



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

March 15, 2017



Coconut Cay

Community Development District

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

March 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 **March 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 February 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 February 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 February 15, 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 (by phone)
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
January 17, 2017 Meeting**

Mr. Winkeljohn presented the minutes from the January 17, 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 January 17, 2017 Meeting were approved.

**FOURTH ORDER OF BUSINESS Update and Discussion on
Drainage System**

Mr. Alvarez indicated he was on his way but was stuck in traffic and he had hardcopies of the contract with Persant for the pipe repairs and the job would be able to be done within the next month or two, and he also had hardcopies of the developer funding agreement between the CDD and D. R. Horton for funding the project. Persant gave a price of \$218,000 but there would probably be additional costs for drainage issues and permitting so it was recommended to add a 20% contingency to that amount and the estimated total amount would be \$303,240.

Ms. Willson explained the agreement also indicated that D. R. Horton would also be funding the actual costs of any necessary permits from the city or county for this project and asked Mr. Adair if there were any comments from the developer on it.

Mr. Adair responded D. R. Horton remained committed to paying for the repair of the pipes and they were working towards getting a funding agreement in place with a not-to-exceed number and if there were change orders that ran above the not-to-exceed amount, the CDD would come back to D. R. Horton for reimbursement for that. D. R. Horton's engineer was going to review it further to ensure the scope of the work was clearly defined.

Mr. Winkeljohn indicated it would be in the Board's best interest to authorize execution of the funding agreement and the contract in form with the stated possible changes regarding cost for permits and D. R. Horton reserving the right to edit the specifications to ensure the proper amount of detail was included.

Ms. Willson agreed with the District Manager's comments adding the stipulation that they needed to have the funding agreement in place prior or simultaneously before execution of the construction agreement.

Mr. Adair indicated that was understood.

Mr. Nelson asked if the HOA attorney had also reviewed the agreements since they also needed to sign the documentation.

Ms. Willson responded staff would make sure they received them, as well.

On MOTION by Mr. Strong seconded by Mr. Nelson with all in favor the developer funding agreement was approved in form subject to changes regarding cost for permits and the developer reserving the right to edit specifications to ensure proper detail was included; and the contract with Persant was approved subject to the developer funding agreement also being in place prior to or simultaneously before execution.

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

There not being any report, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Winkeljohn asked for any Supervisors requests or audience comments.

A resident asked how much money was being funded by the HOA and how much was being funded by the CDD and if any of it would be reflected back to the residents.

Mr. Winkeljohn responded the CDD money was an annual assessment and they didn't refund it because it was how the district operations were funded and the management company didn't handle the HOA funding.

A resident asked if their fees were going to increase to fund the drainage project.

Mr. Winkeljohn responded that the money for that was being funded by D. R. Horton so there wouldn't be any impact to the residents aside from construction on the streets within the community.

A resident asked if the flooding issues in both the front and back of her yards were going to be taken care of.

Mr. Winkeljohn responded the district didn't have infrastructure in the backyard so the CDD couldn't address that.

A resident asked where the construction would start first.

Mr. Alvarez responded the contractor would probably work in several areas at the same time, but they would let the residents know once the schedule was set up.

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 Mr. Nelson seconded by Mr. Jones 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 Mr. Jones seconded by Mr. Nelson 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***

March 15, 2017



**Coconut Cay
Community Development District**

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Coconut Cay

Community Development District

General Fund

Description	Adopted Budget FY 2017	Actual Thru 2/28/2017	Projected Next 7 Months	Total Projected 9/30/2017	Proposed Budget FY 2018
Revenues					
Special Assessment - Levy	\$82,883	\$76,349	\$6,534	\$82,883	\$82,883
Developer Contributions	\$0	\$7,705	\$9,533	\$17,238	\$0
Interest Income	\$0	\$59	\$84	\$143	\$0
Unassigned Fund Balance	\$37,007	\$36,908	\$0	\$36,908	\$0
TOTAL REVENUES	\$119,890	\$121,020	\$16,151	\$137,172	\$82,883
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$6,000	\$4,200	\$5,600	\$9,800	\$0
FICA Expense	\$459	\$321	\$428	\$750	\$0
Engineering	\$5,000	\$12,263	\$7,000	\$19,263	\$5,000
Arbitrage Calculation	\$1,250	\$0	\$1,250	\$1,250	\$1,250
Dissemination	\$1,100	\$458	\$642	\$1,100	\$1,100
Attorney	\$20,000	\$9,457	\$10,543	\$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	\$17,500	\$24,500	\$42,000	\$34,250
Telephone	\$50	\$40	\$10	\$50	\$50
Postage	\$250	\$32	\$70	\$102	\$200
Printing & Binding	\$350	\$170	\$150	\$320	\$350
Insurance	\$6,663	\$6,042	\$0	\$6,042	\$6,638
Legal Advertising	\$1,100	\$374	\$726	\$1,100	\$700
Other Current Charges	\$500	\$160	\$231	\$391	\$500
Contingency	\$610	\$0	\$610	\$610	\$0
Office Supplies	\$200	\$38	\$30	\$68	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Monitoring Fee	\$5,430	\$0	\$5,430	\$5,430	\$5,430
Website Compliance	\$500	\$208	\$292	\$500	\$1,000
TOTAL ADMINISTRATIVE	\$99,087	\$53,918	\$62,451	\$116,369	\$80,543
<i>Maintenance</i>					
Lake Maintenance	\$2,340	\$975	\$1,365	\$2,340	2,340
Drainage Maintenance	\$18,463	\$0	\$18,463	\$18,463	0
TOTAL Maintenance	\$20,803	\$975	\$19,828	\$20,803	\$2,340
TOTAL EXPENDITURES	\$119,890	\$54,893	\$82,279	\$137,172	\$82,883
EXCESS REVENUES	\$0	\$66,128	(\$66,128)	\$0	\$0

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

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 2/28/2017	Projected Next 7 Months	Total Projected 9/30/2017	Proposed Budget FY 2018
Revenues					
Special Assessments - A Bonds ⁽¹⁾	\$466,328	\$429,570	\$38,317	\$467,887	\$466,328
Interest Income	\$40	\$184	\$125	\$308	\$40
Carry Forward Surplus ⁽²⁾	\$172,408	\$159,302	\$0	\$159,302	\$157,752
TOTAL REVENUES	\$638,776	\$589,056	\$38,441	\$627,498	\$624,120
Expenditures					
<i>Series 2006A</i>					
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)	(\$89)	(\$8,416)	(\$8,505)	(\$10,890)
TOTAL OTHER SOURCES AND USES	(\$21,897)	(\$89)	(\$8,416)	(\$8,505)	(\$10,890)
EXCESS REVENUES	\$151,473	\$437,929	(\$280,178)	\$157,752	\$149,756

Parcel	Unit Count	Gross Annual A Assessment	Total	11/18 Interest 2006A
Single Family	543	\$904.00	\$490,872.00	\$142,168.75
Total	543		\$490,872.00	\$142,168.75

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

⁽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

March 15, 2017

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
<i>02/17/17</i>	<i>717-720</i>	<i>\$8,342.47</i>
<i>03/07/17</i>	<i>721-722</i>	<i>\$6,526.17</i>
<i>Total</i>		<u><u><i>\$14,868.64</i></u></u>

*** CHECK DATES 02/08/2017 - 03/07/2017 ***

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 #
2/17/17	00027	3/01/17	124904	201703 320-53800-46800	ALLSTATE RESOURCE MANAGEMENT	*	195.00	195.00	000717

2/17/17	00030	2/08/17	196406-0	201702 310-51300-48000	ALM MEDIA LLC	*	57.65	57.65	000718

2/17/17	00010	2/17/17	02172017	201702 300-20700-10000	COCONUT CAY CDD	*	4,354.14	4,354.14	000719

2/17/17	00001	2/01/17	125	201702 310-51300-34000	GMS-SF, LLC	*	3,500.00	3,735.68	000720
		2/01/17	125	201702 310-51300-31300		*	91.67		
		2/01/17	125	201702 310-51300-35100		*	41.67		
		2/01/17	125	201702 310-51300-51000		*	23.48		
		2/01/17	125	201702 310-51300-42000		*	7.96		
		2/01/17	125	201702 310-51300-42500		*	45.90		
		2/01/17	125	201702 300-20700-10100		*	25.00		
		2/01/17	125	201702 300-20700-10100		*	25.00		

3/07/17	00001	3/01/17	126	201703 310-51300-34000	GMS-SF, LLC	*	3,500.00	3,688.83	000721
		3/01/17	126	201703 310-51300-31300		*	91.67		
		3/01/17	126	201703 310-51300-35100		*	41.67		
		3/01/17	126	201703 310-51300-51000		*	15.00		
		3/01/17	126	201703 310-51300-42000		*	7.19		
		3/01/17	126	201703 310-51300-42500		*	33.30		
		3/01/17	126	201703 310-51300-42500		*	33.30		

3/07/17	00004	1/31/17	92244	201701 310-51300-31500	HOPPING GREEN & SAMS	*	2,837.34	2,837.34	000722

TOTAL FOR BANK A							14,868.64		

COCO COCONUT CAY IARAUJO

AP300R

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

RUN 3/07/17

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*** CHECK DATES 02/08/2017 - 03/07/2017 ***

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	AMOUNTCHECK..... AMOUNT #
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TOTAL FOR REGISTER							14,868.64	
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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

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
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
TOTAL		\$532,068.62	\$20,869.88	\$5,320.63	\$40.79	\$505,918.90	\$76,348.53	\$429,570.37	\$505,918.90

Assessed on Roll:

92.12%

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$87,243.81	15.0911%	\$76,348.53	(\$76,348.53)	\$0.00
DEBT SERVICE	\$490,872.00	84.9089%	\$429,570.37	(\$429,570.37)	(\$0.00)
TOTAL	\$578,115.81	100.00%	\$505,918.90	(\$505,918.90)	(\$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
TOTAL		\$429,570.37

COCONUT CAY
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
February 28, 2017

	<i>Major Funds</i>			<i>Total Governmental Funds</i>
	<i>General</i>	<i>Debt Service</i>	<i>Capital Projects</i>	
<u>ASSETS:</u>				
Cash	\$49,905	---	---	\$49,905
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	---	\$437,929	---	\$437,929
Deferred Cost	---	---	\$52,758	\$52,758
TOTAL ASSETS	<u>\$68,770</u>	<u>\$632,547</u>	<u>\$52,758</u>	<u>\$754,075</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$2,642	---	---	\$2,642
Due To Other Funds	---	---	\$850	\$850
TOTAL LIABILITIES	<u>\$2,642</u>	<u>\$0</u>	<u>\$850</u>	<u>\$3,492</u>
<u>FUND BALANCES:</u>				
<i>Nonspendable:</i>				
Prepaid Items	\$0	---	---	\$0
<i>Restricted for:</i>				
Debt Service	---	\$632,547	---	\$632,547
Capital Projects	---	---	\$51,908	\$51,908
Unassigned	\$66,128	---	---	\$66,128
TOTAL FUND BALANCES	<u>\$66,128</u>	<u>\$632,547</u>	<u>\$51,908</u>	<u>\$750,582</u>
TOTAL LIABILITIES & FUND BALANCES	<u>\$68,770</u>	<u>\$632,547</u>	<u>\$52,758</u>	<u>\$754,075</u>

COCONUT CAY
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending February 28, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/2017	ACTUAL THRU 02/28/2017	VARIANCE
REVENUES:				
Special Assessments	\$82,883	\$76,349	\$76,349	\$0
Interest Income	\$0	\$0	\$59	\$59
Developer Contributions	\$0	\$0	\$7,705	\$7,705
TOTAL REVENUES	\$82,883	\$76,349	\$84,112	\$7,763
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$6,000	\$2,500	\$4,200	(\$1,700)
FICA Expense	\$459	\$191	\$321	(\$130)
Engineering	\$5,000	\$2,083	\$12,263	(\$10,180)
Arbitrage Calculation	\$1,250	\$521	\$0	\$521
Dissemination	\$1,100	\$458	\$458	(\$0)
Attorney	\$20,000	\$8,333	\$9,457	(\$1,124)
Annual Audit	\$3,700	\$1,542	\$0	\$1,542
Trustee Fees	\$3,750	\$2,478	\$2,478	\$0
Management Fees	\$42,000	\$17,500	\$17,500	\$0
Telephone	\$50	\$21	\$40	(\$19)
Postage	\$250	\$104	\$32	\$72
Printing & Binding	\$350	\$146	\$170	(\$24)
Insurance	\$6,663	\$6,663	\$6,042	\$621
Legal Advertising	\$1,100	\$458	\$374	\$85
Other Current Charges	\$500	\$208	\$160	\$49
Office Supplies	\$200	\$83	\$38	\$45
Contingency	\$610	\$254	\$0	\$254
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Monitoring Fee	\$5,430	\$2,263	\$0	\$2,263
Website Compliance	\$500	\$208	\$208	(\$0)
TOTAL ADMINISTRATIVE	\$99,087	\$46,191	\$53,918	(\$7,727)
MAINTENANCE				
Lake Maintenance	\$2,340	\$975	\$975	\$0
Drainage Maintenance	\$18,463	\$7,693	\$0	\$7,693
TOTAL MAINTENANCE	\$20,803	\$8,668	\$975	\$7,693
TOTAL EXPENDITURES	\$119,890	\$54,859	\$54,893	(\$7,761)
EXCESS REVENUES (EXPENDITURES)	(\$37,007)		\$29,219	
FUND BALANCE - Beginning	\$37,007		\$36,908	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$66,128</u>	

COCONUT CAY

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues, Expenditures and Changes in Fund Balance
For The Period Ending February 28, 2017

	ADOPTED BUDGET	PRORATED THRU 02/28/2017	ACTUAL THRU 02/28/2017	VARIANCE
REVENUES:				
Special Assessments	\$466,328	\$429,570	\$429,570	\$0
Interest Income	\$40	\$7	\$184	\$177
TOTAL REVENUES	\$466,368	\$429,577	\$429,754	\$177
EXPENDITURES:				
<i>Series 2006</i>				
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)	(\$89)	\$1,075
TOTAL OTHER SOURCES AND USES	(\$6,982)	(\$1,164)	(\$89)	\$1,075
EXCESS REVENUES (EXPENDITURES)	(\$2,690)		\$278,627	
FUND BALANCE - Beginning	\$157,987		\$353,920	
FUND BALANCE - Ending	\$155,297		\$632,547	

⁽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 February 28, 2017

	ADOPTED BUDGET	PRORATED THRU 02/28/2017	ACTUAL THRU 02/28/2017	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$24	\$24
TOTAL REVENUES	\$0	\$0	\$24	\$24
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer	\$0	\$0	\$89	\$89
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$89	\$89
EXCESS REVENUES (EXPENDITURES)	\$0		\$113	
FUND BALANCE - Beginning			\$51,795	
FUND BALANCE - Ending			\$51,908	