

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

**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT
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**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 02/28/2026	Projected through 09/30/2026	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 93,633				\$ 93,633
Allowable discounts (4%)	(3,745)				(3,745)
Assessment levy: on-roll - net	89,888	\$ 86,727	\$ 3,161	\$ 89,888	89,888
Total revenues	89,888	86,727	3,161	89,888	89,888
EXPENDITURES					
Professional & administrative					
Supervisors	861	-	-	-	-
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	12,845	1,747	6,750	8,497	10,500
Engineering	2,000	-	2,000	2,000	2,000
Annual inspection reporting	-	-	-	-	5,500
Audit	5,250	-	5,250	5,250	5,450
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	-	500	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,500	-	1,500	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	6,584	5,732	852	6,584	6,305
Contingencies/bank charges	750	406	344	750	1,100
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	145	-	145	145
Tax collector	2,610	2,375	-	2,375	2,809
Total expenditures	89,690	32,993	56,697	84,181	92,389
Net increase/(decrease) of fund balance	198	53,734	(53,536)	5,707	(2,501)
Fund balance - beginning (unaudited)	22,435	38,067	91,801	38,067	43,774
Fund balance - ending (projected)	\$ 22,633	\$ 91,801	\$ 38,265	\$ 43,774	\$ 41,273

**CODDINGTON
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	10,500
<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>	
Annual inspection reporting	5,500
Audit	5,450
<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>	
EMMA software service	1,000
Trustee	4,500
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
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, etc.</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	6,305
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,100
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	145
Tax collector	2,809
Total expenditures	<u><u>\$ 92,389</u></u>

**CODDINGTON
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 02/28/2026	Projected through 09/30/2026	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 461,563				\$ 461,563
Allowable discounts (4%)	(18,463)				(18,463)
Assessment levy: net	443,100	\$ 427,666	\$ 15,434	\$ 443,100	443,100
Interest	-	3,654	-	3,654	-
Total revenues	443,100	431,320	15,434	446,754	443,100
EXPENDITURES					
Debt service					
Principal	100,000	-	100,000	100,000	105,000
Interest	333,835	165,355	168,480	333,835	329,635
Total debt service	433,835	165,355	268,480	433,835	434,635
Other fees & charges					
Tax collector	9,231	11,714	-	11,714	9,231
Total other fees & charges	9,231	11,714	-	11,714	9,231
Total expenditures	443,066	177,069	268,480	445,549	443,866
Excess/(deficiency) of revenues over/(under) expenditures	34	254,251	(254,217)	34	(766)
Fund balance:					
Beginning fund balance (unaudited)	425,709	337,731	591,982	337,731	337,765
Ending fund balance (projected)	<u>\$425,743</u>	<u>\$ 591,982</u>	<u>\$ 337,765</u>	<u>\$337,765</u>	<u>336,999</u>
Use of fund balance:					
Debt service reserve account balance (required)					(108,467)
Principal and Interest expense - November 1, 2027					(162,613)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 65,919</u>

**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 2027 ASSESSMENTS**

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