

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

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

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

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

	Adopted Budget FY 2025	Change	Amended Budget FY 2025
<b>REVENUES</b>			
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
<b>EXPENDITURES</b>			
<b>Professional &amp; administrative</b>			
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
<b>Field operations</b>			
<b>Operations (common)</b>			
Management	14,400	-	14,400
Staffing	213,941	-	213,941
<b>Stormwater management</b>			
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
<b>Main &amp; neighborhood entries</b>			
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
<b>Landscape maint. exterior buffers, entires and road right of way on boulevard</b>			
Maint contract	683,280	-	683,280
Plant replacement	25,000	-	25,000
Irrigation sprinkler repairs	7,500	92,500	100,000
<b>Irrigation supply- community wide</b>			
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
<b>Total professional and common ops</b>			
<b>I-75 Park (plus jogging trail)</b>			
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
<b>Total I-75 Park</b>			
<b>Master amenity complex</b>			
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
<b>Neighborhood pool pavillions (2)</b>			
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	2,686,835	543,080	3,229,915
Total expenditures	2,799,461	543,080	3,342,541
Excess/(deficiency) of revenues over/(under) expenditures	-	3,732	3,732
Fund balance - beginning (unaudited)	-	(3,732)	(3,732)
Fund balance - ending (projected)			
Assigned			
Working capital	-	-	-
Unassigned	-	-	-
Fund balance - ending	-	-	-

\* 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
<b>Wrathell, Hunt and Associates, LLC</b> (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>
<b>Field operations</b>	
<b>Operations (common)</b>	
Management	14,400
Staffing	213,941
Includes grounds keeper, maintenance techs & Janitorial techs	
<b>Stormwater Management</b>	
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	
<b>Main &amp; neighborhood entries</b>	
Repair/maint/pres wash	7,500
Monuments and lighting	
Electricity	3,500
Monument and landscape lighting	
Holiday decorating	15,000
Basic package at entires	
<b>Landscape maint. exterior buffers, entires and road right of way on boulevard</b>	
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	
<b>Irrigation supply- community wide</b>	
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
<b>Neighborhood Pool Pavillions (2)</b>	
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
<b>REVENUES</b>			
Special assessment: off-roll	\$ -	\$ 489,630	\$ 489,630
Total revenues	-	489,630	489,630
<b>EXPENDITURES</b>			
<b>Debt service</b>			
Interest	-	356,341	356,341
Total debt service	-	356,341	356,341
<b>Other fees &amp; charges</b>			
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)
<b>OTHER FINANCING SOURCES/(USES)</b>			
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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	-
<b>Total</b>	<b>19,500,000.00</b>		<b>18,738,893.42</b>	<b>38,238,893.42</b>	

**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.