CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
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CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	$ 99,490				$ 99,494
Allowable discounts (4%)	(3,980)				(3,980)
Assessment levy: on-roll - net	95,510	$ 94,561	$ 949	$ 95,510	95,514
Total revenues	95,510	94,561	949	95,510	95,514
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	10,000	1,113	8,887	10,000	10,000
Engineering	2,000	-	2,000	2,000	2,000
Audit*	7,500	-	7,500	7,500	7,500
Arbitrage rebate calculation	1,500	-	1,500	1,500	1,500
Dissemination agent	1,000	1,000	1,000	2,000	1,000
Trustee	8,500	4,246	4,254	8,500	8,500
Telephone	200	100	100	200	200
Postage	500	34	466	500	500
Printing & binding	500	250	250	500	500
Legal advertising	750	602	148	750	750
Annual special district fee	175	175	-	175	175
Insurance	5,720	5,408	-	5,408	6,584
Contingencies/bank charges	500	538	-	538	500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
EMMA software services	1,000	1,000	-	1,000	1,000
Property appraiser and tax collector	1,750	1,488	262	1,750	1,750
Total expenditures	90,510	40,659	50,577	91,236	91,374
Excess/(deficiency) of revenues over/(under) expenditures	5,000	53,902	(49,628)	4,274	4,140
Fund balance - beginning (unaudited)	2,063	17,328	71,230	17,328	21,602
Fund balance - ending	$ 7,063	$ 71,230	$ 21,602	$ 21,602	$ 25,742

CORAL BAY OF LEE COUNTY
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	10,000
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	7,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	1,500
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	8,500
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	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	6,584
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
EMMA software services	1,000
Property appraiser and tax collector	1,750
Total expenditures	$ 91,374

CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll	$ 281,300				$ 281,300
Allowable discounts (4%)	(11,252)				(11,252)
Net assessment levy - on-roll	270,048	$ 265,274	$ 4,774	$ 270,048	270,048
Interest	-	4,435	-	4,435	-
Total revenues	270,048	269,709	4,774	274,483	270,048
EXPENDITURES					
Debt service					
Principal	60,000	-	60,000	60,000	65,000
Interest	202,631	101,316	101,316	202,632	200,006
Total expenditures	262,631	101,316	161,316	262,632	265,006
Excess/(deficiency) of revenues over/(under) expenditures	7,417	168,393	(156,542)	11,851	5,042
Fund balance:					
Beginning fund balance (unaudited)	186,332	189,157	357,550	189,157	201,008
Ending fund balance (projected)	$193,749	$357,550	$ 201,008	$ 201,008	206,050
Use of fund balance:					
Debt service reserve account balance (required)					(66,105)
Interest expense - November 1, 2026					(98,581)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 41,364

CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			100,003.13	100,003.13	3,670,000.00
05/01/26	65,000.00	4.375%	100,003.13	165,003.13	3,605,000.00
11/01/26			98,581.25	98,581.25	3,605,000.00
05/01/27	65,000.00	4.375%	98,581.25	163,581.25	3,540,000.00
11/01/27			97,159.38	97,159.38	3,540,000.00
05/01/28	70,000.00	4.750%	97,159.38	167,159.38	3,470,000.00
11/01/28			95,496.88	95,496.88	3,470,000.00
05/01/29	75,000.00	4.750%	95,496.88	170,496.88	3,395,000.00
11/01/29			93,715.63	93,715.63	3,395,000.00
05/01/30	75,000.00	4.750%	93,715.63	168,715.63	3,320,000.00
11/01/30			91,934.38	91,934.38	3,320,000.00
05/01/31	80,000.00	4.750%	91,934.38	171,934.38	3,240,000.00
11/01/31			90,034.38	90,034.38	3,240,000.00
05/01/32	85,000.00	4.750%	90,034.38	175,034.38	3,155,000.00
11/01/32			88,015.63	88,015.63	3,155,000.00
05/01/33	90,000.00	5.500%	88,015.63	178,015.63	3,065,000.00
11/01/33			85,540.63	85,540.63	3,065,000.00
05/01/34	95,000.00	5.500%	85,540.63	180,540.63	2,970,000.00
11/01/34			82,928.13	82,928.13	2,970,000.00
05/01/35	100,000.00	5.500%	82,928.13	182,928.13	2,870,000.00
11/01/35			80,178.13	80,178.13	2,870,000.00
05/01/36	105,000.00	5.500%	80,178.13	185,178.13	2,765,000.00
11/01/36			77,290.63	77,290.63	2,765,000.00
05/01/37	110,000.00	5.500%	77,290.63	187,290.63	2,655,000.00
11/01/37			74,265.63	74,265.63	2,655,000.00
05/01/38	115,000.00	5.500%	74,265.63	189,265.63	2,540,000.00
11/01/38			71,103.13	71,103.13	2,540,000.00
05/01/39	125,000.00	5.500%	71,103.13	196,103.13	2,415,000.00
11/01/39			67,665.63	67,665.63	2,415,000.00
05/01/40	130,000.00	5.500%	67,665.63	197,665.63	2,285,000.00
11/01/40			64,090.63	64,090.63	2,285,000.00
05/01/41	135,000.00	5.500%	64,090.63	199,090.63	2,150,000.00
11/01/41			60,378.13	60,378.13	2,150,000.00
05/01/42	145,000.00	5.500%	60,378.13	205,378.13	2,005,000.00
11/01/42			56,390.63	56,390.63	2,005,000.00
05/01/43	155,000.00	5.625%	56,390.63	211,390.63	1,850,000.00
11/01/43			52,031.25	52,031.25	1,850,000.00
05/01/44	165,000.00	5.625%	52,031.25	217,031.25	1,685,000.00
11/01/44			47,390.63	47,390.63	1,685,000.00
05/01/45	170,000.00	5.625%	47,390.63	217,390.63	1,515,000.00
11/01/45			42,609.38	42,609.38	1,515,000.00
05/01/46	180,000.00	5.625%	42,609.38	222,609.38	1,335,000.00
11/01/46			37,546.88	37,546.88	1,335,000.00
05/01/47	190,000.00	5.625%	37,546.88	227,546.88	1,145,000.00
11/01/47			32,203.13	32,203.13	1,145,000.00
05/01/48	205,000.00	5.625%	32,203.13	237,203.13	940,000.00
11/01/48			26,437.50	26,437.50	940,000.00
05/01/49	215,000.00	5.625%	26,437.50	241,437.50	725,000.00
11/01/49			20,390.63	20,390.63	725,000.00
05/01/50	230,000.00	5.625%	20,390.63	250,390.63	495,000.00

11/01/50			13,921.88	13,921.88	495,000.00
05/01/51	240,000.00	5.625%	13,921.88	253,921.88	255,000.00
11/01/51			7,171.88	7,171.88	255,000.00
05/01/52	255,000.00	5.625%	7,171.88	262,171.88	-
11/01/52					
Total	**3,670,000.00**		**3,508,950.00**	**7,178,950.00**	

CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll	$ 414,840				$ 414,840
Allowable discounts (4%)	(16,594)				(16,594)
Net assessment levy - on-roll	398,246	$ 389,902	$ 8,344	$ 398,246	398,246
Interest	-	7,667	-	7,667	-
Total revenues	398,246	397,569	8,344	405,913	398,246
EXPENDITURES					
Debt service					
Principal	85,000	-	85,000	85,000	85,000
Interest	264,620	111,464	153,156	264,620	302,318
Cost of issuance	-	33,060	-	33,060	-
Total expenditures	349,620	144,524	238,156	382,680	387,318
Excess/(deficiency) of revenues over/(under) expenditures	48,626	253,045	(229,812)	23,233	10,928
Fund balance:					
Beginning fund balance (unaudited)	306,439	342,903	595,948	342,903	366,136
Ending fund balance (projected)	$ 355,065	$595,948	$ 366,136	$ 366,136	377,064
Use of fund balance:					
Debt service reserve account balance (required)					(194,975)
Interest expense - November 1, 2026					(149,161)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 32,928

CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			151,158.75	151,158.75	5,650,000.00
05/01/26	85,000.00	4.700%	151,158.75	236,158.75	5,565,000.00
11/01/26			149,161.25	149,161.25	5,565,000.00
05/01/27	90,000.00	4.700%	149,161.25	239,161.25	5,475,000.00
11/01/27			147,046.25	147,046.25	5,475,000.00
05/01/28	95,000.00	4.700%	147,046.25	242,046.25	5,380,000.00
11/01/28			144,813.75	144,813.75	5,380,000.00
05/01/29	100,000.00	4.700%	144,813.75	244,813.75	5,280,000.00
11/01/29			142,463.75	142,463.75	5,280,000.00
05/01/30	105,000.00	4.700%	142,463.75	247,463.75	5,175,000.00
11/01/30			139,996.25	139,996.25	5,175,000.00
05/01/31	110,000.00	4.700%	139,996.25	249,996.25	5,065,000.00
11/01/31			137,411.25	137,411.25	5,065,000.00
05/01/32	115,000.00	5.250%	137,411.25	252,411.25	4,950,000.00
11/01/32			134,392.50	134,392.50	4,950,000.00
05/01/33	120,000.00	5.250%	134,392.50	254,392.50	4,830,000.00
11/01/33			131,242.50	131,242.50	4,830,000.00
05/01/34	130,000.00	5.250%	131,242.50	261,242.50	4,700,000.00
11/01/34			127,830.00	127,830.00	4,700,000.00
05/01/35	135,000.00	5.250%	127,830.00	262,830.00	4,565,000.00
11/01/35			124,286.25	124,286.25	4,565,000.00
05/01/36	145,000.00	5.250%	124,286.25	269,286.25	4,420,000.00
11/01/36			120,480.00	120,480.00	4,420,000.00
05/01/37	150,000.00	5.250%	120,480.00	270,480.00	4,270,000.00
11/01/37			116,542.50	116,542.50	4,270,000.00
05/01/38	160,000.00	5.250%	116,542.50	276,542.50	4,110,000.00
11/01/38			112,342.50	112,342.50	4,110,000.00
05/01/39	165,000.00	5.250%	112,342.50	277,342.50	3,945,000.00
11/01/39			108,011.25	108,011.25	3,945,000.00
05/01/40	175,000.00	5.250%	108,011.25	283,011.25	3,770,000.00
11/01/40			103,417.50	103,417.50	3,770,000.00
05/01/41	185,000.00	5.250%	103,417.50	288,417.50	3,585,000.00
11/01/41			98,561.25	98,561.25	3,585,000.00
05/01/42	195,000.00	5.250%	98,561.25	293,561.25	3,390,000.00
11/01/42			93,442.50	93,442.50	3,390,000.00
05/01/43	205,000.00	5.250%	93,442.50	298,442.50	3,185,000.00
11/01/43			88,061.25	88,061.25	3,185,000.00
05/01/44	215,000.00	5.250%	88,061.25	303,061.25	2,970,000.00
11/01/44			82,417.50	82,417.50	2,970,000.00
05/01/45	230,000.00	5.550%	82,417.50	312,417.50	2,740,000.00
11/01/45			76,035.00	76,035.00	2,740,000.00
05/01/46	240,000.00	5.550%	76,035.00	316,035.00	2,500,000.00
11/01/46			69,375.00	69,375.00	2,500,000.00
05/01/47	255,000.00	5.550%	69,375.00	324,375.00	2,245,000.00
11/01/47			62,298.75	62,298.75	2,245,000.00
05/01/48	270,000.00	5.550%	62,298.75	332,298.75	1,975,000.00
11/01/48			54,806.25	54,806.25	1,975,000.00
05/01/49	285,000.00	5.550%	54,806.25	339,806.25	1,690,000.00
11/01/49			46,897.50	46,897.50	1,690,000.00
05/01/50	300,000.00	5.550%	46,897.50	346,897.50	1,390,000.00

11/01/50			38,572.50	38,572.50	1,390,000.00
05/01/51	320,000.00	5.550%	38,572.50	358,572.50	1,070,000.00
11/01/51			29,692.50	29,692.50	1,070,000.00
05/01/52	340,000.00	5.550%	29,692.50	369,692.50	730,000.00
11/01/52			20,257.50	20,257.50	730,000.00
05/01/53	355,000.00	5.550%	20,257.50	375,257.50	375,000.00
11/01/53			10,406.25	10,406.25	375,000.00
05/01/54	375,000.00	5.550%	10,406.25	385,406.25	-
Total	**5,650,000.00**		**5,722,840.00**	**11,372,840.00**	

CORAL BAY OF LEE COUNTY
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

On-roll Assessments

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Assessment Area One					
SF 40'	71	$ 189.87	$ 1,190.69	$ 1,380.56	$ 1,380.56
SF 50'	107	189.87	1,488.36	1,678.23	1,678.23
SF 60'	21	189.87	1,786.03	1,975.90	1,975.90
Total	**199**				

On-Roll Assessments

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Future Assessment Areas					
SF 40'	237	$ 189.87	$ 1,190.36	$ 1,380.23	$ 166.91
SF 50'	82	189.87	1,487.95	1,677.82	166.91
SF 60'	6	189.87	1,785.54	1,975.41	166.91
Total	**325**				