

Trails At Monterey
Community Development District

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

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	57,438
MAINTENANCE ASSESSMENTS	37,394
DEBT ASSESSMENTS	219,413
OTHER REVENUES	0
INTEREST INCOME	1,320
TOTAL REVENUES	\$ 315,565
EXPENDITURES	
MAINTENANCE EXPENDITURES	
AQUATIC/STORMWATER MANAGEMENT	7,850
MITIGATION MAINTENANCE	2,300
LAKE EASEMENT/LANDSCAPE MAINTENANCE	20,000
ENGINEERING/INSPECTIONS	5,000
TOTAL MAINTENANCE EXPENDITURES	\$ 35,150
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	400
MANAGEMENT	35,304
SECRETARIAL	3,600
LEGAL	10,500
ASSESSMENT ROLL	6,000
AUDIT FEES	3,700
INSURANCE	7,800
LEGAL ADVERTISING	3,250
MISCELLANEOUS	1,100
POSTAGE	500
OFFICE SUPPLIES	550
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,260
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	750
MEETING ROOM RENTAL	750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,989
TOTAL EXPENDITURES	\$ 119,139
REVENUES LESS EXPENDITURES	\$ 196,426
BOND PAYMENTS	(206,248)
BALANCE	\$ (9,822)
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,285)
DISCOUNTS FOR EARLY PAYMENTS	(12,570)
EXCESS/ (SHORTFALL)	\$ (28,677)
CARRYOVER FROM PRIOR YEAR	28,677
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
TRAILS AT MONTEREY 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	58,190	57,438	57,438	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	37,396	37,394	37,394	Expenditures/.94
DEBT ASSESSMENTS	219,413	219,413	219,413	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	8,953	1,200	1,320	Interest Projected At \$110 Per Month
TOTAL REVENUES	\$ 323,952	\$ 315,445	\$ 315,565	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
AQUATIC/STORMWATER MANAGEMENT	7,770	7,850	7,850	No Change From 2025/2026 Budget
MITIGATION MAINTENANCE	1,599	2,300	2,300	No Change From 2025/2026 Budget
LAKE EASEMENT/LANDSCAPE MAINTENANCE	16,090	20,000	20,000	No Change From 2025/2026 Budget
ENGINEERING/INSPECTIONS	3,907	5,000	5,000	No Change From 2025/2026 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 29,366	\$ 35,150	\$ 35,150	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	1,800	5,000	5,000	No Change From 2025/2026 Budget
PAYROLL TAXES (EMPLOYER)	138	400	400	Projected At 8% Of Supervisor Fees
MANAGEMENT	33,420	34,380	35,304	CPI Adjustment
SECRETARIAL	3,600	3,600	3,600	No Change From 2025/2026 Budget
LEGAL	7,533	10,500	10,500	No Change From 2025/2026 Budget
ASSESSMENT ROLL	6,000	6,000	6,000	As Per Contract
AUDIT FEES	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
INSURANCE	6,858	7,260	7,800	Fiscal Year 2025/2026 Expenditure Was \$7,269
LEGAL ADVERTISING	2,321	3,500	3,250	\$250 Decrease From 2025/2026 Budget
MISCELLANEOUS	1,021	1,100	1,100	No Change From 2025/2026 Budget
POSTAGE	168	500	500	No Change From 2025/2026 Budget
OFFICE SUPPLIES	200	600	550	\$50 Decrease From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
TRUSTEE FEES	4,256	4,260	4,260	No Change From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	750	750	750	No Change From 2025/2026 Budget
MEETING ROOM RENTAL	750	0	750	Meeting Room Rental
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,840	\$ 81,975	\$ 83,989	
TOTAL EXPENDITURES	\$ 102,206	\$ 117,125	\$ 119,139	
REVENUES LESS EXPENDITURES	\$ 221,746	\$ 198,320	\$ 196,426	
BOND PAYMENTS	(209,340)	(206,248)	(206,248)	2027 Principal & Interest Payments
BALANCE	\$ 12,406	\$ (7,928)	\$ (9,822)	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,032)	(6,285)	(6,285)	Two Percent Of Total Tax Roll
DISCOUNTS FOR EARLY PAYMENTS	(11,398)	(12,570)	(12,570)	Four Percent Of Total Tax Roll
EXCESS/ (SHORTFALL)	\$ (2,024)	\$ (26,783)	\$ (28,677)	
CARRYOVER FROM PRIOR YEAR	0	26,783	28,677	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (2,024)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
TRAILS AT MONTEREY 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	10,946	400	500	Projected Interest For 2026/2027
NAV Tax Collection	209,340	206,248	206,248	Maximum Debt Service
Total Revenues	\$ 220,286	\$ 206,648	\$ 206,748	
EXPENDITURES				
Principal Payments	140,000	140,000	150,000	Principal Payment Due In 2027
Interest Payments	66,423	63,518	51,075	Interest Payments Due In 2027
Bond Redemption	0	3,130	5,673	Estimated Excess Debt Collections
Total Expenditures	\$ 206,423	\$ 206,648	\$ 206,748	
Excess/ (Shortfall)	\$ 13,863	\$ -	\$ -	

Series 2012 Refunding Bonds Information

Original Par Amount =	\$2,830,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.75% - 4.25%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2012		
Maturity Date =	May 2033		
Par Amount As Of 1/1/26 =	\$1,355,000		

Trails At Monterey 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>
Administrative	\$ 137.75	\$ 137.75	\$ 137.75	\$ 137.75	\$ 137.75
Maintenance	\$ 89.68	\$ 89.68	\$ 89.68	\$ 89.68	\$ 89.68
<u>Debt</u>	<u>\$ 526.17</u>				
Total	\$ 753.60				

* Assessments Include the Following :

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

Community Information:

Total Units 417