

Monterey/Congress
Community Development District

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

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O & M Assessments	75,326
Debt Assessments	217,294
Other Revenues	0
Interest Income	1,080
TOTAL REVENUES	\$ 293,700
EXPENDITURES	
Supervisor Fees	6,000
Payroll Taxes (Employer)	480
Engineering/Inspections	2,500
Management	24,456
Secretarial	3,000
Legal	7,000
Assessment Roll	3,000
Audit Fees	3,500
Insurance	7,900
Legal Advertisements	1,200
Miscellaneous	650
Postage	175
Office Supplies	325
Dues & Subscriptions	175
Trustee Fee	4,400
Website Management	2,000
Reserve	5,125
TOTAL EXPENDITURES	\$ 71,886
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 PROPOSED BUDGET
MONTEREY/CONGRESS 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				
O & M Assessments	75,571	75,326	75,326	Expenditures Less Interest & Carryover/.94
Debt Assessments	217,361	217,294	217,294	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	8,307	960	1,080	Interest Projected At \$90 Per Month
TOTAL REVENUES	\$ 301,239	\$ 293,580	\$ 293,700	
EXPENDITURES				
Supervisor Fees	2,200	6,000	6,000	Supervisor Fees
Payroll Taxes (Employer)	168	480	480	Projected At 8% Of Supervisor Fees
Engineering/Inspections	0	2,500	2,500	No Change From 2025/2026 Budget
Management	23,160	23,820	24,456	CPI Adjustment
Secretarial	3,000	3,000	3,000	No Change From 2025/2026 Budget
Legal	7,068	7,000	7,000	No Change From 2025/2026 Budget
Assessment Roll	3,000	3,000	3,000	No Change From 2025/2026 Budget
Audit Fees	3,300	3,400	3,500	Accepted Amount For 2025/2026 Audit
Insurance	6,858	7,400	7,900	Fiscal Year 2025/2026 Expenditure Was \$7,269
Legal Advertisements	628	1,200	1,200	No Change From 2025/2026 Budget
Miscellaneous	386	700	650	\$50 Decrease From 2025/2026 Budget
Postage	30	200	175	\$25 Decrease From 2025/2026 Budget
Office Supplies	255	325	325	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	4,246	4,400	4,400	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Reserve	12,475	6,166	5,125	Reserve
TOTAL EXPENDITURES	\$ 68,949	\$ 71,766	\$ 71,886	
REVENUES LESS EXPENDITURES	\$ 232,290	\$ 221,814	\$ 221,814	
Bond Payments	(207,081)	(204,256)	(204,256)	2027 Principal & Interest Payments
BALANCE	\$ 25,209	\$ 17,558	\$ 17,558	
County Appraiser & Tax Collector Fee	(1,567)	(5,853)	(5,853)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(11,039)	(11,705)	(11,705)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 12,603	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Years
NET EXCESS/ (SHORTFALL)	\$ 12,603	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE BUDGET
MONTEREY/CONGRESS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	6,148	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	207,081	204,256	204,256	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 213,229	\$ 205,256	\$ 205,756	
EXPENDITURES				
Principal Payments	161,000	164,000	168,000	Principal Payment Due In 2027
Interest Payments	44,681	39,676	36,256	Interest Payments Due In 2027
Extraordinary Principal Payments	0	1,580	1,500	Estimated Excess Debt Collections
Total Expenditures	\$ 205,681	\$ 205,256	\$ 205,756	
Excess/ (Shortfall)	\$ 7,548	\$ -	\$ -	

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 1/1/26 =	\$2,008,000	

Monterey/Congress Community Development District Assessment Comparison

	Fiscal Year 2022/2023 <u>Assessment*</u>	Fiscal Year 2023/2024 <u>Assessment*</u>	Fiscal Year 2024/2025 <u>Assessment*</u>	Fiscal Year 2025/2026 <u>Assessment*</u>	Fiscal Year 2026/2027 <u>Projected Assessment*</u>
O & M	\$ 251.11	\$ 251.11	\$ 251.11	\$ 251.11	\$ 251.11
<u>Debt</u>	<u>\$ 726.74</u>	<u>\$ 726.74</u>	<u>\$ 726.74</u>	<u>\$ 726.74</u>	<u>\$ 726.74</u>
Total	\$ 977.85	\$ 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
<u>Prepayments</u>	<u>1</u>
Billed for Debt	299