

Sausalito Bay
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	88,895
Maintenance Assessments	21,494
Debt Assessments	183,996
Other Revenues	0
Interest Income	1,320
TOTAL REVENUES	\$ 295,705
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	36,000
Secretarial & Field Operations	6,180
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,600
Insurance	7,900
Legal Advertisements	2,600
Miscellaneous	1,300
Postage	250
Office Supplies	350
Dues & Subscriptions	175
Trustee Fee	3,850
Continuing Disclosure Fee	350
Website Management	2,000
Administrative Contingency	700
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,561
TOTAL EXPENDITURES	\$ 140,371
REVENUES LESS EXPENDITURES	\$ 155,334
Bond Payments	(172,956)
BALANCE	\$ (17,622)
County Appraiser & Tax Collector Fee	(5,888)
Discounts For Early Payments	(11,775)
EXCESS/ (SHORTFALL)	\$ (35,285)
Carryover From Prior Year	35,285
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	86,921	87,234	88,895	Expenditures/.94
Maintenance Assessments	29,204	25,984	21,494	Expenditures Less Interest & Carryover/.94
Debt Assessments	183,996	183,996	183,996	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	10,216	1,200	1,320	Interest Projected At \$110 Per Month
TOTAL REVENUES	\$ 310,337	\$ 298,414	\$ 295,705	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Aquatic Maintenance (SFH - 50)	7,609	6,130	6,130	No Change From 2025/2026 Budget
Aquatic Maintenance (TH - 23)	0	1,630	1,630	No Change From 2025/2026 Budget
Lawn Maintenance (SFH - 50)	18,633	22,500	22,500	No Change From 2025/2026 Budget
Lawn Maintenance/Lake Tracts (TH - 23)	5,994	6,000	6,000	No Change From 2025/2026 Budget
Lake Tract Shoreline Maintenance (SFH - 50)	0	900	900	No Change From 2025/2026 Budget
Lake Tract Shoreline Maintenance (TH - 23)	0	480	480	No Change From 2025/2026 Budget
Miscellaneous Maintenance Expenses (SFH - 50)	0	8,000	8,000	No Change From 2025/2026 Budget
Miscellaneous Maintenance Expenses (TH - 23)	0	750	750	No Change From 2025/2026 Budget
Misc Grounds Maintenance/Mulch/Fertilizer	6,970	3,800	3,800	No Change From 2025/2026 Budget
Engineering/Inspections	1,770	1,600	1,600	No Change From 2025/2026 Budget
Outside Janitorial Services (SFH - 50)	600	3,000	3,000	No Change From 2025/2026 Budget
Maintenance Contingency	0	2,020	2,020	Maintenance Contingency
TOTAL MAINTENANCE EXPENDITURES	\$ 41,576	\$ 56,810	\$ 56,810	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	3,000	4,000	4,000	Supervisor Fees
Payroll Taxes (Employer)	230	306	306	Supervisor Fees *7.65%
Management	34,080	35,064	36,000	CPI Adjustment
Secretarial & Field Operations	6,180	6,180	6,180	No Change From 2025/2026 Budget
Legal	8,340	8,000	8,000	No Change From 2025/2026 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2025/2026 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount Of 2025/2026 Audit
Insurance	6,858	7,400	7,900	Fiscal Year 2025/2026 Expenditure Was \$7,269
Legal Advertisements	1,945	2,700	2,600	\$100 Decrease From 2025/2026 Budget
Miscellaneous	1,288	1,300	1,300	No Change From 2025/2026 Budget
Postage	129	250	250	No Change From 2025/2026 Budget
Office Supplies	242	375	350	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,816	3,700	3,850	\$150 Increase From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Administrative Contingency	0	700	700	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 78,033	\$ 82,000	\$ 83,561	
TOTAL EXPENDITURES	\$ 119,609	\$ 138,810	\$ 140,371	
REVENUES LESS EXPENDITURES	\$ 190,728	\$ 159,604	\$ 155,334	
Bond Payments	(175,559)	(172,956)	(172,956)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 15,169	\$ (13,352)	\$ (17,622)	
County Appraiser & Tax Collector Fee	(2,888)	(5,944)	(5,888)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(10,843)	(11,889)	(11,775)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 1,438	\$ (31,185)	\$ (35,285)	
Carryover From Prior Year	0	31,185	35,285	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 1,438	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

SAUSALITO BAY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Interest Income	8,192	1,100	1,300	Projected Interest For FY 2026/2027
NAV Tax Collection	175,559	172,956	172,956	2027 P & I Payments Less Earned Interest
Total Revenues	\$ 183,751	\$ 174,056	\$ 174,256	
EXPENDITURES				
Principal Payments	115,000	120,000	125,000	Principal Payment Due In 2027
Interest Payments	60,613	54,056	49,256	Interest Payments Due In 2027
Total Expenditures	\$ 175,613	\$ 174,056	\$ 174,256	
Excess/ (Shortfall)	\$ 8,138	\$ -	\$ -	

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 1/1/26 = \$1,415,000

Sausalito Bay Community Development District Assessment Comparison

	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 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
Administrative Assessment For Lot Size 23	\$ 191.69	\$ 195.74	\$ 200.91	\$ 203.35	\$ 207.22
Maintenance Assessment For Lot Size 23	\$ 29.13	\$ 30.39	\$ 26.48	\$ 22.85	\$ 18.91
<u>Debt For Lot Size 23</u>	<u>\$ 378.18</u>	<u>\$ 371.29</u>	<u>\$ 369.96</u>	<u>\$ 369.96</u>	<u>\$ 369.96</u>
Total	\$ 599.00	\$ 597.42	\$ 597.35	\$ 596.16	\$ 596.09
Administrative Assessment For Lot Size 50	\$ 191.69	\$ 195.74	\$ 200.91	\$ 203.35	\$ 207.22
Maintenance Assessment For Lot Size 50	\$ 117.32	\$ 121.40	\$ 105.79	\$ 94.77	\$ 78.41
<u>Debt For Lot Size 50</u>	<u>\$ 493.05</u>	<u>\$ 484.06</u>	<u>\$ 482.33</u>	<u>\$ 482.33</u>	<u>\$ 482.33</u>
Total	\$ 802.06	\$ 801.20	\$ 789.03	\$ 780.45	\$ 767.96

* 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