

Los Cayos
Community Development District

**Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/25 - 9/30/25	AMENDED FINAL BUDGET 10/1/25 - 9/30/25	YEAR TO DATE ACTUAL 10/1/25 - 8/31/25
REVENUES			
O & M Assessments	98,297	98,297	95,185
Developer Contribution - For 25/26	0	71,677	71,677
Debt Assessments	380,894	380,894	366,078
Interest Income	375	17,500	17,277
TOTAL REVENUES	\$ 479,566	\$ 568,368	\$ 550,217
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	34,000	34,000	31,167
Legal	11,500	16,500	14,268
Assessment Roll	6,000	6,000	0
Audit Fees	4,500	4,500	4,500
Arbitrage Rebate Fee	650	650	650
Insurance	6,250	5,200	5,200
Legal Advertisements	3,000	2,500	1,301
Miscellaneous	500	400	289
Postage	200	175	135
Office Supplies	500	250	198
Dues & Subscriptions	175	175	175
Website Management	2,500	2,500	2,292
Trustee Fees	4,000	4,246	4,246
Continuing Disclosure Fee	1,000	1,000	0
Dissemination Services	2,500	2,500	2,500
Return Of Unused Funds	0	644,236	644,236
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,275	\$ 724,832	\$ 711,157
Maintenance Expenditures			
Engineering/Inspections	3,000	10,000	7,777
Miscellaneous Maintenance	1,000	500	0
Environmental Inspections	10,000	5,000	0
Stormwater Management	1,500	750	0
Field Operations	0	0	0
Import Fill Material	0	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 15,500	\$ 16,250	\$ 7,777
TOTAL EXPENDITURES	\$ 92,775	\$ 741,082	\$ 718,934
REVENUES LESS EXPENDITURES	\$ 386,791	\$ (172,714)	\$ (168,717)
Bond Payments	(358,040)	(358,040)	(348,264)
BALANCE	\$ 28,751	\$ (530,754)	\$ (516,981)
County Appraiser & Tax Collector Fee	(9,584)	(4,627)	(4,427)
Discounts For Early Payments	(19,167)	(18,786)	(17,986)
EXCESS/ (SHORTFALL)	\$ -	\$ (554,167)	\$ (539,394)
FUND BALANCE AS OF 9/30/24		\$659,156	
FY 2024/2025 ACTIVITY		(\$554,167)	
FUND BALANCE AS OF 9/30/25		\$104,989	

Note

Import Fill Balance = \$644,236.23 Less \$71,677 Needed For 25/26 Carryover = \$572,559.23 (Amount Paid To Developer)

AMENDED FINAL BUDGET
LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2024
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 8/31/25
REVENUES			
Interest Income	100	13,300	13,178
NAV Assessment Collection	358,040	358,040	348,264
Developer Contribution - Debt	0	139,900	139,900
Total Revenues	\$ 358,140	\$ 511,240	\$ 501,342
EXPENDITURES			
Principal Payments	80,000	80,000	80,000
Interest Payments	277,140	279,800	279,800
Transfer To Construction Account	0	7,500	6,564
Bond Redemption	1,000	0	0
Total Expenditures	\$ 358,140	\$ 367,300	\$ 366,364
Excess/ (Shortfall)	\$ -	\$ 143,940	\$ 134,978

FUND BALANCE AS OF 9/30/24	\$180,447
FY 2024/2025 ACTIVITY	\$143,940
FUND BALANCE AS OF 9/30/25	\$324,387

Notes

Reserve Fund Balance = \$179,020*. Revenue Account Balance = \$145,367*.

12/15/2025 Interest Payment Of \$139,900 To Be Developer Funded.

Capitalized Interest Was Set-Up Through June 2025.

Revenue Fund To Be Used To Make 12/15/25 Interest Payment Of \$138,140.

Fiscal Year 2024/2025 Capital Outlay = \$4,178,970.

* Approximate Amounts

Series 2025 Bond Information

Original Par Amount =	\$5,275,000	Annual Principal Payments Due:
Interest Rate =	4.40% - 5.55%	June 15th
Issue Date =	Mar-25	Annual Interest Payments Due:
Maturity Date =	June 2054	June 15th & December 15th

Par Amount As Of 9/30/25 = \$5,195,000