

Monterey/Congress  
Community Development District

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

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**PROPOSED BUDGET**  
**MONTEREY/CONGRESS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	75,326
Debt Assessments	217,294
Other Revenues	0
Interest Income	960
<b>TOTAL REVENUES</b>	<b>\$ 293,580</b>
<b>EXPENDITURES</b>	
Supervisor Fees	6,000
Payroll Taxes (Employer)	480
Engineering/Inspections	2,500
Management	23,820
Secretarial	3,000
Legal	7,000
Assessment Roll	3,000
Audit Fees	3,400
Insurance	7,400
Legal Advertisements	1,200
Miscellaneous	700
Postage	200
Office Supplies	325
Dues & Subscriptions	175
Trustee Fee	4,400
Website Management	2,000
Reserve	6,166
<b>TOTAL EXPENDITURES</b>	<b>\$ 71,766</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 221,814</b>
Bond Payments	(204,256)
<b>BALANCE</b>	<b>\$ 17,558</b>
County Appraiser & Tax Collector Fee	(5,853)
Discounts For Early Payments	(11,705)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**MONTEREY/CONGRESS 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
<b>REVENUES</b>				
O & M Assessments	75,635	75,326	75,326	Expenditures Less Interest & Carryover/.94
Debt Assessments	217,382	217,294	217,294	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	9,375	480	960	Interest Projected At \$80 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 302,392</b>	<b>\$ 293,100</b>	<b>\$ 293,580</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	3,000	6,000	6,000	Supervisor Fees
Payroll Taxes (Employer)	230	480	480	Projected At 8% Of Supervisor Fees
Engineering/Inspections	2,750	2,500	2,500	\$250 Increase From 2024/2025 Budget
Management	22,488	23,160	23,820	CPI Adjustment
Secretarial	3,000	3,000	3,000	No Change From 2024/2025 Budget
Legal	7,602	7,000	7,000	No Change From 2024/2025 Budget
Assessment Roll	3,000	3,000	3,000	No Change From 2024/2025 Budget
Audit Fees	3,500	3,600	3,400	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,200	7,400	Fiscal Year 2024/2025 Expenditure Was \$6,858
Legal Advertisements	1,096	1,200	1,200	No Change From 2024/2025 Budget
Miscellaneous	411	750	700	\$50 Decrease From 2024/2025 Budget
Postage	74	200	200	No Change From 2024/2025 Budget
Office Supplies	217	350	325	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	4,139	4,400	4,400	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Reserve	949	6,271	6,166	Reserve
<b>TOTAL EXPENDITURES</b>	<b>\$ 61,225</b>	<b>\$ 71,286</b>	<b>\$ 71,766</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 241,167</b>	<b>\$ 221,814</b>	<b>\$ 221,814</b>	
Bond Payments	(207,067)	(204,256)	(204,256)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 34,100</b>	<b>\$ 17,558</b>	<b>\$ 17,558</b>	
County Appraiser & Tax Collector Fee	(1,624)	(5,853)	(5,853)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,098)	(11,705)	(11,705)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 21,378</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Years
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 21,378</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**MONTEREY/CONGRESS 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	
<b>REVENUES</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>COMMENTS</b>
Interest Income	8,240	500	1,000	Projected Interest For 2025/2026
NAV Tax Collection	207,067	204,256	204,256	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
<b>Total Revenues</b>	<b>\$ 215,307</b>	<b>\$ 204,756</b>	<b>\$ 205,256</b>	
<b>EXPENDITURES</b>				
Principal Payments	157,000	161,000	164,000	Principal Payment Due In 2026
Interest Payments	47,916	43,023	39,676	Interest Payments Due In 2026
Extraordinary Principal Payments	0	733	1,580	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 204,916</b>	<b>\$ 204,756</b>	<b>\$ 205,256</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 10,391</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1/1/25 =	\$2,169,000	

## Monterey/Congress Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M	\$ 251.11	\$ 251.11	\$ 251.11	\$ 251.11	\$ 251.11
Debt	\$ 948.11	\$ 726.74	\$ 726.74	\$ 726.74	\$ 726.74
<b>Total</b>	<b>\$ 1,199.22</b>	<b>\$ 977.85</b>	<b>\$ 977.85</b>	<b>\$ 977.85</b>	<b>\$ 977.85</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units	300
Prepayments	1
Billed for Debt	299