

Sausalito Bay
Community Development District

**Proposed Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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PROPOSED BUDGET
SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
Administrative Assessments	81,290
Maintenance Assessments	37,181
Debt Assessments	187,028
Other Revenues	0
Interest Income	300
TOTAL REVENUES	\$ 305,799
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Aquatic Maintenance (SFH - 50)	5,400
Aquatic Maintenance (TH - 23)	1,800
Lawn Maintenance (SFH - 50)	22,500
Lawn Maintenance/Lake Tracts (TH - 23)	6,000
Lake Tract Shoreline Maintenance (SFH - 50)	900
Lake Tract Shoreline Maintenance (TH - 23)	480
Miscellaneous Maintenance Expenses (SFH - 50)	8,000
Miscellaneous Maintenance Expenses (TH - 23)	750
Misc Grounds Maintenance/Mulch/Fertilizer	4,800
Engineering/Inspections	1,020
Outside Janitorial Services (SFH - 50)	3,300
Maintenance Contingency	2,300
TOTAL MAINTENANCE EXPENDITURES	\$ 57,250
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Management	31,200
Secretarial & Field Operations	6,180
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,700
Insurance	6,000
Legal Advertisements	700
Miscellaneous	1,700
Postage	250
Office Supplies	475
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	700
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 76,413
TOTAL EXPENDITURES	\$ 133,663
REVENUES LESS EXPENDITURES	\$ 172,136
Bond Payments	(175,806)
BALANCE	\$ (3,670)
County Appraiser & Tax Collector Fee	(6,110)
Discounts For Early Payments	(12,220)
EXCESS/ (SHORTFALL)	\$ (22,000)
Carryover From Prior Year	22,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	81,862	81,908	81,290	Expenditures/.94
Maintenance Assessments	36,926	38,989	37,181	Expenditures Less Interest & Carryover/.94
Debt Assessments	189,202	185,399	187,028	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	253	300	300	Interest Projected At \$25 Per Month
TOTAL REVENUES	\$ 308,243	\$ 306,596	\$ 305,799	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Aquatic Maintenance (SFH - 50)	6,120	5,400	5,400	No Change From 2020/2021 Budget
Aquatic Maintenance (TH - 23)	0	1,800	1,800	No Change From 2020/2021 Budget
Lawn Maintenance (SFH - 50)	18,966	22,500	22,500	No Change From 2020/2021 Budget
Lawn Maintenance/Lake Tracts (TH - 23)	5,541	6,000	6,000	No Change From 2020/2021 Budget
Lake Tract Shoreline Maintenance (SFH - 50)	1,050	900	900	No Change From 2020/2021 Budget
Lake Tract Shoreline Maintenance (TH - 23)	350	480	480	No Change From 2020/2021 Budget
Miscellaneous Maintenance Expenses (SFH - 50)	800	8,000	8,000	No Change From 2020/2021 Budget
Miscellaneous Maintenance Expenses (TH - 23)	980	750	750	No Change From 2020/2021 Budget
Misc Grounds Maintenance/Mulch/Fertilizer	0	4,800	4,800	No Change From 2020/2021 Budget
Engineering/Inspections	975	1,020	1,020	No Change From 2020/2021 Budget
Outside Janitorial Services (SFH - 50)	0	3,300	3,300	No Change From 2020/2021 Budget
Maintenance Contingency	0	4,000	2,300	Maintenance Contingency
TOTAL MAINTENANCE EXPENDITURES	\$ 34,782	\$ 58,950	\$ 57,250	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	3,200	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	245	383	383	Supervisor Fees *7.65%
Management	30,096	30,780	31,200	CPI Adjustment
Secretarial & Field Operations	6,180	6,180	6,180	No Change From 2020/2021 Budget
Legal	6,070	8,000	8,000	No Change From 2020/2021 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2020/2021 Budget
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2020/2021 Audit
Insurance	5,251	6,250	6,000	Insurance Estimate
Legal Advertisements	578	700	700	No Change From 2020/2021 Budget
Miscellaneous	876	2,000	1,700	\$300 Decrease From 2020/2021 Budget
Postage	86	275	250	\$25 Decrease From 2020/2021 Budget
Office Supplies	192	500	475	\$25 Decrease From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fee	3,548	3,600	3,600	No Change From 2020/2021 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2020/2021 Budget
Website Management	2,000	2,000	2,000	No Change From 2020/2021 Budget
Administrative Contingency	0	1,200	700	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 68,347	\$ 76,993	\$ 76,413	
TOTAL EXPENDITURES	\$ 103,129	\$ 135,943	\$ 133,663	
REVENUES LESS EXPENDITURES	\$ 205,114	\$ 170,653	\$ 172,136	
Bond Payments	(180,546)	(174,275)	(175,806)	2022 P & I Payments Less Earned Interest
BALANCE	\$ 24,568	\$ (3,622)	\$ (3,670)	
County Appraiser & Tax Collector Fee	(2,967)	(6,126)	(6,110)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,104)	(12,252)	(12,220)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 10,497	\$ (22,000)	\$ (22,000)	
Carryover From Prior Year	0	22,000	22,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 10,497	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
Interest Income	1,315	200	25	Projected Interest For FY 2021/2022
NAV Tax Collection	180,546	174,475	175,806	2022 P & I Payments Less Earned Interest
Total Revenues	\$ 181,861	\$ 174,675	\$ 175,831	
EXPENDITURES				
Principal Payments	100,000	100,000	105,000	Principal Payment Due In 2022
Interest Payments	79,550	74,675	70,831	Interest Payments Due In 2022
Total Expenditures	\$ 179,550	\$ 174,675	\$ 175,831	
Excess/ (Shortfall)	\$ 2,311	\$ -	\$ -	

Series 2013 Bond Refunding Information

Original Par Amount =	\$2,595,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.375% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2013		
Maturity Date =	May 2035		

Par Amount As Of 1/1/21 = \$1,955,000

Sausalito Bay Community Development District Assessment Comparison

	Original Projected Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Projected Assessment Before Discount*
Administrative Assessment For Lot Size 23	\$ -	\$ 183.64	\$ 189.66	\$ 190.93	\$ 189.50
Maintenance Assessment For Lot Size 23	\$ -	\$ 44.39	\$ 33.54	\$ 35.39	\$ 33.49
<u>Debt For Lot Size 23</u>	<u>\$ -</u>	<u>\$ 375.96</u>	<u>\$ 380.43</u>	<u>\$ 372.78</u>	<u>\$ 376.06</u>
Total	\$ 625.00	\$ 603.99	\$ 603.63	\$ 599.10	\$ 599.05
Administrative Assessment For Lot Size 50	\$ -	\$ 183.64	\$ 189.66	\$ 190.93	\$ 189.50
Maintenance Assessment For Lot Size 50	\$ -	\$ 151.10	\$ 133.72	\$ 141.20	\$ 134.88
<u>Debt For Lot Size 50</u>	<u>\$ -</u>	<u>\$ 490.15</u>	<u>\$ 495.98</u>	<u>\$ 486.01</u>	<u>\$ 490.27</u>
Total	\$ 750.00	\$ 824.89	\$ 819.36	\$ 818.14	\$ 814.65

* Assessments Include the Following :

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- 4% Discount for Early Payments
 - 1% County Tax Collector Fee
 - 1% County Property Appraiser Fee

Community Information:

Twenty Three Foot Lots	204
<u>Fifty Foot Lots</u>	<u>225</u>
Total Units	429