport Isles Community Development District desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1.9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT THAT:

1. RECITALS. The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.

2. APPROVAL OF AGREEMENT. The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.

3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 21st day of April, 2025.

ATTEST:

**NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").



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Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



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- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



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Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



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- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



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- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



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- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



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ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA's Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



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supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Management's Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



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regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Clerk or Deputy Clerk

By: _____

Chair

Date: _____

Approved as to Form:

By: _____

County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY STATE COLLEGE, COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
STATE COLLEGE, COMMUNITY
COLLEGE, or STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
AUTHORITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Council Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: **04/21/2025**

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT – SAMPLE ATTACHMENT **Encompassed Entities**

This notice is an acknowledgment of an amendment to the 2023 SMAA by the Florida Division of Emergency Management (“the Division”) which allows parent entities to include individual departments and subdivisions, within their authority, to be listed as SMAA designees eligible for SMAA request and assistance procedures.

By our authority and adoption of the attached 2023 Statewide Mutual Aid agreement, as the parent entity, the following departments and subdivisions will be included as SMAA signatories for all asset request, assistance, and applicable reimbursement processes:

All entities listed herein will still require access to the DEMES Mutual Aid System for FDEM Reimbursement process requirements.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2025-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT
RELATING TO THE AMENDMENT OF THE BUDGET FOR THE
FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING
SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, on August 19, 2024, pursuant to Resolution 2024-13, the Board of Supervisors (“Board”) of the Newport Isles Community Development District (“District”), adopted a Budget for Fiscal Year 2024/2025; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2024/2025.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT:**

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2024 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 21st day of April, 2025.

ATTEST:

**NEWPORT ISLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

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

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

	Adopted Budget FY 2025	Change	Amended Budget FY 2025
REVENUES			
Assessment levy: on-roll - gross	\$ -	\$ -	\$ -
Allowable discounts (4%)	-	-	-
Assessment levy: on-roll - net	-	-	-
Assessment levy: off-roll	-	-	-
Landowner contribution	2,799,461	546,812	3,346,273
Total revenues	2,799,461	546,812	3,346,273
EXPENDITURES			
Professional & administrative			
Supervisors	7,536	-	7,536
Management/accounting/recording	48,000	-	48,000
Legal	25,000	-	25,000
Engineering	2,000	-	2,000
Audit	5,500	-	5,500
Arbitrage rebate calculation*	500	-	500
Dissemination agent*	1,000	-	1,000
Debt service fund accounting: 1st series*	7,500	-	7,500
Trustee*	5,500	-	5,500
Telephone	200	-	200
Postage	500	-	500
Printing & binding	500	-	500
Legal advertising	1,500	-	1,500
Annual special district fee	175	-	175
Insurance	5,800	-	5,800
Contingencies/bank charges	500	-	500
Website hosting & maintenance	705	-	705
Website ADA compliance	210	-	210
Total professional & administrative	112,626	-	112,626
Field operations			
Operations (common)			
Management	14,400	-	14,400
Staffing	213,941	-	213,941
Stormwater management			
Maint contract -wet ponds	93,276	-	93,276
Wetland area maint.	10,233	-	10,233
Monitoring /reporting/supp. planting	9,000	-	9,000
Lake bank mowing	131,934	-	131,934
Main & neighborhood entries			
Repair/maint/pres wash	7,500	-	7,500
Electricity	3,500	-	3,500
Holiday decorating	15,000	-	15,000

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

	Adopted Budget FY 2025	Change	Amended Budget FY 2025
Landscape maint. exterior buffers, entires and road right of way on boulevard			
Maint contract	683,280	-	683,280
Plant replacement	25,000	-	25,000
Irrigation sprinkler repairs	7,500	92,500	100,000
Irrigation supply- community wide			
Irrigation system management	20,000	391,408	411,408
Weathermatic subscription	-	356,772	356,772
Irrigation water supply electric	48,000	-	48,000
Irrigation pump repairs and maintenance	11,100	13,900	25,000
Streetlighting	360,000	(224,500)	135,500
Roadway maint.	20,000	-	20,000
Contingencies	50,000	-	50,000
Total professional and common ops			
I-75 Park (plus jogging trail)			
Parking lot lighting	10,800	-	10,800
Recreational facilities lighting	25,000	-	25,000
Landscape maint.	175,000	(75,000)	100,000
Plant replacement	10,000	-	10,000
Irrigation repairs	7,500	-	7,500
Repairs/maint.	10,000	-	10,000
Walking path and jogging trail	15,000	-	15,000
Water/sewer	3,000	-	3,000
Supplies	5,000	-	5,000
Contingencies	15,000	-	15,000
Total I-75 Park			
Master amenity complex			
Management	350,371	-	350,371
Landscape maint.	60,000	-	60,000
Plant replacement	5,000	-	5,000
Irrigation repairs	3,000	-	3,000
Pool Maint. Contract	9,000	-	9,000
Repairs/maint.	6,000	-	6,000
Electricity	30,000	-	30,000
Insurance	12,000	-	12,000
Water/sewer	7,500	-	7,500

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

	Adopted Budget FY 2025	Change	Amended Budget FY 2025
Security monitoring	3,000	-	3,000
Pest control	2,500	-	2,500
Permits/licenses	1,500	-	1,500
Supplies	30,000	-	30,000
Contingencies	25,000	-	25,000
Neighborhood pool pavillions (2)			
Landscape maint.	60,000	(12,000)	48,000
Plant replacement	4,000	-	4,000
Irrigation repairs	2,000	-	2,000
Pool maint. contract	9,000	-	9,000
Repairs/maint.	6,000	-	6,000
Electricity	15,000	-	15,000
Insurance	7,000	-	7,000
Water/sewer	6,000	-	6,000
Janitorial	10,000	-	10,000
Security monitoring	3,000	-	3,000
Pest control	2,000	-	2,000
Permits/licenses	3,000	-	3,000
Supplies	5,000	-	5,000
Contingencies	10,000	-	10,000
Total field operations	<u>2,686,835</u>	<u>543,080</u>	<u>3,229,915</u>
Total expenditures	<u>2,799,461</u>	<u>543,080</u>	<u>3,342,541</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	3,732	3,732
Fund balance - beginning (unaudited)	<u>-</u>	<u>(3,732)</u>	<u>(3,732)</u>
Fund balance - ending (projected)			
Assigned			
Working capital	-	-	-
Unassigned	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance - ending	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>

* These items will be realized when bonds are issued

** Cost of Collections on-roll \$223,957

**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	100,000
Repairs to cdd sprinkler system line breaks & replacement heads & Values	
Irrigation supply- community wide	
Irrigation system management	411,408
Managing central control delivery systems to entire community	
Weathermatic subscription	356,772
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	25,000
Scheduled & unscheduled repairs & maintenance of pumps & motors	
Streetlighting	135,500
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.	100,000
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.	60,000
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.	48,000
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 Lliability	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>3,229,915</u>
Total expenditures	<u>3,342,541</u>

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2025**

	Adopted Budget FY 2025		Amended Budget FY 2025
REVENUES			
Special assessment: off-roll	\$ -	\$ 489,630	\$ 489,630
Total revenues	-	489,630	489,630
EXPENDITURES			
Debt service			
Interest	-	356,341	356,341
Total debt service	-	356,341	356,341
Other fees & charges			
Underwriter's discount	-	390,000	390,000
Costs of issuance	-	251,068	251,068
Total other fees & charges	-	641,068	641,068
Total expenditures	-	997,409	997,409
Excess/(deficiency) of revenues over/(under) expenditures	-	(507,779)	(507,779)
OTHER FINANCING SOURCES/(USES)			
Bond proceeds	-	1,641,880	1,641,880
Net premium	-	1,651	1,651
Total other financing sources/(uses)	-	1,643,531	1,643,531
Fund balance:			
Net increase/(decrease) in fund balance	-	1,135,752	1,135,752
Beginning fund balance (unaudited)	-	-	-
Ending fund balance (projected)	-	1,135,752	1,135,752
Use of fund balance:			
Debt service reserve account balance (required)	-	(646,123)	(646,123)
Principal and Interest expense - November 1, 2025	-	(489,629)	(489,629)
Projected fund balance surplus/(deficit) as of September 30, 2025	\$ -	\$ -	\$ -

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/25			356,340.92	356,340.92	19,500,000.00
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	-
Total	19,500,000.00		18,738,893.42	38,238,893.42	

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

BUILD OUT ASSESSMENTS	PLANNED									
									Total Revenue per Designatio n	
	Designation	Units	ERU Value	TTL ERUs	Prof. and Common Ops	I-75 Park & Jog Trail	Master Amenity Complex	Neighborhood Pavillions	Total per Unit/Designatio n	
	TM -Targeted									
	40' -49'	327	0.8	261.6	645.49	52.69			747.06	244,288
	50'-59'	376	1	376	806.87	65.86			933.82	351,117
	60' -70'	272	1.2	326.4	968.24	79.04			1,120.59	304,799
	Traditional									
	40'-49'	427	0.8	341.6	645.49	52.69	229.76	54.82	1,051.55	449,013
	50'-59'	1084	1	1084	806.87	65.86	287.2	68.52	1,314.44	1,424,855
60'-70'	393	1.2	471.6	968.24	79.04	344.64	82.23	1,577.33	619,891	
BTR	208	0.3	62.4	242.06	19.76			280.15	58,270	
Future-Townhomes	295	0.45	132.75	363.09	29.64			420.22	123,965	
	3382		3056.35						3,576,198	
POTENTIAL										
Future-Apts	208	0.3	62.4	242.06	19.76			280.15	58,270	

* 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.

NEWPORT ISLES

COMMUNITY DEVELOPMENT DISTRICT

10



Wrathell, Hunt and Associates, LLC

**ADDENDUM #1 TO AGREEMENT FOR MANAGEMENT SERVICES
BETWEEN NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT
AND
WRATHELL, HUNT & ASSOCIATES, LLC**

This document is in reference to a contract agreement dated March 23, 2022 between the following parties that are named below.

May it be known that the undersigned parties, for good consideration, do hereby agree to make the following changes and/or additions outlined below. These additions, effective _____, 20__ shall be made valid as if they are included in the original stated contract.

Field Operations Services \$14,400 Annually (\$1,200.00 monthly)

No other terms or conditions of the above-mentioned contract shall be negated or changed as a result of this here stated addendum.

IN WITNESS WHEREOF, the Board of Supervisors of the **Newport Isles Community Development District** has made and executed this Contract on behalf of the DISTRICT and the MANAGER have each, respectively, by an authorized person or agent, hereunder set their hands and seals effective as of the date and year first above written.

Signed in the presence of

BOARD OF SUPERVISORS:
NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

Witnesses:

Print Name: _____

By: _____
Print Name _____
Chair/Vice Chair

Print Name: _____

MANAGER:
WRATHELL, HUNT & ASSOCIATES, LLC

Print Name: _____

By: _____
Craig A. Wrathell, Managing Member

Print Name: _____



Exhibit A - Fee Schedule

1. District Management, Recording, Financial Accounting and Assessment Roll Services

FEE PROPOSED **\$48,000 annually**

2. Accounting/Assessment Collection Services - Per Bond Debt Service Fund

FEE PROPOSED **\$7,500 annually**

3. Assessment Methodology Consultant Services [Assessment Methodology Report]

FEE PROPOSED **\$25,000 per bond issue**

4. Issuance of Bonds, and Placement of Loans and Other District Indebtedness

FEE PROPOSED **Not to exceed \$35,000 per issue**

The following formula shall explain this fee. The fee for the first \$5,000,000 bond issue(s) SHALL BE \$3.00/\$1,000 with a minimum fee of \$10,000. The additional fee for bond issues between \$5,000,000 and \$10,000,000 shall be \$1.00/\$1,000. The fee for bond issues over \$10,000,000 shall be \$.50/\$1,000 of the additional amount. These fees are payable at closing of the bond issue. It is expressly understood that compensation shall be contingent upon completion of financing and if for any reason a financing is not completed, there shall be no compensation owed to ***Wrathell, Hunt and Associates, LLC***. For the issuance of Bond Anticipation Notes, the fee is \$10,000 per issuance.

5. Dissemination Agent Services

FEE PROPOSED **\$1,000 annually per bond issue**

6. Field Operation Services

FEE PROPOSED **\$14,400 annually (\$1,200 monthly)***

***[Fees scaled on the level of activity as compared to adopted budget]**



Wrathell, Hunt and Associates, LLC

7. Out of Pocket Expenses: *Wrathell, Hunt and Associates, LLC*, shall be reimbursed for **out-of-pocket expenses** incurred in the performance of the services defined herein (i.e. photocopies, postage, mailings, long distance telephone calls, and printing and binding, etc.). *Wrathell, Hunt and Associates, LLC*, will submit monthly invoices to District for work performed and payment shall become due and payable within fifteen (15) days of receipt.



Exhibit B –Scope of Services: Field Operations

- **Coordinate and provide contract administration for any services provided to the District by outside vendors:**
 - Develop service contracts and scope for the delivery of services to the District, with the assistance of the District’s Attorney, and bid as appropriate
 - Ensure that contract specifications are being met through periodic facilities review with service providers
 - Interface with residents, developer and builders and service providers to ensure that anticipated service levels are being provided
 - Coordinate calls for service from residents, developer and builders with service providers
 - Prepare contract amendments and change orders as necessary
 - Ensure proper contractor billing is received
- **Coordinate with the residents to determine the services and levels of service to be provided as part of the District's budget preparations:**
 - Identify new services
 - Identify expanded areas of existing services
 - Identify new levels of service
 - Provide budget recommendations based on findings
- **Provide monthly Inspection Reports with photos**
- **If required, provide day-to-day management of in-house operations by performing the following:**
 - Hire and train a highly qualified staff
 - Coordinate all personnel applications, benefits, and payroll and submit in an accurate and timely manner
 - Prepare and implement operating schedules
 - Prepare and implement operating policies
 - Implement internal purchasing policies
 - Prepare and bid services and commodities as necessary

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025**

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 1,375,576	\$ -	\$ -	\$ 1,375,576
Investments				
Revenue	-	3,075	-	3,075
Reserve	-	646,123	-	646,123
Capitalized interest	-	358,037	-	358,037
Cost of issuance	-	25,400	-	25,400
Due from Landowner	4,408	-	28,485	32,893
Due from general fund	-	-	1,369,082	1,369,082
Total assets	<u>\$ 1,379,984</u>	<u>\$ 1,032,635</u>	<u>\$ 1,397,567</u>	<u>\$ 3,810,186</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 4,150	\$ -	\$ -	\$ 4,150
Contracts payable	-	-	1,397,567	1,397,567
Retainage payable	-	-	862,588	862,588
Due to Landowner	-	10,459	12,828,396	12,838,855
Due to other	649	-	-	649
Due to capital projects fund	1,369,082	-	-	1,369,082
Accrued wages payable	200	-	-	200
Accrued taxes payable	15	-	-	15
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>1,380,096</u>	<u>10,459</u>	<u>15,088,551</u>	<u>16,479,106</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred revenue	4,408	-	28,486	32,894
Total deferred inflows of resources	<u>4,408</u>	<u>-</u>	<u>28,486</u>	<u>32,894</u>
Fund balances:				
Restricted for:				
Debt service	-	1,022,176	-	1,022,176
Capital projects	-	-	(13,719,470)	(13,719,470)
Unassigned	(4,520)	-	-	(4,520)
Total fund balances	<u>(4,520)</u>	<u>1,022,176</u>	<u>(13,719,470)</u>	<u>(12,701,814)</u>
Total liabilities and fund balances	<u>\$ 1,379,984</u>	<u>\$ 1,032,635</u>	<u>\$ 1,397,567</u>	<u>\$ 3,810,186</u>

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ 41,632	\$ 2,839,461	1%
Total revenues	-	41,632	2,839,461	1%
EXPENDITURES				
Professional & administrative				
Supervisors	-	-	7,536	0%
Management/accounting/recording	4,000	20,000	48,000	42%
Legal	-	13,228	25,000	53%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	250	1,000	25%
Debt service fund accounting: 1st series*	-	-	7,500	0%
Trustee*	-	-	5,500	0%
Telephone	17	83	200	42%
Postage	9	151	500	30%
Printing & binding	42	208	500	42%
Legal advertising	111	2,300	1,500	153%
Annual special district fee	-	175	175	100%
Insurance	-	5,408	5,800	93%
Contingencies/bank charges	112	617	500	123%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	4,374	42,420	112,626	38%
Field operations				
Operations (common)				
Management	-	-	14,400	0%
Staffing	-	-	213,941	0%
Stormwater Management				
Maint Contract -Wet Ponds	-	-	93,276	0%
Wetland Area Maint.	-	-	10,233	0%
Monitoring /reporting/supp. planting	-	-	9,000	0%
Lake Bank Mowing	-	-	131,934	0%
Main & neighborhood entries	-	-		
Repair/Maint/Pres Wash	-	-	7,500	0%
Electricity	-	-	3,500	0%
Holiday Decorating	-	-	15,000	0%
Landscape maint. exterior buffers, entires and road right of way on boulevard				
Maint Contract	-	-	683,280	0%
Plant Replacement	-	-	25,000	0%
Irrigation Sprinkler Repairs	-	-	7,500	0%
Irrigation supply- community wide				

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
Irrigation System Management	-	-	20,000	0%
Irrigation Water Supply Electric	-	-	48,000	0%
Irrigation Pump Repairs and Maintenance	-	-	11,100	0%
Streetlighting	-	-	360,000	0%
Roadway Maint.	-	-	20,000	0%
Contingencies	-	-	50,000	0%
Total Professional and Common Ops	-	-	1,723,664	0%
I-75 Park (plus jogging trail)				
Parking Lot Lighting	-	-	10,800	0%
Recreational Facilities Lighting	-	-	25,000	0%
Landscape Maint.	-	-	175,000	0%
Plant replacement	-	-	10,000	0%
Irrigation repairs	-	-	7,500	0%
Repairs/Maint.	-	-	10,000	0%
Walking Path and Jogging Trail	-	-	15,000	0%
Water/Sewer	-	-	3,000	0%
Supplies	-	-	5,000	0%
Contingencies	-	-	15,000	0%
Total I-75 Park	-	-	276,300	0%
Master Amenity Complex				
Management	-	-	350,371	0%
Landscape Maint.	-	-	100,000	0%
Plant replacement	-	-	5,000	0%
Irrigation repairs	-	-	3,000	0%
Pool Maint. Contract	-	-	9,000	0%
Repairs/Maint.	-	-	6,000	0%
Electricity	-	-	30,000	0%
Insurance	-	-	12,000	0%
Water/Sewer	-	-	7,500	0%
Security Monitoring	-	-	3,000	0%
Pest Control	-	-	2,500	0%
Permits/Licenses	-	-	1,500	0%
Supplies	-	-	30,000	0%
Contingencies	-	-	25,000	0%
Neighborhood Pool Pavillions (2)				
Landscape Maint.	-	-	60,000	0%
Plant replacement	-	-	4,000	0%
Irrigation repairs	-	-	2,000	0%
Pool Maint. Contract	-	-	9,000	0%
Repairs/Maint.	-	-	6,000	0%
Electricity	-	-	15,000	0%
Insurance	-	-	7,000	0%
Water/Sewer	-	-	6,000	0%

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
Janitorial	-	-	10,000	0%
Security Monitoring	-	-	3,000	0%
Pest Control	-	-	2,000	0%
Permits/Licenses	-	-	3,000	0%
Supplies	-	-	5,000	0%
Contingencies	-	-	10,000	0%
Total master Amenity and Neighborhood Pool Pavillions	-	-	726,871	0%
Total field operations	-	-	2,726,835	0%
Total expenditures	4,374	42,420	2,839,461	1%
Excess/(deficiency) of revenues over/(under) expenditures	(4,374)	(788)	-	
Fund balances - beginning	(146)	(3,732)	-	
Fund balances - ending	<u>\$ (4,520)</u>	<u>\$ (4,520)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued.

**These items will be realized the year after the issuance of bonds.

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES		
Interest	3,422	4,772
Total revenues	<u>3,422</u>	<u>4,772</u>
EXPENDITURES		
Cost of issuance	-	225,771
Underwriter's discount	-	390,000
Total debt service	<u>-</u>	<u>615,771</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 3,422	 (610,999)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	1,641,880
Net premium	-	1,651
Total other financing sources	<u>-</u>	<u>1,643,531</u>
 Net change in fund balances	 3,422	 1,032,532
Fund balances - beginning	1,018,754	(10,356)
Fund balances - ending	<u><u>\$ 1,022,176</u></u>	<u><u>\$ 1,022,176</u></u>

**NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year To Date
REVENUES		
Landowner contribution	\$ 1,369,082	\$ 2,474,174
Total revenues	<u>1,369,082</u>	<u>2,474,174</u>
EXPENDITURES		
Construction costs	<u>1,276,902</u>	<u>5,016,427</u>
Total expenditures	<u>1,276,902</u>	<u>5,016,427</u>
Excess/(deficiency) of revenues over/(under) expenditures	92,180	(2,542,253)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>-</u>	<u>17,858,120</u>
Total other financing sources/(uses)	<u>-</u>	<u>17,858,120</u>
Net change in fund balances	92,180	15,315,867
Fund balances - beginning	<u>(13,811,650)</u>	<u>(29,035,337)</u>
Fund balances - ending	<u><u>\$ (13,719,470)</u></u>	<u><u>\$ (13,719,470)</u></u>

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Newport Isles Community Development District held a Special Meeting on March 10, 2025 at 10:00 a.m., at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201.

Present:

Kristen Suit District Manager

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:01 a.m.

NOTE: NO OFFICIAL ACTION OF THE BOARD WILL BE TAKEN

SECOND ORDER OF BUSINESS

**Public Opening of Amenity Facility
Construction Project Proposal Packages**

Ms. Suit stated only one sealed bid was received in response to the RFP, as follows:

1. R.E. Floyd Construction Corporation: The bid package was received on time. The bid package was sealed and, upon opening, it contained one original. She will find out if District Management received an electronic copy. Bid total: \$1,479,652.34.

THIRD ORDER OF BUSINESS

UPCOMING MEETINGS

- **March 17, 2025 at 10:00 AM [Regular Meeting: Evaluation of Proposals for Amenity Facility Construction Project and Landscape & Irrigation Maintenance Services]**
- **April 21, 2025 at 10:00 AM [Regular Meeting: Presentation of Fiscal Year 2026 Proposed Budget]**

- **QUORUM CHECK**

36 **FOURTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

37

38 There were no Board Members' comments or requests.

39

40 **FIFTH ORDER OF BUSINESS** **Public Comments**

41

42 No members of the public spoke.

43

44 **SIXTH ORDER OF BUSINESS** **Adjournment**

45

46 The meeting adjourned at 10:02 a.m.

47

48

49 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

50
51
52
53
54
55

Secretary/Assistant Secretary

Chair/Vice Chair

NEWPORT ISLES
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201		
¹ Home2 Suites by Hilton – Lakewood Ranch, 6015 Exchange Way, Bradenton, Florida 34202		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2024 CANCELED	Regular Meeting	10:00 AM
November 5, 2024 ¹	Landowners' Meeting	11:00 AM
November 18, 2024 CANCELED	Regular Meeting	10:00 AM
December 16, 2024 CANCELED	Regular Meeting	10:00 AM
January 23, 2025 CANCELED	Special Meeting: Bid Opening <i>RFP for Amenity Facility Construction Project</i>	10:00 AM
January 30, 2025 CANCELED	Special Meeting <i>Evaluation of Landscape & Irrigation Maintenance Services Proposals</i>	10:00 AM
February 11, 2025 CANCELED	Special Meeting: Bid Opening <i>RFP for Amenity Facility Construction Project</i>	10:00 AM
February 18, 2025 CANCELED	Special Meeting <i>Evaluation of Proposals [Landscape & Irrigation Maintenance Services]</i>	10:00 AM
March 10, 2025	Special Meeting: Bid Opening <i>RFP for Amenity Facility Construction Project</i>	10:00 AM
March 17, 2025 CANCELED	Regular Meeting <i>Evaluation of Proposals for Amenity Facility Construction Project and Landscape & Irrigation Maintenance Services</i>	10:00 AM
April 1, 2025	Regular Meeting <i>Evaluation of Proposals for Amenity Facility Construction Project and Landscape & Irrigation Maintenance Services</i>	10:00 AM

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
April 21, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	10:00 AM
May 19, 2025	Regular Meeting	10:00 AM
June 16, 2025	Regular Meeting	10:00 AM
July 21, 2025	Regular Meeting	10:00 AM
August 18, 2025	Regular Meeting	10:00 AM
September 15, 2025	Regular Meeting	10:00 AM