

Coronado
Community Development District

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

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PROPOSED BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| REVENUES | FISCAL YEAR 2025/2026 BUDGET |
|---|---|
| Administrative Assessments | 59,350 |
| Maintenance Assessments | 139,579 |
| Debt Assessments | 252,625 |
| Master Association Contributions | 95,000 |
| Other Revenues | 0 |
| Interest | 1,200 |
| TOTAL REVENUES | \$ 547,754 |
| EXPENDITURES | |
| MAINTENANCE EXPENDITURES | |
| Security Services | 190,000 |
| Aquatic Maintenance/Midgefly Control | 3,000 |
| Fountain Maintenance/Power - FPL | 3,000 |
| Storm Drainage Maintenance | 5,000 |
| Engineering | 2,000 |
| Roadway/Street Maintenance | 7,000 |
| Soft Gates & Security Cameras Maintenance | 10,000 |
| Storm Drainage/Class V Permit | 3,500 |
| Miscellaneous Maintenance | 4,100 |
| TOTAL MAINTENANCE EXPENDITURES | \$ 227,600 |
| ADMINISTRATIVE EXPENDITURES | |
| Supervisor Fees | 6,000 |
| Payroll Taxes | 459 |
| Management | 41,124 |
| Field Operations Management | 2,100 |
| Legal | 9,000 |
| Assessment Roll | 3,000 |
| Audit Fees | 3,600 |
| Insurance | 8,100 |
| Legal Advertisements | 4,600 |
| Miscellaneous | 1,600 |
| Postage | 350 |
| Office Supplies | 675 |
| Dues & Subscriptions | 175 |
| Trustee Fee | 3,400 |
| Continuing Disclosure Fee | 350 |
| Website Management/ADA Compliance | 2,000 |
| Operating Reserve | 1,500 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 88,033 |
| TOTAL EXPENDITURES | \$ 315,633 |
| REVENUES LESS EXPENDITURES | \$ 232,121 |
| Bond Payments | (239,994) |
| BALANCE | \$ (7,873) |
| County Appraiser & Tax Collector Fee | (4,515) |
| Discounts For Early Payments | (18,062) |
| EXCESS/ (SHORTFALL) | \$ (30,450) |
| Carryover From Prior Year | 30,450 |
| NET EXCESS/ (SHORTFALL) | \$ - |

DETAILED PROPOSED BUDGET
CORONADO 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 | | | | |
| Administrative Assessments | 82,867 | 71,933 | 59,350 | Expenditures Less Interest & Carryover/.95 |
| Maintenance Assessments | 117,579 | 127,053 | 139,579 | Expenditures Less Contributions/.95 |
| Debt Assessments | 252,625 | 252,625 | 252,625 | Bond Payments/.95 |
| Master Association Contributions | 88,400 | 92,500 | 95,000 | Master Association Contributions - 50% Of Security |
| Other Revenues | 0 | 0 | 0 | |
| Interest | 21,434 | 720 | 1,200 | Projected At \$100 Per Month |
| TOTAL REVENUES | \$ 562,905 | \$ 544,831 | \$ 547,754 | |
| EXPENDITURES | | | | |
| MAINTENANCE EXPENDITURES | | | | |
| Security Services | 183,920 | 185,000 | 190,000 | FY 24/25 Expenditure Through Jan 2025 Was \$69,616 |
| Aquatic Maintenance/Midgefly Control | 4,380 | 3,000 | 3,000 | No Change From 2024/2025 Budget |
| Fountain Maintenance/Power - FPL | 0 | 2,000 | 3,000 | \$1,000 Increase From 2024/2025 Budget |
| Storm Drainage Maintenance | 5,124 | 3,000 | 5,000 | \$2,000 Increase From 2024/2025 Budget |
| Engineering | 1,155 | 2,000 | 2,000 | No Change From 2024/2025 Budget |
| Roadway/Street Maintenance | 1,700 | 5,400 | 7,000 | \$1,600 Increase From 2024/2025 Budget |
| Soft Gates & Security Cameras Maintenance | 10,026 | 8,700 | 10,000 | \$1,300 Increase From 2024/2025 Budget |
| Storm Drainage/Class V Permit | 0 | 0 | 3,500 | New Requirement In Miami-Dade County |
| Miscellaneous Maintenance | 14,855 | 4,100 | 4,100 | No Change From 2024/2025 Budget |
| TOTAL MAINTENANCE EXPENDITURES | \$ 221,160 | \$ 213,200 | \$ 227,600 | |
| ADMINISTRATIVE EXPENDITURES | | | | |
| Supervisor Fees | 1,400 | 6,000 | 6,000 | Supervisor Fees |
| Payroll Taxes | 107 | 459 | 459 | Supervisor Fees * 7.65% |
| Management | 38,808 | 39,972 | 41,124 | CPI Adjustment |
| Field Operations Management | 2,100 | 2,100 | 2,100 | No Change From 2024/2025 Budget |
| Legal | 2,502 | 9,000 | 9,000 | No Change From 2024/2025 Budget |
| Assessment Roll | 3,000 | 3,000 | 3,000 | As Per Contract |
| Audit Fees | 3,800 | 3,900 | 3,600 | Accepted Amount For 2024/2025 Audit |
| Insurance | 7,195 | 7,700 | 8,100 | FY 24/25 Expenditure Was \$7,672 |
| Legal Advertisements | 4,514 | 2,200 | 4,600 | Costs Have Increased Due To Closing Of The Miami Business Review |
| Miscellaneous | 1,180 | 1,800 | 1,600 | \$200 Decrease From 2024/2025 Budget |
| Postage | 123 | 375 | 350 | \$25 Decrease From 2024/2025 Budget |
| Office Supplies | 361 | 675 | 675 | \$25 Decrease From 2024/2025 Budget |
| Dues & Subscriptions | 175 | 175 | 175 | No Change From 2024/2025 Budget |
| Trustee Fee | 3,165 | 3,500 | 3,400 | \$100 Decrease From 2024/2025 Budget |
| Continuing Disclosure Fee | 350 | 350 | 350 | No Change From 2024/2025 Budget |
| Website Management/ADA Compliance | 2,000 | 2,000 | 2,000 | No Change From 2024/2025 Budget |
| Operating Reserve | 0 | 1,500 | 1,500 | Operating Reserve |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 70,780 | \$ 84,706 | \$ 88,033 | |
| TOTAL EXPENDITURES | \$ 291,940 | \$ 297,906 | \$ 315,633 | |
| REVENUES LESS EXPENDITURES | \$ 270,965 | \$ 246,925 | \$ 232,121 | |
| Bond Payments | (241,470) | (239,994) | (239,994) | 2026 P & I Payments Less Interest |
| BALANCE | \$ 29,495 | \$ 6,931 | \$ (7,873) | |
| County Appraiser & Tax Collector Fee | (4,368) | (4,516) | (4,515) | One Percent Of Total Assessment Roll |
| Discounts For Early Payments | (15,584) | (18,065) | (18,062) | Four Percent Of Total Assessment Roll |
| EXCESS/ (SHORTFALL) | \$ 9,543 | \$ (15,650) | \$ (30,450) | |
| Carryover From Prior Year | 0 | 15,650 | 30,450 | Carryover From Prior Year |
| NET EXCESS/ (SHORTFALL) | \$ 9,543 | \$ - | \$ - | |

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CORONADO 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 | | | | |
| Interest Income | 12,551 | 400 | 1,000 | Projected Interest For 2025/2026 |
| NAV Tax Collection | 241,470 | 239,994 | 239,994 | Maximum Debt Service Collection |
| Total Revenues | \$ 254,021 | \$ 240,394 | \$ 240,994 | |
| | | | | |
| EXPENDITURES | | | | |
| Principal Payments | 133,000 | 138,000 | 143,000 | Principal Payments Due In 2026 |
| Interest Payments | 108,284 | 101,546 | 96,539 | Interest Payments Due In 2026 |
| Bond Redemption | 0 | 848 | 1,455 | Estimated Excess Debt Collections |
| Total Expenditures | \$ 241,284 | \$ 240,394 | \$ 240,994 | |
| | | | | |
| Excess/ (Shortfall) | \$ 12,737 | \$ - | \$ - | |

Series 2017 Bond Refunding Information

| | | | |
|-----------------------|----------------|---------------------------------|------------------------|
| Original Par Amount = | \$3,399,000 | Annual Principal Payments Due = | May 1st |
| Interest Rate = | 2.125% - 4.25% | Annual Interest Payments Due = | May 1st & November 1st |
| Issue Date = | April 2017 | | |
| Maturity Date = | May 2038 | | |

Par Amount As Of 1/1/2025 = \$2,539,000

Coronado 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* |
|----------------|---|---|---|---|
| Administrative | \$ 257.22 | \$ 249.12 | \$ 219.98 | \$ 181.51 |
| Maintenance | \$ 351.53 | \$ 359.57 | \$ 388.55 | \$ 426.85 |
| Debt | <u>\$ 772.56</u> | <u>\$ 772.56</u> | <u>\$ 772.56</u> | <u>\$ 772.56</u> |
| Total | \$ 1,381.31 | \$ 1,381.25 | \$ 1,381.09 | \$ 1,380.92 |

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector/Property Appraiser Fee

Community Information:

Total Units 327