Tree Island Estates
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Administrative Assessments	76,754	**77,126**	77,126
Maintenance Assessments	43,596	**43,656**	43,656
Debt Assessments	124,424	**124,596**	124,596
Other Revenues	0	**0**	0
Interest Income	1,200	**3,300**	3,181
Total Revenues	**$ 245,974**	**$ 248,678**	**$ 248,559**
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	**3,400**	2,400
Employer Taxes - Payroll	400	**264**	184
Management	28,824	**28,824**	26,422
Secretarial	3,900	**3,900**	3,575
Legal	9,250	**9,250**	6,543
Assessment Roll	6,000	**6,000**	0
Audit Fees	3,600	**3,600**	3,600
Insurance	7,700	**7,618**	7,618
Legal Advertisements	2,100	**3,200**	2,192
Miscellaneous	1,000	**11,000**	9,736
Postage	250	**310**	297
Office Supplies	450	**380**	344
Website	750	**750**	688
Dues & Subscriptions	175	**175**	175
Trustee Fee	3,600	**3,708**	3,708
Continuing Disclosure Fee	350	**350**	0
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 73,349**	**$ 82,729**	**$ 67,482**
MAINTENANCE EXPENDITURES			
Aquatic Maintenance	3,500	**3,500**	3,220
Lawn/Landscape Maintenance	25,000	**25,000**	20,634
Preserve Maintenance	16,000	**38,000**	34,150
Maintenance Contingency (Electric, Survey, Garbage, Etc.)	5,500	**20,000**	16,183
Irrigation System Maintenance	2,860	**1,000**	0
Entrance Feature	1,000	**500**	0
Storm Drainage/Class V Permit	3,500	**1,000**	0
Security Cameras Maintenance/Internet	7,000	**2,500**	1,100
Engineering/Inspections	2,500	**4,500**	3,420
TOTAL MAINTENANCE EXPENDITURES	**$ 66,860**	**$ 96,000**	**$ 78,707**
TOTAL EXPENDITURES	**$ 140,209**	**$ 178,729**	**$ 146,189**
REVENUES LESS EXPENDITURES	**$ 105,765**	**$ 69,949**	**$ 102,370**
Bond Payments	(116,959)	**(118,769)**	(118,769)
Balance	**$ (11,194)**	**$ (48,820)**	**$ (16,399)**
County Appraiser & Tax Collector Fee	(4,895)	**(2,360)**	(2,360)
Discounts For Early Payments	(9,791)	**(9,103)**	(9,103)
EXCESS/ (SHORTFALL)	**$ (25,880)**	**$ (60,283)**	**$ (27,862)**
Carryover From Prior Year	25,880	**25,880**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (34,403)**	**$ (27,862)**

FUND BALANCE AS OF 9/30/25	$101,525
FY 2025/2026 ACTIVITY	($60,283)
FUND BALANCE AS OF 9/30/26	$41,242

Note
$25,880 Of Fund Balance Used To Reduce 2025/2026 Assessments.

AMENDED FINAL BUDGET

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Interest Income	400	**750**	726
NAV Tax Collection	116,959	**118,769**	118,769
Total Revenues	**$ 117,359**	**$ 119,519**	**$ 119,495**
EXPENDITURES			
Principal Payments	68,000	**72,000**	72,000
Interest Payments	48,564	**46,633**	46,633
Bond Redemption	795	**0**	0
Total Expenditures	**$ 117,359**	**$ 118,633**	**$ 118,633**
Excess/ (Shortfall)	**$ -**	**$ 886**	**$ 862**

FUND BALANCE AS OF 9/30/25	$33,772
FY 2025/2026 ACTIVITY	$886
FUND BALANCE AS OF 9/30/26	$34,658

Notes

Revenue Fund Balance = $34,658*.

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment

Of $21,273.

* Approximate Amounts

Series 2014 Bond Refunding Information *

Original Par Amount =	$1,680,000	Annual Principal Payments Due:
Interest Rate =	5.68%	May 1st
Issue Date =	May 2014	Annual Interest Payments Due:
Maturity Date =	May 2034	May 1st & November 1st

* - Modified In May 2024

Par Amount As Of 9/30/26 = $749,000