



Coconut Cay
Community Development District

www.coconutcaycdd.com

Thomas Nelson – Chairman

Troy Jones – Vice Chairman

Linda Holloway – Assistant Secretary

Clarence Strong – Assistant Secretary

Karl Albertson – Assistant Secretary

April 19, 2017



Coconut Cay

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

April 12, 2017

Board of Supervisors
Coconut Cay
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Coconut Cay Community Development District** is scheduled for **April 19, 2017 at 3:00 p.m. at the City of Miami Gardens City Hall Community Room, 18605 NW 27 Avenue, Miami Gardens, FL 33056**. Following is the advance agenda:

1. Roll Call
2. Audience Comments (*Related to Right to Speak Statute Changes*)
3. Approval of Minutes of the March 15, 2017 Meeting
4. Update and Discussion on Drainage System
5. Consideration of **Resolution #2017-06** Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
7. Supervisors Requests and Audience Comments
8. Financial Reports
 - A. Approval of Check Run Summary
 - B. Combined Balance Sheet
9. Adjournment

Enclosed for your review is a copy of the minutes of the March 15, 2017 meeting.

The fifth order of business is consideration of **Resolution #2017-06** Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing. Copies of the resolution and proposed budget are enclosed for your review.

The financials are also enclosed for your review. The balance of the agenda is routine in nature and any additional documentation will be provided under separate cover as soon as it becomes available or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,



Paul Winkeljohn
Manager

cc: Roy Van Wyk Juan Alvarez Bob Gang Mary Danielsen Brett Sealy Vernita Nelson

**MINUTES OF MEETING
COCONUT CAY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Coconut Cay Community Development District was held on March 15, 2017 at 3:00 p.m. at the City of Miami Gardens City Hall, 18605 N. W. 27th Avenue, Miami Gardens, Florida.

Present and constituting a quorum were:

Thomas Nelson	Chairman
Troy Jones	Vice Chairman
Clarence Strong	Assistant Secretary
Linda Holloway	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager
Alyssa Willson	District Counsel (by phone)
Juan Alvarez	District Engineer
Perry Adair	D. R. Horton Counsel (by phone)
Several Residents	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Winkeljohn called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments *(Related to Right to Speak Statute Changes)*

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the February 15, 2017 Meeting

Mr. Winkeljohn presented the minutes from the February 15, 2017 meeting, asked for comments or changes, and upon hearing none asked for a motion to approve them.

On MOTION by Mr. Nelson seconded by Ms. Holloway with all in favor the Minutes of the February 15, 2017 Meeting were approved.
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**FOURTH ORDER OF BUSINESS Update and Discussion on
Drainage System**

Mr. Winkeljohn gave a brief update on the occurrences since the last meeting. The three parties involved with the project were working on coming to a consensus on agreement and a forensics study had also been circulated and reviewed.

Ms. Willson indicated the documents were almost finalized but still being reviewed and commented on. The HOA agreed to the form of the release that needed to be signed. Since there were now multiple documents and it was a much more involved process than preparing one agreement, District Counsel recommended adding \$15,000 to the funding amount for those costs to be covered by D. R. Horton, which would also need to be approved by the developer.

Mr. Adair responded that their engineer was okay with the specifications and scope of work and the new language regarding change orders had been added to the agreement. D. R. Horton hadn't provided a final answer about the \$15,000 and had also incurred fees in trying to get this deal done.

Mr. Winkeljohn mentioned the CDD wasn't in a financial position to undertake those costs.

Mr. Nelson asked Mr. Adair when he would find out whether or not D. R. Horton would agree to pay for the \$15,000 in legal fees involved.

Mr. Adair responded he would hopefully know by tomorrow and the Board could consider approving the agreement subject to D. R. Horton agreeing to pay the legal fees.

Mr. Winkeljohn indicated they could do that or recess the meeting if needed.

A resident discussed concerns of water pooling and not draining by her home.

Mr. Winkeljohn responded they were aware of the drainage issues in a few areas and were working on resolving them but the district didn't own the french drains in the backyards. The CDD was working with its District Engineer, the developer, the HOA, and the city to try to resolve things until there were improvements.

There was further discussion on drainage issues and flooding by several residents.

Ms. Willson asked for a motion to authorize the Chairman to sign the agreement if D. R. Horton agreed to pay for \$15,000 in the legal fees.

On MOTION by Mr. Nelson seconded by Ms. Holloway with all in favor the Chairman was authorized to sign the agreement once finalized if D. R. Horton agreed to pay for the \$15,000 in legal fees.

FIFTH ORDER OF BUSINESS

Consideration of Resolution #2017-06 Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing

Mr. Winkeljohn indicated a preliminary budget was included in the agenda book, and briefly went over the budget process, explained there were some factors that had to be addressed and recommended bringing the budget back to approve at the next meeting after getting input from the Board on those items.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

C. Manager

There not being any report, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Combined Balance Sheet

Mr. Winkeljohn presented the financial reports and asked for a motion to approve the check run summary and balance sheet and income statement.

On MOTION by Mr. Nelson seconded by Mr. Jones with all in favor the Check Run Summary and Combined Balance Sheet were approved.

NINTH ORDER OF BUSINESS Adjournment

Mr. Winkeljohn asked if there was any other business to discuss and upon hearing nothing further, asked for a motion to adjourn the meeting.

On MOTION by Mr. Nelson seconded by Mr. Jones with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2017-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2017/2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Coconut Cay Community Development District (the "Board") prior to June 15, 2017, a proposed operating budget and debt service budget for Fiscal Year 2017/2018; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT:

1. The operating and debt service budgets proposed by the District Manager for Fiscal Year 2017/2018 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.
2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: _____, 2017

HOUR: _____

LOCATION: _____

3. The District Manager is hereby directed to submit a copy of the proposed budgets to Miami-Dade County and the City of Miami Gardens at least 60 days prior to the hearing set above.
4. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post these approved budgets on the District's website at least two days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit these approved budgets to the manager or administrator of the City of Miami Gardens and Miami-Dade County for posting on its website.
5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2017.

ATTEST:

COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

Secretary/ Assistant Secretary

By: _____
Its: _____

***Proposed Budget
Fiscal Year 2018***

***Coconut Cay
Community Development District***

April 19, 2017



**Coconut Cay
Community Development District**

TABLE OF CONTENTS

General Fund

Budget

Page 1

Budget Narrative

Page 2-3

Debt Service Fund

Budget

Page 4

Amortization Schedule

Page 5

Coconut Cay

Community Development District

General Fund

Description	Adopted Budget FY 2017	Actual Thru 3/31/2017	Projected Next 6 Months	Total Projected 9/30/2017	Proposed Budget FY 2018
Revenues					
Special Assessment - Levy	\$82,883	\$77,136	\$6,145	\$83,281	\$108,600
Developer Contributions	\$0	\$7,705	\$7,140	\$14,845	\$0
Interest Income	\$0	\$59	\$84	\$143	\$0
Unassigned Fund Balance	\$37,007	\$36,908	\$0	\$36,908	\$0
TOTAL REVENUES	\$119,890	\$121,808	\$13,369	\$135,177	\$108,600
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$6,000	\$5,000	\$2,400	\$7,400	\$6,000
FICA Expense	\$459	\$383	\$184	\$566	\$459
Engineering	\$5,000	\$12,798	\$7,000	\$19,798	\$6,000
Arbitrage Calculation	\$1,250	\$0	\$1,250	\$1,250	\$1,250
Dissemination	\$1,100	\$550	\$550	\$1,100	\$1,100
Attorney	\$20,000	\$11,895	\$8,105	\$20,000	\$16,250
Annual Audit	\$3,700	\$0	\$3,700	\$3,700	\$3,800
Trustee Fees	\$3,750	\$2,478	\$1,239	\$3,717	\$3,750
Management Fees	\$42,000	\$21,000	\$21,000	\$42,000	\$34,250
Telephone	\$50	\$40	\$10	\$50	\$50
Postage	\$250	\$39	\$70	\$109	\$200
Printing & Binding	\$350	\$204	\$150	\$354	\$450
Insurance	\$6,663	\$6,042	\$0	\$6,042	\$6,638
Legal Advertising	\$1,100	\$431	\$669	\$1,100	\$895
Other Current Charges	\$500	\$190	\$198	\$388	\$500
Contingency	\$610	\$0	\$610	\$610	\$0
Office Supplies	\$200	\$53	\$30	\$83	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Monitoring Fee	\$5,430	\$0	\$5,430	\$5,430	\$5,430
Website Compliance	\$500	\$250	\$250	\$500	\$500
TOTAL ADMINISTRATIVE	\$99,087	\$61,530	\$52,844	\$114,374	\$87,797
<i>Maintenance</i>					
Lake Maintenance	\$2,340	\$1,170	\$1,170	\$2,340	2,340
Drainage Maintenance	\$18,463	\$0	\$18,463	\$18,463	18,463
TOTAL Maintenance	\$20,803	\$1,170	\$19,633	\$20,803	\$20,803
TOTAL EXPENDITURES	\$119,890	\$62,700	\$72,477	\$135,177	\$108,600
EXCESS REVENUES	\$0	\$59,108	(\$59,108)	\$0	\$0

	FY 2015	FY 2016	FY 2017	FY 2018
Net Assessment	\$ 82,883	\$ 82,883	\$ 82,883	\$ 108,600
Plus Collection Fees & Discounts (5%)	\$ 4,362	\$ 4,362	\$ 4,362	\$ 5,715.79
Gross Assessment	\$ 87,245	\$ 87,245	\$ 87,245	\$ 114,316
No. of Units	543	543	543	543
Net Per Unit Assessment	\$ 152.64	\$ 152.64	\$ 152.64	\$ 200.00
Gross Per Unit Assessment	\$ 160.67	\$ 160.67	\$ 160.67	\$ 210.53

COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2018

REVENUES:

Special Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 12 annual meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2006A Special Assessment Revenue Bonds.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The District has contracted with Prager, Sealy & Company, the District's bond underwriter, to provide this service.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District issued Series 2006A Special Assessment Revenue Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida. These services are further outlined in Exhibit "A" of the Management Agreement.

COCONUT CAY

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET
FISCAL YEAR 2018

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Contingency

Represents any minor capital expenditures the District may need to make during the Fiscal Year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Monitoring Fee

The City Council for the City of Miami Gardens imposes an annual monitoring fee for each Community Development District that is located wholly within the boundaries of the City of Miami Gardens, in the amount of \$1,000 per Community Development District, or \$10.00 per residential unit, whichever is greater. Based on the assessment methodology, the budgeted amount represents 543 residential units at \$10.00 per residential unit.

Website Compliance

Per Section 189.069 F.S., all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated as required by the Statute.

Lake Maintenance

Monthly water management services to all the lakes throughout the District.

Drainage Maintenance

Storm Drain Cleaning for all Storm Drains throughout the District.

Coconut Cay

Community Development District

Debt Service Fund
Series 2006A Special Assessment Revenue Bonds

Description	Adopted Budget FY 2017	Actual Thru 3/31/2017	Projected Next 6 Months	Total Projected 9/30/2017	Proposed Budget FY 2018
Revenues					
Special Assessments - A Bonds ⁽¹⁾	\$466,328	\$434,000	\$33,887	\$467,887	\$466,328
Interest Income	\$40	\$256	\$89	\$345	\$40
Carry Forward Surplus ⁽²⁾	\$172,408	\$159,302	\$0	\$159,302	\$157,591
TOTAL REVENUES	\$638,776	\$593,558	\$33,976	\$627,534	\$623,960
Expenditures					
Series 2006A					
Interest - 11/01	\$155,203	\$151,038	\$0	\$151,038	\$146,738
Interest - 05/01	\$155,203	\$0	\$155,203	\$155,203	\$146,738
Principal - 05/01	\$155,000	\$0	\$155,000	\$155,000	\$170,000
TOTAL EXPENDITURES	\$465,406	\$151,038	\$310,203	\$461,241	\$463,475
Other Sources and Uses					
Interfund Transfer ⁽³⁾	(\$21,897)	(\$8,403)	(\$300)	(\$8,703)	\$1,781
TOTAL OTHER SOURCES AND USES	(\$21,897)	(\$8,403)	(\$300)	(\$8,703)	\$1,781
EXCESS REVENUES	\$151,473	\$434,118	(\$276,527)	\$157,591	\$162,266

11/18 Interest

Parcel	Unit Count	Gross Annual A Assessment	Total
Single Family	543	\$904.00	\$490,872.00
Total	543		\$490,872.00

2006A	\$142,168.75
	<u>\$142,168.75</u>

Net Assessment	\$466,328
Plus Collection Fees & Discounts (5%)	\$24,544
Gross Assessment	<u>\$490,872</u>

⁽¹⁾ Based on Assessment Methodology from the Series 2006A Special Assessment Revenue Bonds.

⁽²⁾ Carry forward surplus is net of the reserve requirement.

⁽³⁾ After November 1, 2006, interest income earned on the Reserve Account is transferred to the Construction/Acquisition Account until Completion of the Project. After Completion to Deferred Costs, and if no deferred costs, to the Revenue Account. Excess Reserves are also transferred to the construction account until completion of the project. Also, excess revenues from the Revenue account get transferred to the Construction account.

Coconut Cay

Community Development District

Amortization Schedule

Series 2006A, Special Assessment Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/15	\$ 5,920,000	5.375%	\$ 145,000.00	\$ 159,100.00	\$ -
11/01/15	\$ 5,775,000	5.375%	\$ -	\$ 155,203.13	\$ 459,303.13
05/01/16	\$ 5,775,000	5.375%	\$ 155,000.00	\$ 155,203.13	\$ -
11/01/16	\$ 5,620,000	5.375%	\$ -	\$ 151,037.50	\$ 461,240.63
05/01/17	\$ 5,620,000	5.375%	\$ 160,000.00	\$ 151,037.50	\$ -
11/01/17	\$ 5,460,000	5.375%	\$ -	\$ 146,737.50	\$ 457,775.00
05/01/18	\$ 5,460,000	5.375%	\$ 170,000.00	\$ 146,737.50	\$ -
11/01/18	\$ 5,290,000	5.375%	\$ -	\$ 142,168.75	\$ 458,906.25
05/01/19	\$ 5,290,000	5.375%	\$ 180,000.00	\$ 142,168.75	\$ -
11/01/19	\$ 5,110,000	5.375%	\$ -	\$ 137,331.25	\$ 459,500.00
05/01/20	\$ 5,110,000	5.375%	\$ 190,000.00	\$ 137,331.25	\$ -
11/01/20	\$ 4,920,000	5.375%	\$ -	\$ 132,225.00	\$ 459,556.25
05/01/21	\$ 4,920,000	5.375%	\$ 200,000.00	\$ 132,225.00	\$ -
11/01/21	\$ 4,720,000	5.375%	\$ -	\$ 126,850.00	\$ 459,075.00
05/01/22	\$ 4,720,000	5.375%	\$ 210,000.00	\$ 126,850.00	\$ -
11/01/22	\$ 4,510,000	5.375%	\$ -	\$ 121,206.25	\$ 458,056.25
05/01/23	\$ 4,510,000	5.375%	\$ 220,000.00	\$ 121,206.25	\$ -
11/01/23	\$ 4,290,000	5.375%	\$ -	\$ 115,293.75	\$ 456,500.00
05/01/24	\$ 4,290,000	5.375%	\$ 235,000.00	\$ 115,293.75	\$ -
11/01/24	\$ 4,055,000	5.375%	\$ -	\$ 108,978.13	\$ 459,271.88
05/01/25	\$ 4,055,000	5.375%	\$ 250,000.00	\$ 108,978.13	\$ -
11/01/25	\$ 3,805,000	5.375%	\$ -	\$ 102,259.38	\$ 461,237.50
05/01/26	\$ 3,805,000	5.375%	\$ 260,000.00	\$ 102,259.38	\$ -
11/01/26	\$ 3,545,000	5.375%	\$ -	\$ 95,271.88	\$ 457,531.25
05/01/27	\$ 3,545,000	5.375%	\$ 275,000.00	\$ 95,271.88	\$ -
11/01/27	\$ 3,270,000	5.375%	\$ -	\$ 87,881.25	\$ 458,153.13
05/01/28	\$ 3,270,000	5.375%	\$ 290,000.00	\$ 87,881.25	\$ -
11/01/28	\$ 2,980,000	5.375%	\$ -	\$ 80,087.50	\$ 457,968.75
05/01/29	\$ 2,980,000	5.375%	\$ 305,000.00	\$ 80,087.50	\$ -
11/01/29	\$ 2,675,000	5.375%	\$ -	\$ 71,890.63	\$ 456,978.13
05/01/30	\$ 2,675,000	5.375%	\$ 325,000.00	\$ 71,890.63	\$ -
11/01/30	\$ 2,350,000	5.375%	\$ -	\$ 63,156.25	\$ 460,046.88
05/01/31	\$ 2,350,000	5.375%	\$ 340,000.00	\$ 63,156.25	\$ -
11/01/31	\$ 2,010,000	5.375%	\$ -	\$ 54,018.75	\$ 457,175.00
05/01/32	\$ 2,010,000	5.375%	\$ 360,000.00	\$ 54,018.75	\$ -
11/01/32	\$ 1,650,000	5.375%	\$ -	\$ 44,343.75	\$ 458,362.50
05/01/33	\$ 1,650,000	5.375%	\$ 380,000.00	\$ 44,343.75	\$ -
11/01/33	\$ 1,270,000	5.375%	\$ -	\$ 34,131.25	\$ 458,475.00
05/01/34	\$ 1,270,000	5.375%	\$ 400,000.00	\$ 34,131.25	\$ -
11/01/34	\$ 870,000	5.375%	\$ -	\$ 23,381.25	\$ 457,512.50
05/01/35	\$ 870,000	5.375%	\$ 425,000.00	\$ 23,381.25	\$ -
11/01/35	\$ 445,000	5.375%	\$ -	\$ 11,959.38	\$ 460,340.63
05/01/36	\$ 445,000	5.375%	\$ 445,000.00	\$ 11,959.38	\$ 456,959.38
Total			\$ 5,920,000.00	\$ 4,169,925.00	\$ 10,089,925.00

**Coconut Cay
Community Development District**

Check Run Summary

April 19, 2017

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
<i>03/30/17</i>	<i>723-725</i>	<i>\$5,160.54</i>
<i>03/31/17</i>	<i>726-727</i>	<i>\$2,495.74</i>
<i>Total</i>		<u><u><i>\$7,656.28</i></u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/30/17	00027	4/01/17	125706	201704	320	53800	46800		ALLSTATE RESOURCE MANAGEMENT	*	195.00	195.00	000723
			APR 2017 - LAKE MGMT SVCS										
3/30/17	00017	3/14/17	4191	201702	310	51300	31100		ALVAREZ ENGINEERS, INC.	*	535.50	535.50	000724
			FEB 2017 - ENGINEER SVCS										
3/30/17	00010	3/30/17	03302017	201703	300	20700	10000		COCONUT CAY CDD	*	4,430.04	4,430.04	000725
			TXFER OF TAX RCPTS										
3/31/17	00030	3/07/17	203037-0	201703	310	51300	48000		ALM MEDIA LLC	*	57.65	57.65	000726
			NOTICE OF REG MTG-03/15										
3/31/17	00004	2/28/17	92651	201702	310	51300	31500		HOPPING GREEN & SAMS	*	134.09		
			FEB 17 - LEGAL SVCS										
		2/28/17	92678	201702	310	51300	31500			*	2,304.00		
			FEB 17 - LEGAL SVC HOA LI									2,438.09	000727
TOTAL FOR BANK A											7,656.28		
TOTAL FOR REGISTER											7,656.28		

COCO COCONUT CAY IARAUJO

**COCONUT CAY
COMMUNITY DEVELOPMENT DISTRICT**
Special Assessment Receipts
Fiscal Year 2017

\$ 87,243.81 \$ 490,872.00 \$578,115.81
ASSESSED THROUGH COUNTY

TOTAL ASSESSMENT LEVY

DATE	DESCRIPTION	GROSS AMT	DISC/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS	15.09%	84.91%	100.00%
							36300.10000	36300.10000	Total
11/17/16	06/01/16-11/01/16	\$2,128.47	\$114.59	\$21.28	\$0.00	\$1,992.60	\$300.70	\$1,691.90	\$1,992.60
11/17/16	11/01/16-11/07/16	\$5,323.35	\$210.82	\$53.23	\$0.00	\$5,059.30	\$763.50	\$4,295.80	\$5,059.30
11/25/16	11/08/16-11/17/16	\$121,420.11	\$4,806.69	\$1,214.22	\$0.00	\$115,399.20	\$17,414.96	\$97,984.24	\$115,399.20
12/08/16	11/18/16-11/30/16	\$379,022.52	\$15,010.48	\$3,790.15	\$0.00	\$360,221.89	\$54,361.31	\$305,860.58	\$360,221.89
12/19/16	12/01/16-12/09/16	\$11,711.37	\$442.72	\$117.12	\$0.00	\$11,151.53	\$1,682.88	\$9,468.65	\$11,151.53
12/28/16	12/10/16-12/19/16	\$2,129.34	\$63.24	\$21.29	\$0.00	\$2,044.81	\$308.58	\$1,736.23	\$2,044.81
01/11/17	12/20/16-12/31/16	\$5,057.84	\$126.49	\$50.58	\$0.00	\$4,880.77	\$736.56	\$4,144.21	\$4,880.77
01/27/17	10/01/16-12/31/16	\$0.00	\$0.00	\$0.00	\$40.79	\$40.79	\$6.16	\$34.63	\$40.79
02/07/17	01/01/17-01/31/17	\$5,275.62	\$94.85	\$52.76	\$0.00	\$5,128.01	\$773.87	\$4,354.14	\$5,128.01
03/08/17	02/01/17-02/28/17	\$5,323.35	\$53.25	\$52.70	\$0.00	\$5,217.40	\$787.36	\$4,430.04	\$5,217.40
						\$0.00	\$0.00	\$0.00	\$0.00
TOTAL		\$537,391.97	\$20,923.13	\$5,373.33	\$40.79	\$511,136.30	\$77,135.89	\$434,000.41	\$511,136.30

Assessed on Roll:

93.07%

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$87,243.81	15.0911%	\$77,135.89	(\$77,135.89)	\$0.00
DEBT SERVICE	\$490,872.00	84.9089%	\$434,000.41	(\$434,000.41)	(\$0.00)
TOTAL	\$578,115.81	100.00%	\$511,136.30	(\$511,136.30)	(\$0.00)

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	AMOUNT
11/28/2016	699	\$103,971.93
12/22/2016	707	\$315,329.23
1/5/2017	709	\$1,736.23
1/27/2017	715	\$4,178.84
2/17/2017	719	\$4,354.14
3/30/2017	725	\$4,430.04
TOTAL		\$434,000.41

COCONUT CAY
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
 March 31, 2017

	<i>Major Funds</i>			<i>Total Governmental Funds</i>
	<i>General</i>	<i>Debt Service</i>	<i>Capital Projects</i>	
ASSETS:				
Cash	\$40,048	---	---	\$40,048
Cash Bond	\$2,500	---	---	\$2,500
Due From Other Funds	\$850	---	---	\$850
State Board	\$15,515	---	---	\$15,515
<i>Investments:</i>				
Reserve	---	\$194,618	---	\$194,618
Revenue	---	\$434,118	---	\$434,118
Deferred Cost	---	---	\$61,077	\$61,077
Prepaid Expenses	\$195	---	---	\$195
TOTAL ASSETS	\$59,108	\$628,736	\$61,077	\$748,921
LIABILITIES:				
Due To Other Funds	---	---	\$850	\$850
TOTAL LIABILITIES	\$0	\$0	\$850	\$850
FUND BALANCES:				
<i>Nonspendable:</i>				
Prepaid Items	\$195	---	---	\$195
<i>Restricted for:</i>				
Debt Service	---	\$628,736	---	\$628,736
Capital Projects	---	---	\$60,227	\$60,227
Unassigned	\$58,913	---	---	\$58,913
TOTAL FUND BALANCES	\$59,108	\$628,736	\$60,227	\$748,071
TOTAL LIABILITIES & FUND BALANCES	\$59,108	\$628,736	\$61,077	\$748,921

COCONUT CAY
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending March 31, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 03/31/2017	ACTUAL THRU 03/31/2017	VARIANCE
REVENUES:				
Special Assessments	\$82,883	\$77,136	\$77,136	\$0
Interest Income	\$0	\$0	\$59	\$59
Developer Contributions	\$0	\$0	\$7,705	\$7,705
TOTAL REVENUES	\$82,883	\$77,136	\$84,899	\$7,763
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$6,000	\$3,000	\$5,000	(\$2,000)
FICA Expense	\$459	\$230	\$383	(\$153)
Engineering	\$5,000	\$2,500	\$12,798	(\$10,298)
Arbitrage Calculation	\$1,250	\$625	\$0	\$625
Dissemination	\$1,100	\$550	\$550	(\$0)
Attorney	\$20,000	\$10,000	\$11,895	(\$1,895)
Annual Audit	\$3,700	\$1,850	\$0	\$1,850
Trustee Fees	\$3,750	\$2,478	\$2,478	\$0
Management Fees	\$42,000	\$21,000	\$21,000	\$0
Telephone	\$50	\$25	\$40	(\$15)
Postage	\$250	\$125	\$39	\$86
Printing & Binding	\$350	\$175	\$204	(\$29)
Insurance	\$6,663	\$6,663	\$6,042	\$621
Legal Advertising	\$1,100	\$550	\$431	\$119
Other Current Charges	\$500	\$250	\$190	\$60
Office Supplies	\$200	\$100	\$53	\$47
Contingency	\$610	\$305	\$0	\$305
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Monitoring Fee	\$5,430	\$2,715	\$0	\$2,715
Website Compliance	\$500	\$250	\$250	(\$0)
TOTAL ADMINISTRATIVE	\$99,087	\$53,566	\$61,530	(\$7,964)
MAINTENANCE				
Lake Maintenance	\$2,340	\$1,170	\$1,170	\$0
Drainage Maintenance	\$18,463	\$9,232	\$0	\$9,232
TOTAL MAINTENANCE	\$20,803	\$10,402	\$1,170	\$9,232
TOTAL EXPENDITURES	\$119,890	\$63,967	\$62,700	(\$6,696)
EXCESS REVENUES (EXPENDITURES)	(\$37,007)		\$22,199	
FUND BALANCE - Beginning	\$37,007		\$36,908	
FUND BALANCE - Ending	\$0		\$59,108	

COCONUT CAY
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending March 31, 2017

	ADOPTED BUDGET	PRORATED THRU 03/31/2017	ACTUAL THRU 03/31/2017	VARIANCE
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REVENUES:

Special Assessments	\$466,328	\$434,000	\$434,000	\$0
Interest Income	\$40	\$7	\$256	\$249
TOTAL REVENUES	\$466,368	\$434,007	\$434,256	\$249

EXPENDITURES:

Series 2006

Interest - 11/01	\$151,038	\$151,038	\$151,038	\$0
Interest - 05/01	\$151,038	\$0	\$0	\$0
Principal - 05/01	\$160,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$462,076	\$151,038	\$151,038	\$0

OTHER SOURCES/(USES)

Interfund Transfer ⁽¹⁾	(\$6,982)	(\$1,164)	(\$8,403)	(\$7,239)
TOTAL OTHER SOURCES AND USES	(\$6,982)	(\$1,164)	(\$8,403)	(\$7,239)

EXCESS REVENUES (EXPENDITURES)	(\$2,690)		\$274,816	
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FUND BALANCE - Beginning	\$157,987		\$353,920	
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FUND BALANCE - Ending	<u>\$155,297</u>		<u>\$628,736</u>	
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⁽¹⁾ Per the Master Trust Indenture, investment earnings on the 2006A Reserve Account is transferred to the Acquisition/Construction Account.

**COCONUT CAY
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2017**

Series 2006, Special Assessment Bonds

Interest Rate;	5.375%
Maturity Date:	5/1/2036
	3.37% of Outstanding Aggregate Principal

Bonds outstanding - 9/30/2016	\$5,620,000.00
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Current Bonds Outstanding	\$5,620,000.00
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Total Current Bonds Outstanding	\$5,620,000.00
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Deferred Cost Obligation - 9/30/2015	\$632,169.00
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Total Deferred Cost Obligation	\$632,169.00
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Total Long-Term Liabilities	\$6,252,169.00
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COCONUT CAY

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending March 31, 2017

	ADOPTED BUDGET	PRORATED THRU 03/31/2017	ACTUAL THRU 03/31/2017	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$30	\$30
TOTAL REVENUES	\$0	\$0	\$30	\$30
EXPENDITURES:				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
OTHER SOURCES/(USES)				
Interfund Transfer	\$0	\$0	\$8,403	\$8,403
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$8,403	\$8,403
EXCESS REVENUES (EXPENDITURES)	\$0		\$8,433	
FUND BALANCE - Beginning			\$51,795	
FUND BALANCE - Ending			<u>\$60,227</u>	