

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026**

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
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**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2026	Actual through 3/31/2025	Projected Through 9/30/2025	Actual through 9/30/2025	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 209,111				\$ 208,408
Allowable discounts (4%)	(8,364)				(8,336)
Assessment levy: on-roll - net	200,747	\$ 197,837	\$ 2,910	\$ 200,747	200,072
Landowner contribution	123,862	35,133	91,219	126,352	127,861
Total revenues	324,609	232,970	94,129	327,099	327,933
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	10,000	335	9,665	10,000	10,000
Engineering	5,000	-	5,000	5,000	5,000
Audit	4,500	-	4,500	4,500	4,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	500	500	1,000	1,000
Telephone	200	100	100	200	200
Postage	500	23	477	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	-	175	175	175
Insurance	5,500	5,375	-	5,375	6,350
Contingencies/bank charges	750	547	203	750	750
EMMA software service	-	2,500	-	2,500	2,500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser & tax collector	7,319	3,954	3,365	7,319	7,294
Total professional & administrative	86,609	37,584	51,400	88,984	89,934
Field Operations					
Field management services	5,000	-	5,000	5,000	5,000
Other contractual services- stormwater maint.	232,999	3,115	229,884	232,999	232,999
Total field operations	237,999	3,115	234,884	237,999	237,999
Total expenditures	324,608	40,699	286,284	326,983	327,933
Excess/(deficiency) of revenues over/(under) expenditures	1	192,271	(192,155)	116	-
Fund balance - beginning (unaudited)	-	(116)	192,155	(116)	-
Fund balance - ending (projected)	1	192,155	-	-	-
Unassigned	1	192,155	-	-	-
Fund balance - ending	\$ 1	\$ 192,155	\$ -	\$ -	\$ -
	Units	FY 2024 Assessment	FY 2025 Assessment	Total Revenue	
	287	\$ 728.61	\$ 726.16	\$ 208,408	
	287			208,408	

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	10,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	4,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,750
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,350
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
EMMA software service	2,500
Provides for required periodic reporting of bond and community activity.	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser & tax collector	7,294
Total professional & administrative	<u>89,934</u>

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Field Operations

Field management services	5,000
Other contractual services- stormwater maint.	232,999

Covers the costs of maintaining 279 acres of ponds, 270 acres of conservation areas, providing monitoring and reporting services for the conservation areas and ancillary support through the utilization of licensed and insured contractors.

Pond maintenance	83,733
Conservation Area Maint	94,266
Monitoring and Reporting	25,000
Littoral Plant Replacement	15,000
Localized Lake Bank Repairs	<u>15,000</u>
	232,999

Total field operations

	<u>237,999</u>
Total expenditures	<u><u>\$327,933</u></u>

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2026	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 575,947				\$ 575,947
Allowable discounts (4%)	(23,038)				(23,038)
Net assessment levy - on-roll	552,909	\$ 544,796	\$ 8,113	\$ 552,909	552,909
Interest	-	9,699	-	9,699	-
Total revenues	552,909	554,495	8,113	562,608	552,909
EXPENDITURES					
Debt service					
Principal	115,000	-	115,000	115,000	120,000
Interest	451,083	241,279	209,804	451,083	414,495
Property appraiser & tax collector	20,158	10,887	9,271	20,158	20,158
Total expenditures	586,241	252,166	334,075	586,241	554,653
Excess/(deficiency) of revenues over/(under) expenditures	(33,332)	302,329	(325,962)	(23,633)	(1,744)
Fund balance:					
Beginning fund balance (unaudited)	507,652	540,415	842,744	540,415	516,782
Ending fund balance (projected)	\$474,320	\$842,744	\$ 516,782	\$ 516,782	515,038
Use of fund balance:					
Debt service reserve account balance (required)					(277,624)
Interest expense - November 1, 2026					(204,578)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 32,836

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/25			207,247.50	207,247.50	7,700,000.00
05/01/26	120,000.00	4.450%	207,247.50	327,247.50	7,580,000.00
11/01/26			204,577.50	204,577.50	7,580,000.00
05/01/27	125,000.00	4.450%	204,577.50	329,577.50	7,455,000.00
11/01/27			201,796.25	201,796.25	7,455,000.00
05/01/28	130,000.00	4.450%	201,796.25	331,796.25	7,325,000.00
11/01/28			198,903.75	198,903.75	7,325,000.00
05/01/29	135,000.00	4.450%	198,903.75	333,903.75	7,190,000.00
11/01/29			195,900.00	195,900.00	7,190,000.00
05/01/30	140,000.00	4.450%	195,900.00	335,900.00	7,050,000.00
11/01/30			192,785.00	192,785.00	7,050,000.00
05/01/31	150,000.00	4.450%	192,785.00	342,785.00	6,900,000.00
11/01/31			189,447.50	189,447.50	6,900,000.00
05/01/32	155,000.00	5.300%	189,447.50	344,447.50	6,745,000.00
11/01/32			185,340.00	185,340.00	6,745,000.00
05/01/33	165,000.00	5.300%	185,340.00	350,340.00	6,580,000.00
11/01/33			180,967.50	180,967.50	6,580,000.00
05/01/34	175,000.00	5.300%	180,967.50	355,967.50	6,405,000.00
11/01/34			176,330.00	176,330.00	6,405,000.00
05/01/35	180,000.00	5.300%	176,330.00	356,330.00	6,225,000.00
11/01/35			171,560.00	171,560.00	6,225,000.00
05/01/36	190,000.00	5.300%	171,560.00	361,560.00	6,035,000.00
11/01/36			166,525.00	166,525.00	6,035,000.00
05/01/37	205,000.00	5.300%	166,525.00	371,525.00	5,830,000.00
11/01/37			161,092.50	161,092.50	5,830,000.00
05/01/38	215,000.00	5.300%	161,092.50	376,092.50	5,615,000.00
11/01/38			155,395.00	155,395.00	5,615,000.00
05/01/39	225,000.00	5.300%	155,395.00	380,395.00	5,390,000.00
11/01/39			149,432.50	149,432.50	5,390,000.00
05/01/40	240,000.00	5.300%	149,432.50	389,432.50	5,150,000.00
11/01/40			143,072.50	143,072.50	5,150,000.00
05/01/41	250,000.00	5.300%	143,072.50	393,072.50	4,900,000.00
11/01/41			136,447.50	136,447.50	4,900,000.00
05/01/42	265,000.00	5.300%	136,447.50	401,447.50	4,635,000.00
11/01/42			129,425.00	129,425.00	4,635,000.00
05/01/43	280,000.00	5.300%	129,425.00	409,425.00	4,355,000.00
11/01/43			122,005.00	122,005.00	4,355,000.00
05/01/44	295,000.00	5.300%	122,005.00	417,005.00	4,060,000.00
11/01/44			114,187.50	114,187.50	4,060,000.00
05/01/45	310,000.00	5.625%	114,187.50	424,187.50	3,750,000.00
11/01/45			105,468.75	105,468.75	3,750,000.00
05/01/46	330,000.00	5.625%	105,468.75	435,468.75	3,420,000.00
11/01/46			96,187.50	96,187.50	3,420,000.00
05/01/47	350,000.00	5.625%	96,187.50	446,187.50	3,070,000.00
11/01/47			86,343.75	86,343.75	3,070,000.00
05/01/48	370,000.00	5.625%	86,343.75	456,343.75	2,700,000.00

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/48			75,937.50	75,937.50	2,700,000.00
05/01/49	390,000.00	5.625%	75,937.50	465,937.50	2,310,000.00
11/01/49			64,968.75	64,968.75	2,310,000.00
05/01/50	410,000.00	5.625%	64,968.75	474,968.75	1,900,000.00
11/01/50			53,437.50	53,437.50	1,900,000.00
05/01/51	435,000.00	5.625%	53,437.50	488,437.50	1,465,000.00
11/01/51			41,203.13	41,203.13	1,465,000.00
05/01/52	460,000.00	5.625%	41,203.13	501,203.13	1,005,000.00
11/01/52			28,265.63	28,265.63	1,005,000.00
05/01/53	490,000.00	5.625%	28,265.63	518,265.63	515,000.00
11/01/53			14,484.38	14,484.38	515,000.00
05/01/54	515,000.00	5.625%	14,484.38	529,484.38	-
11/01/54			-	-	-
Total	7,700,000.00		7,897,468.78	15,597,468.78	

**CAYMAS
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll					
					FY 2025
Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	Total Assessment per Unit
SF 52'	97	\$ 726.16	\$ 1,686.14	\$ 2,412.30	\$ 2,414.75
SF 62'	133	726.16	2,010.40	2,736.56	2,739.01
SF 76'	47	726.16	2,464.36	3,190.52	3,192.97
SF 90'	10	726.16	2,918.32	3,644.48	3,646.93
Total	287				