



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

February 21, 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

February 14, 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 **February 21, 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 August 16, 2017 Meeting
4. Update and Discussion on Drainage System
5. Consideration of **Resolution #2018-01** Amending the Fiscal Year 2017 General Fund Budget
6. Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year ending September 30, 2017
7. Acceptance of Audit for Fiscal Year ending September 30, 2017
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
9. Supervisors Requests and Audience Comments
10. Financial Reports
  - A. Approval of Check Run Summary
  - B. Combined Balance Sheet
11. 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 August 16, 2017 at 3:00 p.m. at the City of Miami Gardens City Hall, 18605 N. W. 27<sup>th</sup> Avenue, Miami Gardens, Florida.

Present and constituting a quorum were:

Thomas Nelson	Chairman (by phone)
Troy Jones	Vice Chairman
Linda Holloway	Assistant Secretary
Clarence Strong	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager
Roy Van Wyk	District Counsel (by phone)
Juan Alvarez	District Engineer
Tom Ruiz	City of Miami Gardens
Glen Gruber	City of Miami Gardens
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)*

Mr. Winkeljohn indicated that there were a couple audience members present and asked for any comments.

There not being any, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the April 19, 2017 Meeting**

Mr. Winkeljohn presented the minutes from the April 19, 2017 meeting, asked for comments or changes, and upon hearing none, asked for a motion to approve them.

On MOTION by Ms. Holloway seconded by Mr. Jones with all in favor the Minutes of the April 19, 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 city had approved the project and they were just waiting for permit approval. A pre-construction meeting would take place on August 21<sup>st</sup> at 10:30 a.m. and most of the damaged pipes would be getting fixed soon, which would improve future water flow and drainage.

Mr. Ruiz indicated the City of Miami Gardens would be very involved in working with the CDD's District Engineer and the contractor working on the project to make sure everything was done properly.

Mr. Winkeljohn indicated the contractor was very capable and the procedures described shouldn't affect residents property but any landscaping or grass damaged from this project would be replace after work was completed.

**FIFTH ORDER OF BUSINESS                      Public Hearing to Adopt the  
Fiscal Year 2018 Budget**

**A. Motion to Open the Public Hearing**

Mr. Winkeljohn asked for a motion to open the public hearing.

On MOTION by Mr. Jones seconded by Mr. Strong with all in favor the public hearing was opened.

**B. Public Comment and Discussion**

Mr. Winkeljohn indicated that there were members of the public present and asked for comment and discussion.

**C. Consideration of Resolution #2017-07 Annual Appropriation Resolution**

Mr. Winkeljohn presented Resolution #2017-07 Annual Appropriation Resolution, indicated there was a slight increase in the assessments for the drainage program and a few other projects the Board authorized, and asked for a motion to approve it.

On MOTION by Mr. Nelson seconded by Ms. Holloway with all in favor Resolution #2017-07 Annual Appropriation Resolution was approved.

**D. Consideration of Resolution #2017-08 Levy of Non Ad Valorem Assessments**  
Mr. Winkeljohn presented Resolution #2017-08 Levy of Non Ad Valorem Assessments, indicated this was the method of collection for the assessments, and asked for a motion to approve it.

On MOTION by Ms. Holloway seconded by Mr. Jones with all in favor Resolution #2017-08 Levy of Non Ad Valorem Assessments was approved.

**E. Motion to Close the Public Hearing**  
Mr. Winkeljohn asked for a motion to close the public hearing.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor the public hearing was closed.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution #2017-09 Amending the Fiscal Year 2017 General Fund Budget**

Mr. Winkeljohn presented Resolution #2017-09 Amending the Fiscal Year 2017 General Fund Budget, explained that it reflected an adjustment to the current fiscal year budget, and asked for a motion to approve it.

On MOTION by Mr. Strong seconded by Mr. Nelson with all in favor Resolution #2017-09 Amending the Fiscal Year 2017 General Fund Budget was approved.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Audit for Fiscal Year Ending September 30, 2016**

Mr. Winkeljohn presented the audit for fiscal year ending September 30, 2016, indicated it was a clean audit, and asked for a motion to approve it.

On MOTION by Ms. Holloway seconded by Mr. Jones with all in favor the audit for fiscal year ending September 30, 2016 was accepted.

**EIGHTH 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**

**1) Number of Registered Voters in the District - 1,181**

Mr. Winkeljohn presented the letter from the Miami-Dade County Supervisor of Elections office indicating there were currently 1,181 registered voters in the District.

**2) Discussion of Financial Disclosure Report from the Commission on Ethics - everyone has filed**

Mr. Winkeljohn presented the report from the Commission on Ethics and congratulated everyone for filing their annual forms on time.

**3) Consideration of Proposed Fiscal Year 2018 Meeting Schedule**

Mr. Winkeljohn presented the proposed fiscal year 2018 meeting schedule and asked for a motion to approve it.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor the Check Run Summary and Combined Balance Sheet were approved.

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

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

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

**Coconut Cay Community Development District  
Developer Contributions - 02/14/18**

<b>Draw Request no.</b>	<b>Check#</b>	<b>Check Amount</b>	<b>Total Requested</b>	<b>Amount Retained</b>	<b>Total Released</b>
1	90258	\$ 95,589.50	\$ 95,589.50	\$ 9,558.95	\$ 86,030.55
2	90256	\$ 8,990.40	\$ 8,990.40	\$ -	\$ 8,990.40
3	92794	\$ 145,794.50	\$ 145,794.50	\$ 14,579.45	\$ 131,215.05
3	92794	\$ 6,955.73	\$ 6,955.73	\$ -	\$ 6,955.73

<b>Total</b>	\$ 257,330.13	\$ 257,330.13
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RESOLUTION 2018-01

**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 2017, 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 21th day of February, 2018 and be reflected in the monthly and fiscal Year End 9/30/17 Financial Statements and Audit Report of the District.

**Coconut Cay  
Community Development District**

by: \_\_\_\_\_  
Chairman/Vice-Chairman

Attest:

by: \_\_\_\_\_  
Secretary/Assistant Secretary

# Coconut Cay

## Community Development District

## General Fund

<i>Description</i>	<i>Adopted Budget FY 2017</i>	<i>Proposed Amendment FY 2017</i>	<i>Amended Budget FY 2017</i>
<i>Revenues</i>			
<i>Developer Contributions</i>	\$0	\$129,365	\$129,365
<b>TOTAL REVENUES</b>		<b>\$129,365</b>	
<i>Expenditures</i>			
<i>Maintenance</i>			
<i>Engineering</i>	\$5,000	\$21,394	\$26,394
<i>Postage</i>	\$250	\$969	\$1,219
<i>Printing &amp; Binding</i>	\$350	\$184	\$534
<i>Drainage Maintenance</i>	\$18,463	\$106,818	\$125,281
<i>Storm Sewer Pipe</i>	\$29,974	\$0	\$0
<b>TOTAL EXPENDITURES</b>		<b>\$129,365</b>	



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
[www.graucpa.com](http://www.graucpa.com)

September 1, 2017

Board of Supervisors  
Attn: Patti Powers  
Coconut Cay Community Development District  
5385 N. Nob Hill Road  
Sunrise, FL 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, 2017. 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 as of and for the fiscal year ended September 30, 2017. 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 2017 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

**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.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a

written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. 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 District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination 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.

### **Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. 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*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

### **Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. 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. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. 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 designing, implementing 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 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 and all accompanying information 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.

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 Control**

Our audit will include obtaining an understanding of the government 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. 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*.

**Engagement 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 \$3,800 for the September 30, 2017 audit, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

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.

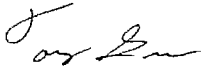
This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

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 2016 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,

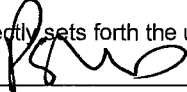
Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: 

Title: Treasurer

Date: 12/8/17



## 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, 2016 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 "Anita Ford", written over a horizontal line.

Anita Ford, Chair  
AICPA Peer Review Board  
2016

**COCONUT CAY  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF MIAMI GARDENS, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2017**



**COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT  
CITY OF MIAMI GARDENS, FLORIDA**

**TABLE OF CONTENTS**

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
<b>BASIC FINANCIAL STATEMENTS</b>	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
<b>INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS</b>	<b>24-25</b>
<b>INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA</b>	<b>26</b>
<b>MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA</b>	<b>27-28</b>



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT**

To the Board of Supervisors  
Coconut Cay Community Development District  
City of Miami Gardens, Florida

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Coconut Cay Community Development District, City of Miami Gardens, Florida ("District") as of and for the fiscal year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2017, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated January 19, 2018, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

### **Report on Other Legal and Regulatory Requirements**

We have also issued our report dated January 19, 2018, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

*B. J. & Associates*

January 19, 2018

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Coconut Cay Community Development District, City of Miami Gardens, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2017. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$2,743,149).
- The change in the District's total net position in comparison with the prior fiscal year was (\$53,849), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2017, the District's governmental funds reported combined ending fund balances of \$436,878, a decrease of (\$5,745) in comparison with the prior fiscal year. A portion of fund balance is non-spendable for prepaid items, restricted for debt service and capital projects and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues and developer revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2017	2016
Current and other assets	\$ 549,029	\$ 505,081
Capital assets, net of depreciation	3,034,424	3,246,111
Total assets	<u>3,583,453</u>	<u>3,751,192</u>
Current liabilities	234,433	188,323
Long-term liabilities	6,092,169	6,252,169
Total liabilities	<u>6,326,602</u>	<u>6,440,492</u>
Net position		
Net investment in capital assets	(3,057,745)	(3,006,058)
Restricted	291,313	279,850
Unrestricted	23,283	36,908
Total net position	<u>\$ (2,743,149)</u>	<u>\$ (2,689,300)</u>

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2017	2016
Revenues:		
Program revenues		
Charges for services	\$ 552,612	\$ 552,319
Operating grants and contributions	130,032	93,612
Capital grants and contributions	89	82
General revenues		
Unrestricted investment earnings	167	86
Total revenues	<u>682,900</u>	<u>646,099</u>
Expenses:		
General government	118,242	97,077
Maintenance and operations	320,015	306,308
Interest	298,492	306,935
Total expenses	<u>736,749</u>	<u>710,320</u>
Change in net position	<u>(53,849)</u>	<u>(64,221)</u>
Net position - beginning	<u>(2,689,300)</u>	<u>(2,625,079)</u>
Net position - ending	<u>\$ (2,743,149)</u>	<u>\$ (2,689,300)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2017 was \$736,749. The costs of the District's activities were paid almost entirely by program revenues. The remainder of the current fiscal year revenue includes Developer contributions, and interest revenue. The majority of the increase in program revenue is the result of the increase in Developer contributions. The increase in current fiscal year expenses is primarily the result of an increase in maintenance costs due to repair of the drainage system pipes.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budgeted amounts, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2017 was amended to increase revenue and appropriations by \$29,974.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2017, the District had \$4,308,273 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$1,273,849 has been taken, which resulted in a net book value of \$3,034,424. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2017, the District had \$5,460,000 in Bonds outstanding. In addition, the District had a liability due to the Developer of \$632,169 at September 30, 2017. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

The Board is considering refinancing the current outstanding Bonds; however, no formal action has been taken.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Coconut Cay Community Development District's Finance Department at 5385 North Nob Hill Road, Sunrise, Florida 33351.

**COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT  
CITY OF MIAMI GARDENS, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2017**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 7,442
Investments	10,623
Due from Developer	107,999
Prepaid items	8,520
Restricted assets:	
Investments	414,445
Capital assets:	
Depreciable, net	3,034,424
Total assets	3,583,453
<b>LIABILITIES</b>	
Accounts payable	102,592
Retainage payable	9,559
Accrued interest payable	122,282
Non-current liabilities:	
Due within one year	170,000
Due in more than one year	5,922,169
Total liabilities	6,326,602
<b>NET POSITION</b>	
Net investment in capital assets	(3,057,745)
Restricted for debt service	230,839
Restricted for capital projects	60,474
Unrestricted	23,283
Total net position	\$ (2,743,149)

See notes to the financial statements



**COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT**  
**CITY OF MIAMI GARDENS, FLORIDA**  
**STATEMENT OF ACTIVITIES**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

<u>Functions/Programs</u>	Program Revenues				Net (Expense)
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:					
Governmental activities:					
General government	\$ 118,242	\$ 83,413	\$ 129,365	\$ -	\$ 94,536
Maintenance and operations	320,015	-	-	89	(319,926)
Interest on long-term debt	298,492	469,199	667	-	171,374
Total governmental activities	736,749	552,612	130,032	89	(54,016)
		General revenues:			
					167
					167
					(53,849)
					(2,689,300)
					\$ (2,743,149)

See notes to the financial statements

**COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT  
CITY OF MIAMI GARDENS, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2017**

	Major Funds			Total Governmental Funds
	General	Debt Service Fund	Capital Project Fund	
<b>ASSETS</b>				
Cash	\$ 7,442	\$ -	\$ -	\$ 7,442
Investments	10,623	353,121	61,324	425,068
Due from other funds	850	-	-	850
Developer receivable	107,999	-	-	107,999
Prepaid items	8,520	-	-	8,520
Total assets	<u>\$ 135,434</u>	<u>\$ 353,121</u>	<u>\$ 61,324</u>	<u>\$ 549,879</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 102,592	\$ -	\$ -	\$ 102,592
Retainage payable	9,559	-	-	9,559
Due to other funds	-	-	850	850
Total liabilities	<u>112,151</u>	<u>-</u>	<u>850</u>	<u>113,001</u>
Fund balances:				
Nonspendable:				
Prepaid items	8,520	-	-	8,520
Restricted for:				
Debt service	-	353,121	-	353,121
Capital projects	-	-	60,474	60,474
Unassigned	14,763	-	-	14,763
Total fund balances	<u>23,283</u>	<u>353,121</u>	<u>60,474</u>	<u>436,878</u>
Total liabilities and fund balances	<u>\$ 135,434</u>	<u>\$ 353,121</u>	<u>\$ 61,324</u>	<u>\$ 549,879</u>

See notes to the financial statements

**COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT  
CITY OF MIAMI GARDENS, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2017**

Fund balance - governmental funds \$ 436,878

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	4,308,273	
Accumulated depreciation	<u>(1,273,849)</u>	3,034,424

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Due to Developer	(632,169)	
Accrued interest payable	(122,282)	
Bonds payable	<u>(5,460,000)</u>	<u>(6,214,451)</u>
Net position of governmental activities		<u><u>\$ (2,743,149)</u></u>

See notes to the financial statements

**COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT  
CITY OF MIAMI GARDENS, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	Major Funds			Total Governmental Funds
	General	Debt Service Fund	Capital Projects Fund	
<b>REVENUES</b>				
Assessments	\$ 83,413	\$ 469,199	\$ -	\$ 552,612
Developer contributions	129,365	-	-	129,365
Interest	167	667	89	923
Total revenues	<u>212,945</u>	<u>469,866</u>	<u>89</u>	<u>682,900</u>
<b>EXPENDITURES</b>				
Current:				
General government	118,242	-	-	118,242
Maintenance and operations	108,328	-	-	108,328
Debt service:				
Principal	-	160,000	-	160,000
Interest	-	302,075	-	302,075
Total expenditures	<u>226,570</u>	<u>462,075</u>	<u>-</u>	<u>688,645</u>
Excess (deficiency) of revenues over (under) expenditures	(13,625)	7,791	89	(5,745)
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund transfers	-	(8,590)	8,590	-
Total other financing sources (uses)	<u>-</u>	<u>(8,590)</u>	<u>8,590</u>	<u>-</u>
Net change in fund balances	(13,625)	(799)	8,679	(5,745)
Fund balances - beginning	<u>36,908</u>	<u>353,920</u>	<u>51,795</u>	<u>442,623</u>
Fund balances - ending	<u>\$ 23,283</u>	<u>\$ 353,121</u>	<u>\$ 60,474</u>	<u>\$ 436,878</u>

See notes to the financial statements

**COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT  
CITY OF MIAMI GARDENS, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

Net change in fund balances - total governmental funds	\$	(5,745)
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(211,687)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		160,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.		<u>3,583</u>
Change in net position of governmental activities	\$	<u>(53,849)</u>

See notes to the financial statements

**COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT  
CITY OF MIAMI GARDENS, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Coconut Cay Community Development District ("District") was created on September 8, 2005 pursuant to Ordinance No. 05-164 enacted by the County Commission of the Miami-Dade County, Florida, under the "Uniform Community Development District Act of 1980", otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by a five-member Board of Supervisors ("Board"). The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2017, one of the Board members is affiliated with the D.R. Horton (Developer).

The Board has the final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### Debt Service Fund

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on debt.

### Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.



## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Storm Drainage	30
Roadways, sidewalks, and other	20

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s). For example, the District would record deferred outflows of resources on the statement of net position related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s). For example, when an asset is recorded in the governmental fund financial statements, but the revenue is unavailable, the District reports a deferred inflow of resources on the balance sheet until such times as the revenue becomes available.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position (Continued)**

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer, except for the balances in the debt service and capital projects funds which are Trust Funds held separately and apart from any other funds of the bank subject to Office of the Comptroller of the Currency (OCC) regulations. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2017:

	Amortized Cost	Credit Risk	Maturities
Investment in Local Government Surplus Funds Trust			Weighted average of the fund
Fund (Florida PRIME)	\$ 10,623	S&P AAAM	portfolio: 51 days
US Bank Money Market Fund	414,445	N/A	N/A
	<u>\$ 425,068</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2017 were as follows:

Fund	Transfer in	Transfer out
Debt service fund	\$ -	\$ 8,590
Capital projects fund	8,590	-
Total	<u>\$ 8,590</u>	<u>\$ 8,590</u>

The transfers consist of the excess funds from the debt service fund trust estate which were transferred to the deferred costs account in accordance with the Series 2006 Bond Indenture.

## NOTE 6 – CAPITAL ASSETS

Capital assets activity for the fiscal year ended September 30, 2017 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure - storm drainage	\$ 223,524	\$ -	\$ -	\$ 223,524
Infrastructure - roadways, sidewalks, and other	4,084,749	-	-	4,084,749
Total capital assets, being depreciated	<u>4,308,273</u>	<u>-</u>	<u>-</u>	<u>4,308,273</u>
Less accumulated depreciation for:				
Infrastructure - storm drainage	40,975	7,450	-	48,425
Infrastructure - roadways, sidewalks, and other	1,021,187	204,237	-	1,225,424
Total accumulated depreciation	<u>1,062,162</u>	<u>211,687</u>	<u>-</u>	<u>1,273,849</u>
Total capital assets, being depreciated, net	<u>3,246,111</u>	<u>(211,687)</u>	<u>-</u>	<u>3,034,424</u>
Governmental activities capital assets, net	<u>\$ 3,246,111</u>	<u>\$ (211,687)</u>	<u>\$ -</u>	<u>\$ 3,034,424</u>

In fiscal year 2015, the District determined that a total deferred cost liability of \$632,169 exists for costs in connection with the capital improvement program which were not paid with Bond proceeds, but were advanced by the Developer under the Acquisition Agreement. See Note 7 below for more information.

Depreciation expense was charged to the maintenance and operations function.

## NOTE 7– LONG TERM LIABILITIES

### Series 2006

On May 1, 2006, the District issued \$6,840,000 of Special Assessment Bonds, Series 2006. The Bonds are due May 1, 2036 with a fixed interest rate of 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1 and the principal is to be paid serially on each May 1, commencing May 1, 2007.

The Bonds are subject to redemption at the option of the District prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2017.

**NOTE 7– LONG TERM LIABILITIES (Continued)**

**Developer Liability**

As discussed in Note 6 above, the Developer advanced funds for construction of the 2006 improvements. The advances were intended to be reimbursed as the improvements were completed and were repaid in the prior fiscal year. Furthermore, as discussed in Note 6 above, deferred costs of \$632,169 related to the Series 2006 Project exist at September 30, 2017. The balance owed to the Developer is not included in the maturity schedule below.

**Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2017 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2006	\$ 5,620,000	\$ -	\$ 160,000	\$ 5,460,000	\$ 170,000
Due to Developer	632,169	-	-	632,169	-
Total	<u>\$ 6,252,169</u>	<u>\$ -</u>	<u>\$ 160,000</u>	<u>\$ 6,092,169</u>	<u>\$ 170,000</u>

At September 30, 2017, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2018	\$ 170,000	\$ 293,475	\$ 463,475
2019	180,000	284,338	464,338
2020	190,000	274,663	464,663
2021	200,000	264,450	464,450
2022	210,000	253,700	463,700
2023-2027	1,240,000	1,086,019	2,326,019
2028-2032	1,620,000	714,069	2,334,069
2033-2036	1,650,000	227,631	1,877,631
Total	<u>\$ 5,460,000</u>	<u>\$ 3,398,345</u>	<u>\$ 8,858,345</u>

**NOTE 8 – DEVELOPER TRANSACTIONS**

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

Also during the current fiscal year, the District and the Developer executed a funding agreement relate to the drainage repairs. The Developer will contribute a not to exceed amount of \$308,240 towards the project. The Developer contributed a total of \$129,365 which includes a receivable of \$107,999 at September 30, 2017.

**NOTE 9 – CONCENTRATION**

A portion of the District’s activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District’s operations.

**NOTE 10 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE 11 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**NOTE 12 – OTHER INFORMATION**

**HOA Litigation**

Coconut Cay HOA has a legal action against the Developer regarding the drainage performance. In the current fiscal year, the District assigned its rights as owner of much of the system to the HOA to pursue and/or defend any legal actions against the Developer.

**COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT  
CITY OF MIAMI GARDENS, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 82,883	\$ 82,883	\$ 83,413	\$ 530
Developer contributions	-	29,974	129,365	99,391
Interest	-	-	167	167
Total revenues	<u>82,883</u>	<u>112,857</u>	<u>212,945</u>	<u>100,088</u>
<b>EXPENDITURES</b>				
Current:				
General government	99,087	99,087	118,242	(19,155)
Maintenance and operations	20,803	50,777	108,328	(57,551)
Total expenditures	<u>119,890</u>	<u>149,864</u>	<u>226,570</u>	<u>(76,706)</u>
Excess (deficiency) of revenues over (under) expenditures	(37,007)	(37,007)	(13,625)	23,382
<b>OTHER FINANCING SOURCES</b>				
Carryforward	37,007	37,007	-	(37,007)
Total other financing sources	<u>37,007</u>	<u>37,007</u>	<u>-</u>	<u>(37,007)</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	(13,625)	<u>\$ (13,625)</u>
Fund balance - beginning			<u>36,908</u>	
Fund balance - ending			<u>\$ 23,283</u>	

See notes to required supplementary information

**COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT  
CITY OF MIAMI GARDENS, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2017 was amended to increase revenue and appropriations by \$29,974.





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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Coconut Cay Community Development District  
City of Miami Gardens, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Coconut Cay Community Development District, City of Miami Gardens, Florida ("District") as of and for the fiscal year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 19, 2018.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*B* *han & Associates*

January 19, 2018



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Coconut Cay Community Development District  
City of Miami Gardens, Florida

We have examined Coconut Cay Community Development District, City of Miami Gardens, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2017. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2017.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Coconut Cay Community Development District, City of Miami Gardens, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

January 19, 2018



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**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Coconut Cay Community Development District  
City of Miami Gardens, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Coconut Cay Community Development District, City of Miami Gardens, Florida ("District") as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated January 19, 2018.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 19, 2018, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Coconut Cay Community Development District, City of Miami Gardens, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Coconut Cay Community Development District, City of Miami Gardens, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

*Grau & Associates*

January 19, 2018

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2016.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2017.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2017.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The financial report filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes agrees with the September 30, 2017 financial audit report.
6. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
7. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2017. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

**Coconut Cay  
Community Development District**

*Check Run Summary*

*February 21, 2018*

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
08/17/17	757-758	\$4,061.63
09/26/17	759-764	\$7,697.08
10/20/17	765-766	\$2,186.60
11/07/17	767-768	\$95,020.95
12/11/17	769-774	\$13,194.79
12/20/17	775-778	\$103,755.40
01/04/18	779-780	\$138,170.78
01/11/18	781-783	\$331,030.73
02/09/18	784	\$5,414.97
02/13/18	785-790	\$13,613.84
<i>Total</i>		<u><u>\$714,146.77</u></u>

\*\*\* CHECK DATES 08/08/2017 - 02/13/2018 \*\*\*

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 #
8/17/17	00012	8/08/17	5-889-81	201708 310-51300-42000	DELIVERIES THRU-8/03/17 FEDEX	*	22.89	22.89	000757
8/17/17	00001	8/01/17	131	201708 310-51300-34000	MANAGEMENT FEES-AUG 17	*	3,500.00		
		8/01/17	131	201708 310-51300-31300	DISSEM AGNT SVCS-AUG 17	*	91.67		
		8/01/17	131	201708 310-51300-35100	WEBSITE ADMIN-AUG 17	*	41.67		
		8/01/17	131	201708 310-51300-51000	OFFICE SUPPLIES-AUG 17	*	40.40		
		8/01/17	131	201708 310-51300-42000	POSTAGE-AUG 17	*	234.60		
		8/01/17	131	201708 310-51300-42500	COPIES-AUG 17	*	130.40		
					GMS-SF, LLC			4,038.74	000758
9/26/17	00027	9/01/17	129306	201709 320-53800-46800	SEPT 17 - LAKE MGMT SVCS ALLSTATE RESOURCE MANAGEMENT	*	195.00	195.00	000759
9/26/17	00030	9/05/17	254492-0	201709 310-51300-48000	NOTICE OF MTG DATES ALM MEDIA LLC	*	94.75	94.75	000760
9/26/17	00021	8/23/17	5906	201708 300-15500-10000	FY 2018 INSURANCE EGIS INSURANCE ADVISORS, LLC	*	6,042.00	6,042.00	000761
9/26/17	00012	8/15/17	58975031	201708 310-51300-42000	DELIVERIES THRU 08/15/17 FEDEX	*	142.83	142.83	000762
9/26/17	00016	7/07/17	15907	201707 310-51300-31200	ARBITRAGE S06 FYE 4/30/17 GRAU & ASSOCIATES	*	1,200.00	1,200.00	000763
9/26/17	00004	7/31/17	95476	201707 310-51300-31500	JUL 2017 - LEGAL SERVICES HOPPING GREEN & SAMS	*	22.50	22.50	000764
10/20/17	00017	8/14/17	4312	201707 310-51300-31100	JUL 2017 - ENGINEER SVCS ALVAREZ ENGINEERS, INC.	*	2,011.60	2,011.60	000765

COCO COCONUT CAY IARAUJO

\*\*\* CHECK DATES 08/08/2017 - 02/13/2018 \*\*\*

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 #
10/20/17	00009	10/02/17	70775	201710 310-51300-54000	SPECIAL DISTRICT FEE FY18	*	175.00		
					DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	000766
11/07/17	00017	9/06/17	4361	201708 320-53800-46802	AUG 17 - DRAINAGE PIPE RP	*	1,863.65		
		10/04/17	4383	201709 320-53800-46802	SEPT 17 - DRAINAGE PIPE	*	7,126.75		
					ALVAREZ ENGINEERS, INC.			8,990.40	000767
11/07/17	00032	9/25/17	DRAW #1	201709 320-53800-46802	PAYMENT#1 DRAINAGE REPAIR	*	86,030.55		
					PERSANT CONSTRUCTION CO INC			86,030.55	000768
12/11/17	00027	10/01/17	129935	201710 320-53800-46800	OCT 2017 - LAKE MGMT SVCS	*	195.00		
		11/01/17	130559	201711 320-53800-46800	NOV 2017 - LAKE MGMT SVCS	*	195.00		
					ALLSTATE RESOURCE MANAGEMENT			390.00	000769
12/11/17	00017	9/06/17	4362	201708 310-51300-31100	AUG 2017 - ENGINEER SVCS	*	525.00		
					ALVAREZ ENGINEERS, INC.			525.00	000770
12/11/17	00010	12/08/17	12082017	201712 300-20700-10000	TXFER OF TAX RCPTS	*	7,229.59		
					COCONUT CAY CDD			7,229.59	000771
12/11/17	00012	11/14/17	59938255	201711 310-51300-42000	DELIVERIES THRU 11/14/17	*	15.50		
					FEDEX			15.50	000772
12/11/17	00001	9/01/17	132	201709 310-51300-34000	SEPT 17 - MGMT FEES	*	3,500.00		
		9/01/17	132	201709 310-51300-31300	SEPT 17 - DISSEMINATION	*	91.67		
		9/01/17	132	201709 310-51300-35100	SEPT 17 - WEBSITE ADMIN	*	41.67		
		9/01/17	132	201709 310-51300-51000	SEPT 17 - OFFICE SUPPLIES	*	15.00		
		9/01/17	132	201709 310-51300-42000	SEPT 17 - POSTAGE/DELIVER	*	235.52		
		9/01/17	132	201709 310-51300-42500	SEPT 17 - COPIES	*	85.10		
					GMS-SF, LLC			3,968.96	000773

COCO COCONUT CAY IARAUJO



\*\*\* CHECK DATES 08/08/2017 - 02/13/2018 \*\*\*

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 #
12/11/17	00004	8/31/17	96204	201708 310-51300-31500		*	555.50		
			AUG 2017	- LEGAL SVCS					
		8/31/17	96205	201708 310-51300-31500		*	48.00		
			AUG 2017	- LEGAL SVCS					
		9/30/17	96525	201709 310-51300-31500		*	48.00		
			SEPT 17	- LEGAL SERVICES					
		9/30/17	96526	201709 310-51300-31500		*	414.24		
			SEPT 17	- LEGAL SERVICES					
HOPPING GREEN & SAMS								1,065.74	000774
12/20/17	00027	12/01/17	131222	201712 320-53800-46800		*	195.00		
			DEC 2017	- LAKE MGMT SVCS					
ALLSTATE RESOURCE MANAGEMENT								195.00	000775
12/20/17	00017	11/14/17	4449	201710 310-51300-31100		*	943.75		
			OCT 2017	- ENGINEER SVCS					
ALVAREZ ENGINEERS, INC.								943.75	000776
12/20/17	00010	12/20/17	12202017	201712 300-20700-10000		*	93,648.72		
			TXFER OF TAX RCPTS						
COCONUT CAY CDD								93,648.72	000777
12/20/17	00001	10/02/17	133	201710 310-51300-34000		*	2,854.17		
			OCT 17	- MGMT FEES					
		10/02/17	133	201710 310-51300-31300		*	91.67		
			OCT 17	- DISSEMINATION					
		10/02/17	133	201710 310-51300-42000		*	10.19		
			OCT 17	- POSTAGE					
		10/02/17	133	201710 310-51300-42500		*	9.60		
			OCT 17	- COPIES					
		10/02/17	133	201710 310-51300-41000		*	14.44		
			OCT 17	- TELEPHONE					
		11/01/17	134	201711 310-51300-34000		*	2,854.17		
			NOV 17	- MGMT FEES					
		11/01/17	134	201711 310-51300-31300		*	91.67		
			NOV 17	- DISSEMINATION					
		11/01/17	134	201711 310-51300-35100		*	41.67		
			NOV 17	- WEBSITE ADMIN					
		11/01/17	134	201711 310-51300-42000		*	3.68		
			NOV 17	- POSTAGE					
		11/01/17	134	201711 310-51300-42500		*	3.15		
			NOV 17	- COPIES					
		12/01/17	135	201712 310-51300-34000		*	2,854.17		
			DEC 17	- MGMT FEES					
		12/01/17	135	201712 310-51300-31300		*	91.67		
			DEC 17	- DISSEMINATION					

COCO COCONUT CAY IARAUJO

\*\*\* CHECK DATES 08/08/2017 - 02/13/2018 \*\*\*

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 #
		12/01/17	135	201712 310-51300-35100		*	41.67		
			DEC 17 - WEBSITE ADMIN						
		12/01/17	135	201712 310-51300-42000		*	.46		
			DEC 17 - POSTAGE						
		12/01/17	135	201712 310-51300-42500		*	5.55		
			DEC 17 - COPIES						
					GMS-SF, LLC			8,967.93	000778
1/04/18	00017	11/14/17	4450	201710 320-53800-46802		*	6,955.73		
			OCT 17 - DRAINAGE PIPE RP						
					ALVAREZ ENGINEERS, INC.			6,955.73	000779
1/04/18	00032	11/27/17	DRAW #3	201711 320-53800-46802		*	131,215.05		
			DRAINAGE REPAIR-DRAW #3						
					PERSANT CONSTRUCTION CO INC			131,215.05	000780
1/11/18	00027	1/01/18	131890	201801 320-53800-46800		*	195.00		
			JAN 2018 - LAKE MGMT SVCS						
					ALLSTATE RESOURCE MANAGEMENT			195.00	000781
1/11/18	00010	1/11/18	0112018	201801 300-20700-10000		*	327,846.38		
			TXFER OF TAX RCPTS						
					COCONUT CAY CDD			327,846.38	000782
1/11/18	00001	1/02/18	136	201801 310-51300-34000		*	2,854.17		
			JAN 18 - MGMT FEES						
		1/02/18	136	201801 310-51300-31300		*	91.67		
			JAN 18 - DISSEMINATION						
		1/02/18	136	201801 310-51300-35100		*	41.67		
			JAN 18 - WEBSITE ADMIN						
		1/02/18	136	201801 310-51300-42000		*	1.84		
			JAN 18 - POSTAGE						
					GMS-SF, LLC			2,989.35	000783
2/09/18	00010	2/09/18	02092018	201802 300-20700-10000		*	5,414.97		
			TXFER OF TAX RCPTS						
					COCONUT CAY CDD			5,414.97	000784
2/13/18	00027	2/01/18	132508	201802 320-53800-46800		*	195.00		
			FEB 2018 - LAKE MGMT SVCS						
					ALLSTATE RESOURCE MANAGEMENT			195.00	000785
2/13/18	00008	1/16/18	50204	201801 310-51300-49300		*	5,420.00		
			ANNUAL MONITOR FEE-542CER						
					CITY OF MIAMI GARDENS			5,420.00	000786

COCO COCONUT CAY IARAUJO

\*\*\* CHECK DATES 08/08/2017 - 02/13/2018 \*\*\*

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 #
2/13/18	00012	1/09/18	60502340	201801 310-51300-42000		*	24.37		
				DELIVERIES THRU 01/09/18					
					FEDEX			24.37	000787
-----									
2/13/18	00001	2/01/18	137	201802 310-51300-34000		*	2,854.17		
				FEB 18 - MGMT FEES					
		2/01/18	137	201802 310-51300-31300		*	91.67		
				FEB 18 - DISSEMINATION					
		2/01/18	137	201802 310-51300-35100		*	41.67		
				FEB 18 - WEBSITE ADMIN					
		2/01/18	137	201802 310-51300-51000		*	.72		
				FEB 18 - OFFICE SUPPLIES					
		2/01/18	137	201802 310-51300-42000		*	4.87		
				FEB 18 - POSTAGE					
		2/01/18	137	201802 310-51300-42500		*	2.10		
				FEB 18 - COPIES					
					GMS-SF, LLC			2,995.20	000788
-----									
2/13/18	00016	1/03/18	16168	201712 310-51300-32200		*	1,500.00		
				FY 2017 AUDIT FEES					
		2/01/18	16266	201801 310-51300-32200		*	2,300.00		
				FY 2017 AUDIT FEES					
					GRAU & ASSOCIATES			3,800.00	000789
-----									
2/13/18	00004	10/31/17	97447	201710 310-51300-31500		*	324.27		
				OCT 2017 - LEGAL SERVICES					
		11/30/17	97759	201711 310-51300-31500		*	328.87		
				NOV 2018 - LEGAL SERVICES					
		12/31/17	98258	201712 310-51300-31500		*	526.13		
				DEC 2017 - LEGAL SERVICES					
					HOPPING GREEN & SAMS			1,179.27	000790
-----									
					TOTAL FOR BANK A		714,146.77		
					TOTAL FOR REGISTER		714,146.77		

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

\$ 114,317.79    \$ 490,872.00    \$605,189.79

**TOTAL ASSESSMENT LEVY**

							<b>ASSESSED THROUGH COUNTY</b>		
							18.89%	81.11%	100.00%
							36300.10000	36300.10000	
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
<b>TOTAL</b>		<b>\$556,098.19</b>	<b>\$21,968.38</b>	<b>\$5,560.64</b>	<b>\$210.22</b>	<b>\$528,779.39</b>	<b>\$99,884.19</b>	<b>\$428,895.20</b>	<b>\$528,779.39</b>

**Assessed on Roll:**

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$114,317.79	18.8896%	\$99,884.19	(\$99,884.19)	\$0.00
DEBT SERVICE	\$490,872.00	81.1104%	\$428,895.20	(\$428,724.69)	\$170.51
<b>TOTAL</b>	<b>\$605,189.79</b>	<b>100.00%</b>	<b>\$528,779.39</b>	<b>(\$528,608.88)</b>	<b>\$170.51</b>

<b>92%</b>	<b>Gross Percent Collected</b>
<b>\$605,189.79</b>	<b>Balance Remaining to Collect</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
<b>TOTAL</b>		<b>\$428,724.69</b>

**COCONUT CAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
January 31, 2018

	<u>Major Funds</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b><u>ASSETS:</u></b>				
Cash	\$113,447	---	---	\$113,447
Due From Other Funds	\$850	\$171	---	\$1,021
State Board	\$10,675	---	---	\$10,675
Investments:				
Reserve	---	\$184,002	---	\$184,002
Revenue	---	\$428,728	---	\$428,728
Deferred Cost	---	---	\$83,932	\$83,932
<b>TOTAL ASSETS</b>	<u>\$124,972</u>	<u>\$612,901</u>	<u>\$83,932</u>	<u>\$821,805</u>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$34,562	---	---	\$34,562
Due To Other Funds	\$171	---	\$850	\$1,021
<b>TOTAL LIABILITIES</b>	<u>\$34,733</u>	<u>\$0</u>	<u>\$850</u>	<u>\$35,583</u>
<b><u>FUND BALANCES:</u></b>				
Restricted for:				
Debt Service	---	\$612,901	---	\$612,901
Capital Projects	---	---	\$83,082	\$83,082
Unassigned	\$90,239	---	---	\$90,239
<b>TOTAL FUND BALANCES</b>	<u>\$90,239</u>	<u>\$612,901</u>	<u>\$83,082</u>	<u>\$786,222</u>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>\$124,972</u>	<u>\$612,901</u>	<u>\$83,932</u>	<u>\$821,805</u>

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

**GENERAL FUND**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/2018	ACTUAL THRU 01/31/2018	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$108,600	\$99,884	\$99,884	\$0
Interest Income	\$0	\$0	\$52	\$52
Developer Contributions	\$0	\$0	\$152,750	\$152,750
<b>TOTAL REVENUES</b>	<b>\$108,600</b>	<b>\$99,884</b>	<b>\$252,686</b>	<b>\$152,802</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$6,000	\$2,000	\$0	\$2,000
FICA Expense	\$459	\$153	\$0	\$153
Engineering	\$6,000	\$2,000	\$944	\$1,056
Arbitrage Calculation	\$1,250	\$417	\$0	\$417
Dissemination	\$1,100	\$367	\$367	(\$0)
Attorney	\$16,250	\$5,417	\$1,179	\$4,237
Annual Audit	\$3,800	\$3,800	\$3,800	\$0
Trustee Fees	\$3,750	\$3,750	\$2,478	\$1,272
Management Fees	\$34,250	\$11,417	\$11,417	(\$0)
Telephone	\$50	\$17	\$14	\$2
Postage	\$200	\$67	\$56	\$11
Printing & Binding	\$450	\$150	\$18	\$132
Insurance	\$6,638	\$6,638	\$6,042	\$596
Legal Advertising	\$895	\$298	\$0	\$298
Other Current Charges	\$500	\$167	\$165	\$2
Office Supplies	\$100	\$33	\$0	\$33
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Monitoring Fee	\$5,430	\$5,430	\$5,420	\$10
Website Compliance	\$500	\$167	\$125	\$42
<b>TOTAL ADMINISTRATIVE</b>	<b>\$87,797</b>	<b>\$42,461</b>	<b>\$32,200</b>	<b>\$10,261</b>
<b>MAINTENANCE</b>				
Lake Maintenance	\$2,340	\$780	\$780	\$0
Drainage Maintenance	\$18,463	\$6,154	\$152,750	(\$146,596)
Drainage Contingency	\$0	\$0	\$0	\$0
<b>TOTAL MAINTENANCE</b>	<b>\$20,803</b>	<b>\$6,934</b>	<b>\$153,530</b>	<b>(\$146,596)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$108,600</b>	<b>\$49,395</b>	<b>\$185,731</b>	<b>(\$126,075)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$66,955</b>	
FUND BALANCE - Beginning	\$0		\$23,284	
FUND BALANCE - Ending	\$0		\$90,239	

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

**DEBT SERVICE FUND**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For The Period Ending January 31, 2018

	ADOPTED BUDGET	PRORATED THRU 01/31/2018	ACTUAL THRU 01/31/2018	VARIANCE
<b>REVENUES:</b>				
Special Assessments	\$466,328	\$428,895	\$428,895	\$0
Interest Income	\$40	\$7	\$187	\$180
<b>TOTAL REVENUES</b>	<b>\$466,369</b>	<b>\$428,902</b>	<b>\$429,082</b>	<b>\$180</b>
<b>EXPENDITURES:</b>				
<i>Series 2006</i>				
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>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer <sup>(1)</sup>	(\$11,689)	(\$22,564)	(\$22,564)	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>(\$11,689)</b>	<b>(\$22,564)</b>	<b>(\$22,564)</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$8,796)</b>		<b>\$259,781</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$158,492</b>		<b>\$353,120</b>	
<b>FUND BALANCE - Ending</b>	<b>\$149,696</b>		<b>\$612,901</b>	

<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*

Interest Rate;	5.375%
Maturity Date:	5/1/2036
	3.37% of Outstanding Aggregate Principal

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

<b>Total Current Bonds Outstanding</b>	<b>\$5,460,000.00</b>
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Deferred Cost Obligation - 9/30/2017	\$632,169.00
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<b>Total Deferred Cost Obligation</b>	<b>\$632,169.00</b>
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<b>Total Long-Term Liabilities</b>	<b>\$6,092,169.00</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 January 31, 2018

	ADOPTED BUDGET	PRORATED THRU 01/31/2018	ACTUAL THRU 01/31/2018	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$45	\$45
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$45</b>	<b>\$45</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Interfund Transfer	\$0	\$0	\$22,564	\$22,564
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,564</b>	<b>\$22,564</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$22,609</b>	
<b>FUND BALANCE - Beginning</b>			<b>\$60,474</b>	
<b>FUND BALANCE - Ending</b>			<b>\$83,082</b>	