

Banyan Cay
Community Development District

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

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M Assessments	87,967
Debt Assessments	425,532
Interest Income	840
TOTAL REVENUES	\$ 514,339
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	8,000
Management	27,684
Legal	18,000
Assessment Roll	5,000
Audit Fees	4,100
Arbitrage Rebate Fee	650
Insurance	8,000
Legal Advertisements	1,400
Miscellaneous	1,300
Postage	320
Office Supplies	600
Dues & Subscriptions	175
Trustee Fees	4,150
Continuing Disclosure Fee	1,000
Website Management	2,000
Lake Maintenance	0
Reserve	1,150
TOTAL EXPENDITURES	\$ 83,529
REVENUES LESS EXPENDITURES	\$ 430,810
Bond Payments	(400,000)
BALANCE	\$ 30,810
County Appraiser & Tax Collector Fee	(10,270)
Discounts For Early Payments	(20,540)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
BANYAN CAY 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	103,599	88,020	87,967	Expenditures Less Interest /.94
Debt Assessments	425,532	425,532	425,532	Bond Payments/.94
Interest Income	3,429	720	840	Projected At \$70 Per Month
TOTAL REVENUES	\$ 532,560	\$ 514,272	\$ 514,339	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	8,000	8,000	8,000	No Change From 2025/2026 Budget
Management	26,208	26,964	27,684	CPI Increase
Legal	11,452	19,000	18,000	FY 25/26 Expenditures Through Feb 26 Were \$1,627
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	4,600	4,800	4,100	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2025/2026 Budget
Insurance	6,858	7,250	8,000	FY 25/26 Expenditure Was \$7,269
Legal Advertisements	912	1,400	1,400	No Change From 2025/2026 Budget
Miscellaneous	0	1,350	1,300	\$50 Decrease From 2025/2026 Budget
Postage	33	345	320	\$25 Decrease From 2025/2026 Budget
Office Supplies	156	625	600	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	4,139	4,150	4,150	No Change From 2025/2026 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Lake Maintenance	10,917	0	0	Responsibility Of POA
Reserve	0	750	1,150	Reserve
TOTAL EXPENDITURES	\$ 82,100	\$ 83,459	\$ 83,529	
REVENUES LESS EXPENDITURES	\$ 450,460	\$ 430,813	\$ 430,810	
Bond Payments	(420,178)	(400,000)	(400,000)	2027 Principal & Interest Payments
BALANCE	\$ 30,282	\$ 30,813	\$ 30,810	
County Appraiser & Tax Collector Fee	(2,791)	(10,271)	(10,270)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(1,368)	(20,542)	(20,540)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 26,123	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET

BANYAN CAY 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	
REVENUES				COMMENTS
Interest Income	26,564	1,000	1,000	Projected Interest For 2026/2027
NAV Tax Collection	420,178	400,000	400,000	Maximum Debt Service Collection
Total Revenues	\$ 446,742	\$ 401,000	\$ 401,000	
EXPENDITURES				
Principal Payments	135,000	145,000	150,000	Principal Payment Due In 2027
Interest Payments	260,106	254,400	248,600	Interest Payments Due In 2027
Transfer To Construction Fund	17,551	0	0	
Bond Redemption	0	1,600	2,400	Estimated Excess Debt Collections
Total Expenditures	\$ 412,657	\$ 401,000	\$ 401,000	
Excess/ (Shortfall)	\$ 34,085	\$ -	\$ -	

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 1/1/26 = \$6,360,000

**Banyan Cay Community Development District
Assessment Comparison**

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For Estate Homes	\$ 416.66	\$ 416.64	\$ 357.81	\$ 357.60
<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	\$ 2,205.79	\$ 2,205.77	\$ 2,146.94	\$ 2,146.73
O & M For Hotel Room/Units	\$ 416.66	\$ 416.64	\$ 357.81	\$ 357.60
<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	\$ 2,205.79	\$ 2,205.77	\$ 2,146.94	\$ 2,146.73
O & M For Resort Villas	\$ 416.66	\$ 416.64	\$ 357.81	\$ 357.60
<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	\$ 1,847.96	\$ 1,847.94	\$ 1,789.11	\$ 1,788.90
O & M For Clubhouse Component	\$ 9,166.52	\$ 9,166.08	\$ 7,871.82	\$ 7,867.20
<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	\$ 41,805.52	\$ 41,805.08	\$ 40,510.82	\$ 40,506.20

* 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>1</u>
Total Units	225

Clubhouse Component Is 18,243 Square Feet