

Sausalito Bay
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	87,234
Maintenance Assessments	25,984
Debt Assessments	183,996
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 298,414
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Aquatic Maintenance (SFH - 50)	6,130
Aquatic Maintenance (TH - 23)	1,630
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	3,800
Engineering/Inspections	1,600
Outside Janitorial Services (SFH - 50)	3,000
Maintenance Contingency	2,020
TOTAL MAINTENANCE EXPENDITURES	\$ 56,810
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	4,000
Payroll Taxes (Employer)	306
Management	35,064
Secretarial & Field Operations	6,180
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,500
Insurance	7,400
Legal Advertisements	2,700
Miscellaneous	1,300
Postage	250
Office Supplies	375
Dues & Subscriptions	175
Trustee Fee	3,700
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	700
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 82,000
TOTAL EXPENDITURES	\$ 138,810
REVENUES LESS EXPENDITURES	\$ 159,604
Bond Payments	(172,956)
BALANCE	\$ (13,352)
County Appraiser & Tax Collector Fee	(5,944)
Discounts For Early Payments	(11,889)
EXCESS/ (SHORTFALL)	\$ (31,185)
Carryover From Prior Year	31,185
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	84,571	86,189	87,234	Expenditures/.94
Maintenance Assessments	33,511	29,202	25,984	Expenditures Less Interest & Carryover/.94
Debt Assessments	184,654	183,996	183,996	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	14,405	600	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 317,141	\$ 299,987	\$ 298,414	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Aquatic Maintenance (SFH - 50)	7,441	5,400	6,130	No Change From 2024/2025 Budget
Aquatic Maintenance (TH - 23)	0	1,800	1,630	No Change From 2024/2025 Budget
Lawn Maintenance (SFH - 50)	16,112	22,500	22,500	No Change From 2024/2025 Budget
Lawn Maintenance/Lake Tracts (TH - 23)	5,674	6,000	6,000	No Change From 2024/2025 Budget
Lake Tract Shoreline Maintenance (SFH - 50)	0	900	900	No Change From 2024/2025 Budget
Lake Tract Shoreline Maintenance (TH - 23)	0	480	480	No Change From 2024/2025 Budget
Miscellaneous Maintenance Expenses (SFH - 50)	0	8,000	8,000	No Change From 2024/2025 Budget
Miscellaneous Maintenance Expenses (TH - 23)	0	750	750	No Change From 2024/2025 Budget
Misc Grounds Maintenance/Mulch/Fertilizer	0	4,800	3,800	\$1,000 Decrease From 2024/2025 Budget
Engineering/Inspections	1,100	1,600	1,600	No Change From 2024/2025 Budget
Outside Janitorial Services (SFH - 50)	200	3,000	3,000	No Change From 2024/2025 Budget
Maintenance Contingency	10,391	2,020	2,020	Maintenance Contingency
TOTAL MAINTENANCE EXPENDITURES	\$ 40,918	\$ 57,250	\$ 56,810	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,200	5,000	4,000	Supervisor Fees
Payroll Taxes (Employer)	168	383	306	Supervisor Fees *7.65%
Management	33,096	34,080	35,064	CPI Adjustment
Secretarial & Field Operations	6,180	6,180	6,180	No Change From 2024/2025 Budget
Legal	8,185	8,000	8,000	No Change From 2024/2025 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2024/2025 Budget
Audit Fees	3,300	3,400	3,500	Accepted Amount Of 2024/2025 Audit
Insurance	6,594	7,100	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	2,646	1,800	2,700	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	765	1,400	1,300	\$100 Decrease From 2024/2025 Budget
Postage	191	250	250	No Change From 2024/2025 Budget
Office Supplies	232	400	375	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,548	3,800	3,700	\$100 Decrease From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Administrative Contingency	0	700	700	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 75,630	\$ 81,018	\$ 82,000	
TOTAL EXPENDITURES	\$ 116,548	\$ 138,268	\$ 138,810	
REVENUES LESS EXPENDITURES	\$ 200,593	\$ 161,719	\$ 159,604	
Bond Payments	(176,084)	(172,956)	(172,956)	2026 P & I Payments Less Earned Interest
BALANCE	\$ 24,509	\$ (11,237)	\$ (13,352)	
County Appraiser & Tax Collector Fee	(2,912)	(5,988)	(5,944)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,111)	(11,975)	(11,889)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 10,486	\$ (29,200)	\$ (31,185)	
Carryover From Prior Year	0	29,200	31,185	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 10,486	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	9,365	500	1,100	Projected Interest For FY 2025/2026
NAV Tax Collection	176,084	172,956	172,956	2026 P & I Payments Less Earned Interest
Total Revenues	\$ 185,449	\$ 173,456	\$ 174,056	
EXPENDITURES				
Principal Payments	110,000	115,000	120,000	Principal Payment Due In 2026
Interest Payments	64,738	58,456	54,056	Interest Payments Due In 2026
Total Expenditures	\$ 174,738	\$ 173,456	\$ 174,056	
Excess/ (Shortfall)	\$ 10,711	\$ -	\$ -	

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 1/1/25 = \$1,530,000

Sausalito Bay Community Development District Assessment Comparison

	Original Projected Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
Administrative Assessment For Lot Size 23	\$ -	\$ 191.69	\$ 195.74	\$ 200.91	\$ 203.35
Maintenance Assessment For Lot Size 23	\$ -	\$ 29.13	\$ 30.39	\$ 26.48	\$ 22.85
<u>Debt For Lot Size 23</u>	<u>\$ -</u>	<u>\$ 378.18</u>	<u>\$ 371.29</u>	<u>\$ 369.96</u>	<u>\$ 369.96</u>
Total	\$ 625.00	\$ 599.00	\$ 597.42	\$ 597.35	\$ 596.16
Administrative Assessment For Lot Size 50	\$ -	\$ 191.69	\$ 195.74	\$ 200.91	\$ 203.35
Maintenance Assessment For Lot Size 50	\$ -	\$ 117.32	\$ 121.40	\$ 105.79	\$ 94.77
<u>Debt For Lot Size 50</u>	<u>\$ -</u>	<u>\$ 493.05</u>	<u>\$ 484.06</u>	<u>\$ 482.33</u>	<u>\$ 482.33</u>
Total	\$ 750.00	\$ 802.06	\$ 801.20	\$ 789.03	\$ 780.45

* 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