

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026
ADOPTED BUDGET**

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 09/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 301,342				\$ 399,694
Allowable discounts (4%)	(12,054)				(15,988)
Assessment levy: on-roll - net	289,288	\$ 250,074	\$ 39,214	\$ 289,288	383,706
Assessment levy: off-roll	97,340	73,005	24,335	97,340	25,374
Landowner contribution	186,791	253,444	205,573	459,017	103,298
Total revenues	573,419	576,523	269,122	845,645	512,378
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	20,000	1,136	18,864	20,000	20,000
Engineering	2,000	705	1,295	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	417	583	1,000	1,000
EMMA software services	-	-	-	-	2,500
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	73	427	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,750	-	1,750	1,750	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,700	5,200	500	5,700	5,900
Contingencies/bank charges	750	900	-	900	1,200
Meeting room rental	2,000	-	2,000	2,000	2,000
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	210	-	210	210
Tax collector	12,054	5,002	-	5,002	15,988
Property appraiser	-	16,357	-	16,357	-
Total professional & administrative	107,044	51,171	65,328	116,499	113,878

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 09/30/2025	Total Actual & Projected	
Field operations					
Field operations management	6,000	-	6,000	6,000	12,000
Landscape maintenance	240,000	40,768	199,232	240,000	227,000
Mulch	40,000	-	40,000	40,000	50,000
Irrigation repairs	5,000	1,445	3,555	5,000	7,500
Landscape replacement	6,000	-	6,000	6,000	10,000
Pressure cleaning	2,500	-	2,500	2,500	5,000
Holiday decorations	2,500	-	2,500	2,500	5,000
General repairs/supplies	10,000	-	10,000	10,000	10,000
Property insurance	15,000	6,324	8,676	15,000	12,000
Total field operations	<u>327,000</u>	<u>48,537</u>	<u>278,463</u>	<u>327,000</u>	<u>338,500</u>
Utilities					
Electric - common area	5,000	-	5,000	5,000	5,000
Streetlights	55,000	3,272	51,728	55,000	55,000
Total utilities	<u>60,000</u>	<u>3,272</u>	<u>56,728</u>	<u>60,000</u>	<u>60,000</u>
Total field operations	<u>387,000</u>	<u>51,809</u>	<u>335,191</u>	<u>387,000</u>	<u>398,500</u>
Total expenditures	<u>494,044</u>	<u>102,980</u>	<u>400,519</u>	<u>503,499</u>	<u>512,378</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 79,375	 473,543	 (131,397)	 342,146	 -
Fund balance - beginning (unaudited)	<u>-</u>	<u>(22,376)</u>	<u>451,167</u>	<u>(22,376)</u>	<u>319,770</u>
Fund balance - ending (projected)					
Assigned					
Reserve items	24,375	24,375	24,375	24,375	-
Utility deposits	-	-	295,395	295,395	295,395
Unassigned	55,000	426,792	-	-	24,375
Fund balance - ending	<u>\$ 79,375</u>	<u>\$ 451,167</u>	<u>\$ 319,770</u>	<u>\$ 319,770</u>	<u>\$ 319,770</u>

**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.	
EMMA software services	2,500
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	1,500
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	5,900
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,200
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
Tax collector	15,988

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

EXPENDITURES (continued)

Field operations

Field operations management	12,000
Landscape maintenance	227,000
Mulch	50,000
Irrigation repairs	7,500
Landscape replacement	10,000
Pressure cleaning	5,000
Holiday decorations	5,000
General repairs/supplies	10,000
Property insurance	12,000
Total utilities	60,000
Total expenditures	<u><u>\$ 512,378</u></u>

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 09/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 86,568				\$ 632,989
Allowable discounts (4%)	(3,463)				(25,320)
Assessment levy: net	83,105	\$ 428,553	\$ -	\$ 428,553	607,669
Special assessment: off-roll	502,708	80,370	422,338	502,708	-
Interest	-	10,172	-	10,172	-
Total revenues	585,813	519,095	422,338	931,261	607,669
EXPENDITURES					
Debt service					
Principal	135,000	-	135,000	135,000	140,000
Interest	309,151	85,668	223,483	309,151	441,160
Total debt service	444,151	85,668	358,483	444,151	581,160
Other fees & charges					
Tax collector	3,463	8,573	-	8,573	25,320
Total other fees & charges	3,463	8,573	-	8,573	25,320
Total expenditures	447,614	94,241	358,483	452,724	606,480
Excess/(deficiency) of revenues over/(under) expenditures	138,199	424,854	63,855	478,537	1,189
Fund balance:					
Net increase/(decrease) in fund balance	138,199	424,854	63,855	478,537	1,189
Beginning fund balance (unaudited)	376,843	360,978	785,832	360,978	839,515
Ending fund balance (projected)	\$ 515,042	\$ 785,832	\$ 849,687	\$ 839,515	840,704
Use of fund balance:					
Debt service reserve account balance (required)					(291,175)
Principal and Interest expense - November 1, 2026					(217,570)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 331,959

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

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			220,580.00	220,580.00	11,835,000.00
05/01/26	140,000.00	4.300%	220,580.00	360,580.00	11,695,000.00
11/01/26			217,570.00	217,570.00	11,695,000.00
05/01/27	150,000.00	4.300%	217,570.00	367,570.00	11,545,000.00
11/01/27			214,345.00	214,345.00	11,545,000.00
05/01/28	155,000.00	4.300%	214,345.00	369,345.00	11,390,000.00
11/01/28			211,012.50	211,012.50	11,390,000.00
05/01/29	160,000.00	4.300%	211,012.50	371,012.50	11,230,000.00
11/01/29			207,572.50	207,572.50	11,230,000.00
05/01/30	170,000.00	4.300%	207,572.50	377,572.50	11,060,000.00
11/01/30			203,917.50	203,917.50	11,060,000.00
05/01/31	175,000.00	4.300%	203,917.50	378,917.50	10,885,000.00
11/01/31			200,155.00	200,155.00	10,885,000.00
05/01/32	185,000.00	5.000%	200,155.00	385,155.00	10,700,000.00
11/01/32			195,530.00	195,530.00	10,700,000.00
05/01/33	195,000.00	5.000%	195,530.00	390,530.00	10,505,000.00
11/01/33			190,655.00	190,655.00	10,505,000.00
05/01/34	205,000.00	5.000%	190,655.00	395,655.00	10,300,000.00
11/01/34			185,530.00	185,530.00	10,300,000.00
05/01/35	215,000.00	5.000%	185,530.00	400,530.00	10,085,000.00
11/01/35			180,155.00	180,155.00	10,085,000.00
05/01/36	225,000.00	5.000%	180,155.00	405,155.00	9,860,000.00
11/01/36			174,530.00	174,530.00	9,860,000.00
05/01/37	235,000.00	5.000%	174,530.00	409,530.00	9,625,000.00
11/01/37			168,655.00	168,655.00	9,625,000.00
05/01/38	250,000.00	5.000%	168,655.00	418,655.00	9,375,000.00
11/01/38			162,405.00	162,405.00	9,375,000.00
05/01/39	260,000.00	5.000%	162,405.00	422,405.00	9,115,000.00
11/01/39			155,905.00	155,905.00	9,115,000.00
05/01/40	275,000.00	5.000%	155,905.00	430,905.00	8,840,000.00
11/01/40			149,030.00	149,030.00	8,840,000.00
05/01/41	290,000.00	5.000%	149,030.00	439,030.00	8,550,000.00
11/01/41			141,780.00	141,780.00	8,550,000.00
05/01/42	305,000.00	5.000%	141,780.00	446,780.00	8,245,000.00
11/01/42			134,155.00	134,155.00	8,245,000.00
05/01/43	320,000.00	5.000%	134,155.00	454,155.00	7,925,000.00
11/01/43			126,155.00	126,155.00	7,925,000.00
05/01/44	335,000.00	5.000%	126,155.00	461,155.00	7,590,000.00
11/01/44			117,780.00	117,780.00	7,590,000.00
05/01/45	355,000.00	5.200%	117,780.00	472,780.00	7,235,000.00
11/01/45			108,550.00	108,550.00	7,235,000.00
05/01/46	375,000.00	5.200%	108,550.00	483,550.00	6,860,000.00
11/01/46			98,800.00	98,800.00	6,860,000.00
05/01/47	395,000.00	5.200%	98,800.00	493,800.00	6,465,000.00
11/01/47			88,530.00	88,530.00	6,465,000.00
05/01/48	415,000.00	5.200%	88,530.00	503,530.00	6,050,000.00
11/01/48			77,740.00	77,740.00	6,050,000.00

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	435,000.00	5.200%	77,740.00	512,740.00	5,615,000.00
11/01/49			66,430.00	66,430.00	5,615,000.00
05/01/50	460,000.00	5.200%	66,430.00	526,430.00	5,155,000.00
11/01/50			54,470.00	54,470.00	5,155,000.00
05/01/51	485,000.00	5.200%	54,470.00	539,470.00	4,670,000.00
11/01/51			41,860.00	41,860.00	4,670,000.00
05/01/52	510,000.00	5.200%	41,860.00	551,860.00	4,160,000.00
11/01/52			28,600.00	28,600.00	4,160,000.00
05/01/53	535,000.00	5.200%	28,600.00	563,600.00	3,625,000.00
11/01/53			14,690.00	14,690.00	3,625,000.00
05/01/54	565,000.00	5.200%	14,690.00	579,690.00	3,060,000.00
Total	8,775,000.00		8,274,175.00	17,049,175.00	

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

Assessment Area One

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
SF 40'	161	\$ 662.84	\$ 1,054.10	\$ 1,716.94	\$ 1,803.71
SF 50'	167	662.84	1,317.63	1,980.47	2,067.24
SF 60'	142	662.84	1,712.92	2,375.76	2,462.53
Total	470				

On-Roll Assessments

Assessment Area Two

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
SF 40'	37	\$ 662.84	\$ -	\$ 662.84	\$ 146.64
SF 50'	68	662.84	-	662.84	146.64
SF 60'	28	662.84	-	662.84	146.64
Total	133				

Off-Roll Assessments

Assessment Area Two

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
SF 40'	22	\$ 120.26	\$ -	\$ 120.26	\$ 146.64
SF 50'	111	120.26	-	120.26	146.64
SF 60'	78	120.26	-	120.26	146.64
Total	211				