

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027
PROPOSED BUDGET**

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

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 09/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 419,321				\$ 551,574
Allowable discounts (4%)	(16,773)				(22,063)
Assessment levy: on-roll - net	402,548	\$ 310,483	\$ 92,065	\$ 402,548	529,511
Assessment levy: off-roll	31,693	16,672	15,021	31,693	8,676
Landowner contribution	103,297	30,191	73,106	103,297	40,564
Total revenues	<u>537,538</u>	<u>357,346</u>	<u>180,192</u>	<u>537,538</u>	<u>578,751</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	20,000	3,026	16,974	20,000	20,000
Engineering	2,000	3,050	(1,050)	2,000	2,000
Audit	5,500	4,800	700	5,500	5,500
Arbitrage rebate calculation	500	2,500	(2,000)	500	500
Dissemination agent	1,000	-	1,000	1,000	1,000
EMMA software services	2,500	500	2,000	2,500	2,500
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	68	432	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	116	1,384	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,900	5,512	388	5,900	6,100
Contingencies/bank charges	1,200	552	648	1,200	1,200
Meeting room rental	2,000	520	1,480	2,000	2,000
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	65	210	210
Tax collector	16,773	18,791	(2,018)	16,773	22,063
Property taxes	-	143	(143)	-	-
Total professional & administrative	<u>114,663</u>	<u>64,953</u>	<u>49,710</u>	<u>114,663</u>	<u>120,153</u>

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

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 09/30/2026	Total Actual & Projected	
Field operations					
Field operations management	12,000	-	12,000	12,000	-
Landscape maintenance	227,000	113,424	113,576	227,000	308,198
Mulch	50,000	35,156	14,844	50,000	44,400
Irrigation repairs	7,500	1,419	6,081	7,500	5,000
Landscape replacement	10,000	3,970	6,030	10,000	6,000
Pressure cleaning	5,000	-	5,000	5,000	2,500
Holiday decorations	5,000	-	5,000	5,000	2,500
General repairs/supplies	10,000	100	9,900	10,000	10,000
Property insurance	12,000	5,904	6,096	12,000	8,000
Total field operations	<u>338,500</u>	<u>159,973</u>	<u>178,527</u>	<u>338,500</u>	<u>386,598</u>
Utilities					
Electric - common area	5,000	4,252	748	5,000	12,000
Streetlights	55,000	22,395	32,605	55,000	60,000
Total utilities	<u>60,000</u>	<u>26,647</u>	<u>33,353</u>	<u>60,000</u>	<u>72,000</u>
Total field operations	<u>398,500</u>	<u>186,620</u>	<u>211,880</u>	<u>398,500</u>	<u>458,598</u>
Total expenditures	<u>513,163</u>	<u>251,573</u>	<u>261,590</u>	<u>513,163</u>	<u>578,751</u>
Excess/(deficiency) of revenues over/(under) expenditures	24,375	105,773	(81,398)	24,375	-
Fund balance - beginning (unaudited)	<u>319,770</u>	<u>338,989</u>	<u>444,762</u>	<u>338,989</u>	<u>363,364</u>
Fund balance - ending (projected)					
Assigned					
Reserve items	48,750	48,750	48,750	48,750	-
Utility deposits	295,395	295,395	295,395	295,395	295,395
Unassigned	-	100,617	19,219	19,219	67,969
Fund balance - ending	<u>\$ 344,145</u>	<u>\$ 444,762</u>	<u>\$ 363,364</u>	<u>\$ 363,364</u>	<u>\$ 363,364</u>

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>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.</p>	
Legal	20,000
<p>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.</p>	
Engineering	2,000
<p>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.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>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.</p>	
Trustee	5,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
EMMA software services	2,500
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,100
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,200
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Meeting room rental	2,000
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	22,063

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

EXPENDITURES (continued)

Field operations

Landscape maintenance	308,198
Mulch	44,400
Irrigation repairs	5,000
Landscape replacement	6,000
Pressure cleaning	2,500
Holiday decorations	2,500
General repairs/supplies	10,000
Property insurance	8,000
Total utilities	72,000
Total expenditures	<u><u>\$ 578,751</u></u>

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

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 03/31/2026	Projected through 09/30/2026	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 632,989				\$ 622,448
Allowable discounts (4%)	(25,320)				(24,898)
Assessment levy: net	607,669	\$ 468,647	\$ -	\$ 468,647	597,550
Interest	-	8,357	-	8,357	-
Total revenues	607,669	477,004	-	468,647	597,550
EXPENDITURES					
Debt service					
Principal	140,000	140,000	-	140,000	145,000
Interest	441,160	220,580	220,580	441,160	428,095
Total debt service	581,160	360,580	220,580	581,160	573,095
Other fees & charges					
Tax collector	25,320	28,364	(3,044)	25,320	24,898
Total other fees & charges	25,320	28,364	(3,044)	25,320	24,898
Total expenditures	606,480	388,944	217,536	606,480	597,993
Excess/(deficiency) of revenues over/(under) expenditures	1,189	88,060	(217,536)	(137,833)	(443)
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(12,708)	-	-	-
Total other financing sources/(uses)	-	(12,708)	-	-	-
Fund balance:					
Net increase/(decrease) in fund balance	1,189	75,352	(217,536)	(137,833)	(443)
Beginning fund balance (unaudited)	839,515	684,987	760,339	684,987	547,154
Ending fund balance (projected)	\$ 840,704	\$ 760,339	\$ 542,803	\$ 547,154	546,711
Use of fund balance:					
Debt service reserve account balance (required)					(291,175)
Principal and Interest expense - November 1, 2027					(210,930)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 44,606

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/26	-		214,047.50	214,047.50	8,495,000.00
05/01/27	145,000.00	4.300%	214,047.50	359,047.50	8,350,000.00
11/01/27	-		210,930.00	210,930.00	8,350,000.00
05/01/28	150,000.00	4.300%	210,930.00	360,930.00	8,200,000.00
11/01/28	-		207,705.00	207,705.00	8,200,000.00
05/01/29	160,000.00	4.300%	207,705.00	367,705.00	8,040,000.00
11/01/29	-		204,265.00	204,265.00	8,040,000.00
05/01/30	165,000.00	4.300%	204,265.00	369,265.00	7,875,000.00
11/01/30	-		200,717.50	200,717.50	7,875,000.00
05/01/31	175,000.00	4.300%	200,717.50	375,717.50	7,700,000.00
11/01/31	-		196,955.00	196,955.00	7,700,000.00
05/01/32	185,000.00	5.000%	196,955.00	381,955.00	7,515,000.00
11/01/32	-		192,330.00	192,330.00	7,515,000.00
05/01/33	190,000.00	5.000%	192,330.00	382,330.00	7,325,000.00
11/01/33	-		187,580.00	187,580.00	7,325,000.00
05/01/34	200,000.00	5.000%	187,580.00	387,580.00	7,125,000.00
11/01/34	-		182,580.00	182,580.00	7,125,000.00
05/01/35	210,000.00	5.000%	182,580.00	392,580.00	6,915,000.00
11/01/35	-		177,330.00	177,330.00	6,915,000.00
05/01/36	220,000.00	5.000%	177,330.00	397,330.00	6,695,000.00
11/01/36	-		171,830.00	171,830.00	6,695,000.00
05/01/37	235,000.00	5.000%	171,830.00	406,830.00	6,460,000.00
11/01/37	-		165,955.00	165,955.00	6,460,000.00
05/01/38	245,000.00	5.000%	165,955.00	410,955.00	6,215,000.00
11/01/38	-		159,830.00	159,830.00	6,215,000.00
05/01/39	260,000.00	5.000%	159,830.00	419,830.00	5,955,000.00
11/01/39	-		153,330.00	153,330.00	5,955,000.00
05/01/40	270,000.00	5.000%	153,330.00	423,330.00	5,685,000.00
11/01/40	-		146,580.00	146,580.00	5,685,000.00
05/01/41	285,000.00	5.000%	146,580.00	431,580.00	5,400,000.00
11/01/41	-		139,455.00	139,455.00	5,400,000.00
05/01/42	300,000.00	5.000%	139,455.00	439,455.00	5,100,000.00
11/01/42	-		131,955.00	131,955.00	5,100,000.00
05/01/43	315,000.00	5.000%	131,955.00	446,955.00	4,785,000.00
11/01/43	-		124,080.00	124,080.00	4,785,000.00
05/01/44	330,000.00	5.000%	124,080.00	454,080.00	4,455,000.00
11/01/44	-		115,830.00	115,830.00	4,455,000.00
05/01/45	350,000.00	5.200%	115,830.00	465,830.00	4,105,000.00
11/01/45	-		106,730.00	106,730.00	4,105,000.00
05/01/46	365,000.00	5.200%	106,730.00	471,730.00	3,740,000.00
11/01/46	-		97,240.00	97,240.00	3,740,000.00
05/01/47	385,000.00	5.200%	97,240.00	482,240.00	3,355,000.00
11/01/47	-		87,230.00	87,230.00	3,355,000.00
05/01/48	410,000.00	5.200%	87,230.00	497,230.00	2,945,000.00
11/01/48	-		76,570.00	76,570.00	2,945,000.00

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	430,000.00	5.200%	76,570.00	506,570.00	2,515,000.00
11/01/49	-		65,390.00	65,390.00	2,515,000.00
05/01/50	455,000.00	5.200%	65,390.00	520,390.00	2,060,000.00
11/01/50	-		53,560.00	53,560.00	2,060,000.00
05/01/51	475,000.00	5.200%	53,560.00	528,560.00	1,585,000.00
11/01/51	-		41,210.00	41,210.00	1,585,000.00
05/01/52	500,000.00	5.200%	41,210.00	541,210.00	1,085,000.00
11/01/52	-		28,210.00	28,210.00	1,085,000.00
05/01/53	530,000.00	5.200%	28,210.00	558,210.00	555,000.00
11/01/53	-		14,430.00	14,430.00	555,000.00
05/01/54	555,000.00	5.200%	14,430.00	569,430.00	-
Total	8,495,000.00		7,707,710.00	16,202,710.00	

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

On-Roll Assessments					
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Assessment Area One

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 40'	161	\$ 743.36	\$ 1,054.10	\$ 1,797.46	\$ 1,749.49
SF 50'	167	743.36	1,317.63	2,060.99	2,013.02
SF 60'	142	743.36	1,712.92	2,456.28	2,408.31
Total	470				

On-Roll Assessments					
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Assessment Area Two

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 40'	37	\$ 743.36	\$ -	\$ 743.36	\$ 695.39
SF 50'	137	743.36	-	743.36	695.39
SF 60'	98	743.36	-	743.36	695.39
Total	272				

Off-Roll Assessments					
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Assessment Area Two

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>
SF 40'	22	\$ 120.50	\$ -	\$ 120.50	\$ 150.20
SF 50'	42	120.50	-	120.50	150.20
SF 60'	8	120.50	-	120.50	150.20
Total	72				