

Coronado
Community Development District

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

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
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 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
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 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
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