

# **North Park Isle**

Community Development District

## ***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

Prepared by:



# North Park Isle

General Fund

## Community Development District

### Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
REVENUES				
Interest - Investments	\$	-	\$	-
Operations & Maintenance Assmts - On Roll		407,027		518,064
Special Assessments - CDD Collected		482,798		614,505
Rental Income		-		-
Other Miscellaneous Revenues		-		-
TOTAL REVENUES	\$	889,825	\$	1,132,569
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	\$	12,000	\$	12,000
Onsite Staff		70,000		70,000
District Management		36,000		36,000
Field Management		12,000		18,000
Accounting Services		6,750		6,750
Website Admin Services		1,500		1,500
District Engineer		5,000		12,500
District Counsel		10,000		15,000
Trustees Fees		8,100		8,100
Auditing Services		6,000		6,000
Postage, Phone, Faxes, Copies		500		500
Mailings		2,500		2,500
Legal Advertising		7,000		3,000
Bank Fees		250		250
Dues, Licenses & Fees		175		175
Onsite Office Supplies		100		1,000
Website ADA Compliance		1,500		1,500
Disclosure Report		7,200		7,200
Total Financial and Administrative	\$	186,575	\$	201,975
Insurance				
General Liability	\$	3,800	\$	3,908
Public Officials Insurance		3,100	\$	3,697
Property & Casualty Insurance		50,000	\$	26,189
Deductible		2,500		2,500
Total Insurance	\$	59,400	\$	36,294
Utility Services				
Electric Utility Services	\$	15,000	\$	170,000
Street Lights		130,000		130,000
Water/Waste		3,500		40,000
Total Utility Services	\$	148,500	\$	340,000

# North Park Isle

General Fund

## Community Development District

### Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
<b>Amenity</b>				
Pool Monitor	\$	-	\$	12,000
Pools R&M		20,000		10,000
Janitorial - Maintenance		8,000		5,000
Janitorial - Services and Supplies		1,800		9,600
Garbage Dumpster - Rental/Collection		7,500		5,000
Amenity Pest Control		2,000		2,000
Amenity Maintenance & Repairs		10,000		10,000
Amenity Furniture R&M		5,000		5,000
Security Systemn Monitoring and Maint		3,000		5,000
Key Card Distribution		2,000		2,000
Dog Waste Station Service and Supplies		9,000		4,500
Entrance Monuments, Gates, Walls R&M		2,800		2,800
Pool Maintenance - Contract		11,200		24,000
Pool Treatments & Other R&M		-		5,000
R&M Drainage		25,000		25,000
Security Monitoring Services		15,000		15,000
MISC Maintenance		15,000		20,000
Special Events		-		10,000
Holiday Decorations		15,000		15,000
Janitorial Supplies		1,000		1,000
<b>Total Amenity</b>	<b>\$</b>	<b>153,300</b>	<b>\$</b>	<b>187,900</b>
<b>Landscape and Pond Maintenance</b>				
Landscape Maintenance - Contract	\$	180,000	\$	195,000
Landscaping - R&M		10,000		-
Landscaping - Mulch		20,000		20,000
Landscaping - Annuals		15,000		15,000
Landscaping - Plant Replacement Program		15,000		15,000
Landscaping - Tree Trimming and Replacement				12,000
Irrigation Maintenance		15,000		10,000
Aquatics - Contract		3,000		51,900
Aquatics - Plant Replacement		2,000		2,000
Waterway Management Program		44,000		-
Mitigation Area		2,500		2,500
Wildlife Control		1,500		1,500
Debris Cleanup		5,000		5,000
Shared Landscape Maint Fr Entrance		1,500		1,500
Storm Cleanup		-		35,000
<b>Total Landscape and Pond Maintenance</b>	<b>\$</b>	<b>314,500</b>	<b>\$</b>	<b>366,400</b>

# North Park Isle

Community Development District

All Funds

## Assessment Summary Fiscal Year 2026 vs. 2025 Assessments

ASSESSMENT ALLOCATION											
Assessment Area One- Series 2019											
Product	Units	General Fund			Debt Service Series 2019			Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	Percent Change
Single Family 50'	345	\$ 1,207.03	\$ 948.33	\$ 258.70	\$ 1,595.75	\$ 1,595.75	\$ -	\$ 2,802.78	\$ 2,544.08	\$ 258.70	10%
Single Family 60'	93	\$ 1,448.44	\$ 1,138.00	\$ 310.44	\$ 1,914.90	\$ 1,914.90	\$ -	\$ 3,363.34	\$ 3,052.90	\$ 310.44	10%
	<b>438</b>										
Assessment Area Two- Series 2021											
Product	Units	O&M Per Unit			Debt Service Series 2021			Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	Percent Change
Single Family 40'	54	\$ 965.63	\$ 758.66	\$ 206.96	\$ 1,276.60	\$ 1,276.60	\$ -	\$ 2,242.23	\$ 2,035.26	\$ 206.96	10%
Single Family 50'	424	\$ 1,207.03	\$ 948.33	\$ 258.70	\$ 1,595.75	\$ 1,595.75	\$ -	\$ 2,802.78	\$ 2,544.08	\$ 258.70	10%
Single Family 60'	62	\$ 1,448.44	\$ 1,138.00	\$ 310.44	\$ 1,914.90	\$ 1,914.90	\$ -	\$ 3,363.34	\$ 3,052.90	\$ 310.44	10%
	<b>540</b>										