



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

January 17, 2017



Coconut Cay

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

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

January 10, 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 **January 17, 2017 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. Audience Comments (*Related to Right to Speak Statute Changes*)
3. Approval of Minutes of the December 20, 2016 Meeting
4. Update and Discussion on Drainage System and Consideration of Developer Funding Agreement
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager - Discussion of Meeting Schedule
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 December 20, 2016 meeting.

The fourth order of business is update and discussion on drainage system and consideration of a developer funding agreement; a copy of which is 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
Brett Sealy

Mary Danielsen
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 December 20, 2016 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
Linda Holloway	Assistant Secretary
Clarence Strong	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution #2017-04 Declaring Vacancy in Certain Seats on the Board of Supervisors

Mr. Winkeljohn presented Resolution #2017-04 Declaring a Vacancy in Certain Seats on the Board of Supervisors, explained the resolution declared Seat #2, Seat #4, and Seat #5 vacant, and the remainder of the board could appoint board members to fill the vacant seats.

Ms. Willson indicated that until board members were appointed, the incumbent board members in that seat will remain in office.

On MOTION by Mr. Nelson seconded by Ms. Holloway with all in favor Resolution #2017-04 Declaring a Vacancy in Certain Seats on the Board of Supervisors was approved.

B. Consideration of Appointment of Supervisor(s) to Expired Term(s) of Office

Mr. Winkeljohn asked for a motion to reappoint Mr. Nelson and Ms. Holloway back to the seats they were previously sitting in.

On MOTION by Mr. Jones seconded by Mr. Strong with all in favor Mr. Nelson was reappointed to Seat #4 and Ms. Holloway was reappointed to Seat #2.

C. Oath of Office for Newly Appointed Supervisor(s)

Mr. Winkeljohn, being a Notary Public of the State of Florida, administered the oath of office to Mr. Nelson and Ms. Holloway. The signed oaths will become part of the public record.

D. Consideration of Resolution #2017-05 Electing Officers

Mr. Winkeljohn presented Resolution #2017-05 Electing Officers, and asked the board to make a motion to determine who would be Chairman and Vice Chairman, and he and the rest of the board would be Assistant Secretaries and GMS also provided the Secretary and Treasurer.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor Resolution #2017-05 Electing Officers was approved and the slate of officers were elected as follows: Thomas Nelson as Chairman, Troy Jones as Vice Chairman, Linda Holloway, Clarence Strong, Paul Winkeljohn as Assistant Secretaries, Rich Hans as Secretary, and Patti Powers as Treasurer.

THIRD ORDER OF BUSINESS

Audience Comments (Related to Right to Speak Statute Changes)

There not being any, the next item followed.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the November 15, 2016 Meeting

Mr. Winkeljohn presented the minutes from the November 15, 2016 meeting, asked for comments or changes, and asked for a motion to approve them upon hearing none.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor the Minutes of the November 15, 2016 Meeting were approved.

FIFTH ORDER OF BUSINESS

Discussion on Drainage System

Mr. Winkeljohn asked Mr. Alvarez to bring everyone up-to-speed on the drainage system issues.

Mr. Alvarez mentioned that the developer provided two more construction companies to try to get bids from; however both companies declined to provide bids and only one out of ten that had been asked to provide bids had responded as the sole bidder.

Mr. Jones asked how much it would cost to change the pipes out completely to metal instead.

Mr. Alvarez responded he had only gotten a bid to repair what was broken.

Mr. Jones indicated the board wanted to know the cost to replace what was broken and what it would cost to replace the entire system.

Ms. Holloway asked if one of the reasons why some of the other companies didn't submit bids was because of the holiday timeframe.

Mr. Alvarez responded that most of the companies indicated that they were too busy with other projects at the moment, while a few others thought it was too risky to give a price before opening up the pipes.

Ms. Willson asked Mr. Cea if he had any more information since the developer was also supposed to be working on providing more bids.

Mr. Cea responded he didn't have any further information than what Mr. Alvarez had already presented, their experience was consistent, and they were also having difficulty with finding additional bidders.

Mr. Strong asked who would be paying for this project.

Mr. Cea responded if the board were to approve the bid, they would confirm funding it in writing with D. R. Horton, with a contract executed between the CDD and the contractor, Persant. D. R. Horton would be paying for the work if the bid was accepted by the board as an accommodation and not as an admission of liability.

Mr. Alvarez asked if D. R. Horton was planning to have their own engineer get the permits and take responsibility for the project, or if the CDD was going to do it.

Mr. Cea responded that D. R. Horton would be willing to reimburse the district, but the contract should be through the district as the owner of the system.

Mr. Alvarez indicated the suggested repairs as well as others would need to be made in order to solve the drainage issues completely.

Mr. Winkeljohn asked Mr. Cea if D. R. Horton's engineer might be able to attend the next meeting to further discuss the drainage issues. There was some discussion of drainage issues that are separate from the pipes that need to be repaired, including some rear yards.

Mr. Cea responded D. R. Horton was prepared to reimburse or fund the cost of the repairs for the district, but it would be premature to predict if anything else would need to be done on the drainage infrastructure until the repairs were made, and that the french drains and rear yard issue were separate from some of the deformations and repairs that needed to be made and D. R. Horton had requested addresses from the H.O.A. to send their engineer for further inspection.

Mr. Alvarez indicated that the backyard drains didn't belong to the CDD and for any permits that would be needed for doing repairs, the D. R. Horton engineer needed to be involved and to take a look at the videos to better assess the effect that the repairs would have on the overall drainage situation so he could sign and seal the permit forms necessary to do the repairs.

Mr. Cea indicated that D. R. Horton's engineer had looked at the videos and concurred with the locations of the deformations and repairing them would either solve the problem or alleviate them, but until the repairs were made they wouldn't know if there was anything needed beyond that, nor was it contemplated that he would sign and seal the project for the district. Further, that D.R. Horton's engineer had previously discussed the repairs with Mr. Alvarez and believes that they will solve the problem. If the board approved the bid, D. R. Horton was prepared to provide funding for the work.

Mr. Winkeljohn asked Mr. Alvarez how to proceed since it was only some of the area owned by the CDD.

Mr. Alvarez responded that he was hesitant to sign and seal something he didn't believe would be the full solution to the problem.

Ms. Willson asked if the District Manager could sign and seal the permits.

Mr. Winkeljohn responded as the owner's representative he could, but he could not provide an engineering seal.

Ms. Willson asked if D. R. Horton's engineer was willing to review and seal the permits if Mr. Winkeljohn could sign them as the owner's representative.

Mr. Winkeljohn responded it was possible, but a seal might not even be needed since it was a repair.

Mr. Cea mentioned Persant might change their pricing structure if the proposal wasn't approved today because the pricing on the proposal was only good for 60 days.

Ms. Willson indicated the board could move forward with accepting the proposal contingent upon funding and entering into the necessary agreement, as well as resolving the permitting issues.

Mr. Cea mentioned D. R. Horton might not be willing to fund changes in the project as previously specified and bid. He reiterated that D.R. Horton was prepared to fund the work as specified in the Persant bid, and that at a recent meeting with County and City officials, it was confirmed that different materials were not required.

Mr. Nelson indicated the board would not accept anything other than proper repairs using metal pipes.

Mr. Winkeljohn indicated he would contact Persant, let them know they were selected as the bidder with some conditions that were outside of the board's control so their proposal's expiration date might need to be looked at, and also communicate with D. R. Horton for feedback and bring it back to the board before moving forward.

On MOTION by Ms. Holloway seconded by Mr. Jones with all in favor the proposal with Persant was accepted; contingent upon them possibly extending their expiration date, funding being provided by the developer, entering into the agreement for repairing the project using metal pipes, and resolving the permitting issues.

SIXTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Willson gave a brief update regarding the CDD assigning its rights to the HOA for the litigation issues and the HOA attorney's request that District Counsel participate in an upcoming hearing. Ms. Willson stated that upon further discussion with the HOA attorney, it was determined District Counsel's assistance was not needed so District Counsel had not assisted the HOA attorney as far as representation in the litigation.

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**

Mr. Winkeljohn asked for any supervisors requests and audience comments.

Mr. Nelson requested for all of the supervisors to receive hardcopy books.

Mr. Winkeljohn responded that the previous board preferred e-mailed books, but hardcopy books could be sent by Fed Ex if the current board preferred that.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

**CONSTRUCTION FUNDING AGREEMENT BETWEEN THE
COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT
AND D.R. HORTON, INC.**

THIS AGREEMENT is made and entered into this ___ day of _____, 2017, by and between:

Coconut Cay Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in City of Miami Gardens, Florida whose address is 5835 N. Nob Hill Road, Sunrise, Florida 33351 ("**District**"); and

D.R. Horton, Inc., a Delaware corporation and a landowner in the District whose mailing address is 1245 S. Military Trail, Suite 100, Deerfield Beach, Florida 33442 ("**Developer**").

RECITALS

WHEREAS, the District was established by an ordinance adopted by County Commission of Miami-Dade County, Florida, for the purposes of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure; and

WHEREAS, the Developer is the owner and/or developer of certain parcels of land in Miami-Dade County, Florida, located within the boundaries of the District; and

WHEREAS, the District intends to repair certain drainage infrastructure as described in its construction agreement with Persant Construction Company, Inc, dated _____, 2017 (the "Drainage Infrastructure Repairs"); and

WHEREAS, the District will not have sufficient funds available to provide for the Drainage Infrastructure Repairs and, in order to proceed with the repairs, the Developer has agreed to provide funding in order to allow the District to complete the Drainage Infrastructure Repairs, on the terms set forth herein;

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. Incorporation of Recitals. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. Funding. Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with, and expedite, the design, engineering, and construction of the Drainage Infrastructure Repairs as approved by the District Engineer. Developer will make such funds available on a monthly basis, within fifteen (15) days of a

written request by the District. The funds shall be placed in the District's depository as determined by the District.

3. Default. A default by any party to this Agreement shall entitle the others to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

4. Enforcement of Agreement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. Agreement. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

6. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

7. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to District: Coconut Cay Community Development District
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: Roy Van Wyk

B. If to Developer: D.R. Horton, Inc.
1245 S. Military Trail, Suite 100
Deerfield Beach, Florida 33442
Attn: _____

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any

time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

9. Third Party Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. Assignment. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. Controlling Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. Effective Date. The Agreement shall be effective after execution by all parties hereto and shall remain in effect unless terminated by any of the parties hereto.

13. Public Records. Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Agreement are public records and are treated as such in accordance with Florida law.

[Signatures Appear on Following Page]

IN WITNESS WHEREOF, the parties execute this Agreement to be effective the day and year first written above.

Attest:

**COCONUT CAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

D.R. HORTON, INC.

(Signature of Witness)

By: _____

Its: _____

(Print Name of Witness)

Coconut Cay
Community Development District

Check Run Summary

January 17, 2017

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
12/22/16	704-708	\$321,577.88
01/05/17	709-711	\$7,118.36
<i>Total</i>		<u><u>\$328,696.24</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/22/16	00027	1/01/17	123313	201701 320-53800-46800	ALLSTATE RESOURCE MANAGEMENT	*	195.00	195.00	000704

12/22/16	00030	12/09/16	176716-1	201612 310-51300-48000	ALM MEDIA LLC	*	57.65	57.65	000705

12/22/16	00017	12/06/16	4096	201611 310-51300-31100	ALVAREZ ENGINEERS, INC.	*	3,371.00	3,371.00	000706

12/22/16	00010	12/22/16	12222016	201612 300-20700-10000	COCONUT CAY CDD	*	315,329.23	315,329.23	000707

12/22/16	00004	10/31/16	90767	201610 310-51300-31500	HOPPING GREEN & SAMS	*	2,625.00	2,625.00	000708

1/05/17	00010	1/05/17	01052017	201701 300-20700-10000	COCONUT CAY CDD	*	1,736.23	1,736.23	000709

1/05/17	00001	1/02/17	124	201701 310-51300-34000	GMS-SF, LLC	*	3,500.00	3,668.88	000710
		1/02/17	124	201701 310-51300-31300		*	91.67		
		1/02/17	124	201701 310-51300-35100		*	41.67		
		1/02/17	124	201701 310-51300-51000		*	5.00		
		1/02/17	124	201701 310-51300-42000		*	2.45		
		1/02/17	124	201701 310-51300-42500		*	12.75		
		1/02/17	124	201701 310-51300-41000		*	15.34		

1/05/17	00004	11/30/16	91327	201611 310-51300-31500	HOPPING GREEN & SAMS	*	937.75	1,713.25	000711
		11/30/16	91328	201611 310-51300-31500		*	202.50		
		11/30/16	91329	201611 310-51300-31500		*	573.00		

TOTAL FOR BANK A							328,696.24		

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/06/17
*** CHECK DATES 12/10/2016 - 01/06/2017 *** COCONUT CAY - GENERAL FUND
BANK A COCONUT CAY CDD - GF

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

TOTAL FOR REGISTER 328,696.24

COCO COCONUT CAY IARAUJO

COCONUT CAY
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2017

\$ 87,243.81 \$ 490,872.00 \$578,115.81

TOTAL ASSESSMENT LEVY

ASSESSED THROUGH COUNTY
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
TOTAL		\$521,735.16	\$20,648.54	\$5,217.29	\$0.00	\$495,869.33	\$74,831.94	\$421,037.39	\$495,869.33

Assessed on Roll:

90.29%

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$87,243.81	15.0911%	\$74,831.94	(\$74,831.94)	\$0.00
DEBT SERVICE	\$490,872.00	84.9089%	\$421,037.39	(\$419,301.16)	\$1,736.23
TOTAL	\$578,115.81	100.00%	\$495,869.33	(\$494,133.10)	\$1,736.23

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	AMOUNT
11/28/2016	699	\$103,971.93
12/22/2016	707	\$315,329.23
TOTAL		\$419,301.16

COCONUT CAY
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
December 31, 2016

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
ASSETS:				
Cash	\$64,707	---	---	\$64,707
Cash Bond	\$2,500	---	---	\$2,500
Due From Other Funds	\$850	\$1,736	---	\$2,586
State Board	\$15,478	---	---	\$15,478
<i>Investments:</i>				
Reserve	---	\$194,618	---	\$194,618
Revenue	---	\$427,593	---	\$427,593
Deferred Cost	---	---	\$52,706	\$52,706
TOTAL ASSETS	<u>\$83,535</u>	<u>\$623,947</u>	<u>\$52,706</u>	<u>\$760,188</u>
LIABILITIES:				
Accounts Payable	\$1,518	---	---	\$1,518
Due To Other Funds	\$1,736	---	\$850	\$2,586
TOTAL LIABILITIES	<u>\$3,254</u>	<u>\$0</u>	<u>\$850</u>	<u>\$4,104</u>
FUND BALANCES:				
<i>Restricted for:</i>				
Debt Service	---	\$623,947	---	\$623,947
Capital Projects	---	---	\$51,856	\$51,856
Unassigned	\$80,281	---	---	\$80,281
TOTAL FUND BALANCES	<u>\$80,281</u>	<u>\$623,947</u>	<u>\$51,856</u>	<u>\$756,083</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$83,535</u>	<u>\$623,947</u>	<u>\$52,706</u>	<u>\$760,188</u>

COCONUT CAY
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/2016	ACTUAL THRU 12/31/2016	VARIANCE
REVENUES:				
Special Assessments	\$82,883	\$74,832	\$74,832	\$0
Interest Income	\$0	\$0	\$22	\$22
Developer Contributions	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$82,883	\$74,832	\$74,854	\$22
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$6,000	\$1,500	\$1,800	(\$300)
FICA Expense	\$459	\$115	\$138	(\$23)
Engineering	\$5,000	\$1,250	\$3,371	(\$2,121)
Arbitrage Calculation	\$1,250	\$313	\$0	\$313
Dissemination	\$1,100	\$275	\$275	(\$0)
Attorney	\$20,000	\$5,000	\$5,564	(\$564)
Annual Audit	\$3,700	\$925	\$0	\$925
Trustee Fees	\$3,750	\$2,478	\$2,478	\$0
Management Fees	\$42,000	\$10,500	\$10,500	\$0
Telephone	\$50	\$13	\$25	(\$12)
Postage	\$250	\$63	\$22	\$41
Printing & Binding	\$350	\$88	\$112	(\$24)
Insurance	\$6,663	\$6,663	\$6,042	\$621
Legal Advertising	\$1,100	\$275	\$172	\$103
Other Current Charges	\$500	\$125	\$89	\$36
Office Supplies	\$200	\$50	\$10	\$40
Contingency	\$610	\$153	\$0	\$153
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Monitoring Fee	\$5,430	\$1,358	\$0	\$1,358
Website Compliance	\$500	\$125	\$125	(\$0)
TOTAL ADMINISTRATIVE	\$99,087	\$31,441	\$30,897	\$544
MAINTENANCE				
Lake Maintenance	\$2,340	\$585	\$585	\$0
Drainage Maintenance	\$18,463	\$4,616	\$0	\$4,616
TOTAL MAINTENANCE	\$20,803	\$5,201	\$585	\$4,616
TOTAL EXPENDITURES	\$119,890	\$36,642	\$31,482	\$5,704
EXCESS REVENUES (EXPENDITURES)	(\$37,007)		\$43,372	
FUND BALANCE - Beginning	\$37,007		\$36,908	
FUND BALANCE - Ending	\$0		\$80,281	

COCONUT CAY
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending December 31, 2016

	ADOPTED BUDGET	PRORATED THRU 12/31/2016	ACTUAL THRU 12/31/2016	VARIANCE
REVENUES:				
Special Assessments	\$466,328	\$421,037	\$421,037	\$0
Interest Income	\$40	\$7	\$76	\$69
TOTAL REVENUES	\$466,368	\$421,044	\$421,113	\$69
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)	(\$48)	\$1,115
TOTAL OTHER SOURCES AND USES	(\$6,982)	(\$1,164)	(\$48)	\$1,115
EXCESS REVENUES (EXPENDITURES)	(\$2,690)		\$270,027	
FUND BALANCE - Beginning	\$157,987		\$353,920	
FUND BALANCE - Ending	<u>\$155,297</u>		<u>\$623,947</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>
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<i>Current Bonds Outstanding</i>	<i>\$5,620,000.00</i>
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<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 December 31, 2016

	ADOPTED BUDGET	PRORATED THRU 12/31/2016	ACTUAL THRU 12/31/2016	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$13	\$13
TOTAL REVENUES	\$0	\$0	\$13	\$13
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer	\$0	\$0	\$48	\$48
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$48	\$48
EXCESS REVENUES (EXPENDITURES)	\$0		\$61	
FUND BALANCE - Beginning			\$51,795	
FUND BALANCE - Ending			\$51,856	