

Tree Island Estates
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	76,754
Maintenance Assessments	43,596
Debt Assessments	124,424
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 245,974
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Employer Taxes - Payroll	400
Management	28,824
Secretarial	3,900
Legal	9,250
Assessment Roll	6,000
Audit Fees	3,600
Insurance	7,700
Legal Advertisements	2,100
Miscellaneous	1,000
Postage	250
Office Supplies	450
Website	750
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 73,349
MAINTENANCE EXPENDITURES	
Aquatic Maintenance	3,500
Lawn/Landscape Maintenance	25,000
Preserve Maintenance	16,000
Maintenance Contingency	5,500
Irrigation System Maintenance	2,860
Entrance Feature	1,000
Storm Drainage/Class V Permit	3,500
Security Camera Maintenance/Internet	7,000
Engineering/Inspections	2,500
TOTAL MAINTENANCE EXPENDITURES	\$ 66,860
TOTAL EXPENDITURES	\$ 140,209
REVENUES LESS EXPENDITURES	\$ 105,765
Bond Payments	(116,959)
Balance	\$ (11,194)
County Appraiser & Tax Collector Fee	(4,895)
Discounts For Early Payments	(9,791)
EXCESS/ (SHORTFALL)	\$ (25,880)
Carryover From Prior Year	25,880
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	75,689	75,580	76,754	Expenditures Less Interest/.94
Maintenance Assessments	46,381	44,782	43,596	Expenditures Less Carryover/.94
Debt Assessments	124,424	124,424	124,424	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	9,865	600	1,200	Estimated At \$100 Per Month
TOTAL REVENUES	\$ 256,359	\$ 245,386	\$ 245,974	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,400	5,000	5,000	No Change From 2024/2025 Budget
Employer Taxes - Payroll	184	400	400	Projected At 8% Of Supervisor Fees
Management	27,204	28,020	28,824	CPI Adjustment
Secretarial	3,900	3,900	3,900	No Change From 2024/2025 Budget
Legal	7,160	9,250	9,250	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2024/2025 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,862	6,900	7,700	Fiscal Year 2023/2024 Expenditure Was \$7,321
Legal Advertisements	1,857	2,000	2,100	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	724	1,050	1,000	\$50 Decrease From 2024/2025 Budget
Postage	154	250	250	No Change From 2024/2025 Budget
Office Supplies	198	500	450	\$50 Decrease From 2024/2025 Budget
Website	750	750	750	No Change From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,548	3,600	3,600	No Change From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 64,866	\$ 71,645	\$ 73,349	
MAINTENANCE EXPENDITURES				
Aquatic Maintenance	3,136	3,500	3,500	No Change From 2024/2025 Budget
Lawn/Landscape Maintenance	27,704	19,000	25,000	\$6,000 Increase From 2024/2025 Budget
Preserve Maintenance	17,196	16,000	16,000	No Change From 2024/2025 Budget
Maintenance Contingency	15,358	5,500	5,500	No Change From 2024/2025 Budget
Irrigation System Maintenance	0	2,860	2,860	No Change From 2024/2025 Budget
Entrance Feature	0	1,000	1,000	No Change From 2024/2025 Budget
Storm Drainage/Class V Permit	0	0	3,500	New Requirement In Miami-Dade County
Security Camera Maintenance/Internet	24,468	7,000	7,000	No Change From 2024/2025 Budget
Engineering/Inspections	1,100	2,500	2,500	No Change From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 88,962	\$ 57,360	\$ 66,860	
TOTAL EXPENDITURES	\$ 153,828	\$ 129,005	\$ 140,209	
REVENUES LESS EXPENDITURES	\$ 102,531	\$ 116,381	\$ 105,765	
Bond Payments	(118,629)	(116,959)	(116,959)	2026 Principal & Interest Payments
Balance	\$ (16,098)	\$ (578)	\$ (11,194)	
County Appraiser & Tax Collector Fee	(2,371)	(4,896)	(4,895)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(9,044)	(9,791)	(9,791)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (27,513)	\$ (15,265)	\$ (25,880)	
Carryover From Prior Year	0	15,265	25,880	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (27,513)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,429	400	400	Projected Interest For 2025/2026
NAV Tax Collection	118,629	116,959	116,959	Maximum Debt Service Collection
Total Revenues	\$ 120,058	\$ 117,359	\$ 117,359	
EXPENDITURES				
Principal Payments	64,000	68,000	68,000	Principal Payment Due In 2026
Interest Payments	53,230	48,564	48,564	Interest Payments Due In 2026
Bond Redemption	0	795	795	Estimated Excess Debt Collections
Total Expenditures	\$ 117,230	\$ 117,359	\$ 117,359	
Excess/ (Shortfall)	\$ 2,828	\$ -	\$ -	

Series 2023 Bond Modification Information

Original Par Amount =	\$953,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.68%	Annual Interest Payments Due =	May 1st & November 1st
Modification Date =	May 2023		
Maturity Date =	May 2034		
Par Amount As Of 1/1/25 =	\$889,000		

Tree Island Estates CDD Assessment Comparison

	Fiscal Year 2022/2023 Assessment <u>Before Discount*</u>	Fiscal Year 2023/2024 Assessment <u>Before Discount*</u>	Fiscal Year 2024/2025 Assessment <u>Before Discount*</u>	Fiscal Year 2025/2026 Projected Assessment <u>Before Discount*</u>
Administrative	\$ 240.95	\$ 270.06	\$ 275.85	\$ 280.13
Maintenance	\$ 199.42	\$ 169.28	\$ 163.45	\$ 159.11
<u>Debt</u>	<u>\$ 453.08</u>	<u>\$ 454.11</u>	<u>\$ 454.11</u>	<u>\$ 454.11</u>
Total	\$ 893.45	\$ 893.45	\$ 893.41	\$ 893.35

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 274