



Coconut Cay  
Community Development District

---

[www.coconutcaycdd.com](http://www.coconutcaycdd.com)

Karl Albertson – Chairman

Thomas Nelson – Vice Chairman

Linda Holloway – Assistant Secretary

Troy Jones – Assistant Secretary

Clarence Strong – Assistant Secretary

December 20, 2016



# Coconut Cay

## Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

December 20, 2016

**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 **December 20, 2016 at 3:15 p.m. at the City of Miami Gardens City Hall, 18605 NW 27 Avenue, Miami Gardens, FL 33056.** Following is the advance agenda:

1. Roll Call
2. Organizational Matters
  - A. Consideration of **Resolution #2017-04** Declaring Vacancy in Certain Seats on the Board of Supervisors
  - B. Consideration of Appointment of Supervisor to Expired Term(s) of Office
  - C. Oath of Office for Newly Appointed Supervisor(s)
  - D. Consideration of **Resolution #2017-05** Electing Officers
3. Audience Comments (*Related to Right to Speak Statute Changes*)
4. Approval of Minutes of the November 15, 2016 Meeting
5. Discussion on Drainage System
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

The second order of business is organizational matters. Enclosed for your consideration are copies of **Resolution #2017-04** Declaring Vacancy in Certain Seats on the Board of Supervisors and **Resolution #2017-05** Electing Officers.

Enclosed for your review is a copy of the minutes of the November 15, 2016 meeting.

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  
Brett Sealy

Mary Danielsen  
Vernita Nelson

**RESOLUTION 2017-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCY IN CERTAIN SEATS ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Coconut Cay Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, on November 08, 2016, three (3) members of the Board of Supervisors (the “Board”) are to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

**WHEREAS**, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

**WHEREAS**, at the close of the qualifying period there were no Qualified Electors qualified to run for three (3) seats available for election by the Qualified Electors of the District; and

**WHEREAS**, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare the seats vacant, effective the second Tuesday following the general election; and

**WHEREAS**, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

**SECTION 1.** The following seats are hereby declared vacant effective as of November 22, 2016.

Seat #2 (currently held by Lindsay Holloway)

Seat #4 (currently held by Thomas Nelson)

Seat #5 (currently held by Karl Albertson)

**SECTION 2.** Until such time as the District Board nominates Qualified Electors to fill the vacancy declared in Section 1 above, the incumbent Board member of that respective seat shall remain in office.

**SECTION 3.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

ATTEST:

**COCONUT CAY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

**RESOLUTION 2017-05**

**A RESOLUTION ELECTING OFFICERS OF THE COCONUT  
CAY COMMUNITY DEVELOPMENT DISTRICT**

**WHEREAS**, the Board of Supervisors of **the Coconut Cay Community  
Development District** desires to elect the below recited persons to the offices specified.

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

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

**PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

**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 November 15, 2016 at 3:15 p.m. at the City of Miami Gardens City Hall, 18605 N. W. 27<sup>th</sup> Avenue, Miami Gardens, Florida.

Present and constituting a quorum were:

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

Also present were:

Paul Winkeljohn	District Manager
Alyssa Wilson	District Counsel (by phone)
Juan Alvarez	District Engineer
William Cea	Becker & Poliakoff, P.A.

**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 October 18, 2016 Meeting**

Mr. Winkeljohn presented the minutes from the October 18, 2016 meeting, asked for comments or changes, and upon hearing none, asked for a motion to approve them.

On MOTION by Mr. Nelson seconded by Mr. Jones with all in favor the Minutes of the October 18, 2016 Meeting were approved; subject to final review by District Counsel.

**FOURTH ORDER OF BUSINESS**

**Update on Drainage Issues and Discussion of Bids** *(will be sent under separate cover when received)*

Mr. Winkeljohn indicated the District Engineer received some new information and asked for him to present it.

Mr. Alvarez gave an update on the drainage issues and indicated he asked four additional contractors to submit bids for the pipe repairs and seven out of eight contractors indicated they were too busy and declined submitting bids. The contractor who previously submitted a proposal provided a proposal for the other area that also needed to be addressed.

Mr. Jones asked if there were any other materials that could be used in the pipes.

Mr. Winkeljohn responded that material and pipe structure usually lasted a long time, but unfortunately in this particular instance it got damaged.

Mr. Alvarez indicated it wouldn't be cost effective to try to use a different type of pipe material in these areas because they were not replacing the entire pipe system. Putting different material in would also cause problems because the materials wouldn't be compatible.

Ms. Holloway asked what the life expectancy was for the pipes.

Mr. Alvarez responded 50 years was about average, but it depended on the surrounding environment.

**FIFTH ORDER OF BUSINESS**

**Consideration of Engagement Letter and Addendum to Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2016**

Mr. Winkeljohn presented the engagement letter and addendum to the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2016 and asked for a motion to approve them.

On MOTION by Mr. Jones seconded by Ms. Holloway with all in favor the engagement letter and addendum to the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2016 were approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution  
#2017-03 Amending the Fiscal  
Year 2016 General Fund Budget**

Mr. Winkeljohn presented Resolution #2017-03 Amending the Fiscal Year 2016 General Fund Budget and explained it was required by the auditors to approve this before the audit could be processed.

On MOTION by Ms. Holloway seconded by Mr. Nelson with all in favor Resolution #2017-03 Amending the Fiscal Year 2016 General Fund Budget was approved.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Wilson gave a brief update regarding the CDD assigning its rights to the HOA for the litigation issues. The HOA requested for the CDD District Counsel to work with the HOA attorney on the issue of the validity of the assignment. District Counsel indicated that would be possible if the CDD board authorized this and asked if that if the CDD had the funds for this additional work.

Mr. Winkeljohn added that if it was a significant amount it might drastically affect the CDD's budget, but it was up to the board whether or not to authorize this. After further discussion, the board requested for the District Manager to coordinate with the Vice Chairman if it made sense or not for the CDD to be involved.

**B. Engineer**

There not being any report, the next item followed.

**C. Manager**

Mr. Winkeljohn indicated the refinancing has proceeded and the finance team was working on moving forward with everything and as soon as an update was provided it



would be passed on to the board. If things were ready to move forward the December meeting might be needed in order to not delay things further. District Counsel presented a flat fee of \$35,000 for the bond issuance.

**EIGHTH ORDER OF BUSINESS      Supervisors      Requests      and  
Audience Comments**

There not being any, the next item followed.

**NINTH 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 Ms. Holloway seconded by Mr. Jones with all in favor the Check Run Summary and Combined Balance Sheet were approved.

**TENTH 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. Strong seconded by Mr. Jones with all in favor the meeting was adjourned.

---

Secretary / Assistant Secretary

---

Chairman / Vice Chairman

**Coconut Cay  
Community Development District**

*Check Run Summary*

*December 20, 2016*

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
11/28/16	698-701	\$108,644.26
12/09/16	702-703	\$4,928.10
<i>Total</i>		<u><u>\$113,572.36</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/28/16	00027	12/01/16	122637	201612 320-53800-46800 DEC 2016 - LAKE MGMT SVCS	ALLSTATE RESOURCE MANAGEMENT	*	195.00	195.00	000698
11/28/16	00010	11/28/16	11282016	201611 300-20700-10000 TXFER OF TAX RCPTS	COCONUT CAY CDD	*	103,971.93	103,971.93	000699
11/28/16	00001	11/01/16	122	201611 310-51300-34000 NOV 16 - MGMT FEES	GMS-SF, LLC	*	3,500.00	3,689.05	000700
		11/01/16	122	201611 310-51300-31300 NOV 16 - DISSEMINATION		*	91.67		
		11/01/16	122	201611 310-51300-35100 NOV 16 - WEBSITE ADMIN		*	41.67		
		11/01/16	122	201611 310-51300-51000 NOV 16 - OFFICE SUPPLIES		*	5.00		
		11/01/16	122	201611 310-51300-42000 NOV 16 - POSTAGE/DELIVERY		*	9.31		
		11/01/16	122	201611 310-51300-42500 NOV 16 - COPIES		*	41.40		
11/28/16	00004	9/30/16	90366	201609 310-51300-31500 SEPT 16 - LEGAL SERVICES	HOPPING GREEN & SAMS	*	101.50	788.28	000701
		9/30/16	90367	201609 310-51300-31500 SEPT 16 - LEGAL SERVICES		*	686.78		
12/09/16	00001	12/01/16	123	201612 310-51300-34000 DEC 2016 - MGMT FEES	GMS-SF, LLC	*	3,500.00	3,702.36	000702
		12/01/16	123	201612 310-51300-31300 DEC 2016 - DISSEMINATION		*	91.67		
		12/01/16	123	201612 310-51300-35100 DEC 2016 - WEBSITE ADMIN		*	41.67		
		12/01/16	123	201612 310-51300-51000 DEC 2016 - OFFICE SUPPLY		*	5.00		
		12/01/16	123	201612 310-51300-42000 DEC 2016 - POSTAGE		*	7.49		
		12/01/16	123	201612 310-51300-42500 DEC 2016 - COPIES		*	45.75		
		12/01/16	123	201612 310-51300-41000 DEC 2016 - TELEPHONE		*	10.78		
12/09/16	00004	10/31/16	90766	201610 310-51300-31500 OCT 2016 - LEGAL SERVICES	HOPPING GREEN & SAMS	*	1,225.74	1,225.74	000703
TOTAL FOR BANK A							113,572.36		

COCO COCONUT CAY IARAUJO

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER

RUN 12/09/16

PAGE 2

\*\*\* CHECK DATES 11/09/2016 - 12/09/2016 \*\*\*

COCONUT CAY - GENERAL FUND  
BANK A COCONUT CAY CDD - GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
---------------	-------	-----------------------------------	---	----------	-------------	--------	--------	----------------------------

TOTAL FOR REGISTER

113,572.36

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**

15.09% 84.91% 100.00%  
36300.10000 36300.10000

**TOTAL ASSESSMENT LEVY**

DATE	DESCRIPTION	GROSS AMT	DISC/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	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
<b>TOTAL</b>		<b>\$128,871.93</b>	<b>\$5,132.10</b>	<b>\$1,288.73</b>	<b>\$0.00</b>	<b>\$122,451.10</b>	<b>\$18,479.17</b>	<b>\$103,971.93</b>	<b>\$122,451.10</b>

**Assessed on Roll:**

**22.30%**

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$87,243.81	15.0911%	\$18,479.17	(\$18,479.17)	\$0.00
DEBT SERVICE	\$490,872.00	84.9089%	\$103,971.93	(\$103,971.93)	(\$0.00)
<b>TOTAL</b>	<b>\$578,115.81</b>	<b>100.00%</b>	<b>\$122,451.10</b>	<b>(\$122,451.10)</b>	<b>(\$0.00)</b>

**TRANSFERS TO DEBT SERVICE:**

DATE	CHECK #	AMOUNT
11/28/2016	699	\$103,971.93
<b>TOTAL</b>		<b>\$103,971.93</b>

**COCONUT CAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
November 30, 2016

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b>ASSETS:</b>				
Cash	\$17,825	---	---	\$17,825
Cash Bond	\$2,500	---	---	\$2,500
Due From Other Funds	\$850	---	---	\$850
State Board	\$15,478	---	---	\$15,478
<i>Investments:</i>				
Reserve	---	\$194,618	---	\$194,618
Revenue	---	\$112,263	---	\$112,263
Deferred Cost	---	---	\$52,686	\$52,686
<b>TOTAL ASSETS</b>	<u><u>\$36,653</u></u>	<u><u>\$306,881</u></u>	<u><u>\$52,686</u></u>	<u><u>\$396,219</u></u>
<b>LIABILITIES:</b>				
Accounts Payable	\$3,656	---	---	\$3,656
Due To Other Funds	<u>\$0</u>	---	<u>\$850</u>	<u>\$850</u>
<b>TOTAL LIABILITIES</b>	<u><u>\$3,656</u></u>	<u><u>\$0</u></u>	<u><u>\$850</u></u>	<u><u>\$4,506</u></u>
<b>FUND BALANCES:</b>				
<i>Restricted for:</i>				
Debt Service	---	\$306,881	---	\$306,881
Capital Projects	---	---	\$51,836	\$51,836
Unassigned	<u>\$32,997</u>	---	---	<u>\$32,997</u>
<b>TOTAL FUND BALANCES</b>	<u><u>\$32,997</u></u>	<u><u>\$306,881</u></u>	<u><u>\$51,836</u></u>	<u><u>\$391,714</u></u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u><u>\$36,653</u></u>	<u><u>\$306,881</u></u>	<u><u>\$52,686</u></u>	<u><u>\$396,219</u></u>

**COCONUT CAY**  
**COMMUNITY DEVELOPMENT DISTRICT**

**GENERAL FUND**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending November 30, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/2016	ACTUAL THRU 11/30/2016	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$82,883	\$18,479	\$18,479	\$0
Interest Income	\$0	\$0	\$22	\$22
Developer Contributions	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$82,883</b>	<b>\$18,479</b>	<b>\$18,501</b>	<b>\$22</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$6,000	\$1,000	\$1,800	(\$800)
FICA Expense	\$459	\$77	\$138	(\$61)
Engineering	\$5,000	\$833	\$0	\$833
Arbitrage Calculation	\$1,250	\$208	\$0	\$208
Dissemination	\$1,100	\$183	\$183	(\$0)
Attorney	\$20,000	\$3,333	\$3,851	(\$517)
Annual Audit	\$3,700	\$617	\$0	\$617
Trustee Fees	\$3,750	\$2,478	\$2,478	\$0
Management Fees	\$42,000	\$7,000	\$7,000	\$0
Telephone	\$50	\$8	\$14	(\$6)
Postage	\$250	\$42	\$14	\$27
Printing & Binding	\$350	\$58	\$66	(\$8)
Insurance	\$6,663	\$6,663	\$6,042	\$621
Legal Advertising	\$1,100	\$183	\$114	\$69
Other Current Charges	\$500	\$83	\$59	\$24
Office Supplies	\$200	\$33	\$5	\$28
Contingency	\$610	\$102	\$0	\$102
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Monitoring Fee	\$5,430	\$905	\$0	\$905
Website Compliance	\$500	\$83	\$83	(\$0)
<b>TOTAL ADMINISTRATIVE</b>	<b>\$99,087</b>	<b>\$24,066</b>	<b>\$22,022</b>	<b>\$2,044</b>
<b>MAINTENANCE</b>				
Lake Maintenance	\$2,340	\$390	\$390	\$0
Drainage Maintenance	\$18,463	\$3,077	\$0	\$3,077
<b>TOTAL MAINTENANCE</b>	<b>\$20,803</b>	<b>\$3,467</b>	<b>\$390</b>	<b>\$3,077</b>
<b>TOTAL EXPENDITURES</b>	<b>\$119,890</b>	<b>\$27,533</b>	<b>\$22,412</b>	<b>\$7,164</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$37,007)</b>		<b>(\$3,911)</b>	
FUND BALANCE - Beginning	\$37,007		\$36,908	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$32,997</u>	

# COCONUT CAY

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending November 30, 2016

	ADOPTED BUDGET	PRORATED THRU 11/30/2016	ACTUAL THRU 11/30/2016	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$466,328	\$103,972	\$103,972	\$0
Interest Income	\$40	\$7	\$59	\$52
<b>TOTAL REVENUES</b>	<b>\$466,368</b>	<b>\$103,979</b>	<b>\$104,031</b>	<b>\$52</b>
<b>EXPENDITURES:</b>				
<b>Series 2006</b>				
Interest - 11/01	\$151,038	\$151,038	\$151,038	\$0
Interest - 05/01	\$151,038	\$25,173	\$0	\$25,173
Principal - 05/01	\$160,000	\$26,667	\$0	\$26,667
<b>TOTAL EXPENDITURES</b>	<b>\$462,076</b>	<b>\$202,877</b>	<b>\$151,038</b>	<b>\$51,840</b>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer <sup>(1)</sup>	(\$6,982)	(\$1,164)	(\$32)	\$1,131
<b>TOTAL OTHER SOURCES AND USES</b>	<b>(\$6,982)</b>	<b>(\$1,164)</b>	<b>(\$32)</b>	<b>\$1,131</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$2,690)</b>		<b>(\$47,039)</b>	
FUND BALANCE - Beginning	\$157,987		\$353,920	
FUND BALANCE - Ending	<u>\$155,297</u>		<u>\$306,881</u>	

<sup>(1)</sup> 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**

<i>Series 2006, Special Assessment Bonds</i>	
<i>Interest Rate;</i>	<i>5.375%</i>
<i>Maturity Date:</i>	<i>5/1/2036</i>
	<i>3.37% of Outstanding Aggregate Principal</i>
<i>Bonds outstanding - 9/30/2016</i>	<i>\$5,620,000.00</i>
<b><i>Current Bonds Outstanding</i></b>	<b><i>\$5,620,000.00</i></b>

<b><i>Total Current Bonds Outstanding</i></b>	<b><i>\$5,620,000.00</i></b>
---	------------------------------

<i>Deferred Cost Obligation - 9/30/2015</i>	<i>\$632,169.00</i>
---	---------------------

<b><i>Total Deferred Cost Obligation</i></b>	<b><i>\$632,169.00</i></b>
--	----------------------------

<b><i>Total Long-Term Liabilities</i></b>	<b><i>\$6,252,169.00</i></b>
---	------------------------------

# COCONUT CAY

## COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending November 30, 2016

	ADOPTED BUDGET	PRORATED THRU 11/30/2016	ACTUAL THRU 11/30/2016	VARIANCE
--	-------------------	-----------------------------	---------------------------	----------

**REVENUES:**

Interest Income	\$0	\$0	\$9	\$9
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9</b>	<b>\$9</b>

**EXPENDITURES:**

Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**OTHER SOURCES/(USES)**

Interfund Transfer	\$0	\$0	\$32	\$32
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$32</b>	<b>\$32</b>

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$41</b>	
---------------------------------------	------------	--	-------------	--

FUND BALANCE - Beginning			\$51,795	
--------------------------	--	--	----------	--

FUND BALANCE - Ending			\$51,836	
-----------------------	--	--	----------	--