

Tree Island Estates
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	78,361
Maintenance Assessments	107,747
Debt Assessments	124,424
Other Revenues	0
Interest Income	1,320
TOTAL REVENUES	\$ 311,852
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Employer Taxes - Payroll	400
Management	29,604
Secretarial	3,900
Legal	9,250
Assessment Roll	6,000
Audit Fees	3,700
Insurance	8,200
Legal Advertisements	2,100
Miscellaneous	1,200
Postage	250
Office Supplies	400
Website	750
Dues & Subscriptions	175
Trustee Fee	3,700
Continuing Disclosure Fee	350
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 74,979
MAINTENANCE EXPENDITURES	
Aquatic Maintenance	3,500
Lawn/Landscape Maintenance	25,000
Preserve Maintenance	16,000
Maintenance Contingency (Electric, Etc.)	5,500
Irrigation System Maintenance	2,860
Entrance Feature	1,000
Storm Drainage/Class V Permit	3,500
Security Camera Maintenance/Internet	7,000
Debris Removal	10,000
Capital Improvements Projects	24,422
Engineering/Inspections	2,500
TOTAL MAINTENANCE EXPENDITURES	\$ 101,282
TOTAL EXPENDITURES	\$ 176,261
REVENUES LESS EXPENDITURES	\$ 135,591
Bond Payments	(116,959)
Balance	\$ 18,632
County Appraiser & Tax Collector Fee	(6,211)
Discounts For Early Payments	(12,421)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	76,250	76,754	78,361	Expenditures Less Interest/.94
Maintenance Assessments	44,785	43,596	107,747	Expenditures Less Carryover/.94
Debt Assessments	124,426	124,424	124,424	Bond Payments/.94
Other Revenues	600	0	0	
Interest Income	6,077	1,200	1,320	Estimated At \$110 Per Month
TOTAL REVENUES	\$ 252,138	\$ 245,974	\$ 311,852	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,400	5,000	5,000	No Change From 2025/2026 Budget
Employer Taxes - Payroll	184	400	400	Projected At 8% Of Supervisor Fees
Management	28,020	28,824	29,604	CPI Adjustment
Secretarial	3,900	3,900	3,900	No Change From 2025/2026 Budget
Legal	7,385	9,250	9,250	No Change From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2025/2026 Budget
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	7,321	7,700	8,200	Fiscal Year 2025/2026 Expenditure Was \$7,618
Legal Advertisements	2,138	2,100	2,100	No Change From 2025/2026 Budget
Miscellaneous	1,959	1,000	1,200	\$200 Increase From 2025/2026 Budget
Postage	65	250	250	No Change From 2025/2026 Budget
Office Supplies	234	450	400	\$50 Decrease From 2025/2026 Budget
Website	750	750	750	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,709	3,600	3,700	\$100 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 68,090	\$ 73,349	\$ 74,979	
MAINTENANCE EXPENDITURES				
Aquatic Maintenance	3,199	3,500	3,500	No Change From 2025/2026 Budget
Lawn/Landscape Maintenance	16,514	25,000	25,000	No Change From 2025/2026 Budget
Preserve Maintenance	17,574	16,000	16,000	No Change From 2025/2026 Budget
Maintenance Contingency (Electric, Etc.)	19,454	5,500	5,500	No Change From 2025/2026 Budget
Irrigation System Maintenance	0	2,860	2,860	No Change From 2025/2026 Budget
Entrance Feature	0	1,000	1,000	No Change From 2025/2026 Budget
Storm Drainage/Class V Permit	0	3,500	3,500	No Change From 2025/2026 Budget
Security Camera Maintenance/Internet	17,935	7,000	7,000	No Change From 2025/2026 Budget
Debris Removal	7,400	0	10,000	Debris Removal
Capital Improvements Projects	0	0	24,422	Capital Improvements Projects
Engineering/Inspections	1,835	2,500	2,500	No Change From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 83,911	\$ 66,860	\$ 101,282	
TOTAL EXPENDITURES	\$ 152,001	\$ 140,209	\$ 176,261	
REVENUES LESS EXPENDITURES	\$ 100,137	\$ 105,765	\$ 135,591	
Bond Payments	(118,686)	(116,959)	(116,959)	2027 Principal & Interest Payments
Balance	\$ (18,549)	\$ (11,194)	\$ 18,632	
County Appraiser & Tax Collector Fee	(2,362)	(4,895)	(6,211)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(8,933)	(9,791)	(12,421)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (29,844)	\$ (25,880)	\$ -	
Carryover From Prior Year	0	25,880	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (29,844)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET

TREE ISLAND ESTATES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,169	400	500	Projected Interest For 2026/2027
NAV Tax Collection	118,686	116,959	116,959	Maximum Debt Service Collection
Total Revenues	\$ 119,855	\$ 117,359	\$ 117,459	
EXPENDITURES				
Principal Payments	68,000	68,000	76,000	Principal Payment Due In 2027
Interest Payments	50,495	48,564	40,385	Interest Payments Due In 2027
Bond Redemption	0	795	1,074	Estimated Excess Debt Collections
Total Expenditures	\$ 118,495	\$ 117,359	\$ 117,459	
Excess/ (Shortfall)	\$ 1,360	\$ -	\$ -	

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 1/1/26 =	\$821,000		

Tree Island Estates CDD Assessment Comparison

	Fiscal Year 2023/2024 Assessment <u>Before Discount*</u>	Fiscal Year 2024/2025 Assessment <u>Before Discount*</u>	Fiscal Year 2025/2026 Assessment <u>Before Discount*</u>	Fiscal Year 2026/2027 Projected Assessment <u>Before Discount*</u>
Administrative	\$ 270.06	\$ 275.85	\$ 280.13	\$ 285.99
Maintenance	\$ 169.28	\$ 163.45	\$ 159.11	\$ 393.25
<u>Debt</u>	<u>\$ 454.11</u>	<u>\$ 454.11</u>	<u>\$ 454.11</u>	<u>\$ 454.11</u>
Total	\$ 893.45	\$ 893.41	\$ 893.35	\$ 1,133.35

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 274