

Coronado
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| REVENUES | FISCAL YEAR 2026/2027 BUDGET |
|---|---|
| Administrative Assessments | 50,355 |
| Maintenance Assessments | 148,526 |
| Debt Assessments | 252,625 |
| Master Association Contributions | 105,000 |
| Other Revenues | 0 |
| Interest | 1,500 |
| TOTAL REVENUES | \$ 558,006 |
| EXPENDITURES | |
| MAINTENANCE EXPENDITURES | |
| Security Services | 210,000 |
| Aquatic Maintenance/Midgefly Control | 3,000 |
| Fountain Maintenance/Power - FPL | 2,500 |
| Storm Drainage Maintenance | 4,500 |
| Engineering | 2,000 |
| Roadway/Street Maintenance | 6,500 |
| Soft Gates & Security Cameras Maintenance | 10,000 |
| Storm Drainage/Class V Permit | 3,500 |
| Miscellaneous Maintenance | 4,100 |
| TOTAL MAINTENANCE EXPENDITURES | \$ 246,100 |
| ADMINISTRATIVE EXPENDITURES | |
| Supervisor Fees | 6,000 |
| Payroll Taxes | 459 |
| Management | 42,228 |
| Field Operations Management | 2,100 |
| Legal | 8,500 |
| Assessment Roll | 3,000 |
| Audit Fees | 3,700 |
| Insurance | 8,500 |
| Legal Advertisements | 4,600 |
| Miscellaneous | 1,600 |
| Postage | 325 |
| Office Supplies | 650 |
| Dues & Subscriptions | 175 |
| Trustee Fee | 3,650 |
| Continuing Disclosure Fee | 350 |
| Website Management/ADA Compliance | 2,000 |
| Operating Reserve | 1,500 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 89,337 |
| TOTAL EXPENDITURES | \$ 335,437 |
| REVENUES LESS EXPENDITURES | \$ 222,569 |
| Bond Payments | (239,994) |
| BALANCE | \$ (17,425) |
| County Appraiser & Tax Collector Fee | (4,515) |
| Discounts For Early Payments | (18,060) |
| EXCESS/ (SHORTFALL) | \$ (40,000) |
| Carryover From Prior Year | 40,000 |
| NET EXCESS/ (SHORTFALL) | \$ - |

DETAILED PROPOSED BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 ACTUAL | FISCAL YEAR 2025/2026 BUDGET | FISCAL YEAR 2026/2027 BUDGET | COMMENTS |
|---|------------------------------------|------------------------------------|------------------------------------|--|
| REVENUES | | | | |
| Administrative Assessments | 73,934 | 59,350 | 50,355 | Expenditures Less Interest & Carryover/.95 |
| Maintenance Assessments | 127,056 | 139,579 | 148,526 | Expenditures Less Contributions/.95 |
| Debt Assessments | 252,627 | 252,625 | 252,625 | Bond Payments/.95 |
| Master Association Contributions | 106,187 | 95,000 | 105,000 | Master Association Contributions - 50% Of Security |
| Other Revenues | 0 | 0 | 0 | |
| Interest | 15,036 | 1,200 | 1,500 | Projected At \$125 Per Month |
| TOTAL REVENUES | \$ 574,840 | \$ 547,754 | \$ 558,006 | |
| EXPENDITURES | | | | |
| MAINTENANCE EXPENDITURES | | | | |
| Security Services | 205,255 | 190,000 | 210,000 | FY 25/26 Expenditure Through Jan 2026 Was \$67,665 |
| Aquatic Maintenance/Midgefly Control | 3,661 | 3,000 | 3,000 | No Change From 2025/2026 Budget |
| Fountain Maintenance/Power - FPL | 0 | 3,000 | 2,500 | \$500 Decrease From 2025/2026 Budget |
| Storm Drainage Maintenance | 0 | 5,000 | 4,500 | \$500 Decrease From 2025/2026 Budget |
| Engineering | 1,445 | 2,000 | 2,000 | No Change From 2025/2026 Budget |
| Roadway/Street Maintenance | 200 | 7,000 | 6,500 | \$500 Decrease From 2025/2026 Budget |
| Soft Gates & Security Cameras Maintenance | 35,368 | 10,000 | 10,000 | No Change From 2025/2026 Budget |
| Storm Drainage/Class V Permit | 0 | 3,500 | 3,500 | No Change From 2025/2026 Budget |
| Miscellaneous Maintenance | 37,120 | 4,100 | 4,100 | FY 24/25 Expenditure Was For Pole Installation |
| TOTAL MAINTENANCE EXPENDITURES | \$ 283,049 | \$ 227,600 | \$ 246,100 | |
| ADMINISTRATIVE EXPENDITURES | | | | |
| Supervisor Fees | 3,000 | 6,000 | 6,000 | Supervisor Fees |
| Payroll Taxes | 310 | 459 | 459 | Supervisor Fees * 7.65% |
| Management | 39,972 | 41,124 | 42,228 | CPI Adjustment |
| Field Operations Management | 2,100 | 2,100 | 2,100 | No Change From 2025/2026 Budget |
| Legal | 2,781 | 9,000 | 8,500 | \$500 Decrease From 2025/2026 Budget |
| Assessment Roll | 3,000 | 3,000 | 3,000 | As Per Contract |
| Audit Fees | 3,500 | 3,600 | 3,700 | Accepted Amount For 2025/2026 Audit |
| Insurance | 7,672 | 8,100 | 8,500 | FY 25/26 Expenditure Was \$7,767 |
| Legal Advertisements | 4,677 | 4,600 | 4,600 | No Change From 2025/2026 Budget |
| Miscellaneous | 1,678 | 1,600 | 1,600 | No Change From 2025/2026 Budget |
| Postage | 80 | 350 | 325 | \$25 Decrease From 2025/2026 Budget |
| Office Supplies | 314 | 675 | 650 | \$25 Decrease From 2025/2026 Budget |
| Dues & Subscriptions | 175 | 175 | 175 | No Change From 2025/2026 Budget |
| Trustee Fee | 3,640 | 3,400 | 3,650 | \$250 Increase From 2025/2026 Budget |
| Continuing Disclosure Fee | 350 | 350 | 350 | No Change From 2025/2026 Budget |
| Website Management/ADA Compliance | 2,000 | 2,000 | 2,000 | No Change From 2025/2026 Budget |
| Operating Reserve | 0 | 1,500 | 1,500 | Operating Reserve |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 75,249 | \$ 88,033 | \$ 89,337 | |
| TOTAL EXPENDITURES | \$ 358,298 | \$ 315,633 | \$ 335,437 | |
| REVENUES LESS EXPENDITURES | \$ 216,542 | \$ 232,121 | \$ 222,569 | |
| Bond Payments | (241,770) | (239,994) | (239,994) | 2027 P & I Payments Less Interest |
| BALANCE | \$ (25,228) | \$ (7,873) | \$ (17,425) | |
| County Appraiser & Tax Collector Fee | (4,378) | (4,515) | (4,515) | One Percent Of Total Assessment Roll |
| Discounts For Early Payments | (15,044) | (18,062) | (18,060) | Four Percent Of Total Assessment Roll |
| EXCESS/ (SHORTFALL) | \$ (44,650) | \$ (30,450) | \$ (40,000) | |
| Carryover From Prior Year | 0 | 30,450 | 40,000 | Carryover From Prior Year |
| NET EXCESS/ (SHORTFALL) | \$ (44,650) | \$ - | \$ - | |

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

| | FISCAL YEAR 2024/2025 | FISCAL YEAR 2025/2026 | FISCAL YEAR 2026/2027 | |
|----------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES | ACTUAL | BUDGET | BUDGET | COMMENTS |
| Interest Income | 10,655 | 1,000 | 1,250 | Projected Interest For 2026/2027 |
| NAV Tax Collection | 241,770 | 239,994 | 239,994 | Maximum Debt Service Collection |
| Total Revenues | \$ 252,425 | \$ 240,994 | \$ 241,244 | |
| EXPENDITURES | | | | |
| Principal Payments | 138,000 | 143,000 | 149,000 | Principal Payments Due In 2027 |
| Interest Payments | 103,961 | 96,539 | 90,343 | Interest Payments Due In 2027 |
| Bond Redemption | 0 | 1,455 | 1,901 | Estimated Excess Debt Collections |
| Total Expenditures | \$ 241,961 | \$ 240,994 | \$ 241,244 | |
| Excess/ (Shortfall) | \$ 10,464 | \$ - | \$ - | |

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 1/1/2026 = \$2,386,000

Coronado Community Development District Assessment Comparison

| | Fiscal Year 2023/2024 Assessment* | Fiscal Year 2024/2025 Assessment* | Fiscal Year 2025/2026 Assessment* | Fiscal Year 2026/2027 Projected Assessment* |
|----------------|---|---|---|---|
| Administrative | \$ 249.12 | \$ 219.98 | \$ 181.51 | \$ 154.00 |
| Maintenance | \$ 359.57 | \$ 388.55 | \$ 426.85 | \$ 454.22 |
| <u>Debt</u> | <u>\$ 772.56</u> | <u>\$ 772.56</u> | <u>\$ 772.56</u> | <u>\$ 772.56</u> |
| Total | \$ 1,381.25 | \$ 1,381.09 | \$ 1,380.92 | \$ 1,380.78 |

* Assessments Include the Following :

 4% Discount for Early Payments
 1% County Tax Collector/Property Appraiser Fee

Community Information:

 Total Units 327