

Tree Island Estates
Community Development District

**Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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AMENDED FINAL BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Administrative Assessments	75,580	76,250	76,250
Maintenance Assessments	44,782	44,785	44,785
Debt Assessments	124,424	124,426	124,426
Other Revenues	0	600	600
Interest Income	600	6,000	5,807
Total Revenues	\$ 245,386	\$ 252,061	\$ 251,868
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	5,000	2,400	2,400
Employer Taxes - Payroll	400	184	184
Management	28,020	28,020	28,020
Secretarial	3,900	3,900	3,900
Legal	9,250	8,500	6,985
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,500	3,500	3,500
Insurance	6,900	7,321	7,321
Legal Advertisements	2,000	3,200	2,138
Miscellaneous	1,050	2,200	1,959
Postage	250	80	65
Office Supplies	500	300	234
Website	750	750	750
Dues & Subscriptions	175	175	175
Trustee Fee	3,600	3,709	3,709
Continuing Disclosure Fee	350	350	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 71,645	\$ 70,589	\$ 67,690
MAINTENANCE EXPENDITURES			
Aquatic Maintenance	3,500	3,199	3,199
Lawn/Landscape Maintenance	19,000	18,300	15,234
Preserve Maintenance	16,000	17,574	17,574
Maintenance Contingency (Electric, Survey, Garbage, Etc.)	5,500	29,000	25,654
Irrigation System Maintenance	2,860	1,000	0
Entrance Feature	1,000	500	0
Security Cameras	7,000	16,000	15,035
Engineering/Inspections	2,500	2,200	1,835
TOTAL MAINTENANCE EXPENDITURES	\$ 57,360	\$ 87,773	\$ 78,531
TOTAL EXPENDITURES	\$ 129,005	\$ 158,362	\$ 146,221
REVENUES LESS EXPENDITURES	\$ 116,381	\$ 93,699	\$ 105,647
Bond Payments	(116,959)	(118,686)	(118,686)
Balance	\$ (578)	\$ (24,987)	\$ (13,039)
County Appraiser & Tax Collector Fee	(4,896)	(2,362)	(2,362)
Discounts For Early Payments	(9,791)	(8,933)	(8,933)
EXCESS/ (SHORTFALL)	\$ (15,265)	\$ (36,282)	\$ (24,334)
Carryover From Prior Year	15,265	15,265	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (21,017)	\$ (24,334)

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$131,368
(\$36,282)
\$95,086

Note
\$15,265 Of Fund Balance Used To Reduce 2024/2025 Assessments.
\$25,880 Of Fund Balance To Be Used To Reduce 2025/2026 Assessments.

AMENDED FINAL BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	400	1,130	1,092
NAV Tax Collection	116,959	118,686	118,686
Total Revenues	\$ 117,359	\$ 119,816	\$ 119,779
EXPENDITURES			
Principal Payments	68,000	68,000	68,000
Interest Payments	48,564	50,495	50,495
Bond Redemption	795	0	0
Total Expenditures	\$ 117,359	\$ 118,495	\$ 118,495
Excess/ (Shortfall)	\$ -	\$ 1,321	\$ 1,283

FUND BALANCE AS OF 9/30/24	\$32,412
FY 2024/2025 ACTIVITY	\$1,321
FUND BALANCE AS OF 9/30/25	\$33,733

Notes

Revenue Fund Balance = \$33,733*.

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

Of \$23,317.

* 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 9/30/25 = \$821,000