

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025
ADOPTED BUDGET**

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
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**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
ADOPTED BUDGET**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget 2024	Actual through 03/31/2024	Projected through 09/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					\$ 39,729
Allowable discounts (4%)					(1,589)
Assessment levy: on-roll - net	\$ -	\$ -	\$ -	\$ -	38,140
Assessment levy: off-roll	-	-	-	-	338,024
Landowner contribution	97,790	29,226	83,768	112,994	186,790
Total revenues	97,790	29,226	83,768	112,994	562,954
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	12,000	36,000	48,000	48,000
Legal	25,000	6,357	18,643	25,000	20,000
Engineering	2,000		2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	-	1,000	1,000	1,000
Trustee*	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	201	299	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	8,102	-	8,102	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	500	5,500	5,700
Contingencies/bank charges	750	681	69	750	750
Meeting room rental	-	-	-	-	2,000
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	-	210	210	210
Tax collector	-	-	-	-	1,589
Total professional & administrative	97,790	34,546	70,571	105,117	96,579

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
ADOPTED BUDGET**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget 2024	Actual through 03/31/2024	Projected through 09/30/2024	Total Actual & Projected	
Field operations					
Field operations management	-	-	-	-	6,000
Landscape maintenance	-	-	-	-	240,000
Mulch	-	-	-	-	40,000
Irrigation repairs	-	-	-	-	5,000
Landscape replacement	-	-	-	-	6,000
Pressure cleaning	-	-	-	-	2,500
Holiday decorations	-	-	-	-	2,500
General repairs/supplies	-	-	-	-	10,000
Lakes/ponds/waterways	-	-	-	-	-
Property insurance	-	-	-	-	15,000
Total field operations	-	-	-	-	327,000
Utilities					
Electric - common area	-	-	-	-	5,000
Streetlights	-	-	-	-	55,000
Total utilities	-	-	-	-	115,000
Total field operations	-	-	-	-	442,000
Total expenditures	97,790	34,546	70,571	105,117	538,579
 Excess/(deficiency) of revenues over/(under) expenditures	-	(5,320)	13,197	7,877	24,375
 Fund balance - beginning (unaudited)	-	(7,877)	(13,197)	(7,877)	-
Fund balance - ending (projected)					
Assigned					
Reserve items	-	-	-	-	24,375
Unassigned	-	(13,197)	-	-	-
Fund balance - ending	\$ -	\$ (13,197)	\$ -	\$ -	\$ 24,375

*These items will be realized when bonds are issued

**WHA will charge a reduced management fe of \$2000 until bonds are issued

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
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.	
Legal	20,000
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	2,000
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*	500
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	5,500
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.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,750
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	5,700
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.	
Meeting room rental	2,000
Website hosting & maintenance	705
Website ADA compliance	210

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Field operations	
Field operations management	6,000
Landscape maintenance	240,000
Mulch	40,000
Irrigation repairs	5,000
Landscape replacement	6,000
Pressure cleaning	2,500
Holiday decorations	2,500
General repairs/supplies	10,000
Lakes/ponds/waterways	-
Property insurance	15,000
Total utilities	115,000
Total expenditures	<u><u>\$538,579</u></u>

Reserve Items	Estimated Life Expectancy	Estimated Remaining Life	Cost to Replace	Annual Funding
Entry Features	20	20	\$207,000.00	\$10,350.00
Wall	40	40	\$411,000.00	\$10,275.00
Emergency Gate	20	20	\$15,000.00	\$750.00
Fencing	20	20	\$60,000.00	\$3,000.00
Total			\$693,000.00	\$24,375.00

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
ADOPTED BUDGET**

	Fiscal Year 2024				Adopted Budget FY 2025
	Adopted Budget 2024	Actual through 03/31/2024	Projected through 09/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 86,568
Allowable discounts (4%)	-				(3,463)
Assessment levy: net	-	\$ -	\$ -	\$ -	83,105
Special assessment: off-roll	-	-	-	-	502,708
Total revenues	-	-	-	-	585,813
EXPENDITURES					
Debt service					
Principal	-	-	-	-	115,000
Interest	-	-	-	-	462,688
Total debt service	-	-	-	-	577,688
Other fees & charges					
Costs of issuance	-	-	175,000	175,000	-
Underwriter's discount	-	-	169,400	169,400	-
Tax collector	-	-	-	-	3,463
Total other fees & charges	-	-	344,400	344,400	3,463
Total expenditures	-	-	344,400	344,400	581,151
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(344,400)	(344,400)	4,662
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	-	868,700	868,700	-
Total other financing sources/(uses)	-	-	868,700	868,700	-
Fund balance:					
Net increase/(decrease) in fund balance	-	-	524,300	524,300	4,662
Beginning fund balance (unaudited)	-	-	-	-	524,300
Ending fund balance (projected)	\$ -	\$ -	\$ 524,300	\$ 524,300	528,962
Use of fund balance:					
Debt service reserve account balance (required)					(291,375)
Principal and Interest expense - November 1, 2025					(229,763)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 7,824

Note: Series 2024 Bonds had their interest capitalized until 11/1/2024

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

On-Roll

Assessment Area One

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2025 O&M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
SF 40'	4	\$ 749.61	\$ 1,054.11	\$ 1,803.72	n/a
SF 50'	4	749.61	1,317.63	2,067.24	n/a
SF 60'	45	749.61	1,712.91	2,462.52	n/a
Total	53				

Off-Roll Assessments

Assessment Area One

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2025 O&M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
SF 40'	157	\$ 689.64	\$ 969.78	\$ 1,659.42	n/a
SF 50'	163	689.64	1,212.22	1,901.86	n/a
SF 60'	97	689.64	1,575.88	2,265.52	n/a
Total	417				

Off-Roll Assessments

Assessment Area Two

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2025 O&M Assessment per Unit</u>	<u>FY 2025 DS Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>
SF 40'	59	\$ 146.64	\$ -	\$ 146.64	n/a
SF 50'	179	146.64	-	146.64	n/a
SF 60'	106	146.64	-	146.64	n/a
Total	344				