



Coconut Cay  
Community Development District

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

Thomas Nelson – Chairman

Troy Jones – Vice Chairman

Linda Holloway – Assistant Secretary

Clarence Strong – Assistant Secretary

Karl Albertson – Assistant Secretary

April 18, 2018



# Coconut Cay

## Community Development District

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

April 11, 2018

**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 **April 18, 2018 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 – Public Comment Limited to 3 Minutes*)
3. Approval of Minutes of the February 21, 2018 Meeting
4. Consideration of **Resolution #2018-02** Approving the Proposed Fiscal Year 2019 Budget and Setting the Public Hearing
5. Discussion of Procedures for the General Election
6. Appointment of Audit Selection Committee

**Audit Selection Committee Meeting:**

- A. Opening Audit Selection Committee Meeting**
- B. Roll Call**
- C. Selection of Criteria for Evaluation**
- D. Authorizing of RFP**
- E. Adjournment**
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

*Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.coconutcaycdd.com>*

**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 21, 2018 at 3:00 p.m. at the City of Miami Gardens City Hall Community Room, 18605 N. W. 27<sup>th</sup> 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

Also present were:

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

**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  
August 16, 2017 Meeting**

Mr. Winkeljohn presented the minutes from the August 16, 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 Mr. Jones with all in favor the Minutes of the August 16, 2017 Meeting were approved as-presented.

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

Mr. Alvarez gave an update on the drainage improvement plans and indicated the project was in the final stages and almost completed, and he would be preparing a punchlist for any items that still needed to be corrected. Staff was also working on trying to match the pavers that needed to be fixed at the entrance.

Mr. Jones asked if it would be better to replace everything rather than trying to match them as closely as possible.

Mr. Winkeljohn advised that would probably be better.

Mr. Nelson indicated a noticeable change in the drainage levels.

**FIFTH ORDER OF BUSINESS      Consideration of Resolution  
#2018-01 Amending the Fiscal  
Year 2017 General Fund Budget**

Mr. Winkeljohn presented Resolution #2018-01 Amending the Fiscal Year 2017 General Fund Budget, explained it reflected an adjustment to the fiscal year 2017 budget, and asked for a motion to approve it.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor Resolution #2081-01 Amending the Fiscal Year 2017 General Fund Budget was approved.

**SIXTH ORDER OF BUSINESS      Ratification of Engagement Letter  
with Grau & Associates to  
perform the Audit for Fiscal Year  
Ending September 30, 2017**

Mr. Winkeljohn presented the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2017, indicated some language had needed to be added to the engagement letter by District Counsel, explained it had already been executed to not delay the audit process, and asked for a motion to ratify it.

On MOTION by Ms. Holloway seconded by Mr. Nelson with all in favor the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2017 was ratified.

**SEVENTH ORDER OF BUSINESS      Acceptance of Audit for Fiscal  
Year Ending September 30, 2017**

Mr. Winkeljohn presented the audit for fiscal year ending September 30, 2017, indicated it was a clean audit with no findings, and asked for a motion to accept it.

On MOTION by Mr. Jones seconded by Mr. Strong with all in favor the audit for fiscal year ending September 30, 2017 was accepted.

**EIGHTH ORDER OF BUSINESS      Staff Reports**

**A. Attorney**

Ms. Willson indicated her office was monitoring the legislative session and any legislative items affecting CDDs would be brought to the Board’s attention once passed.

**B. Engineer**

There not being any report, the next item followed.

**C. Manager**

Mr. Winkeljohn mentioned that the next meeting would probably start the budget process for fiscal year 2019. As of right now there probably wouldn’t be a need for an increase, unless the Board wanted to do any new projects.

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

There not being any, the next item followed.

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

**ELEVENTH 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. Nelson seconded by Mr. Jones with all in favor the meeting was adjourned.

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

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

RESOLUTION 2018-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2018/2019 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, 2018, a proposed operating budget and debt service budget for Fiscal Year 2018/2019; 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 2018/2019 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: \_\_\_\_\_, 2018

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 \_\_\_\_\_, 2018.**

ATTEST:

**COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Its: \_\_\_\_\_

***Proposed Budget  
Fiscal Year 2019***

***Coconut Cay  
Community Development District***

***April 18, 2018***





**Coconut Cay  
Community Development District**

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# Coconut Cay

## Community Development District

## General Fund

Description	Adopted Budget FY 2018	Actual Thru 2/28/2018	Projected Next 7 Months	Total Projected 9/30/2018	Proposed Budget FY 2019
<b>Revenues</b>					
Special Assessment - Levy	\$108,600	\$101,106	\$7,494	\$108,600	\$108,600
Developer Contributions	\$0	\$152,750	\$0	\$152,750	\$0
Interest Income	\$0	\$66	\$84	\$150	\$0
Unassigned Fund Balance	\$0	\$23,284	\$0	\$23,284	\$43,863
<b>TOTAL REVENUES</b>	<b>\$108,600</b>	<b>\$277,206</b>	<b>\$7,578</b>	<b>\$284,784</b>	<b>\$152,463</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$6,000	\$0	\$4,800	\$4,800	\$6,000
FICA Expense	\$459	\$0	\$367	\$367	\$459
Engineering	\$6,000	\$1,500	\$4,000	\$5,500	\$6,000
Arbitrage Calculation	\$1,250	\$0	\$1,250	\$1,250	\$1,250
Dissemination	\$1,100	\$458	\$642	\$1,100	\$1,100
Attorney	\$16,250	\$1,529	\$14,721	\$16,250	\$16,250
Annual Audit	\$3,800	\$3,800	\$0	\$3,800	\$3,800
Trustee Fees	\$3,750	\$2,478	\$1,272	\$3,750	\$3,795
Management Fees	\$34,250	\$14,271	\$19,979	\$34,250	\$34,250
Telephone	\$50	\$14	\$36	\$50	\$50
Postage	\$200	\$245	\$566	\$811	\$850
Printing & Binding	\$450	\$20	\$350	\$370	\$450
Insurance	\$6,638	\$6,042	\$0	\$6,042	\$6,646
Legal Advertising	\$895	\$136	\$803	\$939	\$950
Other Current Charges	\$500	\$165	\$280	\$445	\$500
Office Supplies	\$100	\$1	\$10	\$11	\$50
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Monitoring Fee	\$5,430	\$5,420	\$0	\$5,420	\$5,430
Website Compliance	\$500	\$167	\$333	\$500	\$500
<b>TOTAL ADMINISTRATIVE</b>	<b>\$87,797</b>	<b>\$36,422</b>	<b>\$49,409</b>	<b>\$85,831</b>	<b>\$88,505</b>
<i>Maintenance</i>					
Lake Maintenance	\$2,340	\$975	\$1,365	\$2,340	\$2,340
Drainage Maintenance	\$18,463	\$152,750	\$0	\$152,750	\$61,618
<b>TOTAL Maintenance</b>	<b>\$20,803</b>	<b>\$153,725</b>	<b>\$1,365</b>	<b>\$155,090</b>	<b>\$63,958</b>
<b>TOTAL EXPENDITURES</b>	<b>\$108,600</b>	<b>\$190,147</b>	<b>\$50,774</b>	<b>\$240,921</b>	<b>\$152,463</b>
<b>EXCESS REVENUES</b>	<b>\$0</b>	<b>\$87,059</b>	<b>(\$43,196)</b>	<b>\$43,863</b>	<b>(\$0)</b>

	FY 2016	FY 2017	FY 2018	FY 2019
Net Assessment	\$ 82,883	\$ 82,883	\$ 108,600	\$ 108,600
Plus Collection Fees & Discounts (5%)	\$ 4,362	\$ 4,362	\$ 5,716	\$ 5,715.79
Gross Assessment	\$ 87,245	\$ 87,245	\$ 114,316	\$ 114,316
No. of Units	543	543	543	543
Net Per Unit Assessment	\$ 152.64	\$ 152.64	\$ 200.00	\$ 200.00
Gross Per Unit Assessment	\$ 160.67	\$ 160.67	\$ 210.53	\$ 210.53

# COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND BUDGET  
FISCAL YEAR 2019

## 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 2019

### **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 2018	Actual Thru 2/28/2018	Projected Next 7 Months	Total Projected 9/30/2018	Proposed Budget FY 2019
<b>Revenues</b>					
Special Assessments - A Bonds <sup>(1)</sup>	\$466,328	\$434,140	\$34,394	\$468,534	\$466,328
Interest Income	\$40	\$263	\$420	\$683	\$40
Carry Forward Surplus <sup>(2)</sup>	\$158,492	\$169,118	\$0	\$169,118	\$152,038
<b>TOTAL REVENUES</b>	<b>\$624,860</b>	<b>\$603,521</b>	<b>\$34,814</b>	<b>\$638,336</b>	<b>\$618,406</b>
<b>Expenditures</b>					
<i>Series 2006A</i>					
Interest - 11/01	\$146,738	\$146,738	\$0	\$146,738	\$142,169
Interest - 05/01	\$146,738	\$0	\$146,738	\$146,738	\$142,169
Principal - 05/01	\$170,000	\$0	\$170,000	\$170,000	\$180,000
<b>TOTAL EXPENDITURES</b>	<b>\$463,475</b>	<b>\$146,738</b>	<b>\$316,737</b>	<b>\$463,475</b>	<b>\$464,338</b>
<b>Other Sources and Uses</b>					
Interfund Transfer <sup>(3)</sup>	(\$11,689)	(\$22,596)	(\$227)	(\$22,824)	(\$9,449)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>(\$11,689)</b>	<b>(\$22,596)</b>	<b>(\$227)</b>	<b>(\$22,824)</b>	<b>(\$9,449)</b>
<b>EXCESS REVENUES</b>	<b>\$149,697</b>	<b>\$434,188</b>	<b>(\$282,150)</b>	<b>\$152,038</b>	<b>\$144,619</b>

Parcel	Unit Count	Gross Annual A Assessment	Total
Single Family	543	\$904.00	\$490,872.00
<b>Total</b>	<b>543</b>		<b>\$490,872.00</b>

11/19 Interest

2006A	\$137,331.25
	<u>\$137,331.25</u>

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

<sup>(1)</sup> Based on Assessment Methodology from the Series 2006A Special Assessment Revenue Bonds.

<sup>(2)</sup> Carry forward surplus is net of the reserve requirement.

<sup>(3)</sup> 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
<b>Total</b>			<b>\$ 5,920,000.00</b>	<b>\$ 4,169,925.00</b>	<b>\$ 10,089,925.00</b>

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE  
BOARD OF SUPERVISORS OF THE  
COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Coconut Cay Community Development District will commence at noon of June 18, 2018 and close at noon on June 22, 2018. Candidates must qualify for the office of Supervisor with the Miami - Dade Supervisor of Elections located at 2700 NW 87 Avenue, Doral, Florida 33172 and the telephone number is 305-499-8683. All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Coconut Cay Community Development District has two seats up for election, specifically seat #1 and seat #3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 06, 2018, in the manner prescribed by law for general elections.

For additional information, please contact the Miami-Dade County Supervisor of Elections.





**Coconut Cay  
Community Development District**

*Check Run Summary*

*April 18, 2018*

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
<i>03/02/18</i>	<i>791-794</i>	<i>\$835.27</i>
<i>03/29/18</i>	<i>795-799</i>	<i>\$6,496.26</i>
<i>Total</i>		<u><u><i>\$7,331.53</i></u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/02/18	00027	3/01/18	133246	201803	320	53800	46800			*	195.00		
			MAR 18 - LAKE MGMT SVCS						ALLSTATE RESOURCE MANAGEMENT			195.00	000791
3/02/18	00030	2/13/18	29669802	201802	310	51300	48000			*	57.65		
			NOTICE OF REG MTG 02/13										
		2/22/18	29898402	201802	310	51300	48000			*	78.30		
			NOTICE OF REQ PROPOSALS						ALM MEDIA LLC			135.95	000792
3/02/18	00012	2/20/18	60940165	201802	310	51300	42000			*	154.64		
			DELIVERIES THRU 02/20/18						FEDEX			154.64	000793
3/02/18	00004	1/31/18	98577	201801	310	51300	31500			*	349.68		
			JAN 18 - LEGAL SERVICES						HOPPING GREEN & SAMS			349.68	000794
3/29/18	00027	4/01/18	133900	201804	320	53800	46800			*	195.00		
			APR 2018 - LAKE MGMT SVCS						ALLSTATE RESOURCE MANAGEMENT			195.00	000795
3/29/18	00017	3/06/18	4570	201802	310	51300	31100			*	556.50		
			ENGINEER SVCS 11/4-03/02						ALVAREZ ENGINEERS, INC.			556.50	000796
3/29/18	00010	3/29/18	03292018	201803	300	20700	10000			*	2,649.09		
			TXFER OF TAX RCPTS-03/08						COCONUT CAY CDD			2,649.09	000797
3/29/18	00012	2/27/18	61023299	201802	310	51300	42000			*	29.30		
			DELIVERIES THRU 02/27/18						FEDEX			29.30	000798
3/29/18	00001	3/01/18	138	201803	310	51300	34000			*	2,854.17		
			MAR 18 - MGMT FEES										
		3/01/18	138	201803	310	51300	31300			*	91.57		
			MAR 18 - DISSEMINATION										
		3/01/18	138	201803	310	51300	35100			*	41.67		
			MAR 18 - WEBSITE ADMIN										
		3/01/18	138	201803	310	51300	42000			*	5.61		
			MAR 18 - POSTAGE										
		3/01/18	138	201803	310	51300	42500			*	73.35		
			MAR 18 - COPIES						GMS-SF, LLC			3,066.37	000799
TOTAL FOR BANK A											7,331.53		
COCO COCONUT CAY IARAUJO													

**COCONUT CAY  
COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts  
Fiscal Year 2018

\$ 114,317.79    \$ 490,872.00    \$605,189.79  
**ASSESSED THROUGH COUNTY**

18.89%                      81.11%                      100.00%  
36300.10000                  36300.10000

**TOTAL ASSESSMENT LEVY**

DATE	DESCRIPTION	GROSS AMT	DISC/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/20/17	06/01/17-11/14/17	\$1,597.52	\$83.03	\$15.98	\$0.00	\$1,498.51	\$283.06	\$1,215.45	\$1,498.51
11/28/17	11/01/17-11/17/17	\$7,801.71	\$308.94	\$78.01	\$0.00	\$7,414.76	\$1,400.62	\$6,014.14	\$7,414.76
12/08/17	11/18/17-11/30/17	\$121,483.77	\$4,810.64	\$1,214.83	\$0.00	\$115,458.30	\$21,809.58	\$93,648.72	\$115,458.30
12/26/17	12/01/17-12/15/17	\$409,032.51	\$16,197.41	\$4,090.17	\$0.00	\$388,744.93	\$73,432.27	\$315,312.66	\$388,744.93
01/03/18	12/16/17-12/25/17	\$10,030.77	\$386.15	\$100.33	\$0.00	\$9,544.29	\$1,802.88	\$7,741.41	\$9,544.29
01/10/18	12/26/17-12/31/17	\$6,151.91	\$182.21	\$61.32	\$0.00	\$5,908.38	\$1,116.07	\$4,792.31	\$5,908.38
01/29/18	10/01/17-12/31/17	\$0.00	\$0.00	\$0.00	\$210.22	\$210.22	\$39.71	\$170.51	\$210.22
02/08/18	01/01/18-01/31/18	\$6,687.18	\$154.47	\$66.88	\$0.00	\$6,465.83	\$1,221.37	\$5,244.46	\$6,465.83
						\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		<b>\$562,785.37</b>	<b>\$22,122.85</b>	<b>\$5,627.52</b>	<b>\$210.22</b>	<b>\$535,245.22</b>	<b>\$101,105.56</b>	<b>\$434,139.66</b>	<b>\$535,245.22</b>

**Assessed on Roll:**

**93%**                      **Gross Percent Collected**  
**\$605,189.79**                  **Balance Remaining to Collect**

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$114,317.79	18.8896%	\$101,105.56	(\$101,105.56)	\$0.00
DEBT SERVICE	\$490,872.00	81.1104%	\$434,139.66	(\$434,139.66)	\$0.00
<b>TOTAL</b>	<b>\$605,189.79</b>	<b>100.00%</b>	<b>\$535,245.22</b>	<b>(\$535,245.22)</b>	<b>\$0.00</b>

**TRANSFERS TO DEBT SERVICE:**

DATE	CHECK #	AMOUNT
12/11/2017	771	\$7,229.59
12/20/2017	777	\$93,648.72
1/11/2018	782	\$327,846.38
2/9/2018	784	\$5,414.97
<b>TOTAL</b>		<b>\$434,139.66</b>

**COCONUT CAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
February 28, 2018

	<b>Major Funds</b>			<b>Total Governmental Funds</b>
	<b>General</b>	<b>Debt Service</b>	<b>Capital Projects</b>	
<b>ASSETS:</b>				
Cash	\$101,734	---	---	\$101,734
State Board	\$10,689	---	---	\$10,689
<i>Investments:</i>				
Reserve	---	\$184,002	---	\$184,002
Interest	---	---	---	\$0
Revenue	---	\$434,187	---	\$434,187
Deferred Cost	---	---	\$83,128	\$83,128
<b>TOTAL ASSETS</b>	<b>\$112,423</b>	<b>\$618,190</b>	<b>\$83,128</b>	<b>\$813,741</b>
<b>LIABILITIES:</b>				
Accounts Payable	\$25,364	---	---	\$25,364
<b>TOTAL LIABILITIES</b>	<b>\$25,364</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,364</b>
<b>FUND BALANCES:</b>				
<i>Restricted for:</i>				
Debt Service	---	\$618,190	---	\$618,190
Capital Projects	---	---	\$83,128	\$83,128
Unassigned	\$87,059	---	---	\$87,059
<b>TOTAL FUND BALANCES</b>	<b>\$87,059</b>	<b>\$618,190</b>	<b>\$83,128</b>	<b>\$788,376</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$112,423</b>	<b>\$618,190</b>	<b>\$83,128</b>	<b>\$813,741</b>

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

**GENERAL FUND**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/2018	ACTUAL THRU 02/28/2018	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$108,600	\$101,106	\$101,106	\$0
Interest Income	\$0	\$0	\$66	\$66
Developer Contributions	\$0	\$0	\$152,750	\$152,750
<b>TOTAL REVENUES</b>	<b>\$108,600</b>	<b>\$101,106</b>	<b>\$253,922</b>	<b>\$152,817</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$6,000	\$2,500	\$0	\$2,500
FICA Expense	\$459	\$191	\$0	\$191
Engineering	\$6,000	\$2,500	\$1,500	\$1,000
Arbitrage Calculation	\$1,250	\$521	\$0	\$521
Dissemination	\$1,100	\$458	\$458	(\$0)
Attorney	\$16,250	\$6,771	\$1,529	\$5,242
Annual Audit	\$3,800	\$3,800	\$3,800	\$0
Trustee Fees	\$3,750	\$3,750	\$2,478	\$1,272
Management Fees	\$34,250	\$14,271	\$14,271	(\$0)
Telephone	\$50	\$21	\$14	\$6
Postage	\$200	\$83	\$245	(\$162)
Printing & Binding	\$450	\$188	\$20	\$167
Insurance	\$6,638	\$6,638	\$6,042	\$596
Legal Advertising	\$895	\$373	\$136	\$237
Other Current Charges	\$500	\$208	\$165	\$43
Office Supplies	\$100	\$42	\$1	\$41
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Monitoring Fee	\$5,430	\$5,430	\$5,420	\$10
Website Compliance	\$500	\$208	\$167	\$42
<b>TOTAL ADMINISTRATIVE</b>	<b>\$87,797</b>	<b>\$48,128</b>	<b>\$36,422</b>	<b>\$11,706</b>
<b>MAINTENANCE</b>				
Lake Maintenance	\$2,340	\$975	\$975	\$0
Drainage Maintenance	\$18,463	\$7,693	\$152,750	(\$145,057)
<b>TOTAL MAINTENANCE</b>	<b>\$20,803</b>	<b>\$8,668</b>	<b>\$153,725</b>	<b>(\$145,057)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$108,600</b>	<b>\$56,796</b>	<b>\$190,147</b>	<b>(\$121,645)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$63,775</b>	
FUND BALANCE - Beginning	\$0		\$23,284	
FUND BALANCE - Ending	\$0		\$87,059	

# COCONUT CAY

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 02/28/2018	ACTUAL THRU 02/28/2018	VARIANCE
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**REVENUES:**

Special Assessments	\$466,328	\$434,140	\$434,140	\$0
Interest Income	\$40	\$7	\$263	\$257
<b>TOTAL REVENUES</b>	<b>\$466,369</b>	<b>\$434,146</b>	<b>\$434,403</b>	<b>\$257</b>

**EXPENDITURES:**

**Series 2006**

Interest - 11/01	\$146,738	\$146,738	\$146,738	\$0
Interest - 05/01	\$146,738	\$0	\$0	\$0
Principal - 05/01	\$170,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$463,476</b>	<b>\$146,738</b>	<b>\$146,738</b>	<b>\$0</b>

**OTHER SOURCES/(USES)**

Interfund Transfer <sup>(1)</sup>	(\$11,689)	(\$11,689)	(\$22,596)	(\$10,907)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>(\$11,689)</b>	<b>(\$11,689)</b>	<b>(\$22,596)</b>	<b>(\$10,907)</b>

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$8,796)</b>		<b>\$265,069</b>	
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FUND BALANCE - Beginning	\$158,492		\$353,120	
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FUND BALANCE - Ending	<u>\$149,696</u>		<u>\$618,190</u>	
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<sup>(1)</sup> Per the Master Trust Indenture, investment earnings on the 2006A Reserve Account is transferred to the Acquisition/Construction Account.

**COCONUT CAY  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2018**

*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 - 9/30/2017</i>	<i>\$5,460,000.00</i>
<i>Current Bonds Outstanding</i>	<i>\$5,460,000.00</i>

<b><i>Total Current Bonds Outstanding</i></b>	<b><i>\$5,460,000.00</i></b>
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<i>Deferred Cost Obligation - 9/30/2017</i>	<i>\$632,169.00</i>
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<b><i>Total Deferred Cost Obligation</i></b>	<b><i>\$632,169.00</i></b>
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<b><i>Total Long-Term Liabilities</i></b>	<b><i>\$6,092,169.00</i></b>
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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, 2018

	ADOPTED BUDGET	PRORATED THRU 02/28/2018	ACTUAL THRU 02/28/2018	VARIANCE
<b>REVENUES:</b>				
Interest Income	\$0	\$0	\$58	\$58
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$58</b>	<b>\$58</b>
<b>EXPENDITURES:</b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer	\$0	\$0	\$22,596	\$22,596
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,596</b>	<b>\$22,596</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$22,654</b>	
FUND BALANCE - Beginning			\$60,474	
FUND BALANCE - Ending			<u>\$83,128</u>	