Port of the Islands Community Improvement District

Fiscal Year 2027 Budget

Office of the District Manager

General Fund	2026 Adopted Budget	6-Months Actual 3/31/26	2026 Projected Year-End	2026 Budget vs Projected Year-End Variance	2027 Proposed Budget
Revenue					
FEMA Reimbursement	-	79,305	-	-	-
Interest Income	160,000	69,471	138,942	21,058	140,000
Special Assessment - Tax Collector	815,105	657,156	770,000	45,105	805,006
Interest - Tax Collector	500	-	-	500	-
Special Assessment - District Collected	-	-	-	-	-
Special Assessmnet - Doubtful Collection	-	-	-	-	-
Non Ad Valorem Discount	(45,000)	-	-	(45,000)	(45,000)
Miscellaneous Revenues	-	1,177	2,354	(2,354)	-
Total Revenues	**930,605**	**807,109**	**911,296**	**19,309**	**900,006**
Expenses					
Administrative					
Board of Supervisors	6,000	3,000	6,000	-	6,000
Employment Taxes	450	230	460	(10)	450
Processing Fees	500	136	272	228	500
County Property Tax	26,080	9,001	18,002	8,078	10,000
Profserv - Engineering	40,000	14,986	29,972	10,028	40,000
Profserv - Legal Services	25,000	30,285	60,570	(35,570)	40,000
Profserv - Management Consulting Services	51,000	26,874	53,748	(2,748)	52,500
Proserv - Property Appraiser	2,700	16,014	32,028	(29,328)	2,700
Auditing Services	6,600	5,200	10,400	(3,800)	6,600
Rental & Leases	1,000	555	1,110	(110)	1,000
Postage & Freight	500	162	324	176	500
Insurance - General Liability	12,000	12,599	25,198	(13,198)	13,000

Office of the District Manager					
General Fund	**2026 Adopted Budget**	**6-Months Actual 3/31/26**	**2026 Projected Year-End**	**2026 Budget vs Projected Year-End Variance**	**2027 Proposed Budget**
Insurance - Workers Comp	2,000	-	-	2,000	2,000
Printing & Binding	200	2,000	4,000	(3,800)	500
Legal Advertising	5,000	1,153	2,306	2,694	5,000
Other Contractural Services	15,000	16,395	32,790	(17,790)	20,000
Assessment Administration/Tax Collector F	15,000	13,143	26,286	(11,286)	15,000
Misc. District Website	3,600	701	1,402	2,198	3,600
Annual District Filing Fee	175	-	-	175	175
Total Administrative	**212,805**	**152,434**	**304,868**	**(92,063)**	**219,525**
Operations & Maintenance					
Contacts - Field Services	6,500	3,658	7,316	(816)	8,000
Electricty - Streetlighting	30,000	17,414	34,828	(4,828)	30,000
R&M - Building	5,000	-	55,000	(50,000)	5,000
R&M - Grounds	25,000	17,734	35,468	(10,468)	27,000
Hurricane	-	-	4,190	(4,190)	-
R&M - Storm Water Drainage	5,000	-	-	5,000	5,000
Total Operations & Maintenance	**71,500**	**38,806**	**136,802**	**(65,302)**	**75,000**
Landscape & Irrigation					
Contracts - Landscape	97,000	48,845	97,690	(690)	97,000
Utility - Irrigation	15,000	6,560	13,120	1,880	15,000
R&M - Irrigation	12,000	8,007	16,014	(4,014)	12,000
Total Landscape & Irrigation	**124,000**	**63,412**	**126,824**	**(2,824)**	**124,000**
Lakes & Ponds					
Contracts - Lakes	2,000	1,045	2,090	(90)	2,500
Total Lakes & Ponds	**2,000**	**1,045**	**2,090**	**(90)**	**2,500**
Roads & Sidewalks					

Office of the District Manager					
General Fund	**2026 Adopted Budget**	**6-Months Actual 3/31/26**	**2026 Projected Year-End**	**2026 Budget vs Projected Year-End Variance**	**2027 Proposed Budget**
R&M - Signage	300	-	-	300	300
R&M - Roads & Sidewalks	10,000	-	-	10,000	10,000
Total Roads & Sidewalks	**10,300**	**-**	**-**	**10,300**	**10,300**
Capital Expenditures & Projects					
Capital Outlay - Landscape	25,000	-	15,000	10,000	25,000
Capital Outlay - Utility Meter Replacement	-	-	-	-	-
Contingency	125,000	-	-	125,000	93,681
Capital Reserve	350,000	-	-	350,000	350,000
Total Capital Expenditures & Projects	**500,000**	**-**	**15,000**	**485,000**	**468,681**
TOTAL EXPENDITURES	**920,605**	**255,697**	**585,584**	**335,021**	**900,006**
Other Financing Sources (User)					
Use of Fund Balance	-	-	-	-	-
Principle Debt Retirement	-	-	-	-	-
Interest Expense	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
General Fund - Revanue Over (Under) Ex	10,000	551,412	325,712	(315,712)	0
Summary		**FY 2026 Assessment**		**FY 2027 Assessment**	
ERU = 1116.11		721.26		721.26	

Port of the Islands Community Improvement District					
Fiscal Year 2027 Budget					
Office of the District Manager					
Water & Sewer Fund	**2026 Adopted Budget**	**6-Months Actual 3/31/26**	**2026 Projected Year-End**	**2026 Budget vs Projected Year-End**	**2027 PROPOSED Budget**
Revenues					
Interest Income	50,000	25,145	50,290	(290)	50,100
Water Revenue	625,000	370,305	625,000	-	577,000
Sewer Revenue	675,000	383,740	675,000	-	598,000
Irrigation Fees	210,200	120,127	200,000	10,200	210,200
Meter Fees	3,000	2,400	4,800	(1,800)	3,000
Interest - Tax Collector	600	-	-	600	-
Other Miscellaneous Revenues	5,000	13,913	27,826	(22,826)	5,000
Total Revenues	**1,568,800**	**915,630**	**1,582,916**	**(14,116)**	**1,443,300**
Expenditures					
Personal & Administration					
Board of Supervisors	6,000	3,000	6,000	-	6,000
Employment Taxes	400	230	460	(60)	400
Payroll Fees	500	136	272	228	500
ProfServ - Engineering	50,000	24,069	48,138	1,862	50,000
ProfServ - Legal Services	25,000	30,218	60,436	(35,436)	25,000
ProfServ - Management Consulting Service	51,000	26,874	53,748	(2,748)	52,500
ProfServ - Property Appraiser	-	-	-	-	-
Auditing Services	5,100	5,200	5,200	(100)	5,100
Postage & Freight	200	27	54	146	200
Insurance - General Liability	12,000	13,350	13,350	(1,350)	15,000
Printing & Binding	200	-	-	200	200
Legal Advertisting	1,200	-	-	1,200	1,200
Special Services	-	582	1,164	(1,164)	-
Utility Printing & Postage	2,500	1,956	3,912	(1,412)	2,500

Office of the District Manager						
Water & Sewer Fund	**2026 Adopted Budget**	**6-Months Actual 3/31/26**	**2026 Projected Year-End**	**2026 Budget vs Projected Year-End**	**2027 PROPOSED Budget**	
Miscellaneous - Bank Charges	32,000	133	266	31,734	-	
Assessment Administration	30,000	-	-	30,000	30,000	
Office Supplies	700	634	1,268	(568)	700	
Telephone - Utility Operations	4,000	1,936	3,872	128	4,000	
Total Personal & Administrative	**220,800**	**108,345**	**198,140**	**22,660**	**193,300**	
Water & Sewer Combined Services						
Miscellaneous - Hurricane	-	4,190	8,380	(8,380)	-	
Utility - Electricty	100,000	50,889	101,778	(1,778)	105,000	
Contracts - Utility Operations	388,000	175,971	351,942	36,058	398,000	
Contracts - Utility Billing	40,000	19,188	38,376	1,624	42,000	
Contracts - Generator Maintenance	4,000	-	-	4,000	4,000	
R&M - Lift Station	10,000	33,045	66,090	(56,090)	10,000	
R&M - Potable Water Lines	12,000	12,920	25,840	(13,840)	12,000	
R&M - Water Plant	40,000	79,846	79,846	(39,846)	40,000	
R&M - Waste Water Plant	25,000	15,369	30,738	(5,738)	25,000	
R&M - Sewer Lines	5,000	78,006	80,000	(75,000)	5,000	
R&M - Instrumentation	5,000	4,166	4,166	834	5,000	
Miscellaneous - Licenses & Permits	1,000	-	-	1,000	1,000	
Compliance Sampling	20,000	6,958	13,916	6,084	20,000	
Chemicals - Water Operations	35,000	13,640	27,280	7,720	35,000	
Chemicals - Waste Water Operations	28,000	10,166	20,332	7,668	28,000	
Sludge Disposal	20,000	17,739	35,478	(15,478)	35,000	
Reserves - Water & Sewer System	240,000	-	-	240,000	240,000	
Total Water & Sewer Combined Services	**973,000**	**522,093**	**884,162**	**88,838**	**1,005,000**	
			-			
Capital Expenditures & Contingency						
Capital Outlay	250,000	-	-	250,000	125,000	
Capital Outlay - Utility Meter Replacement	-	11,585	11,585	(11,585)	-	

Office of the District Manager						
Water & Sewer Fund	**2026 Adopted Budget**	**6-Months Actual 3/31/26**	**2026 Projected Year-End**	**2026 Budget vs Projected Year-End**	**2027 PROPOSED Budget**	
Contingency	125,000	-	-	125,000	120,000	
Total Capital Expenditures & Projects	**375,000**	**11,585**	**11,585**	**363,415**	**245,000**	
TOTAL EXPENDITURES	**1,568,800**	**642,023**	**1,093,887**	**474,913**	**1,443,300**	
Other Financing Sources (Uses)						
Loan Proceeds	-	-	-	-	-	
Total Other Financing Services (Uses)	-	-	-	-	-	
Excess - Revenue / Expenditures	-	273,607	489,029	(489,029)	-	
SUMMARY						
ERU = 742.22	**Assessment 26**				**Assessment 27**	
	-				-	