Monterey/Congress Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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AMENDED FINAL BUDGET

MONTEREY/CONGRESS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
O & M Assessments	75,326	**75,481**	75,481
Debt Assessments	217,294	**217,354**	217,354
Other Revenues	0	**0**	0
Interest Income	960	**5,600**	5,403
TOTAL REVENUES	**$ 293,580**	**$ 298,435**	**$ 298,238**
EXPENDITURES			
Supervisor Fees	6,000	**2,600**	2,600
Payroll Taxes (Employer)	480	**199**	199
Engineering/Inspections	2,500	**2,850**	2,850
Management	23,820	**23,820**	21,835
Secretarial	3,000	**3,000**	2,750
Legal	7,000	**7,000**	4,738
Assessment Roll	3,000	**3,000**	0
Audit Fees	3,400	**3,400**	3,400
Insurance	7,400	**7,269**	7,269
Legal Advertisements	1,200	**1,100**	586
Miscellaneous	700	**750**	315
Postage	200	**40**	29
Office Supplies	325	**250**	206
Dues & Subscriptions	175	**175**	175
Trustee Fee	4,400	**4,400**	0
Website Management	2,000	**2,000**	1,833
Reserve (Lighting, Etc.)	6,166	**6,166**	0
TOTAL EXPENDITURES	**$ 71,766**	**$ 68,019**	**$ 48,785**
REVENUES LESS EXPENDITURES	**$ 221,814**	**$ 230,416**	**$ 249,453**
Bond Payments	(204,256)	**(207,013)**	(207,013)
BALANCE	**$ 17,558**	**23,403**	**$ 42,440**
County Appraiser & Tax Collector Fee	(5,853)	**(3,371)**	(3,371)
Discounts For Early Payments	(11,705)	**(11,127)**	(11,127)
EXCESS/ (SHORTFALL)	**$ -**	**$ 8,905**	**$ 27,942**
Carryover From Prior Year		**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 8,905**	**$ 27,942**

FUND BALANCE AS OF 9/30/25	$213,855
FY 2025/2026 ACTIVITY	$8,905
FUND BALANCE AS OF 9/30/26	$222,760

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AMENDED FINAL BUDGET

MONTEREY/CONGRESS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Interest Income	1,000	**5,000**	4,825
NAV Tax Collection	204,256	**207,013**	207,013
Total Revenues	**$ 205,256**	**$ 212,013**	**$ 211,838**
EXPENDITURES			
Principal Payments	164,000	**164,000**	164,000
Interest Payments	39,676	**41,365**	41,365
Bond Redemption	1,580	**0**	0
Total Expenditures	**$ 205,256**	**$ 205,365**	**$ 205,365**
Excess/ (Shortfall)	**$ -**	**$ 6,648**	**$ 6,473**

FUND BALANCE AS OF 9/30/25	$122,207
FY 2025/2026 ACTIVITY	$6,648
FUND BALANCE AS OF 9/30/26	$128,855

Notes
Revenue Fund Balance = $128,855*.
Revenue Fund Balance to be used to make 11/1/2026 Interest Payment of $18,993.
* Approximate Amounts

Series 2021 Bond Refunding Information

Original Par Amount =	$2,631,000	Annual Principal Payments Due:
Interest Rate =	2.060%	May 1st
Issue Date =	September 2021	Annual Interest Payments Due:
Maturity Date =	May 2036	May 1st & November 1st
Par Amount As Of 8/31/26 =	$1,844,000	