

Meeting #717

CAPISTRANO BAY DISTRICT
AGENDA REPORT
APRIL MEETING
July 1, 2025

Financial Report

ITEM 9a

FY26 Revenue Budget

In order to provide a complete operations budget, the expense estimates for the new fiscal year will not be completed until the July board meeting to allow time to close out all expenses through June 30th (this helps to explain why the County and State don't ask for our budget until September).

For this reason, staff will only be presenting the new fiscal year revenue budget for approval at this meeting. Estimates on the annual revenue are not a function of the prior year expenses and therefore can be prepared ahead of time.

Additionally, without approving the revenue budget, the District cannot continue expenses past June 30th.

The revenue estimates for FY26 are outlined on the *Revenue Worksheet for FY26*

ITEM 9a

CAPISTRANO BAY COMMUNITY SERVICES DISTRICT FY 2026 PROPERTY TAX / SPECIAL BENEFIT FEE REVENUE WORKSHEET

Note: The **property tax revenue estimate** is calculated from the actual taxes apportioned in the prior year and increased by the 2% allowed under Prop. 13. The **RR parking** rates increase by the CPI and the **Special Benefit Fee rates** will remain unchanged from the prior year.

BUDGET REVENUE WORKSHEET - FY26

1. Property Tax

a) Property tax from FY25 (apportioned)	\$	1,459,521
b) 2% increase by Prop. 13	\$	29,190

c) sum of lines a + b

FY26 Estimated Tax Rvnue \$ 1,488,711

	<u>LvngUnitFactor</u>	<u>Rate</u>			
2. Special Benefit Fee Breakdown					
a) Undeveloped Lot	.5	538.18	x	12 units =	6,458.16
b) Single Living Unit	1.0	1,076.35	x	150 units =	161,452.50
c) Single Unit with half lot	1.25	1,345.44	x	4 units =	5,381.76
d) Single Unit with full Lot	1.5	1,614.53	x	7 units =	11,301.71
e) Single Unit w/ 1.3 lots N/A		-	x	units =	-
f) Double Living Unit	2.0	2,152.70	x	19 units =	40,901.30
g) Double Unit w/ half lot	2.25	2,421.79	x	1 units =	2,421.79
				195 units	\$ 227,917.22
				Round to	\$ 227,917

3. Other Revenue

	<u>Estimate</u> FY26	<u>Actuals</u> FY25	<u>Actuals</u> FY24	<u>Actuals</u> FY23
Summer trash program (34 units @ \$150)	5,100		3,600	3,850
All accounts interest combined	14,000		10,572	4,249
Development Impact Fee	20,000		20,130	11,984
Development Impact Fee (from Road Maint Fund)	60,000		-	21,000
Parcel Tax Revenue	600,000		-	200,000
Transponder Fee (150 units @ \$20)	3,000		3,640	2,500
			5,475	5,475
RR Parking Revenue (394 spaces x 140/space)	55,160		50,830	49,250
Late Fees/Misc. Revenue			1,503	850
Infrastructure Protect from SLR			611,487	
Total	\$ 757,260		\$ 707,237	\$ 299,158

4. Summary

FY2026 Estimated Tax Revenue -	1,488,711	1,376,592	1,278,494
FY2026 Special Benefit Fee Revenue -	227,917	226,840	226,841
FY2026 Other Revenue (from item 3)	757,260	707,237	299,158
Total FY2026 Estimated Revenue	\$ 2,473,889	\$ 2,310,669	\$ 1,804,493