

Sonoma Bay
Community Development District

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

CONTENTS

- I PROPOSED BUDGET**
- II DETAILED PROPOSED BUDGET**
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	131,244
Debt Assessments	173,041
Other Revenues	0
Interest Income	1,020
TOTAL REVENUES	\$ 305,305
EXPENDITURES	
Supervisor Fees	8,000
Payroll Taxes - Employer	640
Engineering/Inspections	1,500
Lighting	13,000
Contingency	27,300
Management	33,024
Legal	13,000
Assessment Roll	7,500
Audit Fees	3,700
Insurance	7,900
Legal Advertisements	1,700
Miscellaneous	900
Postage	450
Office Supplies	750
Dues & Subscriptions	175
Trustee Fee	2,500
Continuing Disclosure Fee	350
Website Management	2,000
TOTAL EXPENDITURES	\$ 124,389
REVENUES LESS EXPENDITURES	\$ 180,916
Bond Payments	(162,659)
BALANCE	\$ 18,257
County Appraiser & Tax Collector Fee	(6,086)
Discounts For Early Payments	(12,171)
EXCESS/ (SHORTFALL)	\$ -
Carryover Funds From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SONOMA BAY 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	133,051	132,298	131,244	Expenditures Less Interest/.94
Debt Assessments	173,245	173,041	173,041	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	8,574	900	1,020	Interest Projected At \$85 Per Month
TOTAL REVENUES	\$ 314,870	\$ 306,239	\$ 305,305	
EXPENDITURES				
Supervisor Fees	4,000	10,000	8,000	Supervisor Fees
Payroll Taxes - Employer	265	800	640	Projected At 8% Of Supervisor Fees
Engineering/Inspections	0	1,500	1,500	No Change From 2025/2026 Budget
Lighting	11,545	13,000	13,000	No Change From 2025/2026 Budget
Contingency	1,500	27,300	27,300	Contingency
Management	31,260	32,160	33,024	CPI Adjustment
Legal	12,403	13,000	13,000	No Change From 2025/2026 Budget
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	6,858	7,400	7,900	FY 25/26 Expenditures Was \$7,269
Legal Advertisements	855	1,800	1,700	\$100 Decrease From 2025/2026 Budget
Miscellaneous	411	900	900	No Change From 2025/2026 Budget
Postage	31	475	450	\$25 Decrease From 2025/2026 Budget
Office Supplies	320	800	750	\$50 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	2,500	2,500	2,500	No Change From 2025/2026 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
TOTAL EXPENDITURES	\$ 85,473	\$ 125,260	\$ 124,389	
REVENUES LESS EXPENDITURES	\$ 229,397	\$ 180,979	\$ 180,916	
Bond Payments	(165,560)	(162,659)	(162,659)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 63,837	\$ 18,320	\$ 18,257	
County Appraiser & Tax Collector Fee	(1,932)	(6,107)	(6,086)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(10,676)	(12,213)	(12,171)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 51,229	\$ -	\$ -	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 51,229	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
SONOMA BAY 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	7,532	1,000	1,200	Projected Interest For 2026/2027
NAV Tax Collection	165,560	162,659	162,659	Yearly Maximum Debt Assessment
Total Revenues	\$ 173,092	\$ 163,659	\$ 163,859	
EXPENDITURES				
Principal Payments	110,000	95,000	100,000	Principal Payment Due In 2027
Interest Payments	42,161	63,901	58,588	Interest Payment Due In 2027
Bond Redemption	0	4,758	5,271	Estimated Excess Debt Collections
Total Expenditures	\$ 152,161	\$ 163,659	\$ 163,859	
Excess/ (Shortfall)	\$ 20,931	\$ -	\$ -	

Series 2015 Bond Refunding Information

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 1/1/26 = \$1,220,000

**SONOMA BAY COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O & M For Two Bedroom Units	\$ 439.42	\$ 439.24	\$ 438.08	\$ 434.59
<u>Debt For Two Bedroom Units</u>	<u>\$ 391.23</u>	<u>\$ 391.23</u>	<u>\$ 391.23</u>	<u>\$ 391.23</u>
Total For Two Bedroom Units	\$ 830.65	\$ 830.47	\$ 829.31	\$ 825.82
O & M For Three Bedroom Units	\$ 439.42	\$ 439.24	\$ 438.08	\$ 434.59
<u>Debt For Three Bedroom Units</u>	<u>\$ 535.94</u>	<u>\$ 535.94</u>	<u>\$ 535.94</u>	<u>\$ 535.94</u>
Total For Three Bedroom Units	\$ 975.36	\$ 975.18	\$ 974.02	\$ 970.53
O & M For Three Bedroom Units With Garage	\$ 439.42	\$ 439.24	\$ 438.08	\$ 434.59
<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>
Total For Three Bedroom Units With Garage	\$ 1,221.88	\$ 1,221.70	\$ 1,220.54	\$ 1,217.05

* 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>
Total Units	302