Rizzetta & Company

New Port Corners
Community Development District

Adopted Budget for Fiscal Year 2025-2026

Presented by: Rizzetta & Company, Inc.

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Adopted Budget
New Port Corners Community Development District
General Fund
Fiscal Year 2025/2026

Chart of Accounts Classification	Budget for 2025/2026
ASSESSMENT REVENUES	
Special Assessments	
Tax Roll*	$ 391,844
Off Roll*	$ 438,781
Assessment Revenue Subtotal	**$ 830,625**
TOTAL REVENUES	**$ 830,625**

*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.

Adopted Budget
New Port Corners Community Development District
General Fund
Fiscal Year 2025/2026

Chart of Accounts Classification	Budget for 2025/2026
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	$ 12,000
Financial & Administrative	
Accounting Services	$ 19,200
Administrative Services	$ 4,200
Arbitrage Rebate Calculation	$ 450
Auditing Services	$ 5,000
Disclosure Report	$ 6,500
District Engineer	$ 10,000
District Management	$ 21,000
Dues, Licenses & Fees	$ 175
Financial & Revenue Collection	$ 3,600
Legal Advertising	$ 5,000
Miscellaneous Fees	$ 2,500
Public Officials Liability Insurance	$ 3,500
Trustee Fees	$ 5,000
Website Hosting, Maintenance, Backup	$ 3,000
Legal Counsel	

Adopted Budget
New Port Corners Community Development District
General Fund

Fiscal Year 2025/2026

Chart of Accounts Classification	Budget for 2025/2026
District Counsel	$ 30,000
Administrative Subtotal	**$ 131,125**
EXPENDITURES - FIELD OPERATIONS	
Eletric Utility Services	
Utility - Irrigation	$ 10,000
Utility - Street Lights	$ 138,000
Utility Services	$ 6,000
Stormwater Control	
Aquatic Maintenance	$ 10,000
Wetland Monitoring & Maintenance	$ 5,000
Wetland Nuisance/Exotic Species Control	$ 5,000
Other Physical Environment	
Entry & Wall Maintenance & Repair	$ 5,000
Fence Repairs	$ 5,000
General Liability Insurance	$ 4,000
Irrigation Repair	$ 10,000
Landscape - Mulch	$ 10,000
Landscape Inspection Services	$ 9,000

Adopted Budget
New Port Corners Community Development District
General Fund
Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026
Landscape and Irrigation Maintenance	$	377,500
Landscape Replacement Plants,Shrubs, Trees	$	10,000
Property Insurance	$	30,000
Water Management (Irrigation and Wells)	$	15,000
Contingency		
Miscellaneous Contingency	$	50,000
Field Operations Subtotal	**$**	**699,500**
TOTAL EXPENDITURES	**$**	**830,625**
EXCESS OF REVENUES OVER EXPENDITURES	**$**	**-**

New Port Corners Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	PRELIM Series 2025	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments [1]	$1,014,552.34	$1,014,552.34
TOTAL REVENUES	**$1,014,552.34**	**$1,014,552.34**
EXPENDITURES		
Administrative		
Debt Service Obligation	$1,014,552.34	$1,014,552.34
Administrative Subtotal	**$1,014,552.34**	**$1,014,552.34**
TOTAL EXPENDITURES	**$1,014,552.34**	**$1,014,552.34**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):	6.0%
GROSS ASSESSMENTS	**$1,079,311.00**

Notes:

Tax Roll Collection Costs for Pasco County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

[1] Estimated Maximum Annual Debt Service.

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		$830,625.00	**2024/2025 O&M Budget:**	$280,000.00
Collection Costs:	2%	$17,672.87	**2025/2026 O&M Budget:**	$830,625.00
Early Payment Discounts:	4%	$35,345.74		
2025/2026 Total:		**$883,643.62**	**Total Difference:**	**$550,625.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	*2025/2026*	*$*	*%*
Phase 1A					
Alley Townhomes 25'	Preliminary Series 2025 Debt Service	$0.00	$864.00	$864.00	(1)
	Operations/Maintenance	$0.00	$707.68	$707.68	(2)
	Total	**$0.00**	**$1,571.68**	**$1,571.68**	(1)(2)
Single Family 32'	Preliminary Series 2025 Debt Service	$0.00	$1,106.00	$1,106.00	(1)
	Operations/Maintenance	$0.00	$905.84	$905.84	(2)
	Total	**$0.00**	**$2,011.84**	**$2,011.84**	(1)(2)
Single Family 40'	Preliminary Series 2025 Debt Service	$0.00	$1,383.00	$1,383.00	(1)
	Operations/Maintenance	$0.00	$1,132.30	$1,132.30	(2)
	Total	**$0.00**	**$2,515.30**	**$2,515.30**	(1)(2)
Single Family 50'	Preliminary Series 2025 Debt Service	$0.00	$1,729.00	$1,729.00	(1)
	Operations/Maintenance	$0.00	$1,415.37	$1,415.37	(2)
	Total	**$0.00**	**$3,144.37**	**$3,144.37**	(1)(2)
Phase 1B					
Villa (Active Adult)	Preliminary Series 2025 Debt Service	$0.00	$951.00	$951.00	(1)
	Operations/Maintenance	$0.00	$778.45	$778.45	(2)
	Total	**$0.00**	**$1,729.45**	**$1,729.45**	(1)(2)
Single Family 50' (Active Adult)	Preliminary Series 2025 Debt Service	$0.00	$1,729.00	$1,729.00	(1)
	Operations/Maintenance	$0.00	$1,415.37	$1,415.37	(2)
	Total	**$0.00**	**$3,144.37**	**$3,144.37**	(1)(2)
Single Family 60' (Active Adult)	Preliminary Series 2025 Debt Service	$0.00	$2,074.00	$2,074.00	(1)
	Operations/Maintenance	$0.00	$1,698.44	$1,698.44	(2)
	Total	**$0.00**	**$3,772.44**	**$3,772.44**	(1)(2)

(1) The Series 2025 Bonds are anticpated to be issued in May 2025. Therefore, the Series 2025 Assessments are expected to be levied beginning FY 2025-2026.

(2) The District's FY 2024-2025 Budget was funded by the developer in lieu of levying O&M assessments.

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		**$830,625.00**
COLLECTION COSTS @	**2%**	**$17,672.87**
EARLY PAYMENT DISCOUNT @	**4%**	**$35,345.74**
TOTAL O&M ASSESSMENT		**$883,643.62**

UNITS ASSESSED

LOT SIZE	O&M	PRELIMINARY SERIES 2025 DEBT SERVICE [1]
Phase 1A		
Alley Townhomes 25'	16	16
Single Family 32'	13	13
Single Family 40'	139	139
Single Family 50'	43	43
Phase 1B		
Villa (Active Adult)	112	112
Single Family 50' (Active Adult)	241	241
Single Family 60' (Active Adult)	126	126
Total Community	**690**	**690**

ALLOCATION OF O&M ASSESSMENT

EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M ASSESSMENT
0.50	8.00	1.28%	$11,322.96
0.64	8.32	1.33%	$11,775.88
0.80	111.20	17.81%	$157,389.11
1.00	43.00	6.89%	$60,860.90
0.55	61.60	9.87%	$87,186.77
1.00	241.00	38.60%	$341,104.10
1.20	151.20	24.22%	$214,003.90
	624.32	**100.00%**	**$883,643.62**

PER LOT ANNUAL ASSESSMENT

O&M	PRELIM SERIES 2025 DEBT SERVICE [2]	TOTAL [3]
$707.68	**$864.00**	**$1,571.68**
$905.84	**$1,106.00**	**$2,011.84**
$1,132.30	**$1,383.00**	**$2,515.30**
$1,415.37	**$1,729.00**	**$3,144.37**
$778.45	**$951.00**	**$1,729.45**
$1,415.37	**$1,729.00**	**$3,144.37**
$1,698.44	**$2,074.00**	**$3,772.44**

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):	**($53,018.62)**
Net Revenue to be Collected:	**$830,625.00**

[1] Reflects the number of total lots expected to be encumbered by the Series 2025 Bonds. Series 2025 numbers are preliminary and subject to change upon final pricing of the bonds.

[2] Annual estimated debt service assessment per lot to be adopted in connection with the anticipated Series 2025 bond issuance. Preliminary annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

[3] It is anticipated that the FY 2025-2026 assessments may be billed directly by the District due to timing constraints imposed by Pasco County. However, county collection costs and early payment discounts have been included for illustrative purposes. Assessments billed directly by the District will be net of those costs.