



**CORONADO
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 20, 2022
6:15 P.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

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AGENDA
CORONADO COMMUNITY DEVELOPMENT DISTRICT
Doral Legacy Park Second Floor Conference Room
11400 NW 82nd Terrace
Doral, Florida 33178
REGULAR BOARD MEETING
October 20, 2022
6:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
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- J. Board Member & Staff Closing Comments
- K. Adjourn

Miscellaneous Notices



Published in Miami Daily Business Review on October 11, 2022

Location

Miami-Dade County,

Notice Text

CORONADO COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 REGULAR

MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Coronado Community Development District (the "District") will hold Regular Meetings in the Doral Legacy Park Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178 at 6:15 p.m. on the following dates:

October 20, 2022

November 17, 2022

February 16, 2023

March 16, 2023

May 18, 2023

June 15, 2023

July 20, 2023

September 21, 2023

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

CORONADO COMMUNITY DEVELOPMENT DISTRICT

www.coronadocdd.org

10/11 22-49/0000624823M

**CORONADO COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
MAY 19, 2022**

A. CALL TO ORDER

District Manager Armando Silva called the June 17, 2021, Regular Board Meeting of the Coronado Community Development District to order at 6:21 p.m. in the Doral Legacy Park – Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 7, 2021 as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairperson Erwin Santacruz, Vice-Chairperson Gladys Huot and Supervisors Dahiane Rondon and David Vega constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Alyssa Willson of Kutak Rock LLP (via conference call)

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. March 17, 2022, Regular Board Meeting

Mr. Silva presented the minutes of the March 17, 2022, Regular Board Meeting and asked if there were any changes and/or corrections. There being no changes, a **motion** was then made by Mr. Vega, seconded by Ms. Huot and unanimously passed to approve the minutes of the March 17, 2022, Regular Board Meeting, *as presented*.

Note: At approximately 6:23 p.m., Mr. Silva recessed the Regular Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on April 29, 2022 and May 6, 2022, as legally required.

2. Receive Public Comment on the Fiscal Year 2022/2023 Final Budget & Assessments

Mr. Silva opened the public comment portion of the public hearing to receive comments on the fiscal year 2022/2023 final budget and non-ad valorem special assessments. There being no public in attendance, there were no comments from the public on the fiscal year 2022/2023 budget and assessments. Mr. Silva then closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2022-03 – Appropriations Resolution Fiscal Year 2022/2023

Mr. Silva presented Resolution No. 2022-03, entitled:

RESOLUTION 2022-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and stated that the document provides for setting aside revenues for specific purposes from the Coronado Community Development District (the “District”) fiscal year 2022/2023 budget by the levying of special non-ad valorem assessments. Furthermore, Mr. Silva stated that the Board shall adopt a budget for the ensuing fiscal year and appropriate such sums of money, as the Board deems necessary, to defray all expenditures of the District for the General Fund (Operations & Maintenance) and Debt Service Fund (Bond Principal & Interest). A discussion ensued after which:

A **motion** was made by Ms. Huot, seconded by Ms. Rondon and passed unanimously to approve and adopt Resolution No. 2022-03, *as presented*, setting the sum of \$533,043 to be raised by the levy of assessments for the fiscal year 2022/2023, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during the fiscal year commencing October 1, 2022, and ending September 30, 2023.

4. Consider Resolution No. 2022-04 – Assessment Resolution/Tax Roll Fiscal Year 2022/2023

Mr. Silva presented Resolution No. 2022-04, entitled:

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A

SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and stated that the document provides for the determination of benefit (benefit allocation per unit exceeds the debt apportionment per unit) and imposing special assessments; for the collection and enforcement of the special assessments; and for certifying an assessment roll. The fiscal year 2022/2023 budget and Assessment Roll were made available at the meeting. The District shall collect the special assessments in the same manner as County taxes in accordance with the Uniform Method (Section 197.3632, Florida Statutes). A discussion ensued after which:

A **motion** was made by Ms. Huot, seconded by Mr. Vega and passed unanimously to approve and adopt Resolution No. 2021-04, *as presented*, thereby imposing special assessments for the 2022/2023 fiscal year; providing the Uniform Method for the collection and enforcement of special assessments; certifying an assessment roll; and providing for amendments to the assessment roll, as required.

Note: At approximately 6:31 p.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. OLD BUSINESS

1. Staff Report

There was no old business to report at this time.

I. NEW BUSINESS

1. Consider Resolution No. 2022-05 – Adopting a Fiscal Year 2022/2023 Meeting Schedule

Mr. Silva presented Resolution No. 2022-05, entitled:

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided a purpose for the document. A discussion ensued after which:

A **motion** was made by Mr. Santacruz, seconded by Mr. Vega and passed unanimously to approve and adopt Resolution No 2022-05, *as presented*, thereby setting the 2022/2023 regular meeting schedule and authorizing the publication of the meeting schedule, as required by law.

2. Consider Resolution No. 2022-06 – Adopting a Prompt Payment Policy

Ms. Willson presented Resolution No. 2022-06, entitled:

RESOLUTION NO. 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Willson provided a purpose for the document. A discussion ensued after which:

A **motion** was made by Ms. Huot, seconded by Mr. Santacruz and passed unanimously to approve and adopt Resolution No 2022-06, *as presented*,

3. Discussion Regarding Wastewater and Stormwater Needs Analysis

Ms. Willson stated that during the 2021 legislative session, sections 403.9301 and 403.9302, Florida Statutes, were enacted requiring local governments to perform a 20-year needs analysis of certain wastewater and stormwater services or systems. Subject special districts are required to complete this analysis by June 30, 2022 and every five years after. A discussion ensued after which;

A motion was made by Mr. Santacruz, seconded by Ms. Rondon and unanimously passed authorizing the District Engineer to complete the Wastewater and Stormwater Needs Analysis and to submit the Analysis to Miami-Dade County prior to the June 30, 2022 deadline.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Consider Resolution No. 2022-07 – General Election

Ms. Willson presented Resolution No. 2022-07, entitled:

RESOLUTION NO. 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE MIAMI-DADE COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Ms. Willson provided a purpose for the document. A discussion ensued after which:

A **motion** was made by Ms. Rondon, seconded by Ms. Huot and passed unanimously to approve and adopt Resolution No 2022-07, *as presented*,

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva advised that unless an emergency were to arise, this Board would not have to meet until October or November 2022.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Santacruz, seconded by Ms. Huot and passed unanimously to adjourn the Regular Board Meeting at 6:48 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Coronado Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2021/2022 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 20th day of October, 2022.

ATTEST:

**CORONADO COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Coronado
Community Development District

**Amended Final Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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- II **AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Administrative Assessments	86,329	87,228	87,228
Maintenance Assessments	112,921	112,921	112,921
Debt Assessments	252,625	252,626	252,626
Master Association Contributions	74,675	77,586	77,586
Other Revenue	0	5,500	5,500
Interest Income	360	425	422
TOTAL REVENUES	\$ 526,910	\$ 536,286	\$ 536,283
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	7,000	2,800	2,800
Payroll Taxes	535	214	214
Management	36,588	36,588	36,588
Field Operations Management	2,100	2,100	2,100
Legal	10,000	7,500	4,190
Assessment Roll	3,000	3,000	3,000
Audit Fees	3,600	3,600	3,600
Insurance	7,200	6,144	6,144
Legal Advertisements	1,500	1,250	712
Miscellaneous	2,000	2,000	1,619
Postage	475	125	109
Office Supplies	750	700	648
Dues & Subscriptions	175	175	175
Trustee Fee	3,600	3,165	3,165
Continuing Disclosure Fee	350	350	350
Website Management	2,000	2,000	2,000
Operating Reserve	1,500	750	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 82,373	\$ 72,461	\$ 67,414
MAINTENANCE EXPENDITURES			
Security Services	149,350	155,172	155,172
Aquatic Maintenance/Midgefly Control	3,000	3,000	1,940
Fountain Maintenance/Power - FPL	2,000	3,000	2,441
Storm Drainage Maintenance	3,000	1,500	0
Engineering	2,000	1,500	138
Roadway/Street Maintenance	5,400	7,500	6,329
Soft Gates & Security Cameras Maintenance	4,200	12,500	11,408
Soft Gates Control/Power - FPL	4,500	2,000	0
Security Camera Monitoring	4,000	2,000	0
Contingency (Tree Lights, Etc.)	2,600	30,000	27,290
Maintenance Reserve	1,900	1,900	0
TOTAL MAINTENANCE EXPENDITURES	\$ 181,950	\$ 220,072	\$ 204,718
TOTAL EXPENDITURES	\$ 264,323	\$ 292,533	\$ 272,132
REVENUES LESS EXPENDITURES	\$ 262,587	\$ 243,753	\$ 264,151
Bond Payments	(239,994)	(241,276)	(241,276)
BALANCE	\$ 22,593	\$ 2,477	\$ 22,875
County Appraiser & Tax Collector Fee	(4,518)	(3,840)	(3,840)
Discounts For Early Payments	(18,075)	(16,469)	(16,469)
EXCESS/ (SHORTFALL)	\$ -	\$ (17,832)	\$ 2,566
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (17,832)	\$ 2,566

FUND BALANCE AS OF 9/30/21	
FY 2021/2022 ACTIVITY	
FUND BALANCE AS OF 9/30/22	

\$355,811
(\$17,832)
\$337,979

AMENDED FINAL BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET 10/1/21 - 9/30/22	AMENDED FINAL BUDGET 10/1/21 - 9/30/22	YEAR TO DATE ACTUAL 10/1/21 - 9/29/22
REVENUES			
Interest Income	25	11	10
NAV Tax Collection	239,994	241,276	241,276
Total Revenues	\$ 240,019	\$ 241,287	\$ 241,286
EXPENDITURES			
Principal Payments (2017)	126,000	126,000	126,000
Interest Payments (2017)	113,886	115,619	115,619
Bond Redemption	133	0	0
Total Expenditures	\$ 240,019	\$ 241,619	\$ 241,619
Excess/ (Shortfall)	\$ -	\$ (332)	\$ (333)

FUND BALANCE AS OF 9/30/21	\$199,432
FY 2021/2022 ACTIVITY	(\$332)
FUND BALANCE AS OF 9/30/22	\$199,100

Notes

Reserve Fund Balance = \$122,089*. Revenue Fund Balance = \$77,011*.
Revenue Fund Balances To Be Used To Make 11/1/2022 Interest Payment Of \$56,077.
* Approximate Amounts

As Of 9/30/2022 - Construction Account Balance = \$16,999.
Fiscal Year 2021/2022 Capital Outlays = \$14,616.

Series 2017 Bond Refunding Information

Original Par Amount =	\$3,399,000	Annual Principal Payments Due:
Interest Rate =	2.125% - 4.25%	May 1st
Issue Date =	April 2017	Annual Interest Payments Due:
Maturity Date =	May 2038	May 1st & November 1st
Par Amount As Of 9/30/22 =	\$2,801,000	

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATE OF THE DISTRICT ENGINEER CERTIFYING THE PROJECT COMPLETE; DECLARING THE PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE SPECIAL ASSESSMENT BONDS, SERIES 2017; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Coronado Community Development District (the “**District**”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “**Act**”), created by ordinance enacted by Miami-Dade County, Florida;

WHEREAS, pursuant to Resolutions Nos. 2007-05, 2007-12 and 2017-02 adopted by the District on February 20, 2007, July 17, 2007, and March 16, 2017, respectively (collectively, “**Bond Resolution**”); authorized its capital improvement revenue bonds in order to finance the costs of the design, permitting, construction, installation, and acquisition of public infrastructure improvements on lands within the District, including the Series 2017 Bonds and Series 2017 Project;

WHEREAS, the Board, after notice and a public hearing, met as an equalizing Board pursuant to the provisions of section 170.08, *Florida Statutes*, and adopted 2017-07, which, among other things:

- (1) Adopted the First Supplemental Engineer’s Report dated March 16, 2017, (the “**Engineer’s Report**”), attached hereto as **Exhibit A** and incorporated herein by this reference, which describes the District’s Project, as defined in Resolution 2017-02, including the components of the Series 2017 Project;
- (2) Adopted the Final Supplemental Special Assessment Methodology Report dated March 16, 2017, as amended March 21, 2017 (the “**Assessment Methodology**”), attached hereto as **Exhibit B** and incorporated herein by this reference, which details the debt service special assessments securing the Bonds; and
- (3) Authorized the District’s Project, portions of which contain the Series 2017 Project, and equalized, approved, confirmed and levied debt service special assessments to defray the costs of the Project that would be financed with the Bonds, and provided that the levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with section 170.08, *Florida Statutes*;

WHEREAS, the Series 2017 Bonds were issued pursuant to that certain *Trust Indenture* between the District and U.S. Bank Trust Company, National Association, as successor in trust to U.S. Bank National Association (“**Trustee**”), dated April 1, 2017 (the “**Indenture**”); ;

WHEREAS, the Series 2017 Project specially benefits the assessable lands in the District, as set forth in the Assessment Resolution, and it is reasonable, proper, just and right to assess the costs of the Series 2017 Project financed with the Series 2017 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution;

WHEREAS, the Series 2017 Project specially benefits the assessable lands in the District as set forth in the Assessment Resolution and this Resolution, and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2017 Project financed with the Series 2017 Bonds to the specially benefitted properties within the District as set forth in the Assessment Resolution and this Resolution; and

Whereas, the Series 2017 Project, and all components thereof, have been completed; and

WHEREAS, pursuant to the Indenture, the District Engineer executed and delivered a *Certificate Regarding Completion of Construction Coronado Community Development District Series 2017 Project*, dated August 23, 2022 (the “**Engineer’s Certification**”) attached hereto as **Exhibit C**, wherein the District Engineer certified that the Series 2017 Project is complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Series 2017 Project as described above, the Board desires to certify the Series 2017 Project complete in accordance with the Indenture; and

WHEREAS, the actual costs incurred to complete the Series 2017 Project exceeded all amounts on deposit in the Series 2017 Acquisition and Construction Account within the Acquisition and Construction Fund, and the remaining balance of Seventeen Thousand Nine Dollars and Eighty Cents (\$17,009.80), in the Series 2017 Acquisition and Construction Account within the Acquisition and Construction Fund, shall be transferred to the Series 2017 Bond Redemption Fund in accordance with the Indenture.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

- 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution.
- 2. AUTHORITY FOR THIS RESOLUTION.** This resolution is adopted pursuant to the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE SERIES 2017 PROJECT. The Board of Supervisors hereby accepts the Engineer's Certification, attached hereto as **Exhibit C**, certifying the Series 2017 Project complete and upon reliance thereon, certifies the Series 2017 Project complete in accordance with Resolution 2017-07 and the Indenture. The Completion Date, as that term is defined in the Indenture, for the Series 2017 Project shall be the date of the Engineer's Certification.

4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2017 BONDS. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2017-07, special assessments securing the Series 2017 Bonds are to be credited the difference, if any, in the assessment as originally made, approved, and confirmed and the proportionate part of the total actual costs of the Series 2017 Project. The remaining balance of the Series 2017 Acquisition and Construction Account, within the Series 2017 Acquisition and Construction Fund, together with any interest earning therein, shall be transferred to the Series 2017 Bond Redemption Fund as provided in the Indenture. **Exhibit D** attached hereto and incorporated herein by this reference reflects the amortization schedule of the Series 2017 Bonds after the closing of the Series 2017 Acquisition and Construction Account within the Series 2017 Acquisition and Construction Fund. As provided in Resolution 2017-07, the assessments levied reflect the outstanding debt due on the Series 2017 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2017-07, the special assessments on parcels specially benefitted by the Series 2017 Project are hereby finalized in accordance with the Assessment Methodology, attached hereto as **Composite Exhibit B**, which reflects the assessments on the parcels benefitted by the Series 2017 Bonds.

5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution the special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

6. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Assessment Resolution, which remains in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

7. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

8. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this ____ day of _____, 2022.

**CORONADO COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

Armando Silva
Secretary

Erwin Santacruz
Chairperson, Board of Supervisors

- Exhibit A:** First Supplemental Engineer's Report dated March 16, 2017
- Exhibit B:** Final Supplemental Special Assessment Methodology Report dated March 16, 2017, as amended March 21, 2017
- Exhibit C:** Engineer's Certificate
- Exhibit D:** Series 2017 Amortization Schedule

Exhibit A: Engineer's Report

Coronado Community Development District

1st Supplemental Engineer's Report
Infrastructure Improvements

Prepared for
Coronado Community Development District
Board of Supervisors
City of Doral
Miami-Dade County, Florida

Prepared by
Alvarez Engineers, Inc.

10305 NW 41 Street, Suite 103
Miami, FL 33178
Telephone 305-640-1345
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March 16, 2017

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I. Introduction.

Coronado Community Development District (the "District" or "CDD") was established by the adoption and enactment of Miami-Dade County Ordinance No. 06-22 on February 21, 2006. Such Ordinance became effective on March 4, 2006. In August of 2007 the CDD issued \$3,595,000 in Special Assessment Bonds Series 2007 to partially finance the public infrastructure that supports the development within the boundaries of the District (the "Original Public Improvements"). The Original Public Improvements, which are described in the District Engineer's Report dated July 31, 2007, consist of offsite and onsite roadway improvements, offsite and onsite stormwater management systems, and water and sanitary sewer improvements. The District Engineer certified the completion of the Original Public Improvements on September 28, 2011.

The District is currently proposing to refund the outstanding Series 2007 bonds through the issuance of Series 2017 bonds (the "Special Assessment Refunding and Improvement Bonds, Series 2017"). The District intends to use a portion of the debt service savings and proceeds from the bond refinancing to construct additional public infrastructure that will benefit the property within the District (the "Supplemental Public Improvements").

The estimated construction costs of the Supplemental Public Improvements presented in this 1st Supplemental Engineer's Report (the "Report") will be allocated to each of the residential units within the District in accordance with the proportional benefit received by each unit. Refer to the Supplemental Special Assessment Methodology Report prepared by Special District Services, Inc. for a description of the allocated benefits.

II. Purpose of this 1st Supplemental Engineer's Report.

This Report was prepared for the purpose of describing the Supplemental Public Improvements and to report their estimated construction costs, schedule of construction and ownership upon completion of construction. The Supplemental Public Improvements are to be totally or partially financed by the District and are to benefit the property within the District boundaries. The debt to be assessed to the properties within the District is described in the Supplemental Special Assessment Methodology Report prepared by Special District Services, Inc.

III. Location of the District

The District is located approximately $\frac{3}{4}$ of a mile east of State Road 821 (Homestead Extension of Florida's Turnpike), 3 miles west of State Road 826 (Palmetto Expressway) and 3 miles north of NW 41 Street (See Exhibits 1 and 2, Location and Vicinity Maps). The District is bounded by NW 109 Avenue on the west, NW 90 Street on the north, NW 107 Avenue on the east and NW 88 Street on the south.

IV. Description of the Supplemental Public Improvements.

The Supplemental Public Improvements consist of the installation of soft gates at three entrance/exit locations and the construction of four onsite traffic calming devices on District roads, as follows:

1. **Improvement Project No. 1:** Installation of entrance and exit arm gates at existing District access points A, B and C (Refer to Exhibits 3 and 4 for locations and details). This improvement includes ancillary modifications to the entrance driveways, tree removals, relocations and planting, road excavation, road subbase stabilization, road base reshaping and compaction, pavers, curbs, gutters, new electrical and mechanical systems, security cameras, electrical services, meters, conduits, wiring, and wireless systems.
2. **Improvement Project No. 2:** Installation of four speed humps for traffic calming purposes and ancillary roadway signs, reflective pavement markings and thermoplastic pavement markings (Refer to Exhibits 5, 6, 7, 8 and 9 for locations and details).

V. Estimated Schedule of Construction of the Supplemental Public Improvements.

Work Description	Begin Date	End Date
Improvement Project 1 – Soft Gates	2 nd Quarter (May 1, 2017)	4 th Quarter (Oct. 30, 2017)
Improvement Project 2 – Traffic Calming Devices	3 rd Quarter (July 31, 2017)	4 th Quarter (Oct. 30, 2017)

VI. Ownership and Maintenance.

The District will be responsible for the construction of the Public Improvements and it will then retain the improvements for ownership and maintenance as follows:

Work Description	Future Ownership	Future Maintenance
Improvement Project 1 – Soft Gates	CDD	CDD
Improvement Project 2 – Traffic Calming Devices	CDD	CDD

VII. Estimate of Supplemental Public Improvements Construction Costs.

Estimates of hard, soft and permitting are presented below:

Work Description	Quantity	Unit	Unit Price (\$/Unit)	Total Estimated Cost (\$)
I. Improvement Project No. 1: Entrance and Exit Arm Gates at Access Points A, B and C (Refer to Exhibits 3 and 4 for Access Points Locations and Plans)				
Tree Removal/Relocation/Planting, as required	5	EA	3,000.00	15,000.00
Excavation (Depth 1')	60.00	SY	11.00	660.00
Road Stabilization	60.00	SY	11.00	660.00
Reshape Existing Road Base	520.00	SY	11.00	5,720.00
Remove, Stockpile, Restore Pavers Over 1" Sand	576.00	SY	42.50	24,480.00
Type D Curb Removal and Installation	280.00	LF	21.50	6,020.00
Arm Gates Electrical Equipment (Furnish & Install)	7.00	EA	4,500.00	31,500.00
Arm Gates Mechanical Equipment (Furnish & Install)	7.00	EA	4,000.00	28,000.00
Security Cameras/Lighting (as required)	7.00	EA	2,500.00	17,500.00
Internet/Wi-Fi Connections	1.00	EA	2,500.00	2,500.00
Access Control System	1.00	EA	7,500.00	7,500.00
Maintenance of Traffic (MOT)	1.00	LS	2,100.00	2,100.00
Miscellaneous (includes power supply and FPL meters, as required)	1.00	LS	23,010.00	23,010.00
Mobilization	1.00	LS	3,600.00	3,600.00
Subtotal Improvement Project No. 1				\$168,250.00

Table 3				
Work Description	Quantity	Unit	Unit Price (\$/Unit)	Total Estimated Cost (\$)
II. Improvement Project No. 2: Traffic Calming Devices (Speed Humps) (See Exhibits 5, 6, 7, 8 and 9 for Locations and Details)				
Speed Hump Measuring 12 Feet Wide and 3 Inches High	4	EA	800.00	3,200.00
"SPEED HUMP" Signs (1 Post with one panel)	8.00	EA	250.00	2,000.00
Reflective Pavement Markings (Yellow/Yellow)	1.00	LS	500.00	500.00
Thermoplastic White Solid Markings	4.00	EA	150.00	600.00
MOT & Traffic Control	1.00	LS	450.00	450.00
Subtotal Improvement Project No. 2				6,750.00
Subtotal Hard Costs for Improvement Projects 1 & 2				\$175,000.00
III. Soft Costs and Contingency				
Engineering, Inspection & Related Professional Fees	1.00	LS	23,975.00	23,975.00
Contingency	12.50%	LS	175,000.00	21,875.00
Permitting	1.00	LS	6,150.00	6,150.00
Survey	1.00	LS	7,500.00	7,500.00
Total Work				\$234,500.00

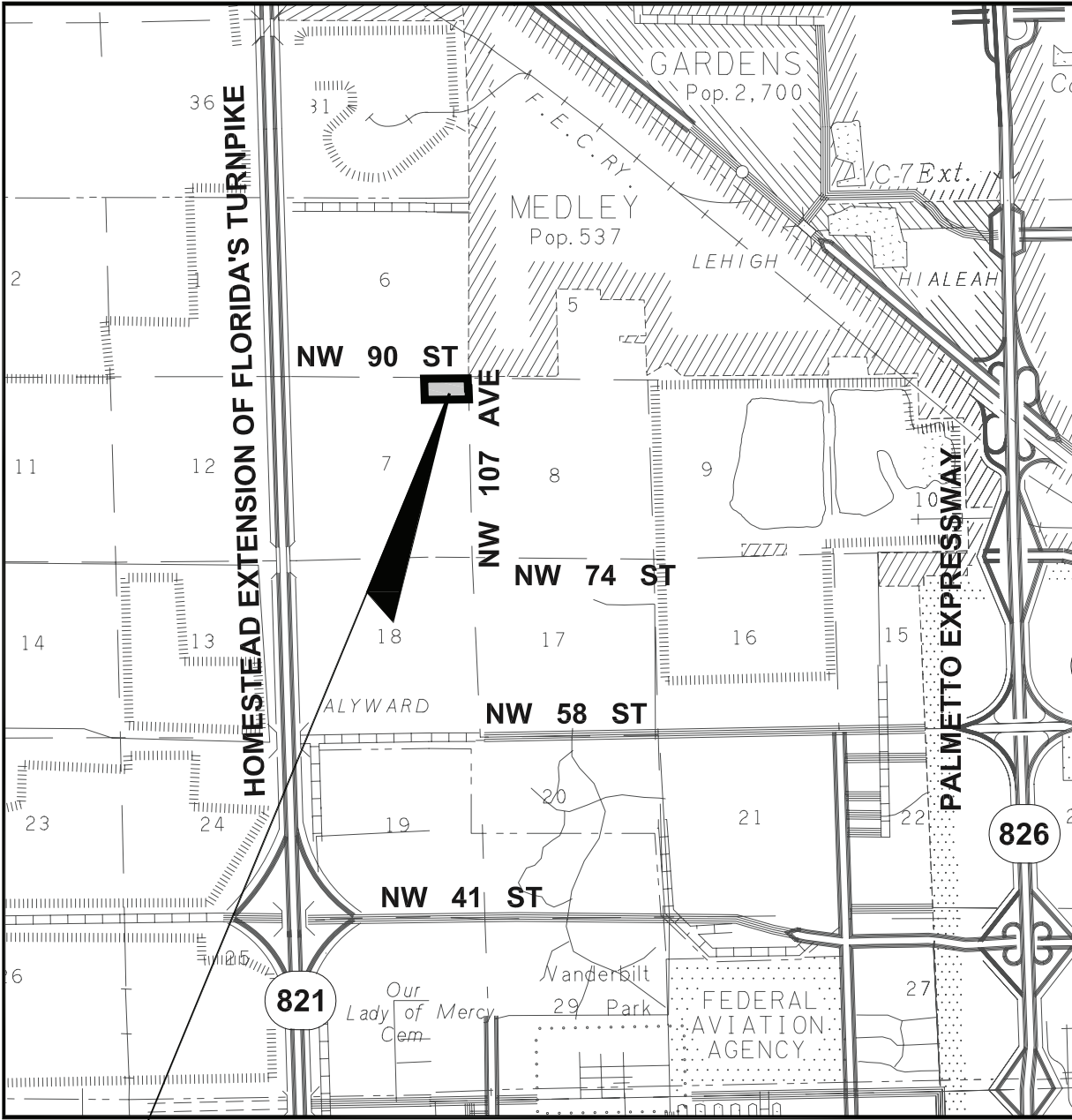
VIII. Engineer's Certification.

It is our opinion that the proposed improvements constituting the Supplemental Public Improvements and their estimated costs are fair and reasonable, and that the property within the District will receive a special benefit equal to or greater than the cost of such improvements. We believe that the improvements can be permitted, constructed and installed at the costs described in this report.

I hereby certify that the foregoing is a true and correct copy of the Engineer's Report for the Coronado Community Development District.

Juan R. Alvarez, PE
 Florida Registration No. 38522
 Alvarez Engineers, Inc.
 March 16, 2017

APPENDIX

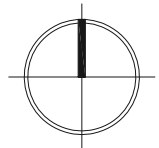


LOCATION OF DEVELOPMENT

**CITY OF DORAL
MIAMI-DADE COUNTY
FLORIDA**

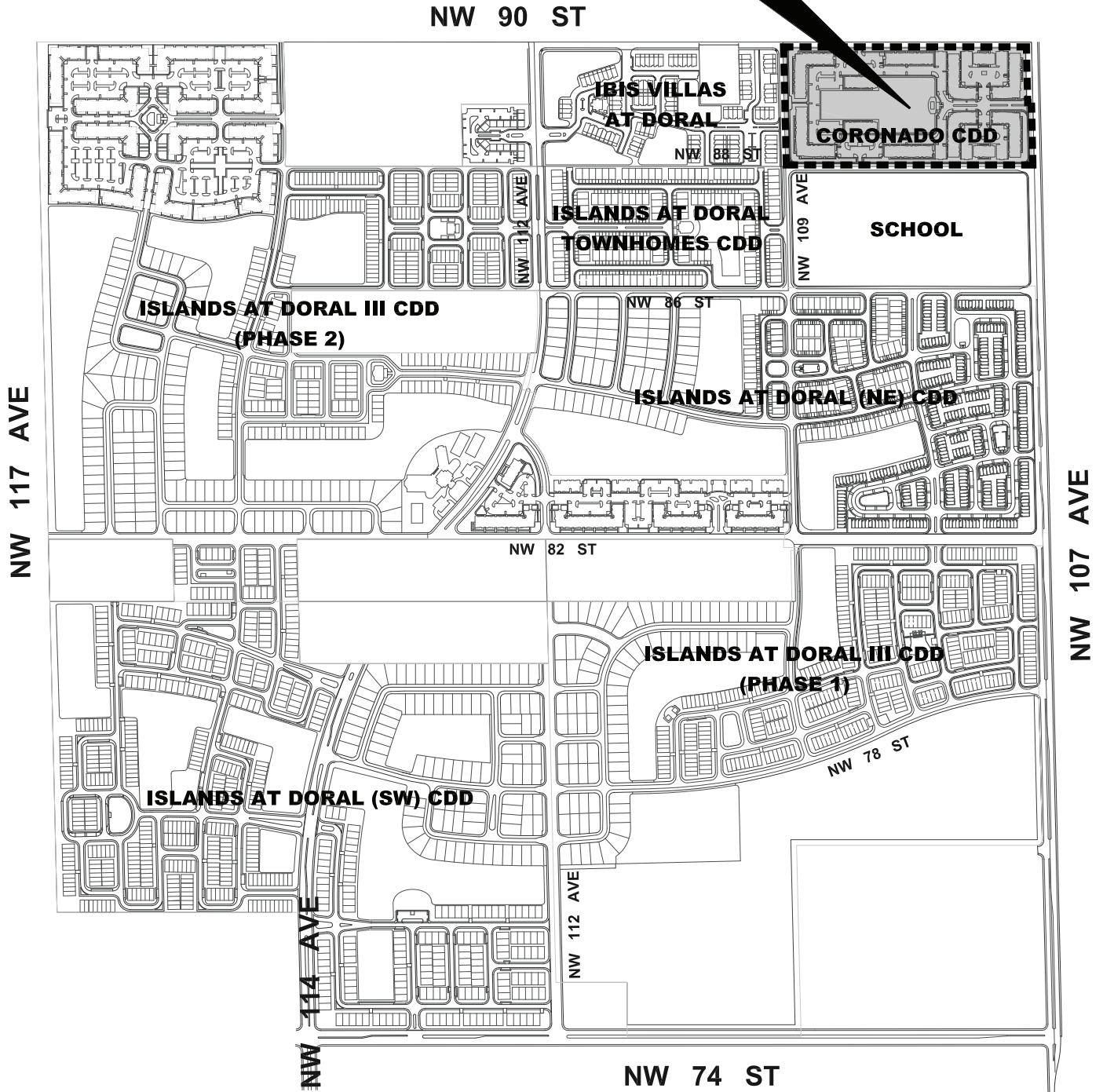
ALVAREZ ENGINEERS, INC.

**CORONADO C.D.D.
LOCATION MAP**



1 MILE

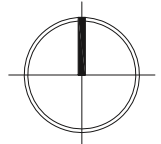
LOCATION OF DEVELOPMENT



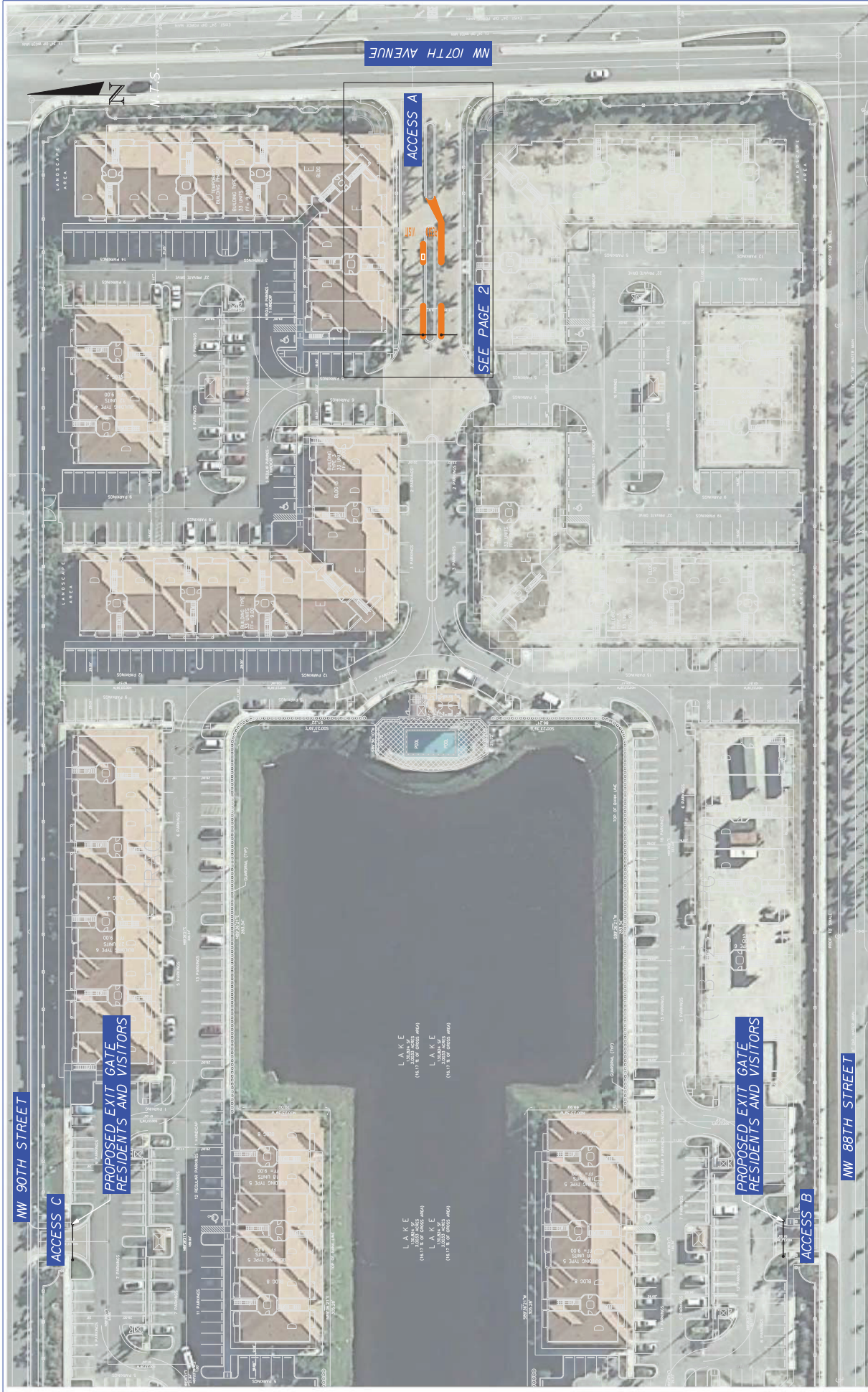
PLAT LEGAL DESCRIPTION: TRACT 1 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST, LESS THE NORTH AND EAST 35.00 FEET FOR RIGHT OF WAY PURPOSES AS MEASURED AT RIGHT ANGLES FROM THE NORTH AND EAST LINES OF SAID SECTION 7 AND TRACT 2 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING IN SECTION 7, TOWNSHIP 53 SOUTH, RANGE 40 EAST, CONTAINING 18,576 Ac +/-.

ALVAREZ ENGINEERS, INC.

**CORONADO C.D.D.
VICINITY MAP**



800'

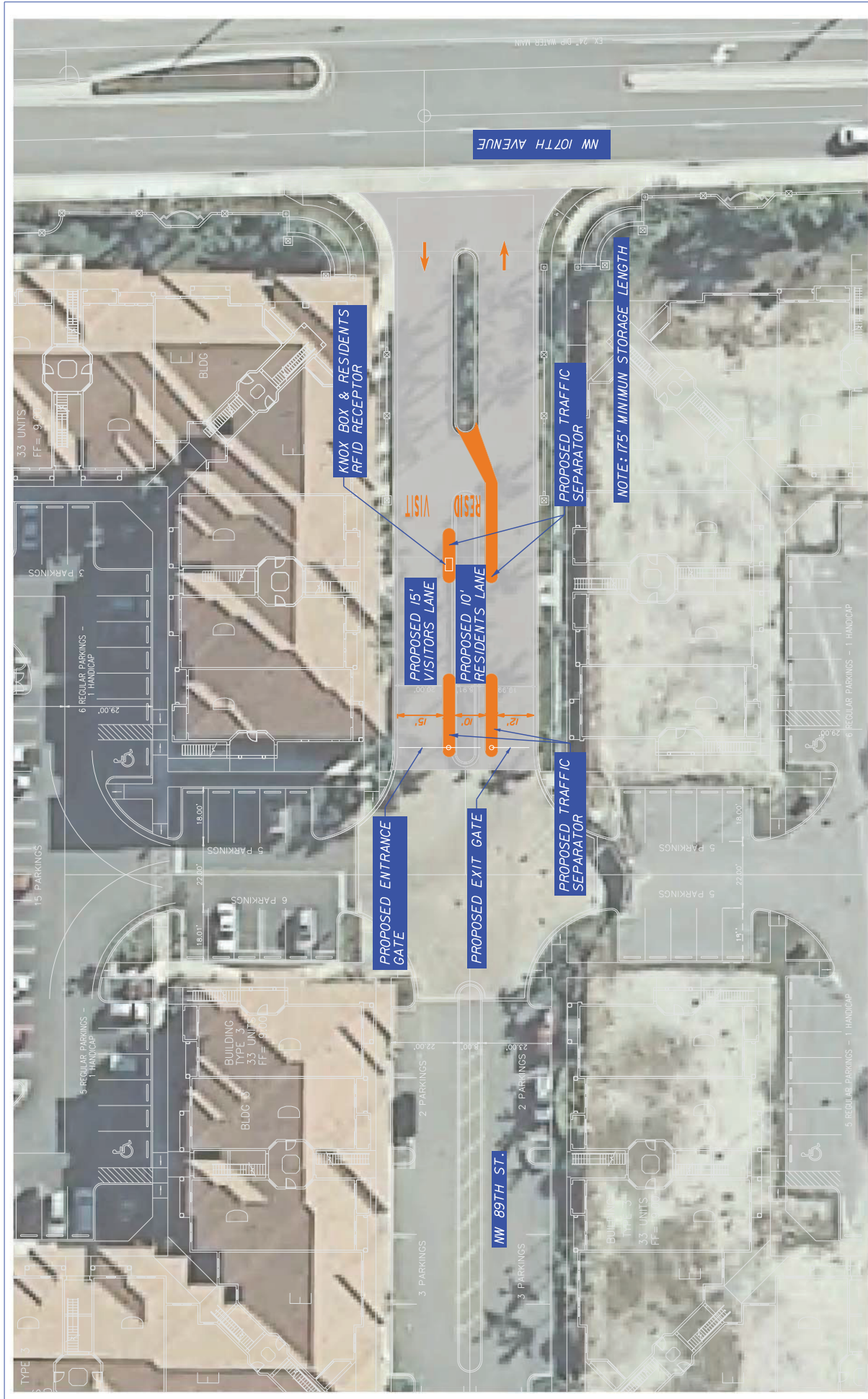


DATE	DESCRIPTION	DATE	DESCRIPTION

CAL TRAN ENGINEERING GROUP, INC. 130 NW 107 AVENUE, SUITE 115 PHOENIX, ARIZONA 85007 PHONE: 602.954.7700 FAX: 602.954.7700 E-MAIL: INFO@CALTRAN.COM CA No. N. 00099319		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	ROAD NO. COUNTY FINANCIAL PROJECT ID
CALTRAN GROUP 130 NW 107 AVENUE, SUITE 115 PHOENIX, ARIZONA 85007 PHONE: 602.954.7700 FAX: 602.954.7700 E-MAIL: INFO@CALTRAN.COM CA No. N. 00099319		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	ROAD NO. COUNTY FINANCIAL PROJECT ID

NW 90TH STREET ACCESS C PROPOSED EXIT GATE RESIDENTS AND VISITORS	NW 107TH AVENUE ACCESS A SEE PAGE 2	NW 88TH STREET ACCESS B PROPOSED EXIT GATE RESIDENTS AND VISITORS	SHEET NO. 1
--	---	--	----------------

8/19/2014 6:56:20 AM E:\na\Projects\Coronado\Roadway\FLA001.DGN Design 2

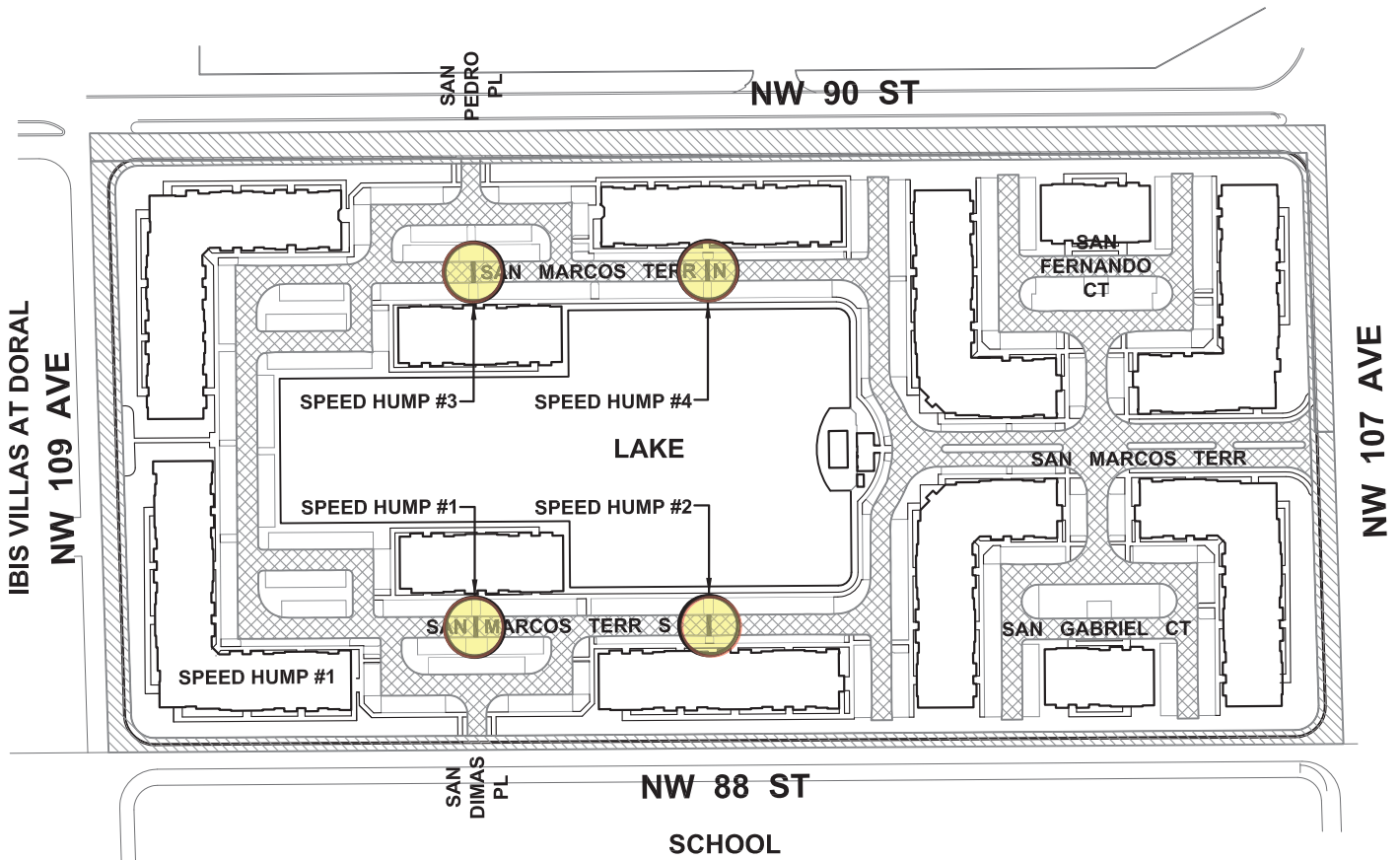


DATE	DESCRIPTION	REVISIONS	DATE	DESCRIPTION


CALTRAN ENGINEERING GROUP, INC. 10000 JENNIFER DRIVE, SUITE 115 PALM BEACH, FLORIDA 33411 PHONE: 561.833.5511 FAX: 561.833.5511 P.E. No. 14689 - P.E. CA No. 0022519		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION	ROAD NO. COUNTY FINANCIAL PROJECT ID	SHEET NO. 2
--	--	--	--	----------------

**ACCESS A
CORONADO**

EXHIBIT 4



LEGEND

-  CDD ROADS
-  COUNTY / CITY ROADS

ALVAREZ ENGINEERS, INC.

MASTER PLAN COPYRIGHT SUPERIOR CONSULTANTS, INC.

**CORONADO C.D.D.
SPEED HUMPS LOCATION MAP**



200' 



Speed Hump Location 1



Speed Hump Location 2



1Speed Hump Location 3



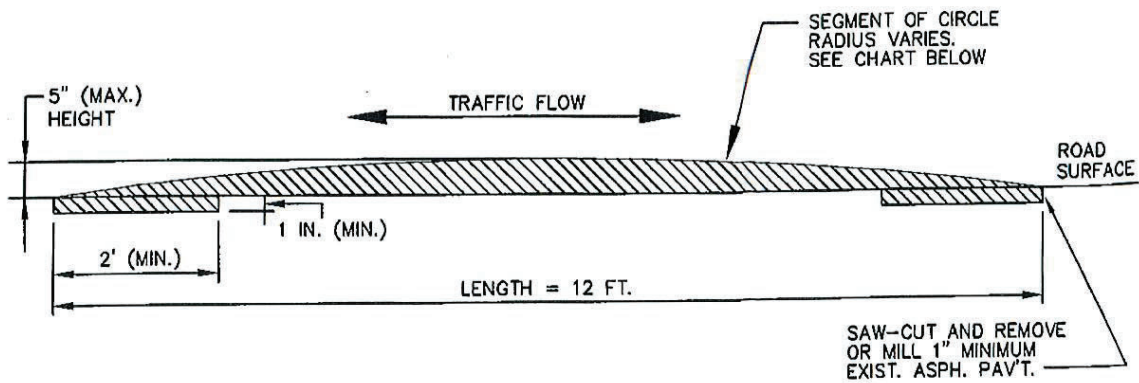
Speed Hump Location 4



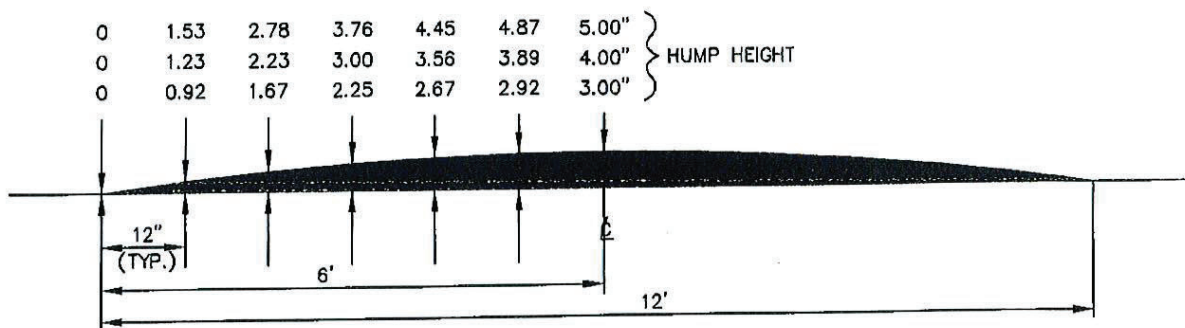
12.0 Foot Wide, 3 Inch High Speed Hump

Speed Hump Type

EXHIBIT 7



CROSS SECTION AND HUMP DIMENSIONS

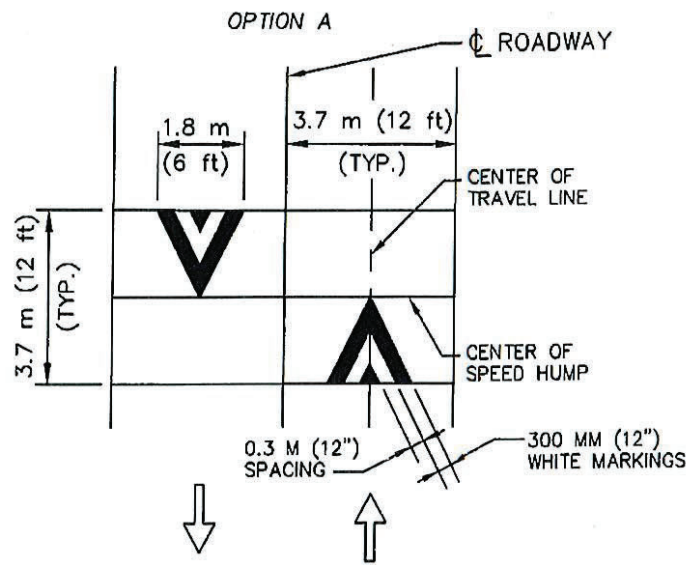


TYPICAL SPEED HUMP DIMENSIONS
(SURFACE OFFSETS 5 IN., 4 IN., AND 3 IN.)

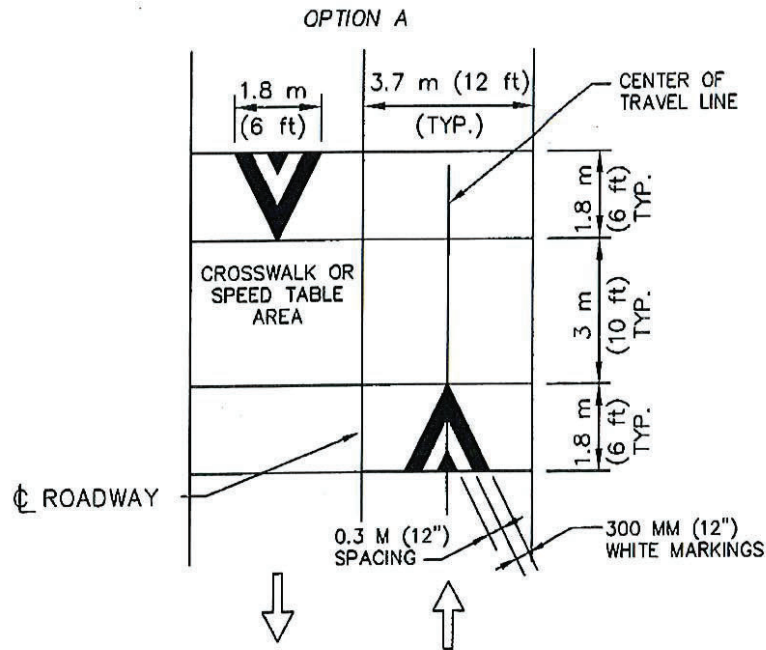
HUMP HEIGHT	SURFACE RADIUS	SPEED LIMIT
5"	43.43'	15
4"	54.22'	20
3"	72.12'	25

TYPE SELECTED →

CRITERIA.DWG	TRAFFIC CALMING STANDARD SPEED HUMP CONSTRUCTION DETAILS	EFF. DATE
		DWG. NO. P-31



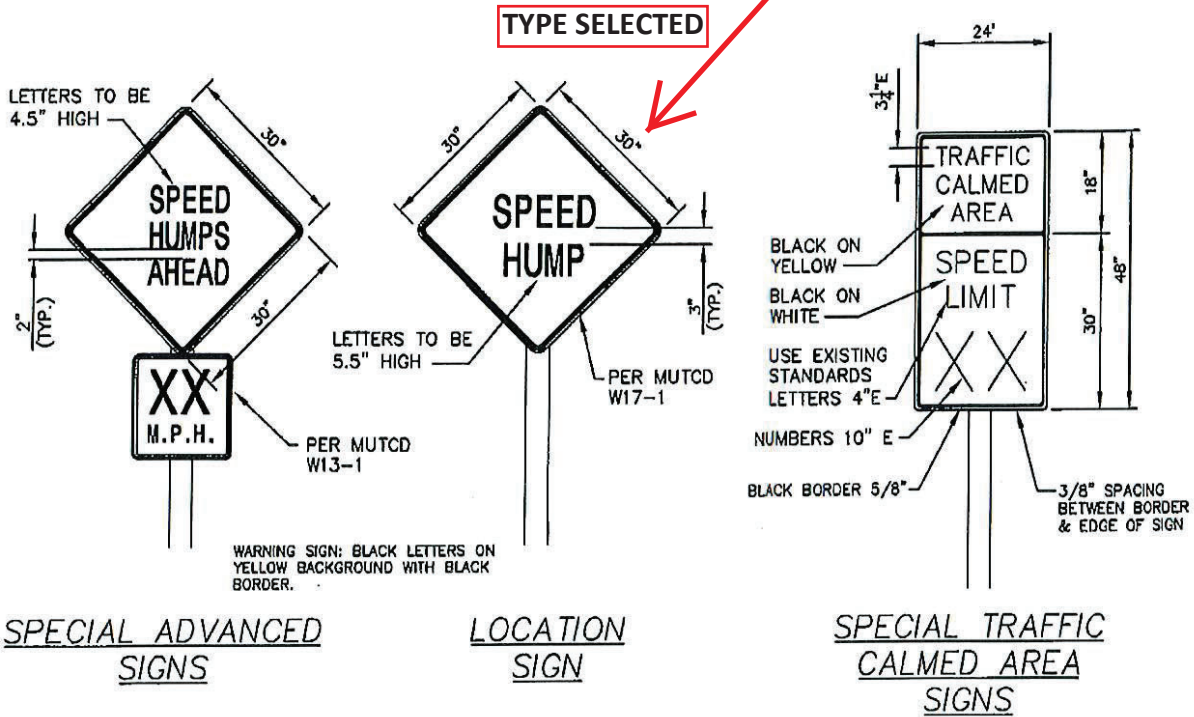
MUTCD FIGURE 3B-28. TYPICAL PAVEMENT MARKINGS FOR SPEED HUMPS



MUTCD FIGURE 3B-29. TYPICAL PAVEMENT MARKINGS FOR SPEED TABLES

CRITERIA.DWG	TYPICAL PAVEMENT MARKINGS SPEED HUMPS OR TABLES	EFF. DATE 08/02
		DWG. NO. P-35

EXHIBIT 9



GOVERNING SPECIFICATIONS:

THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DATED 2000 AND THE SUPPLEMENTS AND SPECIAL PROVISIONS THERETO. THE F.D.O.T. ROADWAY AND TRAFFIC STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM, DATED JANUARY 2000.

1. TRAFFIC SIGNS WILL BE IN ACCORDANCE WITH SECTION 700 OF THE F.D.O.T. SPECIFICATIONS
2. THE FURNISHING AND INSTALLATION OF REFLECTIVE PAVEMENT MARKERS SHALL BE IN CONFORMANCE WITH SECTION 706 OF THE F.D.O.T. SPECIFICATIONS.
3. ALL THERMOPLASTIC PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH SECTION 711 OF THE F.D.O.T. SPECIFICATIONS.
4. SPEED HUMP SIGNS INSTALLED IN ADVANCE OF THE TIME THE SPEED HUMP IS OPENED TO TRAFFIC SHALL BE COVERED.
5. USE THE WORD "HUMPS" (PLURAL) ON SPECIAL ADVANCED SIGNS, ONLY IF MULTIPLE SPEED HUMPS ARE INSTALLED. OTHERWISE, USE THE WORD "HUMP" (SINGULAR).
6. SPECIAL TRAFFIC CALMED AREA SIGNS ARE TO BE USED AT EVERY ENTRANCE TO THE NEIGHBORHOOD WHENEVER A COMPREHENSIVE TRAFFIC CALMED PROJECT IS CONSTRUCTED. ONE SPECIAL ADVANCED SIGN IS TO BE USED AT EACH APPROACH TO A SERIES OF SPEED HUMPS THAT ARE SPACED LESS THAN A 1/4 OF A MILE APART. SPECIAL ADVANCED SIGNS ARE NOT REQUIRED WHEN SPECIAL TRAFFIC CALMED AREA SIGNS ARE IN USE.
7. THE EXACT LOCATION AND TYPE OF SIGNS SHALL BE AS DIRECTED BY THE ENGINEER.
8. BEFORE ANY SPEED HUMP CAN BE OPENED TO TRAFFIC, ALL REQUIRED SIGNING AND MARKINGS MUST BE INSTALLED. SPEED HUMP WARNING SIGNS SHALL BE FITTED WITH RED WARNING FLAGS FOR A PERIOD OF NOT LESS THAN 30 DAYS.
9. THE CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM THE ENGINEER BEFORE SPEED HUMP CAN BE OPENED TO TRAFFIC.

CRITERIA.DWG

**TRAFFIC CALMING STANDARDS
AND SIGNAGE DETAILS**

EFF. DATE
08/02

DWG. NO.
P-36

EXHIBIT 10

Exhibit B: Methodology Report

**FINAL SUPPLEMENTAL
SPECIAL ASSESSMENT METHODOLOGY REPORT**

**CORONADO
COMMUNITY DEVELOPMENT DISTRICT**

**SPECIAL ASSESSMENT REFUNDING AND IMPROVEMENT BONDS,
SERIES 2017**

March 16, 2017
(Revised - Final Pricing 3/21/2017)

SPECIAL DISTRICT SERVICES, INC.
2501A Burns Road
Palm Beach Gardens, Florida 33410
(561)-630-4922 Telephone
(877) 730-4922 Toll Free
(561) 630-4923 Facsimile

1.0 OVERVIEW

The Coronado Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (“F.S.”) as amended. The entire District contains approximately 17.40+/- gross acres and is located within the City of Doral in Miami-Dade County, Florida (the “County”). This Final Supplemental Special Assessment Methodology Report (the “Final Supplemental Report”) addresses the entire District and the current 327 condominium units (the “Units”).

On August 27, 2007 the District issued its Special Assessment Bonds, Series 2007 (the “Series 2007 Bonds”) in the par amount of \$3,595,000 in one series for the purpose of financing all or a portion of the construction of certain public infrastructure improvements in the District (the “Series 2007 Project”); as more specifically described in the Coronado Community Development District Engineer’s Report dated July 31, 2007, as amended (the “Engineer’s Report”), prepared by Alvarez Engineer’s Inc. (the “District’s Engineer”). The Series 2007 Bonds are secured and are being repaid from special assessments levied on the benefitted Units in the District (Series 2007 Special Assessments).

The District will refund the outstanding Series 2007 Bonds through the issuance of the District’s \$3,399,000.00 principal amount of Special Assessment Refunding and Improvement Bonds, Series 2017 (the “Series 2017 Refunding and Improvement Bonds”). The Series 2017 special assessments securing the Series 2017 Refunding and Improvement Bonds will be imposed and levied on the same respective parcels/Units encumbered by the Series 2007 Special Assessments specifically benefitted by the Series 2007 Project and the Series 2017 Project described below (“Series 2017 Special Assessments”).

2.0 PURPOSE

This Final Supplemental Report amends the District’s 2007 Final Special Assessment Allocation Report, dated August 21, 2007, prepared by Rizzetta & Company (the “2007 Allocation Report”) and provides a methodology that determines the amount of District debt to be allocated to specific properties within the District and the maximum annual debt service assessment. This Final Supplemental Report is designed to meet the requirements of Chapters 170, 190 and 197, F.S. and will describe the terms and conditions of the Series 2017 Refunding and Improvement Bonds.

Since the time of issuance of the Series 2007 Bonds, the community within the District has grown and the interest rate environment for bonds such as the District’s Series 2007 Bonds has improved. Thus, the District will refund all of the Series 2007 Bonds, while at the same time obtaining new funds to implement the Series 2017 Project.

3.0 REASONABLE AND FAIR APPORTIONMENT OF THE DUTY TO PAY

A reasonable estimate of the portion of special and peculiar benefits received from the Series 2007 Bonds was described and calculated in the 2007 Allocation Report. This Final Supplemental Report does not change the apportionment; only the reallocation of the debt based on the sizing of the Series 2017 Refunding and Improvement Bonds resulting from the refunding of the Series 2007 Bonds and the financing of the Series 2017 Project.

3.1 PROJECT BENEFIT AND ALLOCATION OF BENEFIT

The District plans to implement the construction of the public infrastructure improvements associated with the Series 2017 Project, including, but not limited to, entrance and exit arm gates, security cameras, monitoring devices, traffic calming devices, traffic signage and markings and other related improvements. The Series 2017 Project improvements will cost an estimated \$234,500.00 as outlined herein on **Table A**.

For the purpose of this Final Supplemental Report and the allocation of benefit for the Series 2017 Project, the District has identified each Unit in the development as one (1) equivalent residential unit (ERU). Therefore, it is determined that each Unit within the District will benefit equally from the infrastructure improvements of the Series 2017 Project.

4.0 ALLOCATION OF ASSESSMENTS

This Final Supplemental Report was prepared to revise the allocation of assessments levied on the Units within the District as a result of the issuance of the Series 2017 Refunding and Improvement Bonds. The Series 2017 Refunding and Improvement Bonds are being issued to refund all of the District's outstanding Series 2007 Bonds and finance the Series 2017 Project.

Using the 2007 Allocation Report, adopted by the District's Board of Supervisors (the "Board"), the special assessments used to amortize the Series 2017 Refunding and Improvement Bonds have been allocated to the benefitted Units based upon the apportionment by the Board of the special benefits peculiar to the Units as a result of the financing of the Series 2007 Project and the Series 2017 Project. Also, it has been determined that the allocation of benefit of the Series 2007 Project and of the Series 2017 Project will exceed the burden of the allocation of assessments on the Units in the District.

A total of \$3,140,000.00 of Series 2007 Bonds will be refunded with the Series 2017 Refunding and Improvement Bonds. Taking into account the partial liquidation of the Debt Service Reserve Fund for the Series 2007 Bonds as well as amounts on deposit in the 2007 Revenue Fund, 2007 Interest Account and 2007 Prepayment Account, and the financing of the Series 2017 Project the par amount of the Series 2017 Refunding and Improvement Bonds will be \$3,399,000.00. The maximum annual debt service on the Series 2017 Refunding and Improvement Bonds will be approximately \$252,625.00 (grossed up to include County collection fees and early payment discount fee). The purpose of the refinancing is to take advantage of lower interest rates. Also, a portion of the annual debt service savings are being forgone in exchange for raising construction proceeds for eligible public infrastructure projects, shown herein on **Table A** (the "Series 2017 Project") and as further described in the 1st Supplemental Engineer's Report dated March 16, 2017.

The methodology described herein allocates the District's bond debt to properties within the District based upon the benefit each unit receives from the infrastructure program (i.e. the Series 2007 Project and the Series 2017 Project). In this case, the properties receiving benefit from the improvements include the 327 Units within the District.

As stated above the purpose of the refinancing is to take advantage of lower interest rates, resulting in the issuance of bonds which will also provide the necessary funds to complete the Series 2017 Project. The annual debt service assessments charged to property owners within the District will be lower than the assessments paid under the Series 2007 Bonds and will be based on the allocation previously assigned to Units.

5.0 COLLECTION OF SPECIAL ASSESSMENTS

The special assessments for the Series 2017 Refunding and Improvement Bonds will be collected through the Uniform Method of Collection described in Chapter 197, Section 197.3632; F.S. or any other legal means available to the District.

Since there are costs associated with the collection of the special assessments (whether by uniform method of collection as authorized under Chapter 197.3632, F.S. or other methods allowed by Florida law), these costs must also be included in the special assessment levy. These costs may generally include the 1% collection fee of the County Tax Collector, a 1% service fee of the County Property Appraiser and a 4% discount for early payment of taxes. These additional costs may be reflected by dividing the annual debt service and operation and maintenance assessment amounts by 0.94.

6.0 FINAL ASSESSMENT ROLL

As described above, the debt associated with the Series 2017 Refunding and Improvement Bonds will be proportionately allocated to the Units within the District. The allocation of debt is shown herein on **Table B** and the final assessment roll is attached hereto as **Exhibit A**.

TABLE A

Construction Cost Estimate for Public Improvement Project

Series 2017 Project

Coronado Community Development District

CORONADO CDD				
Construction Cost Estimate For Public Improvements "Soft Gates/Security Cameras/Speed Hump Project"				
Description of Work	Quantity	Unit	Unit Price	Total Estimated
I. Improvement Project Phase 1: Entrance and Exit Arm Gates at Access Points A, B and C				
Tree Removal/Relocation as required	5.00	EA	\$3,000.00	\$15,000.00
Excavation (Depth 1')	60.00	SY	\$11.00	\$660.00
Stabilization	60.00	SY	\$11.00	\$660.00
Reshape Existing Base	520.00	SY	\$11.00	\$5,720.00
Remove, Stockpile, Restore Pavers Over 1" Sand	576.00	SY	\$42.50	\$24,480.00
Type "D" Curb Removal and Installation	280.00	LF	\$21.50	\$6,020.00
Arm Gate Electrical Equipment (Furnish and Install)	7.00	EA	\$4,500.00	\$31,500.00
Arm Gate Mechanical Equipment (Furnish and Install)	7.00	EA	\$4,000.00	\$28,000.00
Security Cameras/Lighting (as required)	7.00	EA	\$2,500.00	\$17,500.00
Internet/Wifi Connections	1.00	LS	\$2,500.00	\$2,500.00
Access Control System	1.00	EA	\$7,500.00	\$7,500.00
Maintenance of Traffic (MOT)	1.00	LS	\$2,100.00	\$2,100.00
Miscellaneous (includes power supply and FPL meters as required)	1.00	LS	\$23,010.00	\$23,010.00
Mobilization	1.00	LS	\$3,600.00	\$3,600.00
Subtotal Improvement Project Phase 1				\$168,250.00
II. Improvement Project Phase 2: Traffic Calming Devices (Speed Humps) Within CDD Onsite Roads				
Speed Hump Measuring 12 Feet Wide and 3 Inches High	4.00	EA	\$800.00	\$3,200.00
"SPEED HUMP" Signs (1 Post with One Panel)	8.00	EA	\$250.00	\$2,000.00
Reflective Pavement Markings (Yellow/Yellow)	1.00	LS	\$500.00	\$500.00
Thermoplastic White Solid Markings	4.00	EA	\$150.00	\$600.00
Traffic Control	1.00	LS	\$450.00	\$450.00
Subtotal Improvement Project Phase 2				\$6,750.00
Subtotal Hard Costs for Improvement Project Phase 1 and Phase 2				\$175,000.00
III. Soft Costs and Contingency (Phase 1 and Phase 2)				
Engineering, Inspection and Related Professional Fees	1.00	LS	\$23,975.00	\$23,975.00
Contingency	12.5%	LS	\$175,000.00	\$21,875.00
Permitting	1.00	LS	\$6,150.00	\$6,150.00
Surveying (Topographical/Elevations/References) & Testing (Geotechnical)	1.00	LS	\$7,500.00	\$7,500.00
Total Estimated Project Costs (Phase I and Phase 2)				\$234,500.00

TABLE B

Coronado Community Development District

**Special Assessment Bonds, Series 2007
and
Special Assessment Refunding and Improvement Bonds, Series 2017**

Allocation of Debt

Coronado CDD Special Assessment Bonds, <u>Series 2007</u> Allocation of Debt					
Product Type	Units	Series 2007 Current Bond Principal Balance	Series 2007 Allocation of Current Bond Principal Balance Per Unit	Series 2007 Maximum Annual Debt Service	*Series 2007 Maximum Annual Debt Service Per Unit
Condominium	327	\$ 3,140,000	\$ 9,602	\$ 264,052	\$ 807.50

*Per unit assessments have not been grossed up to include allowance for early payment discount (4%) and County collection costs (up to 2%)

Coronado CDD Special Assessment Refunding & Improvement Bonds, <u>Series 2017</u> Allocation of Debt					
Product Type	Units	Series 2017 Bond Principal (Par)	Series 2017 Allocation of Principal Per Unit	Series 2017 Maximum Annual Debt Service**	*Series 2017 Maximum Annual Debt Service Per Unit**
Condominium	327	\$ 3,399,000	\$ 10,394.50	\$ 239,993.75	\$ 733.93

*Per unit assessments have not been grossed up to include allowance for early payment discount (4%) and County collection costs (up to 2%)

**Commencing 10/1/2017

EXHIBIT A

**Coronado Community Development District
Special Assessment Refunding and Improvement Bonds, Series 2017
Debt Allocation
(Final Lien Roll)**

FOLIO/PROPERTY ID	PROPERTY USE	DEBT ASSESSMENT**
35-3007-017-0010	CONDOMINIUM	733.93
35-3007-017-0020	CONDOMINIUM	733.93
35-3007-017-0030	CONDOMINIUM	733.93
35-3007-017-0040	CONDOMINIUM	733.93
35-3007-017-0050	CONDOMINIUM	733.93
35-3007-017-0060	CONDOMINIUM	733.93
35-3007-017-0070	CONDOMINIUM	733.93
35-3007-017-0080	CONDOMINIUM	733.93
35-3007-017-0090	CONDOMINIUM	733.93
35-3007-017-0100	CONDOMINIUM	733.93
35-3007-017-0110	CONDOMINIUM	733.93
35-3007-017-0120	CONDOMINIUM	733.93
35-3007-018-0010	CONDOMINIUM	733.93
35-3007-018-0020	CONDOMINIUM	733.93
35-3007-018-0030	CONDOMINIUM	733.93
35-3007-018-0040	CONDOMINIUM	733.93
35-3007-018-0050	CONDOMINIUM	733.93
35-3007-018-0060	CONDOMINIUM	733.93
35-3007-018-0070	CONDOMINIUM	733.93
35-3007-018-0080	CONDOMINIUM	733.93
35-3007-018-0090	CONDOMINIUM	733.93
35-3007-018-0100	CONDOMINIUM	733.93
35-3007-018-0110	CONDOMINIUM	733.93
35-3007-018-0120	CONDOMINIUM	733.93
35-3007-018-0130	CONDOMINIUM	733.93
35-3007-018-0140	CONDOMINIUM	733.93
35-3007-018-0150	CONDOMINIUM	733.93
35-3007-018-0160	CONDOMINIUM	733.93
35-3007-018-0170	CONDOMINIUM	733.93
35-3007-018-0180	CONDOMINIUM	733.93
35-3007-018-0190	CONDOMINIUM	733.93
35-3007-018-0200	CONDOMINIUM	733.93
35-3007-018-0210	CONDOMINIUM	733.93
35-3007-018-0220	CONDOMINIUM	733.93
35-3007-018-0230	CONDOMINIUM	733.93
35-3007-018-0240	CONDOMINIUM	733.93
35-3007-018-0250	CONDOMINIUM	733.93
35-3007-018-0260	CONDOMINIUM	733.93
35-3007-018-0270	CONDOMINIUM	733.93
35-3007-018-0280	CONDOMINIUM	733.93
35-3007-018-0290	CONDOMINIUM	733.93
35-3007-018-0300	CONDOMINIUM	733.93
35-3007-018-0310	CONDOMINIUM	733.93

EXHIBIT A

**Coronado Community Development District
Special Assessment Refunding and Improvement Bonds, Series 2017
Debt Allocation
(Final Lien Roll)**

FOLIO/PROPERTY ID	PROPERTY USE	DEBT ASSESSMENT**
35-3007-018-0320	CONDOMINIUM	733.93
35-3007-018-0330	CONDOMINIUM	733.93
35-3007-018-0340	CONDOMINIUM	733.93
35-3007-018-0350	CONDOMINIUM	733.93
35-3007-018-0360	CONDOMINIUM	733.93
35-3007-018-0370	CONDOMINIUM	733.93
35-3007-018-0380	CONDOMINIUM	733.93
35-3007-018-0390	CONDOMINIUM	733.93
35-3007-018-0400	CONDOMINIUM	733.93
35-3007-018-0410	CONDOMINIUM	733.93
35-3007-018-0420	CONDOMINIUM	733.93
35-3007-018-0430	CONDOMINIUM	733.93
35-3007-018-0440	CONDOMINIUM	733.93
35-3007-018-0450	CONDOMINIUM	733.93
35-3007-018-0460	CONDOMINIUM	733.93
35-3007-018-0470	CONDOMINIUM	733.93
35-3007-018-0480	CONDOMINIUM	733.93
35-3007-018-0490	CONDOMINIUM	733.93
35-3007-018-0500	CONDOMINIUM	733.93
35-3007-018-0510	CONDOMINIUM	733.93
35-3007-018-0520	CONDOMINIUM	733.93
35-3007-018-0530	CONDOMINIUM	733.93
35-3007-018-0540	CONDOMINIUM	733.93
35-3007-018-0550	CONDOMINIUM	733.93
35-3007-018-0560	CONDOMINIUM	733.93
35-3007-018-0570	CONDOMINIUM	733.93
35-3007-018-0580	CONDOMINIUM	733.93
35-3007-018-0590	CONDOMINIUM	733.93
35-3007-018-0600	CONDOMINIUM	733.93
35-3007-018-0610	CONDOMINIUM	733.93
35-3007-018-0620	CONDOMINIUM	733.93
35-3007-018-0630	CONDOMINIUM	733.93
35-3007-018-0640	CONDOMINIUM	733.93
35-3007-018-0650	CONDOMINIUM	733.93
35-3007-018-0660	CONDOMINIUM	733.93
35-3007-018-0670	CONDOMINIUM	733.93
35-3007-018-0680	CONDOMINIUM	733.93
35-3007-018-0690	CONDOMINIUM	733.93
35-3007-018-0700	CONDOMINIUM	733.93
35-3007-018-0710	CONDOMINIUM	733.93
35-3007-018-0720	CONDOMINIUM	733.93
35-3007-018-0730	CONDOMINIUM	733.93
35-3007-018-0740	CONDOMINIUM	733.93

EXHIBIT A

**Coronado Community Development District
Special Assessment Refunding and Improvement Bonds, Series 2017
Debt Allocation
(Final Lien Roll)**

FOLIO/PROPERTY ID	PROPERTY USE	DEBT ASSESSMENT**
35-3007-018-0750	CONDOMINIUM	733.93
35-3007-018-0760	CONDOMINIUM	733.93
35-3007-018-0770	CONDOMINIUM	733.93
35-3007-018-0780	CONDOMINIUM	733.93
35-3007-018-0790	CONDOMINIUM	733.93
35-3007-018-0800	CONDOMINIUM	733.93
35-3007-018-0810	CONDOMINIUM	733.93
35-3007-018-0820	CONDOMINIUM	733.93
35-3007-018-0830	CONDOMINIUM	733.93
35-3007-018-0840	CONDOMINIUM	733.93
35-3007-018-0850	CONDOMINIUM	733.93
35-3007-018-0860	CONDOMINIUM	733.93
35-3007-018-0870	CONDOMINIUM	733.93
35-3007-018-0880	CONDOMINIUM	733.93
35-3007-018-0890	CONDOMINIUM	733.93
35-3007-018-0900	CONDOMINIUM	733.93
35-3007-018-0910	CONDOMINIUM	733.93
35-3007-018-0920	CONDOMINIUM	733.93
35-3007-018-0930	CONDOMINIUM	733.93
35-3007-018-0940	CONDOMINIUM	733.93
35-3007-018-0950	CONDOMINIUM	733.93
35-3007-018-0960	CONDOMINIUM	733.93
35-3007-018-0970	CONDOMINIUM	733.93
35-3007-018-0980	CONDOMINIUM	733.93
35-3007-018-0990	CONDOMINIUM	733.93
35-3007-018-1000	CONDOMINIUM	733.93
35-3007-018-1010	CONDOMINIUM	733.93
35-3007-018-1020	CONDOMINIUM	733.93
35-3007-018-1030	CONDOMINIUM	733.93
35-3007-018-1040	CONDOMINIUM	733.93
35-3007-018-1050	CONDOMINIUM	733.93
35-3007-018-1060	CONDOMINIUM	733.93
35-3007-018-1070	CONDOMINIUM	733.93
35-3007-018-1080	CONDOMINIUM	733.93
35-3007-018-1090	CONDOMINIUM	733.93
35-3007-018-1100	CONDOMINIUM	733.93
35-3007-018-1110	CONDOMINIUM	733.93
35-3007-020-0010	CONDOMINIUM	733.93
35-3007-020-0020	CONDOMINIUM	733.93
35-3007-020-0030	CONDOMINIUM	733.93
35-3007-020-0040	CONDOMINIUM	733.93
35-3007-020-0050	CONDOMINIUM	733.93
35-3007-020-0060	CONDOMINIUM	733.93

EXHIBIT A

**Coronado Community Development District
Special Assessment Refunding and Improvement Bonds, Series 2017
Debt Allocation
(Final Lien Roll)**

FOLIO/PROPERTY ID	PROPERTY USE	DEBT ASSESSMENT**
35-3007-020-0070	CONDOMINIUM	733.93
35-3007-020-0080	CONDOMINIUM	733.93
35-3007-020-0090	CONDOMINIUM	733.93
35-3007-020-0100	CONDOMINIUM	733.93
35-3007-020-0110	CONDOMINIUM	733.93
35-3007-020-0120	CONDOMINIUM	733.93
35-3007-020-0130	CONDOMINIUM	733.93
35-3007-020-0140	CONDOMINIUM	733.93
35-3007-020-0150	CONDOMINIUM	733.93
35-3007-020-0160	CONDOMINIUM	733.93
35-3007-020-0170	CONDOMINIUM	733.93
35-3007-020-0180	CONDOMINIUM	733.93
35-3007-022-0010	CONDOMINIUM	733.93
35-3007-022-0020	CONDOMINIUM	733.93
35-3007-022-0030	CONDOMINIUM	733.93
35-3007-022-0040	CONDOMINIUM	733.93
35-3007-022-0050	CONDOMINIUM	733.93
35-3007-022-0060	CONDOMINIUM	733.93
35-3007-022-0070	CONDOMINIUM	733.93
35-3007-022-0080	CONDOMINIUM	733.93
35-3007-022-0090	CONDOMINIUM	733.93
35-3007-022-0100	CONDOMINIUM	733.93
35-3007-022-0110	CONDOMINIUM	733.93
35-3007-022-0120	CONDOMINIUM	733.93
35-3007-022-0130	CONDOMINIUM	733.93
35-3007-022-0140	CONDOMINIUM	733.93
35-3007-022-0150	CONDOMINIUM	733.93
35-3007-022-0160	CONDOMINIUM	733.93
35-3007-022-0170	CONDOMINIUM	733.93
35-3007-022-0180	CONDOMINIUM	733.93
35-3007-022-0190	CONDOMINIUM	733.93
35-3007-022-0200	CONDOMINIUM	733.93
35-3007-022-0210	CONDOMINIUM	733.93
35-3007-022-0220	CONDOMINIUM	733.93
35-3007-022-0230	CONDOMINIUM	733.93
35-3007-022-0240	CONDOMINIUM	733.93
35-3007-022-0250	CONDOMINIUM	733.93
35-3007-022-0260	CONDOMINIUM	733.93
35-3007-022-0270	CONDOMINIUM	733.93
35-3007-022-0280	CONDOMINIUM	733.93
35-3007-022-0290	CONDOMINIUM	733.93
35-3007-022-0300	CONDOMINIUM	733.93
35-3007-022-0310	CONDOMINIUM	733.93

EXHIBIT A

**Coronado Community Development District
Special Assessment Refunding and Improvement Bonds, Series 2017
Debt Allocation
(Final Lien Roll)**

FOLIO/PROPERTY ID	PROPERTY USE	DEBT ASSESSMENT**
35-3007-022-0320	CONDOMINIUM	733.93
35-3007-022-0330	CONDOMINIUM	733.93
35-3007-022-0340	CONDOMINIUM	733.93
35-3007-022-0350	CONDOMINIUM	733.93
35-3007-022-0360	CONDOMINIUM	733.93
35-3007-022-0370	CONDOMINIUM	733.93
35-3007-022-0380	CONDOMINIUM	733.93
35-3007-022-0390	CONDOMINIUM	733.93
35-3007-023-0010	CONDOMINIUM	733.93
35-3007-023-0020	CONDOMINIUM	733.93
35-3007-023-0030	CONDOMINIUM	733.93
35-3007-023-0040	CONDOMINIUM	733.93
35-3007-023-0050	CONDOMINIUM	733.93
35-3007-023-0060	CONDOMINIUM	733.93
35-3007-023-0070	CONDOMINIUM	733.93
35-3007-023-0080	CONDOMINIUM	733.93
35-3007-023-0090	CONDOMINIUM	733.93
35-3007-023-0100	CONDOMINIUM	733.93
35-3007-023-0110	CONDOMINIUM	733.93
35-3007-023-0120	CONDOMINIUM	733.93
35-3007-023-0130	CONDOMINIUM	733.93
35-3007-023-0140	CONDOMINIUM	733.93
35-3007-023-0150	CONDOMINIUM	733.93
35-3007-023-0160	CONDOMINIUM	733.93
35-3007-023-0170	CONDOMINIUM	733.93
35-3007-023-0180	CONDOMINIUM	733.93
35-3007-023-0190	CONDOMINIUM	733.93
35-3007-023-0200	CONDOMINIUM	733.93
35-3007-023-0210	CONDOMINIUM	733.93
35-3007-023-0220	CONDOMINIUM	733.93
35-3007-023-0230	CONDOMINIUM	733.93
35-3007-023-0240	CONDOMINIUM	733.93
35-3007-023-0250	CONDOMINIUM	733.93
35-3007-023-0260	CONDOMINIUM	733.93
35-3007-023-0270	CONDOMINIUM	733.93
35-3007-024-0010	CONDOMINIUM	733.93
35-3007-024-0020	CONDOMINIUM	733.93
35-3007-024-0030	CONDOMINIUM	733.93
35-3007-024-0040	CONDOMINIUM	733.93
35-3007-024-0050	CONDOMINIUM	733.93
35-3007-024-0060	CONDOMINIUM	733.93
35-3007-024-0070	CONDOMINIUM	733.93
35-3007-024-0080	CONDOMINIUM	733.93

EXHIBIT A

**Coronado Community Development District
Special Assessment Refunding and Improvement Bonds, Series 2017
Debt Allocation
(Final Lien Roll)**

FOLIO/PROPERTY ID	PROPERTY USE	DEBT ASSESSMENT**
35-3007-024-0090	CONDOMINIUM	733.93
35-3007-024-0100	CONDOMINIUM	733.93
35-3007-024-0110	CONDOMINIUM	733.93
35-3007-024-0120	CONDOMINIUM	733.93
35-3007-026-0010	CONDOMINIUM	733.93
35-3007-026-0020	CONDOMINIUM	733.93
35-3007-026-0030	CONDOMINIUM	733.93
35-3007-026-0040	CONDOMINIUM	733.93
35-3007-026-0050	CONDOMINIUM	733.93
35-3007-026-0060	CONDOMINIUM	733.93
35-3007-026-0070	CONDOMINIUM	733.93
35-3007-026-0080	CONDOMINIUM	733.93
35-3007-026-0090	CONDOMINIUM	733.93
35-3007-026-0100	CONDOMINIUM	733.93
35-3007-026-0110	CONDOMINIUM	733.93
35-3007-026-0120	CONDOMINIUM	733.93
35-3007-026-0130	CONDOMINIUM	733.93
35-3007-026-0140	CONDOMINIUM	733.93
35-3007-026-0150	CONDOMINIUM	733.93
35-3007-026-0160	CONDOMINIUM	733.93
35-3007-026-0170	CONDOMINIUM	733.93
35-3007-026-0180	CONDOMINIUM	733.93
35-3007-026-0190	CONDOMINIUM	733.93
35-3007-026-0200	CONDOMINIUM	733.93
35-3007-026-0210	CONDOMINIUM	733.93
35-3007-026-0220	CONDOMINIUM	733.93
35-3007-026-0230	CONDOMINIUM	733.93
35-3007-026-0240	CONDOMINIUM	733.93
35-3007-026-0250	CONDOMINIUM	733.93
35-3007-026-0260	CONDOMINIUM	733.93
35-3007-026-0270	CONDOMINIUM	733.93
35-3007-026-0280	CONDOMINIUM	733.93
35-3007-026-0290	CONDOMINIUM	733.93
35-3007-026-0300	CONDOMINIUM	733.93
35-3007-026-0310	CONDOMINIUM	733.93
35-3007-026-0320	CONDOMINIUM	733.93
35-3007-026-0330	CONDOMINIUM	733.93
35-3007-027-0010	CONDOMINIUM	733.93
35-3007-027-0020	CONDOMINIUM	733.93
35-3007-027-0030	CONDOMINIUM	733.93
35-3007-027-0040	CONDOMINIUM	733.93
35-3007-027-0050	CONDOMINIUM	733.93
35-3007-027-0060	CONDOMINIUM	733.93

EXHIBIT A

**Coronado Community Development District
Special Assessment Refunding and Improvement Bonds, Series 2017
Debt Allocation
(Final Lien Roll)**

FOLIO/PROPERTY ID	PROPERTY USE	DEBT ASSESSMENT**
35-3007-027-0070	CONDOMINIUM	733.93
35-3007-027-0080	CONDOMINIUM	733.93
35-3007-027-0090	CONDOMINIUM	733.93
35-3007-027-0100	CONDOMINIUM	733.93
35-3007-027-0110	CONDOMINIUM	733.93
35-3007-027-0120	CONDOMINIUM	733.93
35-3007-027-0130	CONDOMINIUM	733.93
35-3007-027-0140	CONDOMINIUM	733.93
35-3007-027-0150	CONDOMINIUM	733.93
35-3007-027-0160	CONDOMINIUM	733.93
35-3007-027-0170	CONDOMINIUM	733.93
35-3007-027-0180	CONDOMINIUM	733.93
35-3007-027-0190	CONDOMINIUM	733.93
35-3007-027-0200	CONDOMINIUM	733.93
35-3007-027-0210	CONDOMINIUM	733.93
35-3007-027-0220	CONDOMINIUM	733.93
35-3007-027-0230	CONDOMINIUM	733.93
35-3007-027-0240	CONDOMINIUM	733.93
35-3007-027-0250	CONDOMINIUM	733.93
35-3007-027-0260	CONDOMINIUM	733.93
35-3007-027-0270	CONDOMINIUM	733.93
35-3007-027-0280	CONDOMINIUM	733.93
35-3007-027-0290	CONDOMINIUM	733.93
35-3007-027-0300	CONDOMINIUM	733.93
35-3007-027-0310	CONDOMINIUM	733.93
35-3007-027-0320	CONDOMINIUM	733.93
35-3007-027-0330	CONDOMINIUM	733.93
35-3007-027-0340	CONDOMINIUM	733.93
35-3007-027-0350	CONDOMINIUM	733.93
35-3007-027-0360	CONDOMINIUM	733.93
35-3007-027-0370	CONDOMINIUM	733.93
35-3007-027-0380	CONDOMINIUM	733.93
35-3007-027-0390	CONDOMINIUM	733.93
35-3007-027-0400	CONDOMINIUM	733.93
35-3007-027-0410	CONDOMINIUM	733.93
35-3007-027-0420	CONDOMINIUM	733.93
35-3007-028-0010	CONDOMINIUM	733.93
35-3007-028-0020	CONDOMINIUM	733.93
35-3007-028-0030	CONDOMINIUM	733.93
35-3007-028-0040	CONDOMINIUM	733.93
35-3007-028-0050	CONDOMINIUM	733.93
35-3007-028-0060	CONDOMINIUM	733.93
35-3007-028-0070	CONDOMINIUM	733.93

EXHIBIT A

**Coronado Community Development District
Special Assessment Refunding and Improvement Bonds, Series 2017
Debt Allocation
(Final Lien Roll)**

FOLIO/PROPERTY ID	PROPERTY USE	DEBT ASSESSMENT**
35-3007-028-0080	CONDOMINIUM	733.93
35-3007-028-0090	CONDOMINIUM	733.93
35-3007-028-0100	CONDOMINIUM	733.93
35-3007-028-0110	CONDOMINIUM	733.93
35-3007-028-0120	CONDOMINIUM	733.93
35-3007-028-0130	CONDOMINIUM	733.93
35-3007-028-0140	CONDOMINIUM	733.93
35-3007-028-0150	CONDOMINIUM	733.93
35-3007-028-0160	CONDOMINIUM	733.93
35-3007-028-0170	CONDOMINIUM	733.93
35-3007-028-0180	CONDOMINIUM	733.93
35-3007-028-0190	CONDOMINIUM	733.93
35-3007-028-0200	CONDOMINIUM	733.93
35-3007-028-0210	CONDOMINIUM	733.93
35-3007-028-0220	CONDOMINIUM	733.93
35-3007-028-0230	CONDOMINIUM	733.93
35-3007-028-0240	CONDOMINIUM	733.93
35-3007-028-0250	CONDOMINIUM	733.93
35-3007-028-0260	CONDOMINIUM	733.93
35-3007-028-0270	CONDOMINIUM	733.93
35-3007-028-0280	CONDOMINIUM	733.93
35-3007-028-0290	CONDOMINIUM	733.93
35-3007-028-0300	CONDOMINIUM	733.93
35-3007-028-0310	CONDOMINIUM	733.93
35-3007-028-0320	CONDOMINIUM	733.93
35-3007-028-0330	CONDOMINIUM	733.93
*TOTAL		239,995.11

Notes:

*Annual Maximum Debt Service (Principal & Interest)

** Debt Assessments **have not been grossed up** to include County fees (up to 2%) and early payment discount (4%)

Exhibit C: Engineer's Certificate

August 23, 2022

Coronado Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attn: District Manager Armando Silva asilva@sdsinc.org

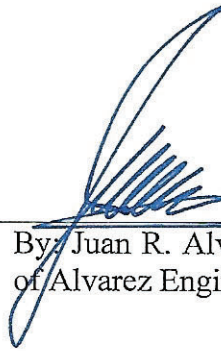
US Bank National Association
As Trustee

Re: Certification of Completion
Series 2017 Project

This certificate is furnished in accordance with the Trust Indenture, as supplemented, between the Coronado Community Development District and US Bank, National Association (the “Indenture”) dated April 1, 2017 and is intended to evidence the completion of the Series 2017 Project undertaken by the Coronado Community Development District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

- I. The Series 2017 Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Project have been paid for and acknowledgment of such payments has been obtained from all contractors and suppliers or the District Manager provided reasonable assurances of past payment for such labor, services, materials and supplies.
- II. All other facilities necessary in connection with the Series 2017 Project have been constructed, acquired, and installed in accordance with the specifications therefore and all Costs and expenses incurred in connection therewith have been paid or the District Manager provided reasonable assurances of past payment for such Costs and expenses.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Series 2017 Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate, or which may subsequently come into being.



By: Juan R. Alvarez, P.E., on behalf
of Alvarez Engineers, Inc.

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 23rd day of August, 2022, by Juan R. Alvarez, P.E. of Alvarez Engineers, Inc., District Engineer of the Coronado Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Claudine Elie Harvey
Notary Public, State of Florida

Print Name: CLAUDINE ELIE HARVEY

Commission No.: 66 910554

My Commission Expires: Sep. 5, 2023

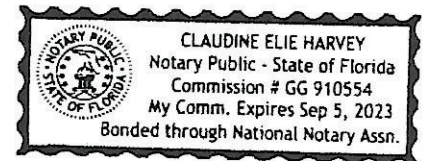


Exhibit D: Series 2017 Amortization Schedule

October 20, 2022

RE: Coronado Community Development District Auditor Renewal

At the October 17, 2019 Coronado Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2019, 9-30-2020 and 9-30-2021 year end audits of the District with an option to perform the 9-30-2022 and 9-30-23 audits.

The fees for the 9-30-2019 audit were \$3,400. The fees for the 9-30-2020 audit were \$3,500. And the fees for the 9-30-2021 audit were \$3,600. The proposed fees for the 9-30-2022 audit is \$3,700, which is the budgeted amount for audit fees for Fiscal Year 2022/2023. The proposed fee for the 9-30-2023 audit is \$3,800.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2022 and 9-30-2023 audits for Grau & Associates.

Special District Services, Inc.