CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
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CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross				$ -	$ 227,608
Allowable discounts (4%)				-	(9,104)
Assessment levy: on-roll - net	$ -	$ -	$ -	-	218,504
Assessment levy: off-roll	-	-	-	-	92,950
Landowner contribution	108,410	24,644	87,191	111,835	74,075
Total revenues	108,410	24,644	87,191	111,835	385,529
EXPENDITURES					
Professional & administrative					
Supervisors	2,400	-	2,400	2,400	2,400
Management/accounting/recording	45,000	22,500	22,500	45,000	45,000
Debt service fund accounting	5,000	2,500	2,500	5,000	5,000
Legal	15,000	4,942	10,058	15,000	15,000
Engineering	20,000	3,457	16,543	20,000	20,000
Audit	5,500	4,900	600	5,500	5,500
Arbitrage rebate calculation	750	-	750	750	750
Trustee	4,000	4,246	-	4,246	4,000
Telephone	200	100	100	200	200
Postage	500	68	432	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,000	320	680	1,000	1,000
Annual special district fee	175	175	-	175	175
Insurance	5,720	5,408	-	5,408	5,720
Contingencies/bank charges	750	537	213	750	750
EMMA software services	-	2,000	-	2,000	-
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	-	-	-	-	4,552
Total professional & administrative	108,410	52,608	57,736	110,344	112,962
Field operations					
Stormwater maintenance	-	-	-	-	24,567
Landscape Maintenance					200,000
Streetlight Lease					48,000
Total field operations	-	-	-	-	272,567
Total expenditures	108,410	52,608	57,736	110,344	385,529
Excess/(deficiency) of revenues over/(under) expenditures	-	(27,964)	29,455	1,491	-
Fund balance - beginning (unaudited)	-	(1,491)	(29,455)	(1,491)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(29,455)	-	-	-
Fund balance - ending	$ -	$ (29,455)	$ -	$ -	$ -

CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Professional & administrative

Supervisors	$ 2,400
Statutorily set at $200 for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year.	
Management/accounting/recording	45,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Debt service fund accounting	5,000
Legal	15,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	20,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	4,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc. Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,720
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Stormwater maintenance	24,567
Covers the costs of monthly lake maintenance and quarterly Conservation Area Maintenance.	
Landscape Maintenance	200,000
Covers the Costs of maintaining the landscaping at the main entry, road right of ways and parks within the currently developed portion of the community.	
Streetlight Lease	48,000
Covers the costs of a lease/power/maintenance agreement for streetlighting within the currently developed portion of the community.	
Total expenditures	$ 385,529

CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll	$ -				$ 677,945
Allowable discounts (4%)	-				(27,118)
Net assessment levy - on-roll	-	$ -	$ -	$ -	650,827
Assessment levy: off-roll	885,855	442,927	293,622	736,549	224,605
Assessment prepayments	-	678,428	-	678,428	-
Lot closings	-	149,306	-	149,306	-
Interest	-	24,768	-	24,768	-
Total revenues	885,855	1,295,429	293,622	1,589,051	875,432
EXPENDITURES					
Debt service					
Principal	180,000	-	180,000	180,000	180,000
Principal prepayment	-	-	535,000	535,000	140,000
Interest	706,355	353,177	353,178	706,355	668,573
Tax collector	-	-	-	-	13,559
Total expenditures	886,355	353,177	1,068,178	1,421,355	1,002,132
Excess/(deficiency) of revenues over/(under) expenditures	(500)	942,252	(774,556)	167,696	(126,700)
Fund balance:					
Beginning fund balance (unaudited)	1,202,749	1,271,835	2,214,087	1,271,835	1,439,531
Ending fund balance (projected)	$1,202,249	$ 2,214,087	$1,439,531	$ 1,439,531	1,312,831
Use of fund balance:					
Debt service reserve account balance (required)					(848,719)
Interest expense - November 1, 2026					(330,146)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 133,966

CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/25			334,286.25	334,286.25	12,105,000.00
05/01/26	180,000.00	4.600%	334,286.25	514,286.25	11,925,000.00
11/01/26			330,146.25	330,146.25	11,925,000.00
05/01/27	190,000.00	4.600%	330,146.25	520,146.25	11,735,000.00
11/01/27			325,776.25	325,776.25	11,735,000.00
05/01/28	200,000.00	4.600%	325,776.25	525,776.25	11,535,000.00
11/01/28			321,176.25	321,176.25	11,535,000.00
05/01/29	210,000.00	4.600%	321,176.25	531,176.25	11,325,000.00
11/01/29			316,346.25	316,346.25	11,325,000.00
05/01/30	220,000.00	4.600%	316,346.25	536,346.25	11,105,000.00
11/01/30			311,286.25	311,286.25	11,105,000.00
05/01/31	230,000.00	4.600%	311,286.25	541,286.25	10,875,000.00
11/01/31			305,996.25	305,996.25	10,875,000.00
05/01/32	240,000.00	5.450%	305,996.25	545,996.25	10,635,000.00
11/01/32			299,456.25	299,456.25	10,635,000.00
05/01/33	255,000.00	5.450%	299,456.25	554,456.25	10,380,000.00
11/01/33			292,507.50	292,507.50	10,380,000.00
05/01/34	270,000.00	5.450%	292,507.50	562,507.50	10,110,000.00
11/01/34			285,150.00	285,150.00	10,110,000.00
05/01/35	285,000.00	5.450%	285,150.00	570,150.00	9,825,000.00
05/01/36	300,000.00	5.450%	277,383.75	577,383.75	9,525,000.00
11/01/36			269,208.75	269,208.75	9,525,000.00
05/01/37	315,000.00	5.450%	269,208.75	584,208.75	9,210,000.00
11/01/37			260,625.00	260,625.00	9,210,000.00
05/01/38	335,000.00	5.450%	260,625.00	595,625.00	8,875,000.00
11/01/38			251,496.25	251,496.25	8,875,000.00
05/01/39	355,000.00	5.450%	251,496.25	606,496.25	8,520,000.00
11/01/39			241,822.50	241,822.50	8,520,000.00
05/01/40	370,000.00	5.450%	241,822.50	611,822.50	8,150,000.00
11/01/40			231,740.00	231,740.00	8,150,000.00
05/01/41	395,000.00	5.450%	231,740.00	626,740.00	7,755,000.00
11/01/41			220,976.25	220,976.25	7,755,000.00
05/01/42	415,000.00	5.450%	220,976.25	635,976.25	7,340,000.00
11/01/42			209,667.50	209,667.50	7,340,000.00
05/01/43	440,000.00	5.450%	209,667.50	649,667.50	6,900,000.00
11/01/43			197,677.50	197,677.50	6,900,000.00
05/01/44	465,000.00	5.450%	197,677.50	662,677.50	6,435,000.00
11/01/44			185,006.25	185,006.25	6,435,000.00
05/01/45	490,000.00	5.750%	185,006.25	675,006.25	5,945,000.00
11/01/45			170,918.75	170,918.75	5,945,000.00
05/01/46	520,000.00	5.750%	170,918.75	690,918.75	5,425,000.00
11/01/46			155,968.75	155,968.75	5,425,000.00
05/01/47	550,000.00	5.750%	155,968.75	705,968.75	4,875,000.00
11/01/47			140,156.25	140,156.25	4,875,000.00
05/01/48	580,000.00	5.750%	140,156.25	720,156.25	4,295,000.00

CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon	Interest	Debt Service	Bond Balance
11/01/48			123,481.25	123,481.25	4,295,000.00
05/01/49	615,000.00	5.750%	123,481.25	738,481.25	3,680,000.00
11/01/49			105,800.00	105,800.00	3,680,000.00
05/01/50	655,000.00	5.750%	105,800.00	760,800.00	3,025,000.00
11/01/50			86,968.75	86,968.75	3,025,000.00
05/01/51	690,000.00	5.750%	86,968.75	776,968.75	2,335,000.00
11/01/51			67,131.25	67,131.25	2,335,000.00
05/01/52	735,000.00	5.750%	67,131.25	802,131.25	1,600,000.00
11/01/52			46,000.00	46,000.00	1,600,000.00
05/01/53	775,000.00	5.750%	46,000.00	821,000.00	825,000.00
11/01/53			23,718.75	23,718.75	825,000.00
05/01/54	825,000.00	5.750%	23,718.75	848,718.75	-
11/01/54			-	-	-
Total	**12,105,000.00**		**12,775,750.00**	**24,880,750.00**	

CORAL CREEK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

On-Roll Assessments

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Twin Villas	49	$ 585.11	$ 1,417.45	$ 2,002.56	$ 1,399.77
Single Family 40'	105	585.11	1,619.94	2,205.05	1,599.74
Single Family 40' - Reduced	37	585.11	1,361.70	1,946.81	n/a
Single Family 50'	88	585.11	2,024.93	2,610.04	1,999.67
Single Family 50' - Reduced	63	585.11	1,702.13	2,287.24	n/a
Single Family 60'	17	585.11	2,429.91	3,015.02	2,399.61
Single Family 60' - Reduced	30	585.11	2,042.55	2,627.66	n/a
Total	**389**				

Off-Roll Assessments

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Coach Homes	32	$ 550.00	$ 761.37	$ 1,311.37	$ 799.87
Twin Villas	100	550.00	1,332.40	1,882.40	1,399.77
Single Family 40'	9	550.00	1,522.74	2,072.74	1,599.74
Single Family 50'	28	550.00	1,903.43	2,453.43	1,999.67
Total	**169**				