

Banyan Cay
Community Development District

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

CONTENTS

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

DETAILED BUDGET
BANYAN CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M Assessments	102,382
Developer Contribution	0
Debt Assessments	425,532
Interest Income	720
TOTAL REVENUES	\$ 528,634
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	8,000
Management	26,964
Legal	19,000
Assessment Roll	5,000
Audit Fees	4,800
Arbitrage Rebate Fee	650
Insurance	7,250
Legal Advertisements	1,400
Miscellaneous	1,350
Postage	345
Office Supplies	625
Dues & Subscriptions	175
Trustee Fees	4,150
Continuing Disclosure Fee	1,000
Website Management	2,000
Lake Maintenance	13,500
Reserve	750
Miscellaneous Maintenance	0
TOTAL EXPENDITURES	\$ 96,959
REVENUES LESS EXPENDITURES	\$ 431,675
Bond Payments	(400,000)
BALANCE	\$ 31,675
County Appraiser & Tax Collector Fee	(10,558)
Discounts For Early Payments	(21,117)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
BANYAN CAY 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
REVENUES				
O&M Assessments	102,966	102,492	102,382	Expenditures Less Interest /.94
Developer Contribution	0	0	0	Developer Contribution
Debt Assessments	425,532	425,532	425,532	Bond Payments/.94
Interest Income	5,397	360	720	Projected At \$60.00 Per Month
TOTAL REVENUES	\$ 533,895	\$ 528,384	\$ 528,634	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	8,297	8,000	8,000	No Change From 2024/2025 Budget
Management	25,452	26,208	26,964	CPI Increase
Legal	15,263	20,000	19,000	FY 24/25 Expenditures Through Feb 2025 Were \$2,645
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	4,500	4,700	4,800	\$100 Increase From 2024/2025 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	6,594	7,250	7,250	FY 24/25 Expenditure Was \$6,858
Legal Advertisements	1,363	1,400	1,400	No Change From 2024/2025 Budget
Miscellaneous	38	1,400	1,350	\$50 Decrease From 2024/2025 Budget
Postage	77	370	345	\$25 Decrease From 2024/2025 Budget
Office Supplies	358	650	625	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	4,139	4,150	4,150	No Change From 2024/2025 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Lake Maintenance	13,178	13,000	13,500	Lake Maintenance
Reserve	0	750	750	Reserve
Miscellaneous Maintenance	114	0	0	FY 2023/2024 Expenditure Was For Vegetation
TOTAL EXPENDITURES	\$ 88,198	\$ 96,703	\$ 96,959	
REVENUES LESS EXPENDITURES	\$ 445,697	\$ 431,681	\$ 431,675	
Bond Payments	(407,717)	(400,000)	(400,000)	2026 Principal & Interest Payments
BALANCE	\$ 37,980	\$ 31,681	\$ 31,675	
County Appraiser & Tax Collector Fee	(2,847)	(10,560)	(10,558)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(16,988)	(21,121)	(21,117)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 18,145	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

BANYAN CAY 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	36,860	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	407,717	400,000	400,000	Maximum Debt Service Collection
Total Revenues	\$ 444,577	\$ 400,400	\$ 401,000	
EXPENDITURES				
Principal Payments	130,000	140,000	145,000	Principal Payment Due In 2026
Interest Payments	263,780	258,250	254,400	Interest Payments Due In 2026
Transfer To Construction Fund	21,873	0	0	
Bond Redemption	0	2,150	1,600	Estimated Excess Debt Collections
Total Expenditures	\$ 415,653	\$ 400,400	\$ 401,000	
Excess/ (Shortfall)	\$ 28,924	\$ -	\$ -	

Series 2020 Bond Information

Original Par Amount =	\$6,895,000	Annual Principal Payments Due =	November 1st
Interest Rate =	2.75% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2020		
Maturity Date =	November 2051		
Par Amount As Of 1/1/25 =	\$6,500,000		

Banyan Cay 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 Estate Homes	\$ 370.03	\$ 416.66	\$ 416.64	\$ 416.20
<u>Debt For Estate Homes</u>	<u>\$ 1,789.13</u>	<u>\$ 1,789.13</u>	<u>\$ 1,789.13</u>	<u>\$ 1,789.13</u>
Total For Estate Homes	\$ 2,159.16	\$ 2,205.79	\$ 2,205.77	\$ 2,205.33
O & M For Hotel Room/Units	\$ 370.03	\$ 416.66	\$ 416.64	\$ 416.20
<u>Debt For Hotel Room/Units</u>	<u>\$ 1,789.13</u>	<u>\$ 1,789.13</u>	<u>\$ 1,789.13</u>	<u>\$ 1,789.13</u>
Total For Hotel	\$ 2,159.16	\$ 2,205.79	\$ 2,205.77	\$ 2,205.33
O & M For Resort Villas	\$ 370.03	\$ 416.66	\$ 416.64	\$ 416.20
<u>Debt For Resort Villas</u>	<u>\$ 1,431.30</u>	<u>\$ 1,431.30</u>	<u>\$ 1,431.30</u>	<u>\$ 1,431.30</u>
Total For Resort Villas	\$ 1,801.33	\$ 1,847.96	\$ 1,847.94	\$ 1,847.50
O & M For Clubhouse Component	\$ 8,140.66	\$ 9,166.52	\$ 9,166.08	\$ 9,156.40
<u>Debt For Clubhouse Component</u>	<u>\$ 32,639.00</u>	<u>\$ 32,639.00</u>	<u>\$ 32,639.00</u>	<u>\$ 32,639.00</u>
Total For Clubhouse Component	\$ 40,779.66	\$ 41,805.52	\$ 41,805.08	\$ 41,795.40

* Assessments Include the Following :

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

Community Information - Phase One:

Estate Homes	52
Hotel Units/Room	150
Resort Villas	22
<u>Clubhouse Component</u>	<u>22</u>
Total Units	246

Clubhouse Component Is 18,243 Square Feet