

Sonoma Bay  
Community Development District

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

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**PROPOSED BUDGET**  
**SONOMA BAY 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	132,298
Debt Assessments	173,041
Other Revenues	0
Interest Income	900
<b>TOTAL REVENUES</b>	<b>\$ 306,239</b>
<b>EXPENDITURES</b>	
Supervisor Fees	10,000
Payroll Taxes - Employer	800
Engineering/Inspections	1,500
Lighting	13,000
Contingency	27,300
Management	32,160
Legal	13,000
Assessment Roll	7,500
Audit Fees	3,600
Insurance	7,400
Legal Advertisements	1,800
Miscellaneous	900
Postage	475
Office Supplies	800
Dues & Subscriptions	175
Trustee Fee	2,500
Continuing Disclosure Fee	350
Website Management	2,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 125,260</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 180,979</b>
Bond Payments	(162,659)
<b>BALANCE</b>	<b>\$ 18,320</b>
County Appraiser & Tax Collector Fee	(6,107)
Discounts For Early Payments	(12,213)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover Funds From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**SONOMA BAY 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	133,276	132,649	132,298	Expenditures Less Interest/.94
Debt Assessments	173,325	173,041	173,041	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	10,511	600	900	Interest Projected At \$75 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 317,112</b>	<b>\$ 306,290</b>	<b>\$ 306,239</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	4,000	11,000	10,000	Supervisor Fees
Payroll Taxes - Employer	265	880	800	Projected At 8% Of Supervisor Fees
Engineering/Inspections	0	1,500	1,500	No Change From 2024/2025 Budget
Lighting	11,350	13,000	13,000	No Change From 2024/2025 Budget
Contingency	0	27,300	27,300	Contingency
Management	30,360	31,260	32,160	CPI Adjustment
Legal	9,630	13,000	13,000	No Change From 2024/2025 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Insurance	6,594	7,100	7,400	FY 24/25 Expenditures Was \$6,858
Legal Advertisements	871	1,900	1,800	\$100 Decrease From 2024/2025 Budget
Miscellaneous	323	1,000	900	\$100 Decrease From 2024/2025 Budget
Postage	71	475	475	No Change From 2024/2025 Budget
Office Supplies	451	850	800	\$50 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	2,500	2,500	2,500	No Change From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
<b>TOTAL EXPENDITURES</b>	<b>\$ 79,840</b>	<b>\$ 125,290</b>	<b>\$ 125,260</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 237,272</b>	<b>\$ 181,000</b>	<b>\$ 180,979</b>	
Bond Payments	(165,723)	(162,659)	(162,659)	2026 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 71,549</b>	<b>\$ 18,341</b>	<b>\$ 18,320</b>	
County Appraiser & Tax Collector Fee	(1,982)	(6,113)	(6,107)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(10,564)	(12,228)	(12,213)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 59,003</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 59,003</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**SONOMA BAY 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	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7,710	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	165,723	162,659	162,659	Yearly Maximum Debt Assessment
<b>Total Revenues</b>	<b>\$ 173,433</b>	<b>\$ 163,059</b>	<b>\$ 163,659</b>	
<b>EXPENDITURES</b>				
Principal Payments	115,000	110,000	95,000	Principal Payment Due In 2026
Interest Payments	45,807	45,903	63,901	Interest Payment Due In 2026
Bond Redemption	0	7,156	4,758	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 160,807</b>	<b>\$ 163,059</b>	<b>\$ 163,659</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 12,626</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2015 Bond Refunding Information**

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Original Par Amount = \$2,240,000      Annual Principal Payments Due = May 1st

Interest Rate = 3.17% - 5.45%      Annual Interest Payments Due = May 1st & November 1st

Issue Date = August 2015

Maturity Date = May 2035

Par Amount As Of 1/1/25 = \$1,330,000

**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON**

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For Two Bedroom Units	\$ 439.80	\$ 439.42	\$ 439.24	\$ 438.08
<u>Debt For Two Bedroom Units</u>	<u>\$ 391.23</u>	<u>\$ 391.23</u>	<u>\$ 391.23</u>	<u>\$ 391.23</u>
<b>Total For Two Bedroom Units</b>	<b>\$ 831.03</b>	<b>\$ 830.65</b>	<b>\$ 830.47</b>	<b>\$ 829.31</b>
O & M For Three Bedroom Units	\$ 439.80	\$ 439.42	\$ 439.24	\$ 438.08
<u>Debt For Three Bedroom Units</u>	<u>\$ 535.94</u>	<u>\$ 535.94</u>	<u>\$ 535.94</u>	<u>\$ 535.94</u>
<b>Total For Three Bedroom Units</b>	<b>\$ 975.74</b>	<b>\$ 975.36</b>	<b>\$ 975.18</b>	<b>\$ 974.02</b>
O & M For Three Bedroom Units With Garage	\$ 439.80	\$ 439.42	\$ 439.24	\$ 438.08
<u>Debt For Three Bedroom Units With Garage</u>	<u>\$ 782.46</u>	<u>\$ 782.46</u>	<u>\$ 782.46</u>	<u>\$ 782.46</u>
<b>Total For Three Bedroom Units With Garage</b>	<b>\$ 1,222.26</b>	<b>\$ 1,221.88</b>	<b>\$ 1,221.70</b>	<b>\$ 1,220.54</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Two Bedroom Units	76
Three Bedroom Units	136
<u>Three Bedroom Units With Garage</u>	<u>90</u>
<b>Total Units</b>	<b>302</b>