

Monterey/Congress
Community Development District

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

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	75,326
Debt Assessments	217,294
Other Revenues	0
Interest Income	960
TOTAL REVENUES	\$ 293,580
EXPENDITURES	
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
TOTAL EXPENDITURES	\$ 71,766
REVENUES LESS EXPENDITURES	\$ 221,814
Bond Payments	(204,256)
BALANCE	\$ 17,558
County Appraiser & Tax Collector Fee	(5,853)
Discounts For Early Payments	(11,705)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 302,392	\$ 293,100	\$ 293,580	
EXPENDITURES				
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
TOTAL EXPENDITURES	\$ 61,225	\$ 71,286	\$ 71,766	
REVENUES LESS EXPENDITURES	\$ 241,167	\$ 221,814	\$ 221,814	
Bond Payments	(207,067)	(204,256)	(204,256)	2026 Principal & Interest Payments
BALANCE	\$ 34,100	\$ 17,558	\$ 17,558	
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
EXCESS/ (SHORTFALL)	\$ 21,378	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 21,378	\$ -	\$ -	

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

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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	
Total Revenues	\$ 215,307	\$ 204,756	\$ 205,256	
EXPENDITURES				
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
Total Expenditures	\$ 204,916	\$ 204,756	\$ 205,256	
Excess/ (Shortfall)	\$ 10,391	\$ -	\$ -	

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
Total	\$ 1,199.22	\$ 977.85	\$ 977.85	\$ 977.85	\$ 977.85

* 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