

Los Cayos
Community Development District

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

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DETAILED PROPOSED BUDGET
LOS CAYOS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	84,335
Maintenance Assessments	52,553
Debt Assessments	380,894
Developer Contribution	0
Developer Contribution - Import Fill Material	0
Interest Income	900
TOTAL REVENUES	\$ 518,682
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	34,000
Legal	13,500
Assessment Roll	6,000
Audit Fees	4,700
Arbitrage Rebate Fee	650
Insurance	6,650
Legal Advertisements	3,500
Miscellaneous	500
Postage	200
Office Supplies	500
Dues & Subscriptions	175
Website Management	2,500
Trustee Fees	4,300
Continuing Disclosure Fee	500
Dissemination Services	2,500
Total Administrative Expenditures	\$ 80,175
Maintenance Expenditures	
Engineering/Inspections	8,000
Miscellaneous Maintenance	3,000
Environmental Inspections	10,000
Stormwater Management	16,000
Storm Drainage/Class V Permit	3,500
Field Operations	3,000
Entry Road Maintenance	1,300
Water Feature Maintenance	8,000
Landscape Maintenance	16,000
Monuments Maintenance	2,000
Street Lighting	3,600
Sidewalks	1,500
Power Utility	5,500
Water & Sewage/Potable Water	5,000
Total Maintenance Expenditures	\$ 86,400
TOTAL EXPENDITURES	\$ 166,575
REVENUES LESS EXPENDITURES	\$ 352,107
Bond Payments	(358,040)
BALANCE	\$ (5,933)
County Appraiser & Tax Collector Fee	(10,356)
Discounts For Early Payments	(20,711)
EXCESS/ (SHORTFALL)	\$ (37,000)
CARRYOVER FROM PRIOR YEAR	37,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
LOS CAYOS 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				
Administrative Assessments	95,185	82,633	84,335	Expenditures Less Interest/.94
Maintenance Assessments	0	15,662	52,553	Expenditures Less Developer Contribution/.94
Debt Assessments	366,078	380,894	380,894	Bond Payments/.94
Developer Contribution	0	71,677	0	
Developer Contribution - Import Fill Material	0	0	0	
Interest Income	19,908	600	900	Projected At \$75 Per Month
TOTAL REVENUES	\$ 481,171	\$ 551,466	\$ 518,682	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	34,000	34,000	34,000	CPI Adjustment
Legal	17,650	12,500	13,500	FY 2025/2026 Expenditure Through Feb 2026 Was \$2,970
Assessment Roll	6,000	6,000	6,000	No Change From 2025/2026 Budget
Audit Fees	4,500	4,500	4,700	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	5,200	6,250	6,650	FY 2025/2026 Expenditure Was \$6,012
Legal Advertisements	3,427	3,000	3,500	\$500 Increase From 2025/2026 Budget
Miscellaneous	289	500	500	No Change From 2025/2026 Budget
Postage	141	200	200	No Change From 2025/2026 Budget
Office Supplies	204	500	500	No Change From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management	2,500	2,500	2,500	\$208.33 X 12 Months
Trustee Fees	4,246	4,000	4,300	\$300 Increase From 2025/2026 Budget
Continuing Disclosure Fee	500	1,000	500	\$500 Decrease From 2025/2026 Budget
Dissemination Services	2,500	2,500	2,500	Required By Bond Underwriter
Total Administrative Expenditures	\$ 81,982	\$ 78,275	\$ 80,175	
Maintenance Expenditures				
Engineering/Inspections	7,834	8,000	8,000	No Change From 2025/2026 Budget
Miscellaneous Maintenance	0	3,000	3,000	No Change From 2025/2026 Budget
Environmental Inspections	0	10,000	10,000	Environmental Inspections
Stormwater Management	0	16,000	16,000	Stormwater Management
Storm Drainage/Class V Permit	0	3,500	3,500	Stormwater Drainage System Requirement
Field Operations	0	3,000	3,000	\$250 X 12 Months
Entry Road Maintenance	0	1,300	1,300	Entry Road Maintenance
Water Feature Maintenance	0	8,000	8,000	Weekly 4 Pools Clean, Backwash, Water Test, Etc.
Landscape Maintenance	0	16,000	16,000	Landscape Bi-Weekly mow, trim, mulch, fertilization, pesticides, irrigation monthly wet tests and maintenance
Monuments Maintenance	0	2,000	2,000	Monuments Maintenance
Street Lighting	0	3,600	3,600	Monthly Maintenance Of 6 Poles Including Electricity
Sidewalks	0	1,500	1,500	Maintenance & Pressure Cleaning
Power Utility	0	5,500	5,500	Water Features, Monuments & Irrigation
Water & Sewage/Potable Water	0	5,000	5,000	Potable Water Usage To Be Paid To The Association
Total Maintenance Expenditures	\$ 7,834	\$ 86,400	\$ 86,400	
TOTAL EXPENDITURES	\$ 89,816	\$ 164,675	\$ 166,575	
REVENUES LESS EXPENDITURES	\$ 391,355	\$ 386,791	\$ 352,107	
Bond Payments	(353,264)	(358,040)	(358,040)	2027 Principal & Interest Payments
BALANCE	\$ 38,091	\$ 28,751	\$ (5,933)	
County Appraiser & Tax Collector Fee	(4,427)	(9,584)	(10,356)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(17,986)	(19,167)	(20,711)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 15,678	\$ -	\$ (37,000)	
CARRYOVER FROM PRIOR YEAR	0	0	37,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 15,678	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
LOS CAYOS 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	15,440	100	1,000	Projected Interest For 2026/2027
NAV Tax Collection	488,164	358,040	358,040	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Total Revenues	\$ 503,604	\$ 358,140	\$ 359,040	
EXPENDITURES				
Principal Payments	80,000	80,000	85,000	Principal Payment Due In 2027
Interest Payments	279,800	274,520	270,890	Interest Payment Due In 2027
Transfer To Construction Fund	7,855	0	0	
Bond Redemption	0	3,620	3,150	Estimated Excess Debt Collections
Total Expenditures	\$ 367,655	\$ 358,140	\$ 359,040	
Excess/ (Shortfall)	\$ 135,949	\$ -	\$ -	

Series 2024 Bond Information

Original Par Amount = \$5,275,000 Annual Principal Payments Due = June 15th

Interest Rate = 4.40% - 5.55% Annual Interest Payments Due = June 15th & December 15th

Issue Date = March 2024

Maturity Date = June 2054

Par Amount As Of 1/1/26 = \$5,195,000

Los Cayos Community Development District Assessment Comparison

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
Admin Assessment For Townhomes	\$ 425.53	\$ 357.72	\$ 365.10
Maint Assessment For Townhomes	\$ -	\$ 67.81	\$ 227.51
<u>Debt Assessment For Townhomes</u>	<u>\$ 1,649.00</u>	<u>\$ 1,649.00</u>	<u>\$ 1,649.00</u>
Total For Townhomes	\$ 2,074.53	\$ 2,074.53	\$ 2,241.61

O&M Covenant = 400.00

400.00/.94 = 425.53

Can Exceed In 25/26

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Townhomes 231