



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

February 15, 2017



Coconut Cay

Community Development District

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

February 8, 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 **February 15, 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 January 17, 2017 Meeting
4. Update and Discussion on Drainage System
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
6. Supervisors Requests and Audience Comments
7. Financial Reports
 - A. Approval of Check Run Summary
 - B. Combined Balance Sheet
8. Adjournment

Enclosed for your review is a copy of the minutes of the January 17, 2017 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 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 January 17, 2017 at 3:15 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 (by phone)

Also present were:

Paul Winkeljohn	District Manager
Alyssa Willson	District Counsel (by phone)
Juan Alvarez	District Engineer
Several Residents	

Due to equipment failure, the meeting was unable to be transcribed verbatim. The following is a summary of actions taken by the board of supervisors at the meeting.

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
December 20, 2016 Meeting**

Mr. Winkeljohn presented the minutes from the December 20, 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 December 20, 2016 Meeting were approved.

**FOURTH ORDER OF BUSINESS Update and Discussion on
Drainage System and
Consideration of Developer
Funding Agreement**

Mr. Alvarez gave an update on the drainage system issues.

There was a brief discussion by the board members regarding fully replacing the pipes with metal.

Mr. Winkeljohn presented the developer funding agreement.

On MOTION by Mr. Nelson seconded by Ms. Holloway with all in favor the developer funding agreement was approved in substantial form and the Chairman was authorized to execute it upon revisions discussed at the meeting being made.

FIFTH 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 - Discussion of Meeting Schedule

The board briefly discussed alternate dates for the meeting schedule for the rest of fiscal year 2017 and decided on the third Wednesday of each month at 3:00 p.m.

On MOTION by Ms. Holloway seconded by Mr. Nelson with all in favor the 2017 fiscal year meeting schedule was revised to the second Wednesday of each month at 3:00 p.m.

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

There not being any report, the next item followed.

SEVENTH 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. Nelson with all in favor the Check Run Summary and Combined Balance Sheet were approved.

EIGHTH 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 Ms. Holloway seconded by Mr. Strong with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Coconut Cay
Community Development District

Check Run Summary

February 15, 2017

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
<i>01/27/17</i>	<i>712-716</i>	<i>\$14,465.96</i>
<i>Total</i>		<u><u><i>\$14,465.96</i></u></u>

*** CHECK DATES 01/07/2017 - 02/07/2017 ***

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	CHECK #
1/27/17	00027	2/01/17	124275	201702 320-53800-46800		FEB 2017 LAKE MGT SVCS ALLSTATE RESOURCE MANAGEMENT	*	195.00	195.00	000712
1/27/17	00030	1/09/17	186360-0	201701 310-51300-48000		NOTICE OF RG MTG	*	57.65		
		1/23/17	190992-0	201701 310-51300-48000		NOTICE OF REVISED MGT DTS ALM MEDIA LLC	*	86.53	144.18	000713
1/27/17	00017	11/01/16	4067	201610 310-51300-31100		OCT 2016 - ENGINEERS SVCS	*	7,704.67		
		1/12/17	4129	201612 310-51300-31100		DEC 2016 - ENGINEER SVCS ALVAREZ ENGINEERS, INC.	*	1,187.27	8,891.94	000714
1/27/17	00010	1/27/17	01272017	201701 300-20700-10000		TXFER OF TAX RCPTS COCONUT CAY CDD	*	4,178.84	4,178.84	000715
1/27/17	00004	1/20/17	91748	201612 310-51300-31500		DEC 2016 - LEGAL SERVICES HOPPING GREEN & SAMS	*	1,056.00	1,056.00	000716
								TOTAL FOR BANK A	14,465.96	
								TOTAL FOR REGISTER	14,465.96	

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

15.09% 84.91% 100.00%
36300.10000 36300.10000

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
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
TOTAL		\$526,793.00	\$20,775.03	\$5,267.87	\$40.79	\$500,790.89	\$75,574.66	\$425,216.23	\$500,790.89

Assessed on Roll:

91.18%

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$87,243.81	15.0911%	\$75,574.66	(\$75,574.66)	\$0.00
DEBT SERVICE	\$490,872.00	84.9089%	\$425,216.23	(\$425,216.23)	\$0.00
TOTAL	\$578,115.81	100.00%	\$500,790.89	(\$500,790.89)	\$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
TOTAL		\$425,216.23

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

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$54,015	---	---	\$54,015
Cash Bond	\$2,500	---	---	\$2,500
Due From Other Funds	\$850	---	---	\$850
State Board	\$15,503	---	---	\$15,503
<i>Investments:</i>				
Reserve	---	\$194,618	---	\$194,618
Revenue	---	\$433,522	---	\$433,522
Deferred Cost	---	---	\$52,727	\$52,727
Prepaid Expenses	\$195	---	---	\$195
TOTAL ASSETS	<u>\$73,063</u>	<u>\$628,139</u>	<u>\$52,727</u>	<u>\$753,929</u>
LIABILITIES:				
Due To Other Funds	---	---	\$850	\$850
Due To Other	\$25	---	---	---
TOTAL LIABILITIES	<u>\$25</u>	<u>\$0</u>	<u>\$850</u>	<u>\$850</u>
FUND BALANCES:				
<i>Nonspendable:</i>				
Prepaid Items	\$195	---	---	\$195
<i>Restricted for:</i>				
Debt Service	---	\$628,139	---	\$628,139
Capital Projects	---	---	\$51,877	\$51,877
Unassigned	\$72,843	---	---	\$72,843
TOTAL FUND BALANCES	<u>\$73,038</u>	<u>\$628,139</u>	<u>\$51,877</u>	<u>\$753,054</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$73,063</u>	<u>\$628,139</u>	<u>\$52,727</u>	<u>\$753,904</u>

COCONUT CAY
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/2017	ACTUAL THRU 01/31/2017	VARIANCE
REVENUES:				
Special Assessments	\$82,883	\$75,575	\$75,575	\$0
Interest Income	\$0	\$0	\$47	\$47
Developer Contributions	\$0	\$0	\$7,705	\$7,705
TOTAL REVENUES	\$82,883	\$75,575	\$83,326	\$7,752
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$6,000	\$2,000	\$3,400	(\$1,400)
FICA Expense	\$459	\$153	\$260	(\$107)
Engineering	\$5,000	\$1,667	\$12,263	(\$10,596)
Arbitrage Calculation	\$1,250	\$417	\$0	\$417
Dissemination	\$1,100	\$367	\$367	(\$0)
Attorney	\$20,000	\$6,667	\$6,620	\$47
Annual Audit	\$3,700	\$1,233	\$0	\$1,233
Trustee Fees	\$3,750	\$2,478	\$2,478	\$0
Management Fees	\$42,000	\$14,000	\$14,000	\$0
Telephone	\$50	\$17	\$40	(\$23)
Postage	\$250	\$83	\$24	\$59
Printing & Binding	\$350	\$117	\$124	(\$8)
Insurance	\$6,663	\$6,663	\$6,042	\$621
Legal Advertising	\$1,100	\$367	\$316	\$51
Other Current Charges	\$500	\$167	\$126	\$41
Office Supplies	\$200	\$67	\$15	\$52
Contingency	\$610	\$203	\$0	\$203
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Monitoring Fee	\$5,430	\$1,810	\$0	\$1,810
Website Compliance	\$500	\$167	\$167	(\$0)
TOTAL ADMINISTRATIVE	\$99,087	\$38,816	\$46,417	(\$7,601)
MAINTENANCE				
Lake Maintenance	\$2,340	\$780	\$780	\$0
Drainage Maintenance	\$18,463	\$6,154	\$0	\$6,154
TOTAL MAINTENANCE	\$20,803	\$6,934	\$780	\$6,154
TOTAL EXPENDITURES	\$119,890	\$45,750	\$47,197	(\$9,048)
EXCESS REVENUES (EXPENDITURES)	(\$37,007)		\$36,129	
FUND BALANCE - Beginning	\$37,007		\$36,908	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$73,038</u>	

COCONUT CAY
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

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

	ADOPTED BUDGET	PRORATED THRU 01/31/2017	ACTUAL THRU 01/31/2017	VARIANCE
REVENUES:				
Special Assessments	\$466,328	\$425,216	\$425,216	\$0
Interest Income	\$40	\$7	\$106	\$99
TOTAL REVENUES	\$466,368	\$425,223	\$425,322	\$99
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)	(\$65)	\$1,099
TOTAL OTHER SOURCES AND USES	(\$6,982)	(\$1,164)	(\$65)	\$1,099
EXCESS REVENUES (EXPENDITURES)	(\$2,690)		\$274,220	
FUND BALANCE - Beginning	\$157,987		\$353,920	
FUND BALANCE - Ending	<u>\$155,297</u>		<u>\$628,139</u>	

⁽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

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

<i>Total Current Bonds Outstanding</i>	<i>\$5,620,000.00</i>
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<i>Deferred Cost Obligation - 9/30/2015</i>	<i>\$632,169.00</i>
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<i>Total Deferred Cost Obligation</i>	<i>\$632,169.00</i>
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<i>Total Long-Term Liabilities</i>	<i>\$6,252,169.00</i>
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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 January 31, 2017

	ADOPTED BUDGET	PRORATED THRU 01/31/2017	ACTUAL THRU 01/31/2017	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$18	\$18
TOTAL REVENUES	\$0	\$0	\$18	\$18
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer	\$0	\$0	\$65	\$65
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$65	\$65
EXCESS REVENUES (EXPENDITURES)	\$0		\$82	
FUND BALANCE - Beginning			\$51,795	
FUND BALANCE - Ending			\$51,877	