



**CORONADO  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JULY 17, 2025  
6:15 P.M.**

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

[www.coronadocdd.org](http://www.coronadocdd.org)  
305.777.0761 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CORONADO COMMUNITY DEVELOPMENT DISTRICT**  
Doral Legacy Park Second Floor Conference Room  
11400 NW 82<sup>nd</sup> Terrace  
Doral, Florida 33178  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
July 17, 2025  
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
  - 1. March 20, 2025 Regular Board Meeting.....Page 3
- G. Public Hearing
  - 1. Proof of Publication.....Page 6
  - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
  - 3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 8
  - 4. Consider Resolution No. 2024-03 – Assessment Resolution/Tax Roll FY 2025/2026.....Page 18
- H. Old Business
  - 1. Staff Report, as Required
- I. New Business
  - 1. Discussion Regarding Soft Gate Access Control
  - 2. Discussion Regarding Parking Enforcement & Security Services
  - 3. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule....Page 23
- J. Administrative & Operational Matters
  - 1. Reminder: 2024 Form 1 – Statement of Financial Interests (Due by July 1, 2025)
  - 2. Discussion Regarding Legal Advertisements (Miami-Dade County ILA)
- K. Board Member & Staff Closing Comments
- L. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57938	17677	Legal Ad - IPL0245344		1.0	83.0L

ATTENTION: Coronado Community Development District IP  
2501A Burns Road  
Palm Beach Gardens, FL 33410  
larcher@sdsinc.org

CORONADO COMMUNITY  
DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR  
2025/2026 BUDGET; AND NO-  
TICE OF REGULAR BOARD OF  
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Coronado Community Development District ("District") will hold a public hearing on July 17, 2025, at 6:15 p.m. at Doral Legacy Park, Second Floor Conference Room, 11400 NW 82nd Terrace, Doral, Florida 33178 for the purpose of hearing comments and objections on the adoption of the proposed final budget ("Proposed Final Budget") of the District for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, (786) 313-3661 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://coronadocdd.org>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Armando Silva  
District Manager

CORONADO COMMUNITY  
DEVELOPMENT DISTRICT

[www.coronadocdd.org](http://www.coronadocdd.org)  
IPL0245344  
Jun 27, Jul 4 2025

PUBLISHED DAILY  
MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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Sworn to and subscribed before  
me on

OFFICIAL SEAL  
JULIE A AMBRY  
NOTARY PUBLIC, STATE OF ILLINOIS  
COMMISSION NO. 1010991  
MY COMMISSION EXPIRES MAY 28, 2029

**CORONADO COMMUNITY  
DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR  
2025/2026 BUDGET; AND NOTICE  
OF REGULAR BOARD OF  
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District Manager

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IPL0245344

Jun 27, Jul 4 2025

**CORONADO COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 20, 2025**

**A. CALL TO ORDER**

District Manager Armando Silva called the March 20, 2025, Regular Board Meeting of the Coronado Community Development District (the “District”) to order at 6:19 p.m. in the Doral Legacy Park – Second Floor Conference Room located at 11400 NW 82<sup>nd</sup> 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 Herald* on October 7, 2024, *as legally required*.

**C. ESTABLISH A QUORUM**

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

Staff in attendance included: District Manager Armando Silva and Associate District Manager Pablo Jerez 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. December 5, 2024, Special Board Meeting**

Mr. Silva presented the minutes of the December 5, 2024, Special Board Meeting and asked if there were any changes and/or corrections. There being no changes, a **motion** was then made by Mr. Santacruz, seconded by Ms. Rondon and unanimously passed approving the minutes of the December 5, 2024, Special Board Meeting, *as presented*.

**G. OLD BUSINESS**

**1. Staff Report, as Required**

There was no staff report.

**H. NEW BUSINESS**

**1. Update Regarding New Cameras in the Community**

Mr. Silva advised that the installation of 10 new surveillance cameras throughout the District had been completed.

## **2. Discussion Regarding Parking Enforcement & Security Services**

Mr. Santacruz proposed that the District consider reducing the amount of service hours provided by the District's security company. The addition of the surveillance cameras will help in reducing the need for security services during the day shift. Mr. Silva advised that he would reach out to the current security services company so that they can provide a revised proposal with the reduced hours.

## **3. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget**

Mr. Silva presented Resolution No. 2025-01, entitled:

### **RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Silva read the title of the resolution into the record and explained that the proposed 2025/2026 fiscal year budget would be balanced by designating a carryover of approximately \$30,450 from the projected fund balance as of September 30, 2025. Mr. Silva advised that since the overall proposed assessments were not increasing in the fiscal year 2025/2026, letters to the residents would not be required. Furthermore, Mr. Silva stated as part of Resolution No. 2025-01, the Board must set a date for the public hearing to adopt the fiscal year 2025/2026 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Santacruz, seconded by Mr. Vega and unanimously passed approving and adopting Resolution No. 2025-01, *as presented*, setting the public hearing to adopt the fiscal year 2025/2026 final budget and assessments for June 19, 2025, at 6:15 p.m. in the Doral Legacy Park – Second Floor Conference Room located at 11400 NW 82<sup>nd</sup> Terrace, Doral, Florida 33178; and further authorizing publication/notice of the budget public hearing, as required by law.

## **L. ADMINISTRATIVE & OPERATIONAL MATTERS**

There were no administrative or operational matters to discuss.

## **M. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no further Board Member or staff closing comments.

## **N. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Santacruz, seconded by Mr. Vega and passed unanimously adjourning the Regular Board Meeting at 6:39 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

AFFIDAVIT OF PUBLICATION

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2.0 insertion(s) published on:  
06/27/25 Print, 07/04/25 Print

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**CORONADO COMMUNITY  
DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING  
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Armando Silva  
District Manager

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DEVELOPMENT DISTRICT**

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IPL0245344

Jun 27, Jul 4 2025

## RESOLUTION 2025-02

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Coronado Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, 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 during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Coronado Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$451,554 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$198,929.00</u>
DEBT SERVICE FUND(S)	<u>\$252,625.00</u>
TOTAL ALL FUNDS	<u>\$451,554.00</u>

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026, or within 60 days following the end of the Fiscal Year 2025/2026, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000

or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 17<sup>TH</sup> DAY OF JULY 2025.**

ATTEST:

**CORONADO COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Fiscal Year 2025/2026 Budget

**Exhibit A**

Fiscal Year 2025/2026 Budget

# Coronado Community Development District

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

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- III      DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV      ASSESSMENT COMPARISON**

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

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	59,350
Maintenance Assessments	139,579
Debt Assessments	252,625
Master Association Contributions	95,000
Other Revenues	0
Interest	1,200
<b>TOTAL REVENUES</b>	<b>\$ 547,754</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 227,600</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 88,033</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 315,633</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 232,121</b>
Bond Payments	(239,994)
<b>BALANCE</b>	<b>\$ (7,873)</b>
County Appraiser & Tax Collector Fee	(4,515)
Discounts For Early Payments	(18,062)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (30,450)</b>
Carryover From Prior Year	30,450
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

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

REVENUES	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
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
<b>TOTAL REVENUES</b>	<b>\$ 562,905</b>	<b>\$ 544,831</b>	<b>\$ 547,754</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 221,160</b>	<b>\$ 213,200</b>	<b>\$ 227,600</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 70,780</b>	<b>\$ 84,706</b>	<b>\$ 88,033</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 291,940</b>	<b>\$ 297,906</b>	<b>\$ 315,633</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 270,965</b>	<b>\$ 246,925</b>	<b>\$ 232,121</b>	
Bond Payments	(241,470)	(239,994)	(239,994)	2026 P & I Payments Less Interest
<b>BALANCE</b>	<b>\$ 29,495</b>	<b>\$ 6,931</b>	<b>\$ (7,873)</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 9,543</b>	<b>\$ (15,650)</b>	<b>\$ (30,450)</b>	
Carryover From Prior Year	0	15,650	30,450	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 9,543</b>	<b>\$ -</b>	<b>\$ -</b>	

# DETAILED FINAL DEBT SERVICE FUND BUDGET

CORONADO COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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
<b>Total Revenues</b>	<b>\$ 254,021</b>	<b>\$ 240,394</b>	<b>\$ 240,994</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 241,284</b>	<b>\$ 240,394</b>	<b>\$ 240,994</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 12,737</b>	<b>\$ -</b>	<b>\$ -</b>	

## 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	<b>\$ 1,381.31</b>	<b>\$ 1,381.25</b>	<b>\$ 1,381.09</b>	<b>\$ 1,380.92</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector/Property Appraiser Fee

Community Information:

Total Units 327

## RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Coronado Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located within the City of Doral ("**City**") in Miami-Dade County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2024/2025**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Coronado Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as

**Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of July 2025.

ATTEST:

**CORONADO COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair, Board of Supervisors

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

**Exhibit A**  
**Budget**

**Exhibit B**  
Assessment Roll

**RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Coronado Community Development District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 17<sup>th</sup> day of July, 2025.

**ATTEST:**

**CORONADO COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**CORONADO COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 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 82<sup>nd</sup> Terrace, Doral, Florida 33178 at **6:15 p.m.** on the following dates:

**October 16, 2025  
November 20, 2025  
February 19, 2026  
March 19, 2026  
April 16, 2026  
May 21, 2026  
June 18, 2026  
July 16, 2026  
September 17, 2026**

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 ensure 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](http://www.coronadocdd.org)**

**PUBLISH: MIAMI HERALD 10/06/25**