

Sausalito Bay  
Community Development District

**Proposed Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

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**PROPOSED BUDGET**  
**SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	82,233
Maintenance Assessments	32,340
Debt Assessments	188,085
Other Revenues	0
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 302,898</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 57,250</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	5,000
Payroll Taxes (Employer)	383
Management	32,136
Secretarial & Field Operations	6,180
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,800
Insurance	6,000
Legal Advertisements	675
Miscellaneous	1,600
Postage	250
Office Supplies	450
Dues & Subscriptions	175
Trustee Fee	3,600
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	700
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 77,299</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 134,549</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 168,349</b>
Bond Payments	(176,800)
<b>BALANCE</b>	<b>\$ (8,451)</b>
County Appraiser & Tax Collector Fee	(6,053)
Discounts For Early Payments	(12,106)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (26,610)</b>
Carryover From Prior Year	26,610
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	82,186	81,290	82,233	Expenditures/.94
Maintenance Assessments	38,989	37,181	32,340	Expenditures Less Interest & Carryover/.94
Debt Assessments	185,399	187,028	188,085	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	271	300	240	Interest Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 306,845</b>	<b>\$ 305,799</b>	<b>\$ 302,898</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Aquatic Maintenance (SFH - 50)	6,120	5,400	5,400	No Change From 2021/2022 Budget
Aquatic Maintenance (TH - 23)	0	1,800	1,800	No Change From 2021/2022 Budget
Lawn Maintenance (SFH - 50)	16,481	22,500	22,500	No Change From 2021/2022 Budget
Lawn Maintenance/Lake Tracts (TH - 23)	8,146	6,000	6,000	No Change From 2021/2022 Budget
Lake Tract Shoreline Maintenance (SFH - 50)	1,600	900	900	No Change From 2021/2022 Budget
Lake Tract Shoreline Maintenance (TH - 23)	0	480	480	No Change From 2021/2022 Budget
Miscellaneous Maintenance Expenses (SFH - 50)	0	8,000	8,000	No Change From 2021/2022 Budget
Miscellaneous Maintenance Expenses (TH - 23)	0	750	750	No Change From 2021/2022 Budget
Misc Grounds Maintenance/Mulch/Fertilizer	1,538	4,800	4,800	No Change From 2021/2022 Budget
Engineering/Inspections	975	1,020	1,020	No Change From 2021/2022 Budget
Outside Janitorial Services (SFH - 50)	0	3,300	3,300	No Change From 2021/2022 Budget
Maintenance Contingency	250	2,300	2,300	Maintenance Contingency
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 35,110</b>	<b>\$ 57,250</b>	<b>\$ 57,250</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	4,000	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	306	383	383	Supervisor Fees *7.65%
Management	30,780	31,200	32,136	CPI Adjustment (Capped At 3%)
Secretarial & Field Operations	6,180	6,180	6,180	No Change From 2021/2022 Budget
Legal	6,745	8,000	8,000	No Change From 2021/2022 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2021/2022 Budget
Audit Fees	3,600	3,700	3,800	Accepted Amount For 2021/2022 Audit
Insurance	5,513	6,000	6,000	Insurance Estimate
Legal Advertisements	288	700	675	\$25 Decrease From 2021/2022 Budget
Miscellaneous	917	1,700	1,600	\$100 Decrease From 2021/2022 Budget
Postage	210	250	250	No Change From 2021/2022 Budget
Office Supplies	172	475	450	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	3,547	3,600	3,600	No Change From 2021/2022 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Administrative Contingency	0	700	700	Administrative Contingency
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 70,783</b>	<b>\$ 76,413</b>	<b>\$ 77,299</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 105,893</b>	<b>\$ 133,663</b>	<b>\$ 134,549</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 200,952</b>	<b>\$ 172,136</b>	<b>\$ 168,349</b>	
Bond Payments	(176,771)	(175,806)	(176,800)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 24,181</b>	<b>\$ (3,670)</b>	<b>\$ (8,451)</b>	
County Appraiser & Tax Collector Fee	(2,953)	(6,110)	(6,053)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,305)	(12,220)	(12,106)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 9,923</b>	<b>\$ (22,000)</b>	<b>\$ (26,610)</b>	
Carryover From Prior Year	0	22,000	26,610	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 9,923</b>	<b>\$ -</b>	<b>\$ -</b>	

# DETAILED PROPOSED DEBT SERVICE FUND BUDGET

SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
Interest Income	11	25	25	Projected Interest For FY 2022/2023
NAV Tax Collection	176,771	175,806	176,775	2023 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 176,782</b>	<b>\$ 175,831</b>	<b>\$ 176,800</b>	
<b>EXPENDITURES</b>				
Principal Payments	100,000	105,000	110,000	Principal Payment Due In 2023
Interest Payments	76,550	70,831	66,800	Interest Payments Due In 2023
<b>Total Expenditures</b>	<b>\$ 176,550</b>	<b>\$ 175,831</b>	<b>\$ 176,800</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 232</b>	<b>\$ -</b>	<b>\$ -</b>	

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 1/1/22 = \$1,855,000

# Sausalito Bay Community Development District Assessment Comparison

	Original Projected Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*
Administrative Assessment For Lot Size 23	\$ -	\$ 189.66	\$ 190.93	\$ 189.50	\$ 191.69
Maintenance Assessment For Lot Size 23	\$ -	\$ 33.54	\$ 35.39	\$ 33.49	\$ 29.13
<u>Debt For Lot Size 23</u>	<u>\$ -</u>	<u>\$ 380.43</u>	<u>\$ 372.78</u>	<u>\$ 376.06</u>	<u>\$ 378.18</u>
<b>Total</b>	<b>\$ 625.00</b>	<b>\$ 603.63</b>	<b>\$ 599.10</b>	<b>\$ 599.05</b>	<b>\$ 599.00</b>
Administrative Assessment For Lot Size 50	\$ -	\$ 189.66	\$ 190.93	\$ 189.50	\$ 191.69
Maintenance Assessment For Lot Size 50	\$ -	\$ 133.72	\$ 141.20	\$ 134.88	\$ 117.32
<u>Debt For Lot Size 50</u>	<u>\$ -</u>	<u>\$ 495.98</u>	<u>\$ 486.01</u>	<u>\$ 490.27</u>	<u>\$ 493.05</u>
<b>Total</b>	<b>\$ 750.00</b>	<b>\$ 819.36</b>	<b>\$ 818.14</b>	<b>\$ 814.65</b>	<b>\$ 802.06</b>

\* 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:

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