

**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT
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**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 09/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 92,710	-			\$ 93,633
Allowable discounts (4%)	(3,708)	-			(3,745)
Assessment levy: on-roll - net	89,002	\$ 87,134	\$ 1,868	\$ 89,002	89,888
Total revenues	89,002	87,134	1,868	89,002	89,888
EXPENDITURES					
Professional & administrative					
Supervisors	861	-	861	861	861
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	13,100	465	12,635	13,100	12,845
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,250	-	5,250	5,250	5,250
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	417	583	1,000	1,000
EMMA software service	1,000	1,000	-	1,000	1,000
Trustee	4,500	-	4,500	4,500	4,500
Telephone	200	83	117	200	200
Postage	500	23	477	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	231	1,269	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,720	5,408	312	5,720	6,584
Contingencies/bank charges	500	382	118	500	750
Website			-	-	
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	-	210	210	210
Tax collector	1,854	2,610	(756)	1,854	2,610
Total expenditures	88,075	31,707	56,368	88,075	89,690
Net increase/(decrease) of fund balance	927	55,427	(54,500)	927	198
Fund balance - beginning (unaudited)	19,776	21,508	76,935	21,508	22,435
Fund balance - ending (projected)	\$ 20,703	\$ 76,935	\$ 22,435	\$ 22,435	\$ 22,633

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

EXPENDITURES

Professional & administrative

Supervisors	\$ 861
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed	
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	12,845
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	5,250
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.	
EMMA software service	1,000
Trustee	4,500
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, etc.	
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	6,584
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year.	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	2,610
Total expenditures	<u><u>\$ 89,690</u></u>

**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 09/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 461,563	\$ -		\$ -	\$ 461,563
Allowable discounts (4%)	(18,463)	-		-	(18,463)
Assessment levy: net	443,100	433,691	9,409	443,100	443,100
Interest	-	6,077	(6,077)	-	-
Total revenues	443,100	439,768	3,332	443,100	443,100
EXPENDITURES					
Debt service					
Principal	95,000	-	95,000	95,000	100,000
Interest	337,825	168,913	168,912	337,825	333,835
Total debt service	432,825	168,913	263,912	432,825	433,835
Other fees & charges					
Tax collector	9,231	12,990	(3,759)	9,231	9,231
Total other fees & charges	9,231	12,990	(3,759)	9,231	9,231
Total expenditures	442,056	181,903	260,153	442,056	443,066
Excess/(deficiency) of revenues over/(under) expenditures	1,044	257,865	(256,821)	1,044	34
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(108,467)	108,467	-	-
Total other financing sources/(uses)	-	(108,467)	108,467	-	-
Fund balance:					
Beginning fund balance (unaudited)	403,459	424,665	574,063	424,665	425,709
Ending fund balance (projected)	\$ 404,503	\$ 574,063	\$ 425,709	\$ 425,709	425,743
Use of fund balance:					
Debt service reserve account balance (required)					(216,934)
Principal and Interest expense - November 1, 2026					(164,818)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 43,991

**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			166,917.50	166,917.50	5,940,000.00
05/01/26	100,000.00	4.200%	166,917.50	266,917.50	5,840,000.00
11/01/26			164,817.50	164,817.50	5,840,000.00
05/01/27	105,000.00	4.200%	164,817.50	269,817.50	5,735,000.00
11/01/27			162,612.50	162,612.50	5,735,000.00
05/01/28	110,000.00	5.000%	162,612.50	272,612.50	5,625,000.00
11/01/28			159,862.50	159,862.50	5,625,000.00
05/01/29	115,000.00	5.000%	159,862.50	274,862.50	5,510,000.00
11/01/29			156,987.50	156,987.50	5,510,000.00
05/01/30	120,000.00	5.000%	156,987.50	276,987.50	5,390,000.00
11/01/30			153,987.50	153,987.50	5,390,000.00
05/01/31	125,000.00	5.000%	153,987.50	278,987.50	5,265,000.00
11/01/31			150,862.50	150,862.50	5,265,000.00
05/01/32	135,000.00	5.000%	150,862.50	285,862.50	5,130,000.00
11/01/32			147,487.50	147,487.50	5,130,000.00
05/01/33	140,000.00	5.750%	147,487.50	287,487.50	4,990,000.00
11/01/33			143,462.50	143,462.50	4,990,000.00
05/01/34	150,000.00	5.750%	143,462.50	293,462.50	4,840,000.00
11/01/34			139,150.00	139,150.00	4,840,000.00
05/01/35	160,000.00	5.750%	139,150.00	299,150.00	4,680,000.00
11/01/35			134,550.00	134,550.00	4,680,000.00
05/01/36	165,000.00	5.750%	134,550.00	299,550.00	4,515,000.00
11/01/36			129,806.25	129,806.25	4,515,000.00
05/01/37	175,000.00	5.750%	129,806.25	304,806.25	4,340,000.00
11/01/37			124,775.00	124,775.00	4,340,000.00
05/01/38	185,000.00	5.750%	124,775.00	309,775.00	4,155,000.00
11/01/38			119,456.25	119,456.25	4,155,000.00
05/01/39	200,000.00	5.750%	119,456.25	319,456.25	3,955,000.00
11/01/39			113,706.25	113,706.25	3,955,000.00
05/01/40	210,000.00	5.750%	113,706.25	323,706.25	3,745,000.00
11/01/40			107,668.75	107,668.75	3,745,000.00
05/01/41	225,000.00	5.750%	107,668.75	332,668.75	3,520,000.00
11/01/41			101,200.00	101,200.00	3,520,000.00
05/01/42	235,000.00	5.750%	101,200.00	336,200.00	3,285,000.00
11/01/42			94,443.75	94,443.75	3,285,000.00
05/01/43	250,000.00	5.750%	94,443.75	344,443.75	3,035,000.00
11/01/43			87,256.25	87,256.25	3,035,000.00
05/01/44	265,000.00	5.750%	87,256.25	352,256.25	2,770,000.00
11/01/44			79,637.50	79,637.50	2,770,000.00
05/01/45	280,000.00	5.750%	79,637.50	359,637.50	2,490,000.00
11/01/45			71,587.50	71,587.50	2,490,000.00
05/01/46	295,000.00	5.750%	71,587.50	366,587.50	2,195,000.00
11/01/46			63,106.25	63,106.25	2,195,000.00

**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/47	315,000.00	5.750%	63,106.25	378,106.25	1,880,000.00
11/01/47			54,050.00	54,050.00	1,880,000.00
05/01/48	335,000.00	5.750%	54,050.00	389,050.00	1,545,000.00
11/01/48			44,418.75	44,418.75	1,545,000.00
05/01/49	355,000.00	5.750%	44,418.75	399,418.75	1,190,000.00
11/01/49			34,212.50	34,212.50	1,190,000.00
05/01/50	375,000.00	5.750%	34,212.50	409,212.50	815,000.00
11/01/50			23,431.25	23,431.25	815,000.00
05/01/51	395,000.00	5.750%	23,431.25	418,431.25	420,000.00
11/01/51			12,075.00	12,075.00	420,000.00
05/01/52	420,000.00	5.750%	12,075.00	432,075.00	-
Total	5,940,000.00		5,883,057.50	11,823,057.50	

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

On-roll Assessments					
<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>
Villa	168	\$ 266.76	\$ 949.10	\$ 1,215.86	\$ 1,213.23
SF 50'	90	266.76	1,498.58	1,765.34	1,762.71
SF 60'	93	266.76	1,798.30	2,065.06	2,062.43
Total	351				