



Coconut Cay
Community Development District

www.coconutcaycdd.com

Karl Albertson – Chairman

Thomas Nelson – Vice Chairman

Linda Holloway – Assistant Secretary

Troy Jones – Assistant Secretary

Clarence Strong – Assistant Secretary

November 15, 2016



Coconut Cay

Community Development District

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

November 8, 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 **November 15, 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. Audience Comments (*Related to Right to Speak Statute Changes*)
3. Approval of Minutes of the October 18, 2016 Meeting
4. Update on District Drainage Issues and Discussion of Bids (*will be sent under separate cover when received*)
5. Consideration of Engagement Letter and Addendum to Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2016
6. Consideration of **Resolution #2017-03** Amending the Fiscal Year 2016 General Fund Budget
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
8. Supervisors Requests and Audience Comments
9. Financial Reports
 - A. Approval of Check Run Summary
 - B. Combined Balance Sheet
10. Adjournment

Enclosed for your review is a copy of the minutes of the October 18, 2016 meeting.

The fifth order of business is consideration of engagement letter and addendum to engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2016. Copies of both are enclosed for your review.

The sixth order of business is consideration of **Resolution #2017-03** Amending the Fiscal Year 2016 General Fund Budget. A copy of the resolution 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 Bob Gang Mary Danielsen
 Juan Alvarez Brett Sealy Vernita Nelson



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

2700 North Military Trail • Suite 350
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

October 25, 2016

Board of Supervisors
Coconut Cay Community Development District
c/o GMS, LLC
5385 N Nob Hill Road
Sunrise, Florida 33351

We are pleased to confirm our understanding of the services we are to provide Coconut Cay Community Development District, Miami-Dade County, Florida ("the District") for the fiscal year ended September 30, 2016. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Coconut Cay Community Development District for the fiscal year ended September 30, 2016. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2016 audit.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's discussion and analysis
2. Budgetary comparison schedule for the general fund

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. As part of the audit, we will assist with preparation of your financial statements and related notes. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Controls

Our audit will include obtaining an understanding of the District and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants, if applicable. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Audit Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,700 for the September 30, 2016 audit, respectively, unless there is a change in activity by the District which results in additional audit work or if new Bonds are issued. The District may terminate this agreement upon 60 days written notice, provided the District must still compensate Grau & Associates for all work completed to-date.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2013 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Coconut Cay Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Coconut Cay Community Development District.

By: _____

Title: _____

Date: _____



PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

GRAU & ASSOCIATES

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2013 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA, and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

A handwritten signature in cursive script, reading "Rick Reeder", written over a horizontal line.

*Rick Reeder, Chair
AICPA Peer Review Board
2013*

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN
GRAU AND ASSOCIATES AND Coconut Cay Community Development
District (CDD)
(DATED _____, 201__)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GMS-SF, LLC
5385 N NOB HILL ROAD
SUNRISE, FL 33351
TELEPHONE: 954-721-8681
EMAIL: RHANS@GMSSF.COM**



Auditor: _____

District: _____

Title: President

Title: _____

Date: 10/12/2016

Date: _____

RESOLUTION 2017-03

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Coconut Cay Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2016, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenditures approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 15th day of November, 2016 and be reflected in the monthly and fiscal Year End 9/30/16 Financial Statements and Audit Report of the District.

Coconut Cay
Community Development District

by: _____
Chairman

Attest:

by: _____
Secretary

Coconut Cay

Community Development District

General Fund

<i>Description</i>	<i>Amended Budget FY 2016</i>	<i>Proposed Amendment #2 FY 2016</i>	<i>Amended Budget FY 2016</i>
<i>Revenues</i>			
<i>Developer Contributions</i>	\$40,420	\$51,861	\$92,281
TOTAL REVENUES		\$51,861	
<i>Expenditures</i>			
<i>Maintenance</i>			
<i>Drainage Maintance</i>	\$40,031	(\$34,031)	\$6,000
<i>Storm Sewer Pipe</i>	\$0	\$92,281	\$92,281
TOTAL EXPENDITURES		\$58,250	

**Coconut Cay
Community Development District**

Check Run Summary

November 15, 2016

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
10/10/16	690	\$3,701.44
10/12/16	691	\$175.00
10/19/16	692-696	\$62,092.21
11/08/16	697	\$56.43
<i>Total</i>		<u><u>\$66,025.08</u></u>

*** CHECK DATES 10/10/2016 - 11/08/2016 ***

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	#
10/10/16	00004	8/31/16	89949	201608 310-51300-31500		*	1,941.94		
			AUG 2016	- LEGAL SERVICES					
		8/31/16	89950	201608 310-51300-31500		*	1,759.50		
			AUG 2016	- LEGAL SERVICES					
								3,701.44	000690
10/12/16	00009	10/03/16	39201	201610 310-51300-54000		*	175.00		
			SPECIAL	DISTRICT FEE FY17					
								175.00	000691
10/19/16	00027	10/01/16	121332	201610 320-53800-46800		*	195.00		
			OCT 16	- LAKE MGMT SVC					
		11/01/16	121947	201611 320-53800-46800		*	195.00		
			NOV 16	- LAKE MGMT SVCS					
								390.00	000692
10/19/16	00030	10/07/16	15876510	201610 310-51300-48000		*	57.65		
			NOTICE	OF RG MEETING					
								57.65	000693
10/19/16	00017	10/10/16	4039	201609 310-51300-31100		*	5,717.82		
			SEPT 16	- ENGINEER SVCS					
								5,717.82	000694
10/19/16	00001	10/03/16	121	201610 310-51300-34000		*	3,500.00		
			OCT 16	- MGMT FEES					
		10/03/16	121	201610 310-51300-31300		*	91.67		
			OCT 16	- DISSEMINATION					
		10/03/16	121	201610 310-51300-35100		*	41.67		
			OCT 16	- WEBSITE ADMIN					
		10/03/16	121	201610 310-51300-42000		*	5.04		
			OCT 16	- POSTAGE/DEL					
		10/03/16	121	201610 310-51300-42500		*	24.45		
			OCT 16	- COPIES					
		10/03/16	121	201610 310-51300-41000		*	13.91		
			OCT 16	- TELEPHONE					
								3,676.74	000695
10/19/16	00031	9/27/16	17141	201610 320-53800-46802		*	52,250.00		
			DESILT	STORM SEWER PIPE					
		9/27/16	17141	201610 320-53800-46802		V	52,250.00-		
			DESILT	STORM SEWER PIPE					
		9/27/16	17141	201609 320-53800-46802		*	52,250.00		
			DESILT	STORM SEWER PIPE					
								52,250.00	000696

COCO COCONUT CAY IARAUJO

AP300R

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

RUN 11/08/16

PAGE 2

*** CHECK DATES 10/10/2016 - 11/08/2016 ***

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	AMOUNTCHECK..... AMOUNT #
11/08/16	00030	11/04/16 168187-1	201611 310-51300-48000		ALM MEDIA LLC	*	56.43	56.43 000697
							TOTAL FOR BANK A	66,025.08
							TOTAL FOR REGISTER	66,025.08

COCO COCONUT CAY IARAUJO

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

	<i>Major Funds</i>			<i>Total Governmental Funds</i>
	<i>General</i>	<i>Debt Service</i>	<i>Capital Projects</i>	
ASSETS:				
Cash	\$5,180	---	---	\$5,180
Cash Bond	\$2,500	---	---	\$2,500
Due From Other Funds	\$850	---	---	\$850
State Board	\$15,467	---	---	\$15,467
<i>Investments:</i>				
Reserve	---	\$194,618	---	\$194,618
Revenue	---	\$159,315	---	\$159,315
Deferred Cost	---	---	\$52,665	\$52,665
TOTAL ASSETS	\$23,998	\$353,933	\$52,665	\$430,595
LIABILITIES:				
Accounts Payable	\$593	---	---	\$593
Due To Other Funds	---	---	\$850	\$850
TOTAL LIABILITIES	\$593	\$0	\$850	\$1,443
FUND BALANCES:				
<i>Restricted for:</i>				
Debt Service	---	\$353,933	---	\$353,933
Capital Projects	---	---	\$51,815	\$51,815
Unassigned	\$23,405	---	---	\$23,405
TOTAL FUND BALANCES	\$23,405	\$353,933	\$51,815	\$429,152
TOTAL LIABILITIES & FUND BALANCES	\$23,998	\$353,933	\$52,665	\$430,595

COCONUT CAY
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/2016	ACTUAL THRU 10/31/2016	VARIANCE
REVENUES:				
Special Assessments	\$82,883	\$0	\$0	\$0
Interest Income	\$0	\$0	\$11	\$11
Developer Contributions	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$82,883	\$0	\$11	\$11
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$6,000	\$500	\$800	(\$300)
FICA Expense	\$459	\$38	\$61	(\$23)
Engineering	\$5,000	\$417	\$0	\$417
Arbitrage Calculation	\$1,250	\$104	\$0	\$104
Dissemination	\$1,100	\$92	\$92	(\$0)
Attorney	\$20,000	\$1,667	\$0	\$1,667
Annual Audit	\$3,700	\$308	\$0	\$308
Trustee Fees	\$3,750	\$2,478	\$2,478	\$0
Management Fees	\$42,000	\$3,500	\$3,500	\$0
Telephone	\$50	\$4	\$14	(\$10)
Postage	\$250	\$21	\$5	\$16
Printing & Binding	\$350	\$29	\$24	\$5
Insurance	\$6,663	\$555	\$6,042	(\$5,487)
Legal Advertising	\$1,100	\$92	\$58	\$34
Other Current Charges	\$500	\$42	\$29	\$12
Office Supplies	\$200	\$17	\$0	\$17
Contingency	\$610	\$51	\$0	\$51
Dues, Licenses & Subscriptions	\$175	\$15	\$175	(\$160)
Monitoring Fee	\$5,430	\$453	\$0	\$453
Website Compliance	\$500	\$42	\$42	(\$0)
TOTAL ADMINISTRATIVE	\$99,087	\$10,423	\$13,320	(\$2,897)
MAINTENANCE				
Lake Maintenance	\$2,340	\$195	\$195	\$0
Drainage Maintenance	\$18,463	\$1,539	\$0	\$1,539
TOTAL MAINTENANCE	\$20,803	\$1,734	\$195	\$1,539
TOTAL EXPENDITURES	\$119,890	\$12,157	\$13,515	(\$4,256)
EXCESS REVENUES (EXPENDITURES)	(\$37,007)		(\$13,504)	
FUND BALANCE - Beginning	\$37,007		\$36,908	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$23,405</u>	

COCONUT CAY

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

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

	ADOPTED BUDGET	PRORATED THRU 10/31/2016	ACTUAL THRU 10/31/2016	VARIANCE
REVENUES:				
Special Assessments	\$466,328	\$0	\$0	\$0
Interest Income	\$40	\$0	\$0	\$0
TOTAL REVENUES	\$466,368	\$0	\$0	\$0
EXPENDITURES:				
<i>Series 2006</i>				
Interest - 11/01	\$151,038	\$0	\$0	\$0
Interest - 05/01	\$151,038	\$0	\$0	\$0
Principal - 05/01	\$160,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$462,076	\$0	\$0	\$0
OTHER SOURCES/(USES)				
Interfund Transfer ⁽¹⁾	(\$6,982)	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	(\$6,982)	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$2,690)		\$0	
FUND BALANCE - Beginning	\$157,987		\$353,965	
FUND BALANCE - Ending	<u>\$155,297</u>		<u>\$353,965</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**

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

COCONUT CAY

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND

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

	ADOPTED BUDGET	PRORATED THRU 10/31/2016	ACTUAL THRU 10/31/2016	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0

EXPENDITURES:

Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0

OTHER SOURCES/(USES)

Interfund Transfer	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0

EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
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FUND BALANCE - Beginning			\$51,815	
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FUND BALANCE - Ending			\$51,815	
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