



Coconut Cay
Community Development District

www.coconutcaycdd.com

April Williams – Chair

Clarence Strong III – Vice Chairman

Marvin Cordero – Assistant Secretary

Linda Holloway – Assistant Secretary

Malcolm Jones – Assistant Secretary

March 18, 2026



Coconut Cay

Community Development District

Updated Agenda

Seat 3: April Williams – (C.)	
Seat 1: Clarence Strong III – (V.C.)	
Seat 4: Marvin Cordero – (A.S.)	
Seat 2: Linda Holloway– (A.S.)	
Seat 5: Malcolm Jones – (A.S.)	

Wednesday
March 18, 2026
3:00p.m.

City of Miami Gardens City Hall, (Community Room)
18605 NW 27 Avenue, Miami Gardens, FL 33056

[Join the meeting now](#)

Meeting ID: 251 074 908 165 and Passcode: q4vm6PU3
1 872-240-4685 and Phone Conference ID: 803 914 900#

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 May 21, 2025 Meeting – **Page 4**
4. Consideration of
 - A. **Resolution 2026-01** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 9**
 - B. **Resolution 2026-02 Intent to Operate and Maintain Certain Portions of the Surface Water Management Systems – Page 21**
5. Acceptance of Audit for Fiscal Year Ending in September 30, 2025 – **Page 47**
6. Discussion of
 - A. Procedures for the General Election – **Page 88**
 - B. Discussion of Digitization of Existing Stormwater Infrastructure Data into ArcGIS – **Page 91**
7. Ratification of Engagement Letter with Berger, Toombs, Elam, Gaines, & Frank to perform the Audit for Fiscal Year Ending September 30, 2025 – **Page 93**
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 - A. Attorney
 - B. Engineer – District Engineer’s Report for Fiscal Year 2025-2026 – **Page 106**
 - C. Field – Monthly Report – **Page 111**
 - D. Manager
 - 1) Update on Pump System
 - 2) Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards – **Page 114**
9. Financial Reports
 - A. Approval of Check Run Summary – **Page 119**
 - B. Approval of Unaudited Financials – **Page 128**

10. Supervisors Requests and Audience Comments

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 Wednesday, May 21, 2025, at 3:00 p.m. at 18605 NW 27th Avenue, Miami Gardens, Florida.

Present and constituting a quorum were:

Clarence Strong
Marvin Cordero
Linda Holloway

Vice Chairman
Assistant Secretary
Assistant Secretary

Also present were:

Paul Winkeljohn
Alyssa Willson

District Manager
District Counsel (by phone)

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 – Public Comment Limited to 3 Minutes)*

There not being any, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 19, 2025 Meeting

Mr. Winkeljohn presented the minutes from the March 19, 2025 meeting, asked for any comments or changes, and upon hearing none, asked for a motion to approve them.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor, the Minutes of the March 19, 2025 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2026 Budget

A. Motion to Open the Public Hearing

Mr. Winkeljohn presented item No. 4, the public hearing to adopt the fiscal year 2026 budget and asked for a motion to open the public hearing.

On MOTION by Mr. Strong seconded by Mr. Cordero with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2025-04 Annual Appropriation Resolution

Mr. Winkeljohn stated there was no audience in attendance for any public comment or discussion. He then gave a brief explanation relating to the budget stating this was the same budget that was proposed at a prior meeting and there was no increase to the assessments, therefore, they are exactly the same as the previous year. He then moved to resolution #2025-04, the annual appropriation resolution and asked for any questions or comments. Upon hearing none, he asked for a motion to approve the resolution.

On MOTION by Mr. Strong seconded by Ms. Holloway with all in favor, Resolution #2025-04 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2025-05 Levy of Non Ad Valorem Assessments

Mr. Winkeljohn presented resolution #2025-05 levy of the Non-Ad Valorem Assessments and gave a brief explanation of this item. He then asked for any comments or questions, and upon hearing none, asked for a motion to approve the resolution.

On MOTION by Ms. Holloway seconded by Mr. Cordero with all in favor, Resolution #2025-05 Levy of Non Ad Valorem was approved.

E. Motion to Close the Public Hearing

Mr. Winkeljohn then asked for a motion to close the public hearing.

On MOTION by Mr. Strong seconded by Ms. Holloway with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Willson stated there was a request from the developer for the CDD to accept the small piece of property which was discussed at a previous meeting. She also stated the engineer had reviewed it as well and it did not appear that it would necessarily serve a purpose for the District as far as putting a pump station or something else on that tract of land. Ms. Willson made a few additional comments relating to this item.

Mr. Winkeljohn also made a few comments as well, and then asked for any questions or comments.

(At this point there was a brief discussion among the Board members and Mr. Winkeljohn relating to this item)

Mr. Winkeljohn then asked for a motion to authorize staff to take the necessary actions to transfer the property depending on a clean title.
approve a quit claim deed with title confirmation.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor, authorizing to approve all necessary actions to transfer the piece of property subject to a clean title search was approved.

Ms. Willson also stated the legislation session was still wrapping up and once the session had concluded which was extended they would let the Board know but, so far, no major items impacting Special Districts but, she would have some updates to the rules of procedures to incorporate some additional procurement requirements that were passed.

B. Engineer

Mr. Winkeljohn gave a quick engineering update stating everything was still on schedule for the permitting of the pump station. They had their meeting and they drafted the modeling and sent it in for a quick review, and he should hear back in the next week or two on that, however, there were no new updates on anything else.

(At this point there was a brief discussion among the Board members and Mr. Winkeljohn relating to this item)

C. Field – Monthly Report

Mr. Winkeljohn stated the most updated field report was submitted and was included in the agenda which gives a summary of the pump project and other maintenance items as well.

D. Manager

- 1) **Update on Pump System**
- 2) **Consideration of Proposed Fiscal Year 2026 Meeting Schedule**
- 3) **Discussion of Financial Disclosure Report from the Commission on Ethics and Reminder to File Annual Form**
- 4) **Number of Registered Voters in the District – 1,463**

Mr. Winkeljohn stated the pump system update was already addressed under the engineer. He then presented the proposed fiscal year 2026 meeting schedule, asked for any questions or comments and upon hearing none, asked for a motion to approve.

On MOTION by Mr. Strong seconded by Ms. Holloway with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule was approved.

Mr. Winkeljohn then presented the discussion of financial disclosure report and gave a brief explanation of the report stating he received his email this week from the state to renew his Form 1 and the Board members should be receiving theirs as well, but as of May 15, 2025 the report showed no one had filed their Form 1s. He also reminded the Board to file their annual forms which were due by July 1st and this year everyone should check the box that states they took the 4 hours of ethics training. Mr. Winkeljohn also announced the number of registered voters in the District as 1,463.

SIXTH ORDER OF BUSINESS

Financial Reports

- A. Approval of Check Run Summary**
- B. Acceptance of Unaudited Financials**

Mr. Winkeljohn presented the financial reports, gave a brief update stating he had nothing of significance to report or bring to the attention of the Board. He then asked for any comments or questions. Upon not hearing any, asked for a motion to approve the check run summary, and the unaudited financials.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor, the Check Run Summary and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Winkeljohn asked if there was any other business to discuss, and upon hearing nothing further, asked for a motion to adjourn the meeting.

On MOTION by Mr. Strong seconded by Ms. Holloway with all in favor the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Coconut Cay Community Development District (“**District**”) prior to June 15, 2026, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2026

HOUR: 3:00 p.m.

LOCATION: City of Miami Gardens
 City Hall Community Room
 18605 NW 27th Avenue
 Miami Gardens, Florida 33056

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Miami Gardens and Miami-Dade County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget

on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

ATTEST:

**COCONUT CAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2026/2027 Proposed Budget

Exhibit A

Fiscal Year 2026/2027 Proposed Budget



Coconut Cay
Community Development District

Proposed Budget
FY 2027



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Coconut Cay
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY 2026	Actual Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessment	\$108,602	\$100,287	\$8,315	\$108,602	108,602
Interest Income	3,000	3,143	4,401	7,544	3,000
Carry Forward Surplus	48,333	48,333	9,547	57,880	47,114
TOTAL REVENUES	\$159,935	\$151,763	\$22,263	\$174,026	158,716
EXPENDITURES:					
Administrative:					
Supervisor Fees	\$6,000	\$-	\$2,000	\$2,000	6,000
PR-FICA	459	-	153	153	459
Engineering	6,500	-	3,792	3,792	6,500
Attorney Fees	27,182	132	5,000	5,132	23,000
Annual Audit	3,800	-	3,800	3,800	3,800
Arbitrage Rebate	1,250	-	600	600	600
Dissemination Agent	1,200	500	700	1,200	1,272
Trustee Fees	4,100	-	4,100	4,100	4,400
Management Fees	41,655	17,356	24,299	41,655	44,154
Website Maintenance	1,200	500	700	1,200	1,272
Telephone	50	-	25	25	50
Postage & Delivery	850	395	496	891	850
Printing & Binding	450	6	263	269	450
Insurance General Liability	8,400	8,295	-	8,295	8,820
Legal Advertising	2,500	261	1,400	1,661	2,500
Other Current Charges	500	682	292	974	750
Office Supplies	75	-	44	44	75
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$106,346	\$28,303	\$47,662	\$75,965	105,127
Operations & Maintenance					
Field Maintenance					
Lake Maintenance	\$2,340	\$-	\$1,365	\$1,365	2,340
Drainage Maintenance	4,000	-	\$2,333	2,333	4,000
Pump Maintenance	47,249	33,340	\$13,909	47,249	47,249
TOTAL FIELD EXPENDITURES	\$53,589	\$33,340	\$17,608	\$50,947	\$53,589
TOTAL EXPENDITURES	\$159,935	\$61,643	\$65,270	\$126,912	\$158,716
EXCESS REVENUES (EXPENDITURES)	\$-	\$90,121	\$(43,007)	\$47,114	\$-

Gross Assessments	\$ 114,318
Less: Discounts & Collections 5%	(5,716)
Net Assessments	\$ 108,602

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	543	\$ 114,317.79	\$ 210.53	\$ 210.53	\$ -
Total	543	\$ 114,317.79			

Coconut Cay
Community Development District
Budget Narrative

REVENUES

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

State Board Interest

The District earns interest on the monthly average collected balance for each of their State Board accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering Fees

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Arbitrage Rebate

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Communication - Telephone

New internet and Wi-Fi service for Office.

Expenditures - Administrative (continued)

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Field

Lake Maintenance

Monthly water management services to all the lakes throughout the District.

Drainage Maintenance

District will hire an on-site person to handle weekly inspections, logging and maintenance of the storm drain system.

Pump Maintenance

Routine maintenance and preventative services provided by Hoover throughout the District.

Coconut Cay

Community Development District

Proposed Budget

Capital Reserve Fund

Description	Adopted Budget FY 2026	Actual Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Capital Reserve Contribution	\$-	\$-	\$-	\$-	\$-
Interest Income	15,000	13,874	19,424	33,298	15,000
Deferred Revenue	746,106	46,487	699,619	746,106	746,106
TOTAL REVENUES	\$761,106	\$60,361	\$719,043	\$779,404	\$761,106
EXPENDITURES:					
Field Management	\$12,000	\$-	\$-	\$-	\$-
Engineering Fees	40,000	13,526	18,937	32,463	40,000
Operating Supplies	6,500	-	3,792	3,792	6,500
Other Current Charges/Bank	600	-	350	350	600
Pump Maintenance	20,000	-	11,667	11,667	20,000
Repair & Maintenance	2,500	-	1,458	1,458	2,500
Capital Outlay/Improvements	679,506	-	396,379	396,379	691,506
TOTAL EXPENDITURES	\$761,106	\$13,526	\$432,582	\$446,108	\$761,106
EXCESS REVENUES (EXPENDITURES)	\$-	\$46,835	\$286,461	\$333,296	\$-

Coconut Cay
Community Development District
Proposed Budget
Debt Service Fund - Series 2006A Special Assessment Revenue Bonds

Description	Adopted Budget FY 2026	Actual Thru 2/28/26	Projected Next 7 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - A Bonds ⁽¹⁾	\$466,328	\$430,625	\$35,704	\$466,328	\$466,328
Interest Income	4,000	5,553	7,774	13,326	4,000
Carry Forward Surplus ⁽²⁾	149,063	169,777	-	169,777	171,596
TOTAL REVENUES	\$619,391	\$605,954	\$43,477	\$649,432	\$641,925
EXPENDITURES:					
Series 2006A					
Interest - 11/01	\$102,259	\$102,259	\$-	\$102,259	\$95,272
Principal - 05/01	260,000	-	260,000	260,000	275,000
Interest - 05/01	102,259	-	102,259	102,259	95,272
TOTAL EXPENDITURES	\$464,519	\$102,259	\$362,259	\$464,519	\$465,544
Other Financing Sources/(Uses)					
Interfund Transfer ⁽³⁾	\$(7,985)	\$(10,516)	\$(2,800)	\$(13,316)	\$(13,562)
TOTAL OTHER FINANCING SOURCES/(USES)	\$(7,985)	\$(10,516)	\$(2,800)	\$(13,316)	\$(13,562)
EXCESS REVENUES	\$146,887	\$493,178	\$(321,582)	\$171,596	\$162,819
				Interest Payment - 11/01/27	\$87,881
					<u>\$87,881</u>

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

⁽²⁾ Carry forward surplus is net of the reserve requirement.

⁽³⁾ After November 1, 2006, interest income earned on the Reserve Account is transferred to the Construction/Acquisition Account until Completion of the Project. After Completion to Deferred Costs, and if no deferred costs, to the Revenue Account. Excess Reserves are also transferred to the construction account until completion of the project. Also, excess revenues from the Revenue account get transferred to the Construction account.

Gross Assessments	\$ 490,872
Less: Discounts & Collections 5%	(24,544)
Net Assessments	<u>\$ 466,328</u>

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Single Family	543	\$ 490,872.00	\$ 904.00	\$ 904.00	-
Total	543	\$ 490,872.00			

Coconut Cay
Community Development District
Amortization Schedule
Series 2006A, Special Assessment Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$ 3,805,000	5.375%	\$ -	\$ 102,259.38	\$ 461,237.50
05/01/26	\$ 3,805,000	5.375%	\$ 260,000.00	\$ 102,259.38	\$ -
11/01/26	\$ 3,545,000	5.375%	\$ -	\$ 95,271.88	\$ 457,531.25
05/01/27	\$ 3,545,000	5.375%	\$ 275,000.00	\$ 95,271.88	\$ -
11/01/27	\$ 3,270,000	5.375%	\$ -	\$ 87,881.25	\$ 458,153.13
05/01/28	\$ 3,270,000	5.375%	\$ 290,000.00	\$ 87,881.25	\$ -
11/01/28	\$ 2,980,000	5.375%	\$ -	\$ 80,087.50	\$ 457,968.75
05/01/29	\$ 2,980,000	5.375%	\$ 305,000.00	\$ 80,087.50	\$ -
11/01/29	\$ 2,675,000	5.375%	\$ -	\$ 71,890.63	\$ 456,978.13
05/01/30	\$ 2,675,000	5.375%	\$ 325,000.00	\$ 71,890.63	\$ -
11/01/30	\$ 2,350,000	5.375%	\$ -	\$ 63,156.25	\$ 460,046.88
05/01/31	\$ 2,350,000	5.375%	\$ 340,000.00	\$ 63,156.25	\$ -
11/01/31	\$ 2,010,000	5.375%	\$ -	\$ 54,018.75	\$ 457,175.00
05/01/32	\$ 2,010,000	5.375%	\$ 360,000.00	\$ 54,018.75	\$ -
11/01/32	\$ 1,650,000	5.375%	\$ -	\$ 44,343.75	\$ 458,362.50
05/01/33	\$ 1,650,000	5.375%	\$ 380,000.00	\$ 44,343.75	\$ -
11/01/33	\$ 1,270,000	5.375%	\$ -	\$ 34,131.25	\$ 458,475.00
05/01/34	\$ 1,270,000	5.375%	\$ 400,000.00	\$ 34,131.25	\$ -
11/01/34	\$ 870,000	5.375%	\$ -	\$ 23,381.25	\$ 457,512.50
05/01/35	\$ 870,000	5.375%	\$ 425,000.00	\$ 23,381.25	\$ -
11/01/35	\$ 445,000	5.375%	\$ -	\$ 11,959.38	\$ 460,340.63
05/01/36	\$ 445,000	5.375%	\$ 445,000.00	\$ 11,959.38	\$ 456,959.38
Total			\$4,055,000	\$1,336,763	\$5,500,741

Coconut Cay
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Product Type	O&M Units	Bonds Units	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY 2026	Increase/ (decrease)	FY 2027	FY 2026	Increase/ (decrease)	FY 2027	FY 2026	Increase/ (decrease)
Single Family	543	543	\$210.53	\$210.53	\$0.00	\$904.00	\$904.00	\$0.00	\$1,114.53	\$1,114.53	\$0.00
Total	543	543									

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO OPERATE AND MAINTAIN CERTAIN PORTIONS OF THE SURFACE WATER MANAGEMENT SYSTEM; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Coconut Cay Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, facilities and services in conjunction with the development of lands within the District; and

WHEREAS, the District has contemplated the design, construction and/or acquisition, operation and maintenance of certain surface water management system areas by the District, which includes the areas identified in **Exhibit A**; and

WHEREAS, the authority of the District to finance, operate and maintain the surface water management system was approved in the Final Judgment to validate the issuance of the District’s Special Assessment Bonds; and

WHEREAS, the South Florida Water Management District has inquired regarding the District’s intent to finance, operate and maintain those portions of the surface water management system identified in **Exhibit A** and any stormwater conveyance facilities not located within Miami-Dade County rights-of-way or easements, when construction of the system is complete; and

WHEREAS, the Board of Supervisors (the “Board”) of the District desires to express its intent to operate and maintain those portions of the surface water management system identified in **Exhibit A** attached hereto and incorporated by reference herein, and any stormwater conveyance not located within Miami-Dade County rights-of-way or easements, when construction of the system is complete; and

WHEREAS, the Board wishes to authorize the District Chairman to sign any additional evidence of such intentions.

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

SECTION 1. INCORPORATION OF RECITALS. All of the above representations, findings and determinations contained above are recognized as true and accurate, and are expressly incorporated into this resolution.

SECTION 2. OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM. The Board of Supervisors hereby expresses its intent to operate and maintain those portions of the surface water management identified in **Exhibit A** and any stormwater conveyance facilities, not located within Miami-Dade County rights-of-way or easements, when construction of the system is complete. The Board further authorizes the District Chairman to sign or execute any additional evidence of such intentions on the District's behalf. Nothing herein shall predispose or be deemed to determine the means, manner or apportionment of any special assessments, benefit special assessments, or maintenance special assessments that may be imposed to fund such operations or maintenance.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 18th day of March, 2026.

ATTEST:

**COCONUT CAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Surface Water Management System

Exhibit A
Surface Water Management System

SITE UTILITY NOTES:

- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE PROPER UTILITIES AUTHORITIES 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
- SANITARY SEWER GRAVITY PIPE SHALL BE AS FOLLOWS:
 - 8" CLASS 150 SDR 18 FOR PIPES 0' TO 4' DEEP
 - 8" CLASS 150 SDR 26 FOR PIPES MORE THAN 4' DEEP
 - 6" PVC SDR 18 FOR DEPTHS BETWEEN 0-4 FEET AND SDR 26 FOR 4 FEET OR GREATER PER DSM 2.4.2.1.1.2.A.
- WATER LINES SHALL BE AS FOLLOWS, UNLESS OTHERWISE DEPICTED ON PLANS:
 - 3" AND SMALLER PVC ASTM D 221, WITH SDR 21 RATING, CONTINUALLY MARKED WITH MFR'S NAME, PIPE SIZE, CELL CLASSIFICATION, SDR RATING, AND ASTM D 1748 MAT. CLASS
 - 4" TO 16" PVC, AWWA C900, RATED DR18 (CLASS 150), CONTINUALLY MARKED AS REQD
 - 4" TO 16" DIP, AWWA C151, PRESSURE CLASS 350 (4-12"), PRESSURE CLASS 250 (14-16")
- MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES AND 4'-0" COVER ON ALL SANITARY SEWER PER DSM 2.4.1.2.2.D.
- UTILITIES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BY LOCAL PUBLIC WORKS/UTILITIES BEFORE BACKFILLING. CONTRACTOR TO PROVIDE A MINIMUM 48 HOURS NOTICE.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE SIX INCHES ABOVE UNPAVED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
- EXISTING UTILITIES HAVE BEEN FIELD VERIFIED, HOWEVER, EXISTING UTILITIES SHALL BE REVERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES. THE EXISTING SANITARY SEWER SIZE, LOCATION, AND ELEVATION SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND DEPICTED ON THESE PLANS.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- ALL WATER JOINTS ARE TO BE MECHANICAL RESTRAINED JOINTS.
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL RESTRAINED JOINTS AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- ALL SANITARY LATERALS (LESS THAN 6" DIAMETER) SHALL BE SLOPED AT A MINIMUM OF 1.00%.
- CONTRACTOR SHALL TURN OFF THE CORPORATION STOPS AT THE METERS FOR ALL WATER SERVICES THAT ARE TO BE REMOVED.
- WHEN ANY ROOTS OF EXISTING TREES ARE ENCOUNTERED DURING LAND CLEARING AND/OR GRADING OF THE SITE THE ROOTS MUST BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. CONTRACTOR SHALL MINIMIZE DAMAGE TO TREE ROOT SYSTEM.
- A MINIMUM OF 5 FT SEPARATION SHALL BE PROVIDED BETWEEN THE UNDERGROUND UTILITIES AND ANY PROPOSED LARGE CANOPY TREES.
- UNDERGROUND FIRE MAINS AND FIRE HYDRANTS WILL BE PUBLIC AND MUST BE INSTALLED BY A LICENSED FIRE CONTRACTOR CLASS I, II, III, IV. COMBINATION FIRE MAINS (SHARED DOMESTIC AND FIRE PROTECTION SERVICE) AND FIRE HYDRANTS UP TO THE DEDICATED FIRE PROTECTION SYSTEM "POINT OF SERVICE" CAN BE INSTALLED BY A LICENSED UNDERGROUND UTILITY/EXCAVATION CONTRACTOR, GENERAL CONTRACTOR, OR PLUMBING CONTRACTOR.
- UNDERGROUND FIRE MAINS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 24-2007 EDITION. STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.
- IN PAVED AREAS, ALL CLEANOUT COVERS AND VALVE BOXES SHALL BE TRAFFIC RATED AND FLUSH WITH TOP OF PAVEMENT.
- ALL SANITARY MANHOLES SHALL HAVE INCLUDE TROWEL-FINISHED CONCRETE BENCHING.

SITE PLAN NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTORS MUST BE FDOT PREQUALIFIED IN THE WORK CLASSES OF GRADING, DRAINAGE, AND FLEXIBLE PAVING TO BE ELIGIBLE TO WORK WITHIN THE PUBLIC ROW OF THIS PROJECT. THE PAVING SUBCONTRACTOR, IF APPLICABLE, MUST ALSO BE FDOT PREQUALIFIED IN FLEXIBLE PAVING. ALL PAVEMENT SLOPES, SIDEWALKS SHALL BE PER THE APPROVED FINAL ENGINEERING PLANS. BUILDING ENTRANCE ELEVATIONS PER THE ARCHITECTURAL PLANS SHALL BE CHECK AGAINST THE FINAL ENGINEERING PLANS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
- ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED, UNLESS OTHERWISE NOTED. THOSE ISLANDS ARE TO HAVE CONC. CURB.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE MODIFIED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SITE WORK FOR THE PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS".
- LIGHTING ELECTRICAL PLANS TO BE PROVIDED BY FPL. ALL SITE LIGHTING IS TO BE INSTALLED PRIOR TO SITE ACCEPTANCE. LOCAL APPROVAL OF THE FPL STREET LIGHTING PLAN IS REQUIRED PRIOR TO FINALIZATION AND WILL BE PART OF THE ENGINEERING SUBMITTAL. POLES AND FIXTURES ARE REQUIRED TO BE DECORATIVE. ALL STRIPING TO BE THERMOPLASTIC.
- ALL SIGNAGE AND STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) STANDARDS AND SPECIFICATIONS. ALL SIGNAGE IS TO BE DECORATIVE. ALL STRIPING TO BE THERMOPLASTIC.
- ALL CONSTRUCTION DUMPSTERS TO BE WASTE PRO, NO EXCEPTIONS. DUMPSTERS ARE TO BE LOCATED A MIN. OF 100' FROM ANY SITE BOUNDARY.
- NO ONSITE BURNING IS ALLOWED AT ANY TIME.
- ALL ORGANIC OR OTHER UNSUITABLE MATERIALS MUST BE HAULED OFF THE SITE AND PROPERLY DISPOSED.
- PAYMENT OF THE 1% SITE INSPECTION FEE IS DUE PRIOR TO BREAKING GROUND. FEE IS 1% OF THE TOTAL SITEWORK CONSTRUCTION COST, NOT INCLUDING ITEMS COVERED BY A BUILDING PERMIT.
- PROVIDE A VIDEO INSPECTION OF ALL SANITARY SEWER MAINS, SANITARY SEWER LATERALS, AND ALL STORMWATER PIPES. PROVIDE TCU WITH A DVD COPY OF ALL VIDEO INSPECTIONS.
- ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH 2017 DESIGN STANDARDS, 2017 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND 2010 UTILITY ACCOMMODATION MANUAL.
- A 6' CHAIN LINK FENCE WITH EITHER GREEN OR BLACK OPAQUE PRIVACY SCREEN IS REQUIRED TO BE INSTALLED AROUND THE PROJECT PERIMETER PRIOR TO SITE WORK.
- A REFUNDABLE STORMWATER POLLUTION PREVENTION PLAN CASH DEPOSIT OR LETTER OF CREDIT FOR THE LESSER OF 1% OF THE SITE CONSTRUCTION COST OR \$5,000 IS REQUIRED AT THE PRE-CONSTRUCTION MEETING.

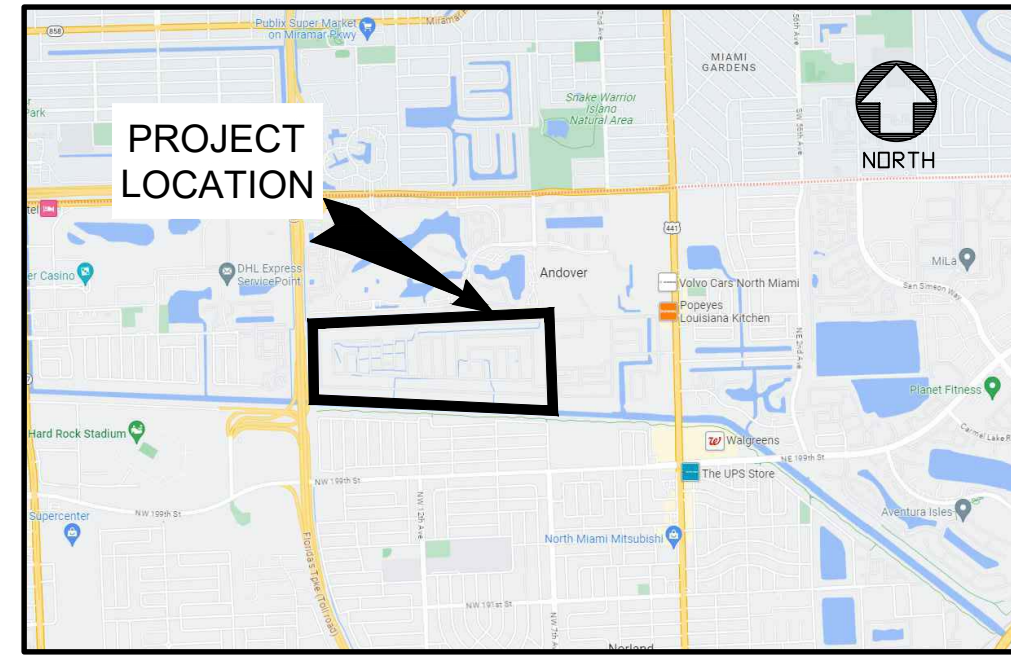
SITE GRADING NOTES:

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
- EXISTING AND NEWLY INSTALLED PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- STORM PIPE SHALL BE PER MASTER SITE SPECIFICATIONS (REINFORCED CONCRETE PIPE)
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED GROUND SURFACES.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL STORM STRUCTURES SHALL HAVE A 2-FOOT SUMP BELOW THE LOWEST INVERT
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYOR CONSULTANT. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- ALL EXISTING MANHOLE RIMS TO BE FLUSH WITH FINISHED GRADE. CONTRACTOR TO INSTALL MANHOLE RISERS OR ADJUST EXISTING FRAMES AS NECESSARY.
- EXISTING GRATE ELEVATIONS TO REMAIN, WHERE PAVEMENT OVERLAY IS TO BE PLACED, FEATHER OVERLAY TO MATCH EXISTING GRATE ELEVATION TO FORM A SMOOTH TRANSITION.
- SPOT ELEVATIONS ADJACENT TO CURBS REPRESENT EDGE OF PAVEMENT ELEVATIONS, TOP OF CURB SHOULD BE CONSIDERED 6" HIGHER.
- CONTRACTOR TO MATCH EXISTING GRADE AT LIMITS OF DISTURBANCE, AS DEPICTED ON SWPPP SITE MAPS
- STRIP THE SURFICIAL ORGANIC SANDS AND IMPORT A MINIMUM OF 2 FEET OF PRE-APPROVED ENGINEERED FILL WITHIN THE LIMITS OF PROPOSED BUILDING FOUNDATIONS AND PAVEMENT.
- AFTER STRIPPING IS COMPLETE, THE EXPOSED SUBGRADE SHALL BE OBSERVED, TESTED AND PROOF-ROLLED WITH A MINIMUM OF 10 PASSES WITH A HEAVY VIBRATORY ROLLER IN PERPENDICULAR DIRECTIONS.
- FILL SHALL BE COMPACTED IN LIFTS NO THICKER THAN 9 TO 12 INCHES IN LOOSE THICKNESS, WITH EACH LIFT COMPACTED TO AT LEAST 95 PERCENT OF THE SOIL'S MODIFIED PROCTOR DRY DENSITY, (ASTM D-1557), AT A DEPTH OF 1 FOOT BELOW THE COMPACTED SURFACE, AS DETERMINED BY IN-PLACE DENSITY TESTS.
- FILL SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIAL'S MAXIMUM MODIFIED PROCTOR DRY DENSITY
- IMPORTED FILL OR BACKFILL SHOULD CONSIST OF FINE SAND WITH LESS THAN 15 PERCENT PASSING THE NO. 200 SIEVE, FREE OF RUBBLE, ORGANICS, CLAY, DEBRIS, AND OTHER UNSUITABLE MATERIAL.
- MOISTURE CONTENT OF THE FILL SHALL BE WITHIN +/-2 PERCENT OF OPTIMUM MOISTURE CONTENT AS ESTABLISHED IN ASTM D-1557.
- ONE FIELD DENSITY TEST SHALL BE CONDUCTED PER 2,500 SQUARE FEET (OR FRACTION THEREOF) PER LIFT, IN THE BUILDING AREA, 1 TEST PER 500 SQUARE FEET IN PAVEMENT AREAS.
- ALTHOUGH THE EXPOSED SUBGRADE IS ANTICIPATED TO BE RELATIVELY STABLE UPON INITIAL EXPOSURE, UNSTABLE SUBGRADE CONDITIONS COULD DEVELOP DURING GENERAL CONSTRUCTION OPERATIONS IF THE SOILS ARE WETTED AND/OR SUBJECTED TO REPETITIVE CONSTRUCTION TRAFFIC.
- LANDSCAPED AREAS BETWEEN RESIDENTIAL BUILDINGS AND SIDEWALKS ALONG PUBLIC ROADS SHALL BE SLOPED SUCH THAT THE EXPOSED FOOTER OF THE BUILDING IS A MINIMUM OF 1 FOOT AND MAXIMUM OF 2.5 FEET.

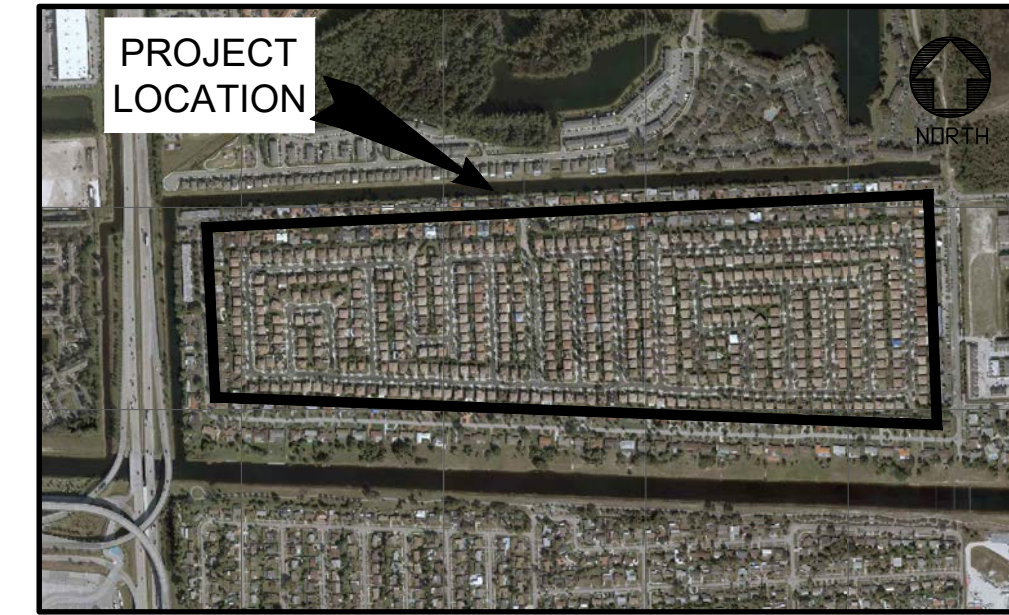
COCONUT CAY DRAINAGE REMEDIATION CONSTRUCTION PLANS

1131 NW 207TH STREET
MIAMI GARDENS, FL. 33169

OWNER / APPLICANT
COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT
5385 NORTH NOB HILL ROAD
SUNRISE, FLORIDA 33351
850-661-9973
PAUL WINKELJOHN
PWINKELJOHN@GMSSF.COM



VICINITY MAP
NTS



AERIAL MAP
NTS

CIVIL ENGINEER:
NVS, INC.
6200 LEE VISTA BLVD., STE. 400
ORLANDO, FLORIDA 32822
JASON P. MAHONEY, P.E.
407-896-3317

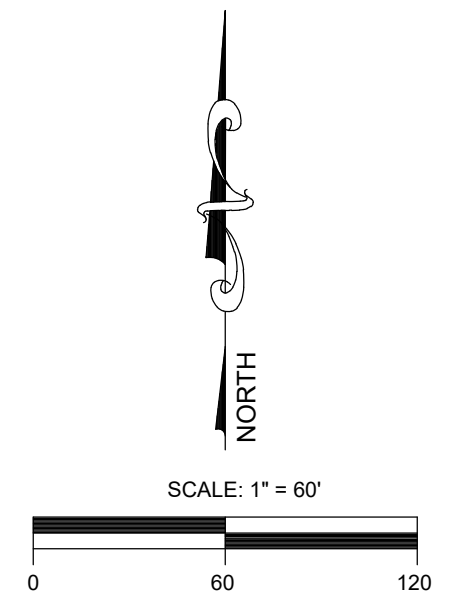
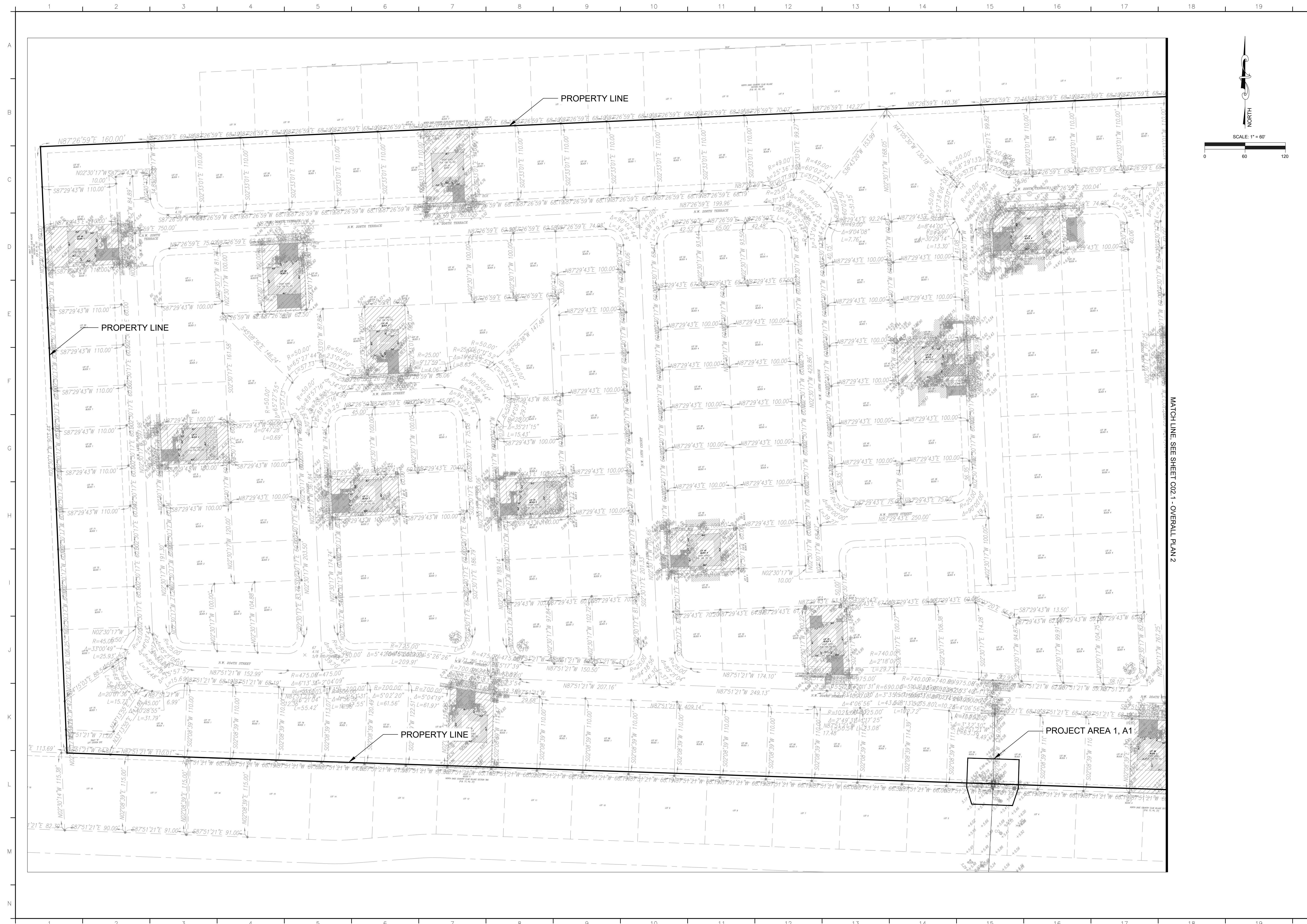
SURVEYOR:
SCHWELKE - SHISKIN & ASSOCIATES, INC.
3240 CORPORATE WAY
MIRAMAR, FLORIDA 33025
MARK STEVEN JOHNSON, PSM
954-435-7010

CONSULTANTS

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C01.0	COVER SHEET
C02.0	OVERALL PLAN 1
C02.1	OVERALL PLAN 2
C02.2	OVERALL PLAN 3
C03.0	SWPPP PLAN A-1
C03.1	SWPPP PLAN A-2
C03.2	SWPPP PLAN A-3
C04.0	SWPPP DETAILS
C05.0	A-1 DEMO PLAN
C05.1	A-1 TEMPORARY SITE PLAN
C05.2	A-1 FINAL SITE PLAN
C05.3	A-1 GRADING PLAN
C06.0	A-2 DEMO PLAN
C06.1	A-2 FINAL SITE PLAN
C06.2	A-2 GRADING PLAN
C07.0	A-3 DEMO PLAN
C07.1	A-3 FINAL SITE PLAN
C07.2	A-3 GRADING PLAN
C08.0	DETAIL SHEET
C08.1	MOT DETAIL SHEET
C09.0	LIFTSTATION PLAN A-1
C09.1	LIFTSTATION PLAN A-2
C09.2	LIFTSTATION PLAN A-3

JOB #: 22037.20	PRJ. MGR: JP	DESIGNER: GCR	CHECKED: FP
ENGINEER JASON P. MAHONEY, P.E. FL LIC. #51813		DATE: Mar. 18, 2025	
NO.	DATE	REVISIONS	
302/24		CITY COMMENTS	
COCONUT CAY DRAINAGE REMEDIATION AT 5385 NORTH NOB HILL ROAD SUNRISE, FLORIDA 33351 FOR COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT			
COVER SHEET			
6200 LEE VISTA BLVD. SUITE 400 ORLANDO, FL (407) 896-3317 WWW.NVS.COM		CERTIFICATE OF AUTHORIZATION # 29685	
NVS			
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C01.0			

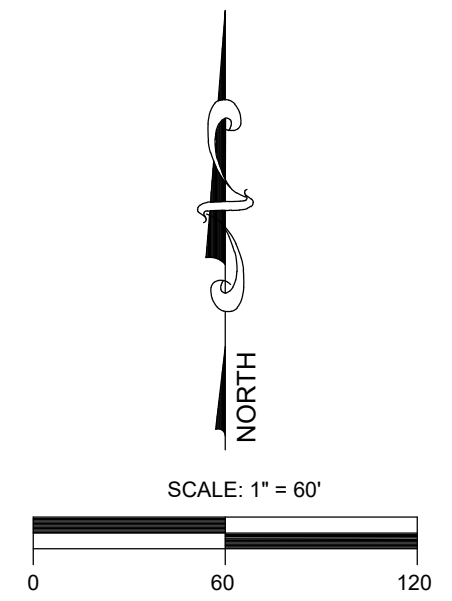
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MATCH LINE, SEE SHEET C02.1 - OVERALL PLAN 2

	6200 LEE VISTA BLVD. SUITE 400 ORLANDO, FL (407) 896-5377 WWW.NVS.COM	CERTIFICATE OF AUTHORIZATION # 29685	SHEET C02.0	OVERALL PLAN 1	COCONUT CAY DRAINAGE REMEDIATION AT 5385 NORTH NOB HILL ROAD SUNRISE, FLORIDA 33351 <small>FOR</small> COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">REVISIONS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISIONS							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;"> JOB #: 22037.20 PRJ. MGR: FP DESIGNER: GCR CHECKED: FP </td> <td style="width: 15%;"> ENGINEER JASON P. MAHONEY, P.E. FL LIC. #51815 </td> <td style="width: 15%;"> DATE: Mar. 18, 2025 </td> </tr> </table>	JOB #: 22037.20 PRJ. MGR: FP DESIGNER: GCR CHECKED: FP	ENGINEER JASON P. MAHONEY, P.E. FL LIC. #51815	DATE: Mar. 18, 2025
NO.	DATE	REVISIONS																	
JOB #: 22037.20 PRJ. MGR: FP DESIGNER: GCR CHECKED: FP	ENGINEER JASON P. MAHONEY, P.E. FL LIC. #51815	DATE: Mar. 18, 2025																	

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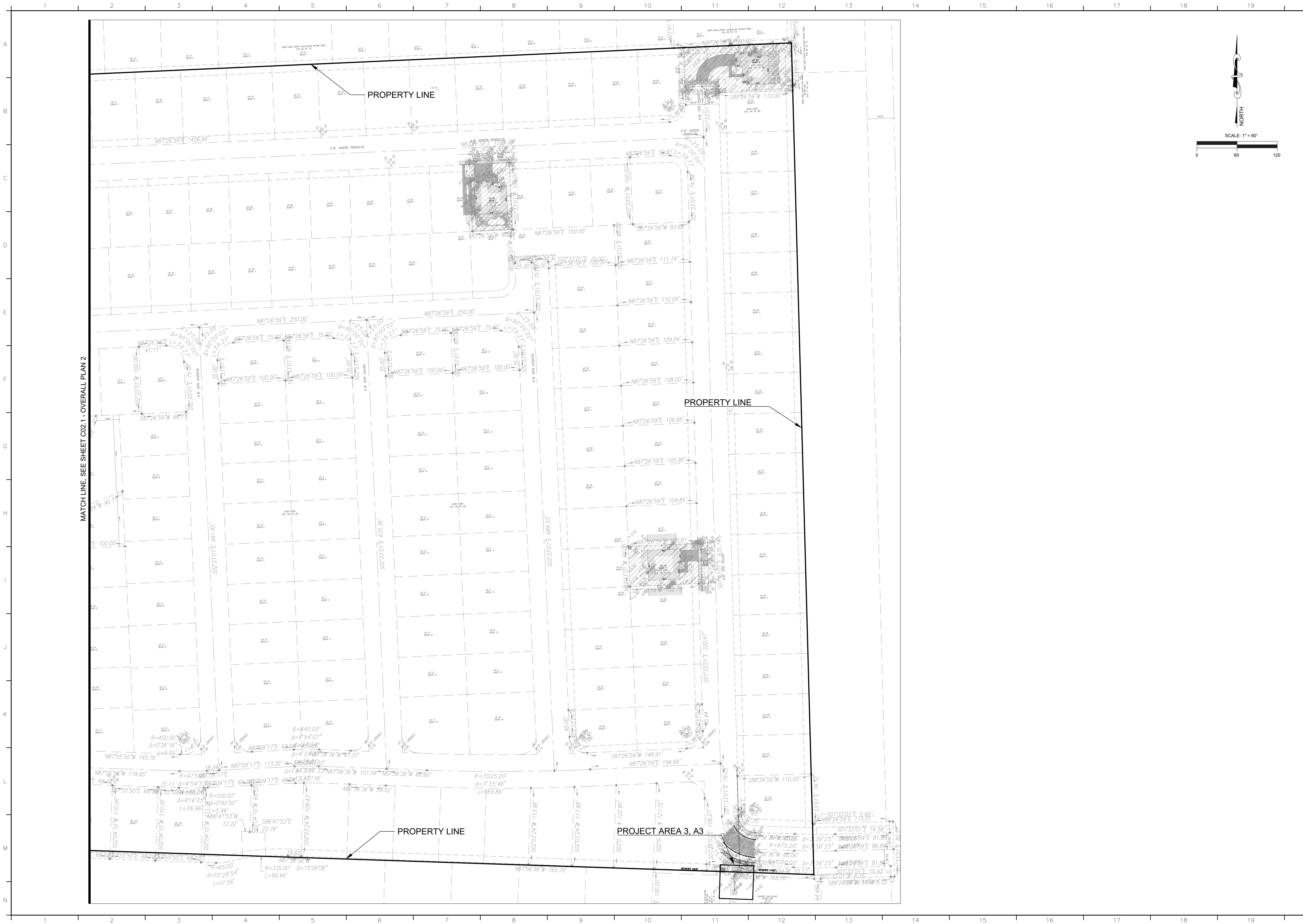


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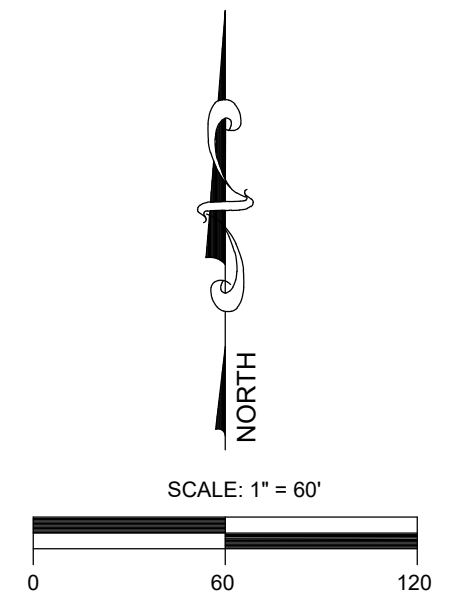
MATCH LINE. SEE SHEET C02.2 - OVERALL PLAN 3

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NO.	DATE	REVISIONS								
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MATCH LINE, SEE SHEET C02.1 - OVERALL PLAN 2



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PRJ. MGR.:	FP
DESIGNER:	GCR
CHECKED:	FP

ENGINEER
 JASON P. MAHONEY, P.E.
 FL LIC. #5185

DATE: Mar. 18, 2025

NO.	DATE	REVISIONS

COCONUT CAY DRAINAGE REMEDIATION
 AT
5385 NORTH NOB HILL ROAD
SUNRISE, FLORIDA 33351
 FOR
 COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

OVERALL PLAN 3

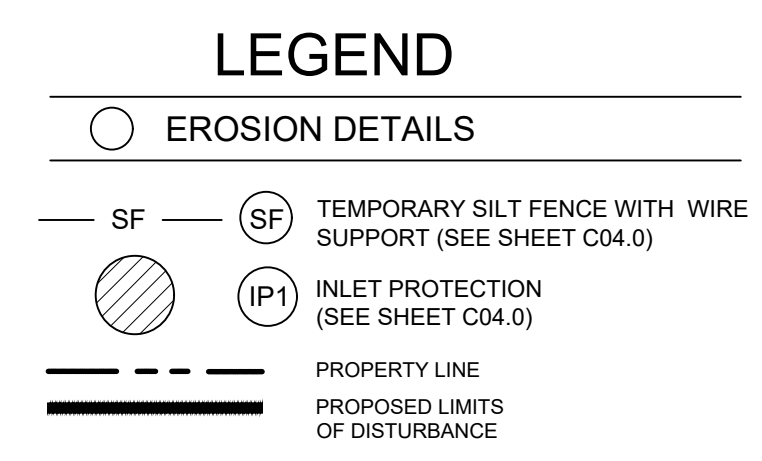
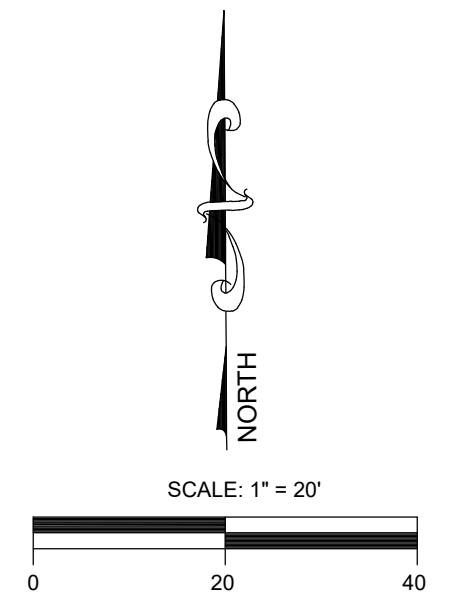
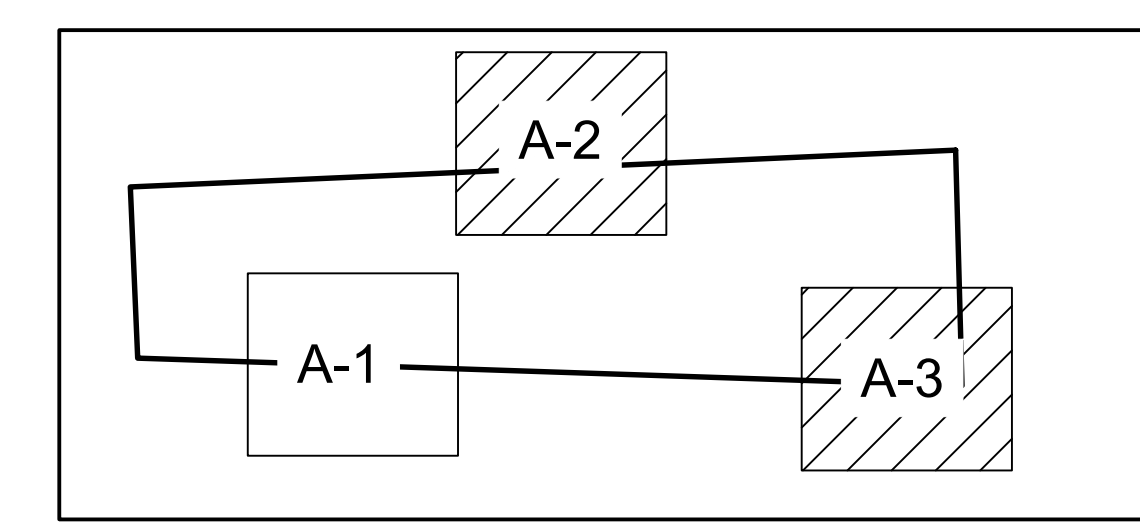
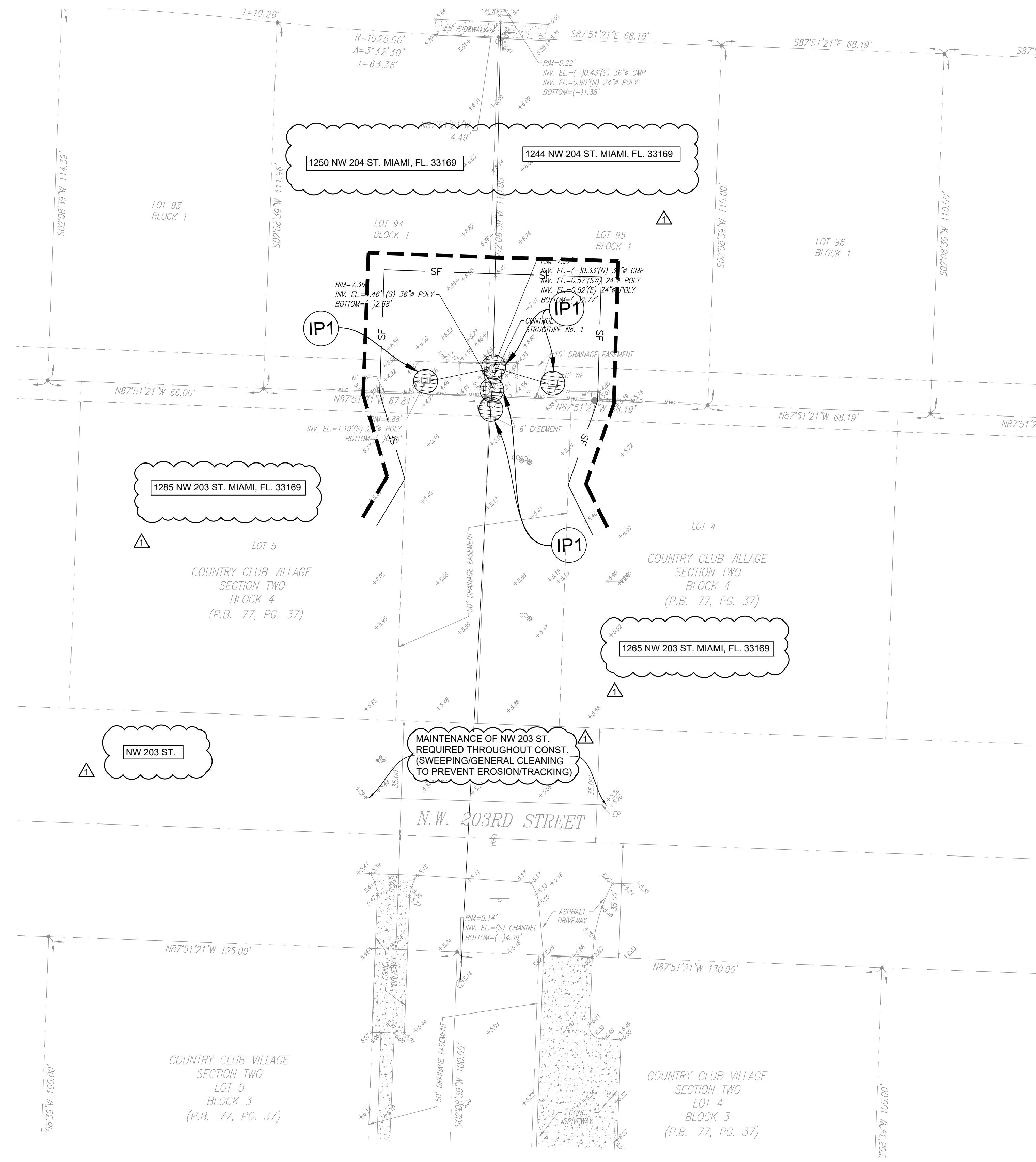
6200 LEE VISTA BLVD.
 SUITE 400
ORLANDO, FL
 (407) 896-3377
 WWW.NV5.COM

CERTIFICATE OF AUTHORIZATION # 28685

NV5

SHEET
C02.2

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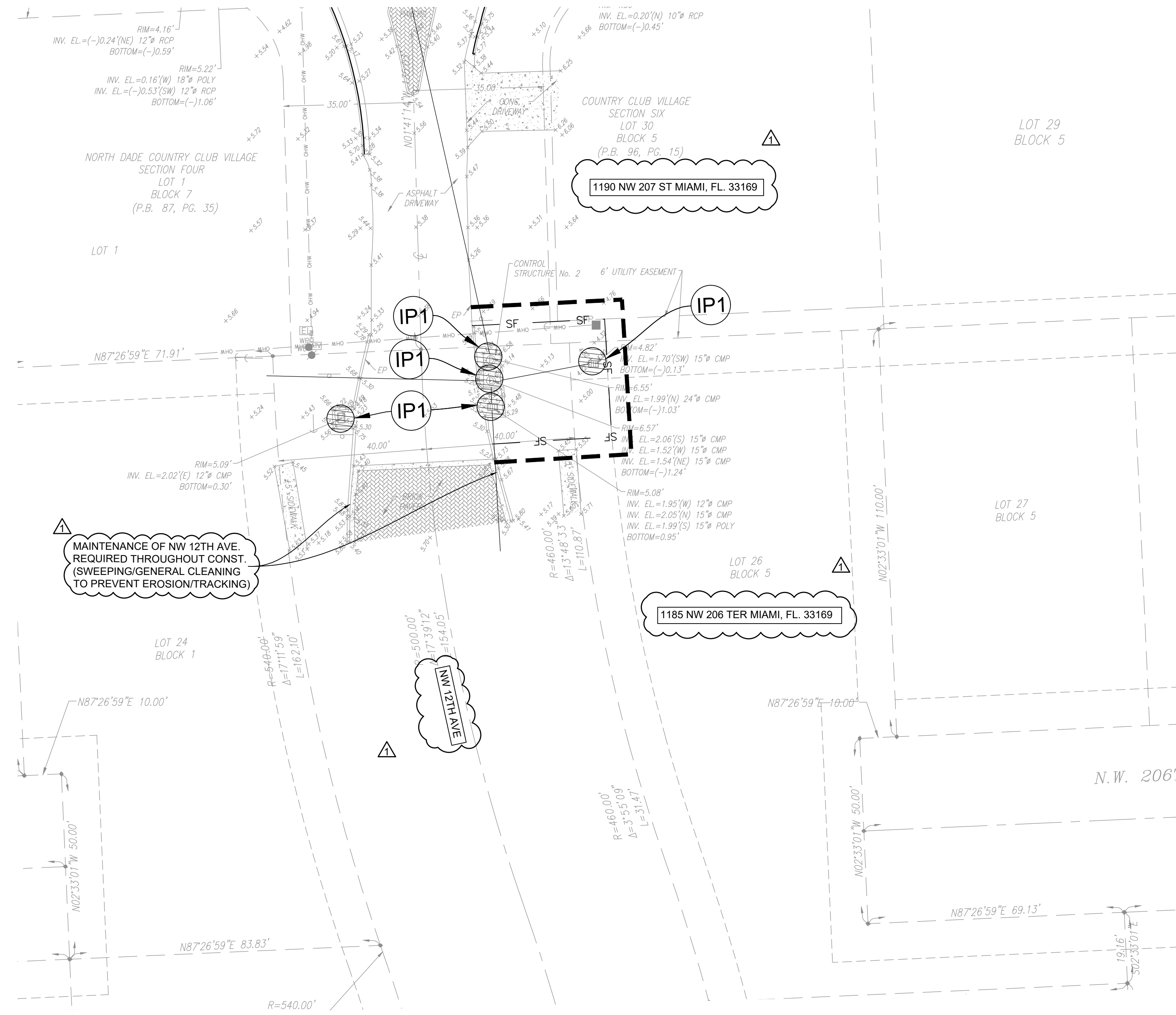
- BEST MANAGEMENT PRACTICES SEQUENCE**
- 1. SITE DESCRIPTION**
- A. CONSTRUCTION OF A PUMP STATION WITHIN THE COCONUT CAY COMMUNITY TO RESOLVE CURRENT FLOODING ISSUE.
- B. SEQUENCE OF SOIL DISTURBANCE:
- (1) INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS.
 - (2) PREPARE SITE.
 - (3) CLEAR AND GRUB PROPOSED AREA.
 - (4) INSTALL PROPOSED UNDERGROUND STORMWATER AND PUMP STATION.
 - (5) INSTALL SOD
 - (6) STABILIZE SITE.
- C. TOTAL SITE AREA: 0.07± ACRES
DISTURBED SITE AREA: 0.07± ACRES
- D. SOILS: SILT, LIMESTONE FRAGMENTS, AND SAND.
- E. DRAINAGE AREA FOR EXISTING DISCHARGE POINT: 38.85± ACRES
DRAINAGE AREA FOR PROPOSED DISCHARGE POINT: 38.85± ACRES
- F. LATITUDE AND LONGITUDE OF 1ST DISCHARGE POINT:
DISCHARGE POINT LAT: 25° 57' 39.18" N
DISCHARGE POINT LONG: 80° 13' 24.64" W
DISCHARGES TO EXISTING CANALS

MAINTENANCE OF NW 203 ST.
REQUIRED THROUGHOUT CONST.
(SWEEPING/GENERAL CLEANING
TO PREVENT EROSION/TRACKING)

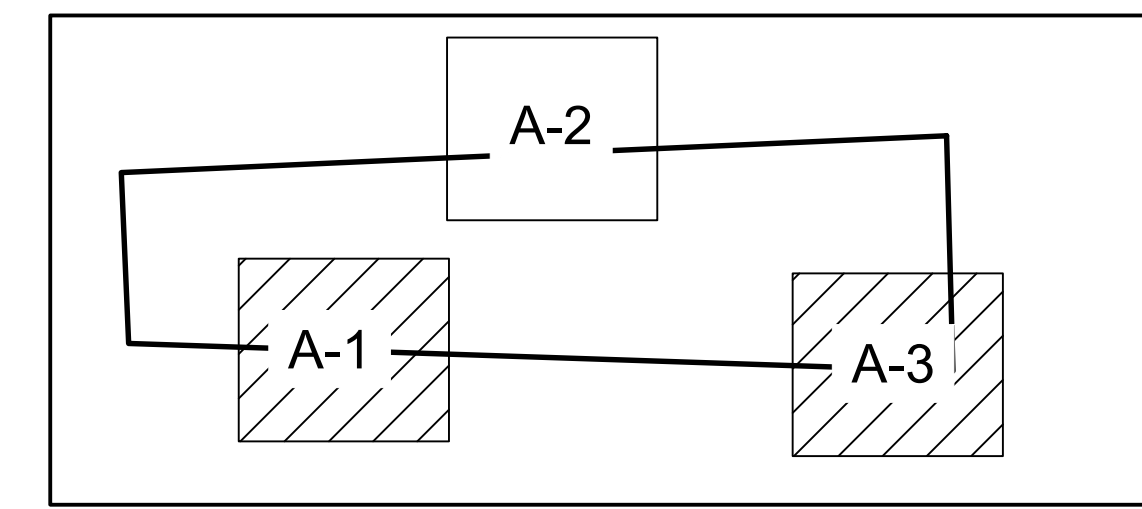
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ENGINEER JASON P. MAHONEY, P.E. FL LIC. #5185 DATE: Mar. 18, 2025	
COCONUT CAY DRAINAGE REMEDIATION AT 5385 NORTH NOB HILL ROAD SUNRISE, FLORIDA 33351 FOR COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT	REVISIONS NO. DATE COMMENTS
SWPPP PLAN A-1	SHEET C03.0

6200 LEE VISTA BLVD.
 SUITE 400
 ORLANDO, FL
 (407) 896-5317
 WWW.NV5.COM

CERTIFICATE OF AUTHORIZATION # 29665
 C:\22037.20\CONST\22037.20_C03.0_SWPPP_2_PLAN.dwg - Mar. 18, 2025 - 3:08pm



MAINTENANCE OF NW 12TH AVE. REQUIRED THROUGHOUT CONST. (SWEEPING/GENERAL CLEANING TO PREVENT EROSION/TRACKING)



KEY MAP

LEGEND

- EROSION DETAILS
- SF (SF) TEMPORARY SILT FENCE WITH WIRE SUPPORT (SEE SHEET C04.0)
- IP1 INLET PROTECTION (SEE SHEET C04.0)
- PROPERTY LINE
- PROPOSED LIMITS OF DISTURBANCE

BEST MANAGEMENT PRACTICES SEQUENCE

1. SITE DESCRIPTION
 - A. CONSTRUCTION OF A PUMP STATION WITHIN THE COCONUT CAY COMMUNITY TO RESOLVE CURRENT FLOODING ISSUE.
 - B. SEQUENCE OF SOIL DISTURBANCE:
 - (1) INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS.
 - (2) PREPARE SITE.
 - (3) CLEAR AND GRUB PROPOSED AREA.
 - (4) INSTALL PROPOSED UNDERGROUND STORMWATER AND PUMP STATION.
 - (5) INSTALL SOD.
 - (6) STABILIZE SITE.
- TOTAL SITE AREA: 0.025± ACRES
- D. SOILS: SILT, LIMESTONE FRAGMENTS, AND SAND.
- E. DRAINAGE AREA FOR EXISTING DISCHARGE POINT: 20.65± ACRES
DRAINAGE AREA FOR PROPOSED DISCHARGE POINT: 20.65± ACRES
- F. LATITUDE AND LONGITUDE OF 2ND DISCHARGE POINT:
DISCHARGE POINT LAT: 25° 57' 54.96" N
DISCHARGE POINT LONG: 80° 13' 19.59" W
DISCHARGES TO EXISTING CANALS

JOB #:	22037.20
PRJ. MGR.:	FP
DESIGNER:	GCR
CHECKED:	FP

ENGINEER:	JASON P. MAHONEY, P.E. FL LIC. #5185
DATE:	Mar. 18, 2025

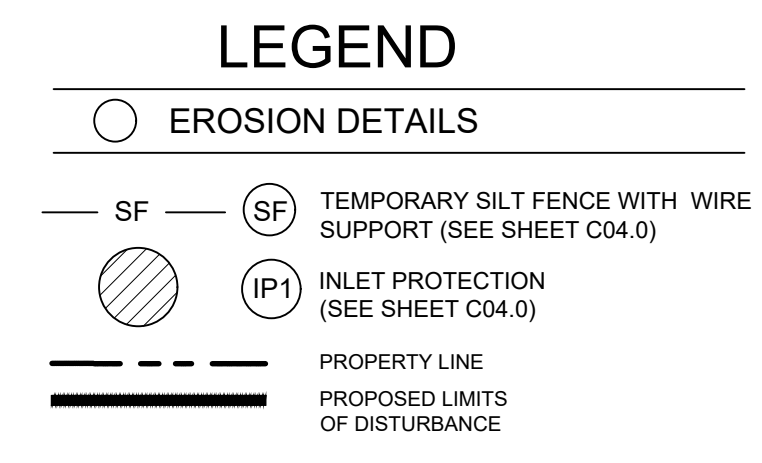
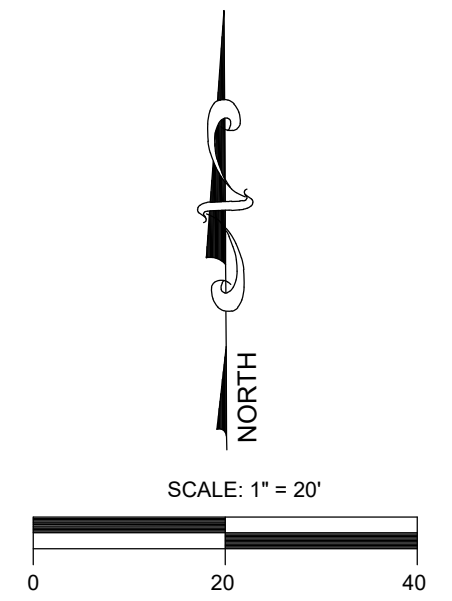
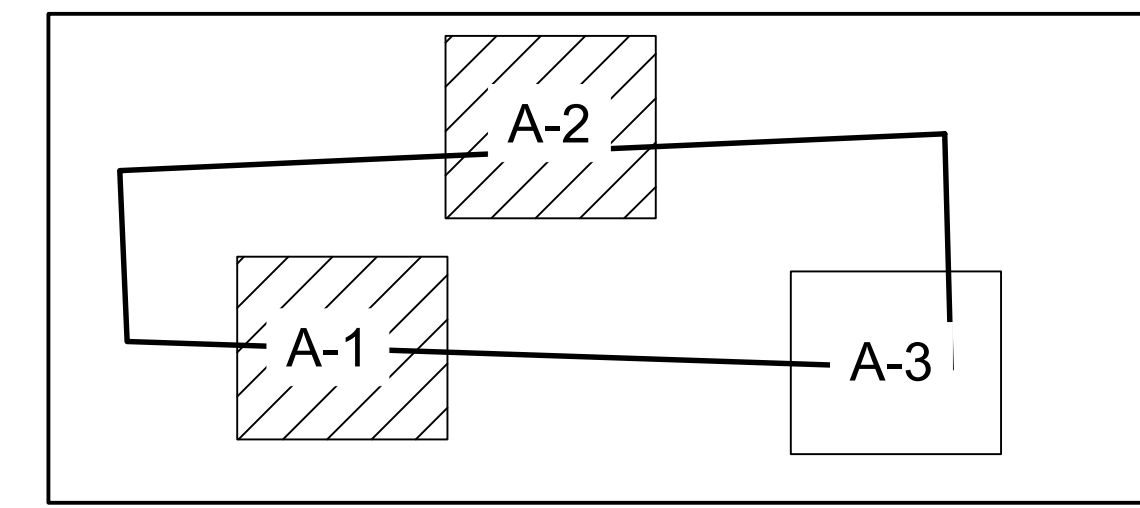
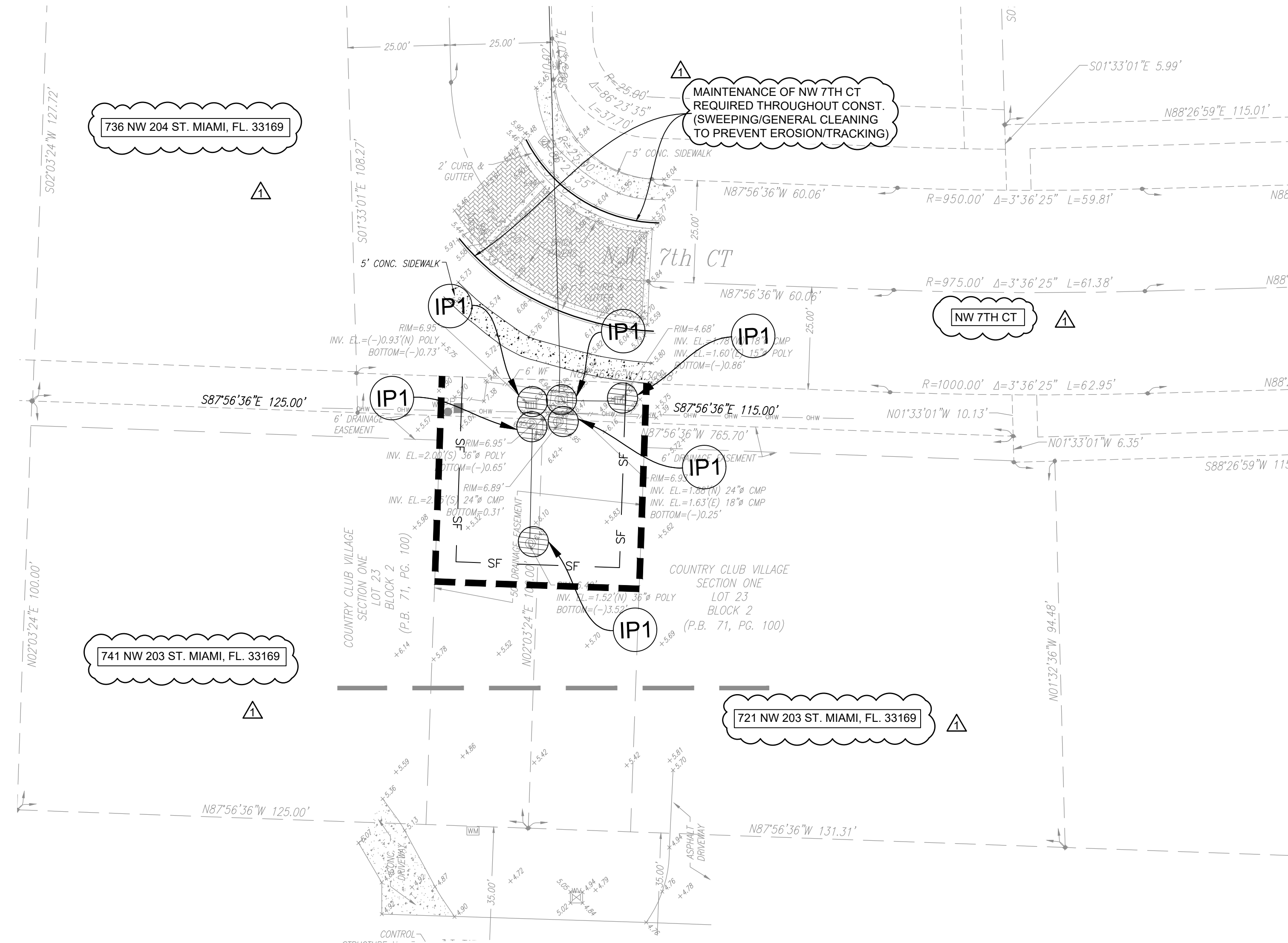
NO.	DATE	CITY COMMENTS	REVISIONS
1			

COCONUT CAY DRAINAGE REMEDIATION
AT
5385 NORTH NOB HILL ROAD
SUNRISE, FLORIDA 33351
FOR
COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

SWPPP PLAN A-2

6200 LEE VISTA BLVD.
SUITE 400
ORLANDO, FL
(407) 886-5317
WWW.NV5.COM
CERTIFICATE OF AUTHORIZATION # 29685

SHEET
C03.1



BEST MANAGEMENT PRACTICES SEQUENCE

1. SITE DESCRIPTION

A. CONSTRUCTION OF A PUMP STATION WITHIN THE COCONUT CAY COMMUNITY TO RESOLVE CURRENT FLOODING ISSUE.

B. SEQUENCE OF SOIL DISTURBANCE:
 (1) INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS.
 (2) PREPARE SITE.
 (3) CLEAR AND GRUB PROPOSED AREA.
 (4) INSTALL PROPOSED UNDERGROUND STORMWATER AND PUMP STATION.
 (5) INSTALL SOD.
 (6) STABILIZE SITE.

TOTAL SITE AREA: 0.036± ACRES

D. SOILS: SILT, LIMESTONE FRAGMENTS, AND SAND.

E. DRAINAGE AREA FOR EXISTING DISCHARGE POINT: 19.35± ACRES
 DRAINAGE AREA FOR PROPOSED DISCHARGE POINT: 19.35± ACRES

F. LATITUDE AND LONGITUDE OF 3RD DISCHARGE POINT:
 DISCHARGE POINT LAT: 25° 57' 39.54" N
 DISCHARGE POINT LONG: 80° 12' 53.16" W
 DISCHARGES TO EXISTING CANALS

JOB #: 22037.20		PRJ. MGR. FP		DESIGNER: GCR		CHECKED: FP	
ENGINEER: JASON P. MAHONEY, P.E. FL LIC. #51815		DATE: Mar. 18, 2025		CITY COMMENTS		REVISIONS	
NO.		DATE		NO.		DATE	
COCOONUT CAY DRAINAGE REMEDIATION		5385 NORTH NOB HILL ROAD		SUNRISE, FLORIDA 33351		COCOONUT CAY COMMUNITY DEVELOPMENT DISTRICT	
SWPPP PLAN A-3		6200 LEE VISTA BLVD.		SUITE 400		ORLANDO, FL	
SHEET		C03.0		C03.0		SWPPP 2 PLAN.dwg	
C03.2		6200 LEE VISTA BLVD.		SUITE 400		ORLANDO, FL	
C03.2		6200 LEE VISTA BLVD.		SUITE 400		ORLANDO, FL	

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BEST MANAGEMENT PRACTICES SEQUENCE

1. CONTROLS

A. EROSION AND SEDIMENT CONTROLS:

(1) STABILIZATION PRACTICES:

1. TEMPORARY SEEDING SHALL BE RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE FOR SEVEN DAYS.
2. MULCHING PRACTICES AND SOD SHALL BE APPLIED TO PARKING LOT ISLANDS.

(2) STRUCTURAL PRACTICES:

1. PRIOR TO CLEARING, A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE, AS SHOWN HEREIN.
2. DURING THE CLEARING, GRUBBING, AND SITE GRADING STAGES, AREAS TO BE LEFT DISTURBED MORE THAN 7 DAYS SHALL BE STABILIZED WITH RYE GRASS APPLIED PER THE MANUFACTURER'S SPECIFICATIONS. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 4,000 POUNDS OF STRAW PER ACRE.
3. AFTER ALL INITIAL SITE GRADING WORK, ALL PROPOSED INLETS/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF THE INLET PROTECTION DESIGNATED ON THE SITE MAP. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SEED OR SOD AS INDICATED ON THE SITE MAP NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING.
4. ALL INSTALLATION SHALL BE COMMENCED AS DEPICTED ON THE SITE MAPS AND EROSION CONTROL DETAIL SHEET.
5. IF SEDIMENT AND EROSION CONTROL MEASURES DEVIATE FROM THE PLANS THE CITY OF MIAMI GARDENS SHALL BE NOTIFIED.

B. PERMANENT STORMWATER MANAGEMENT CONTROLS:

1. CATCH BASINS AND STORM SEWER SYSTEM ON-SITE TO PROVIDE POSITIVE DRAINAGE OF THE ENTIRE SITE TO THE DISCHARGE POINT.

C. CONTROLS FOR OTHER POLLUTANTS:

1. WASTE DISPOSAL: ALL WASTE WILL BE DISPOSED OF IN AN APPROPRIATE LEGAL MANOR, AND COMPLY WITH CITY OF MIAMI GARDENS ORDINANCES FOR WASTE DISPOSAL AND COMMERCIAL SITE DEVELOPMENT.
2. VEHICLE TRACKING: OFF SITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED VIA BEST POSSIBLE PRACTICES, DAILY SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN.
3. FERTILIZERS, HERBICIDES, AND PESTICIDES: FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURERS' SUGGESTED APPLICATION APPLICATION RATES. THE FERTILIZERS AND PESTICIDES SHALL BE STORED IN A COVERED SHED.
4. TOXIC SUBSTANCES: ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
5. OTHER: PORT-O-LETS WILL BE PLACED AWAY FROM THE STORM SEWER SYSTEMS AND STORM INLETS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.

2. MAINTENANCE:

1. SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
2. INLETS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REPAIRS SHALL BE PERFORMED IMMEDIATELY.
3. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RE-SEEDED PER MANUFACTURERS' INSTRUCTIONS.
4. MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.
5. DEWATERING ACTIVITIES SHALL NOT RESULT IN ANY DISCHARGE OF WATER WITH TURBIDITY GREATER THAN 29 NTUS FROM THE SITE. IF ANALYTICAL RESULTS FROM GROUNDWATER SAMPLES DETERMINE THAT SITE IS CONTAMINATED, A CITY WASTEWATER INDUSTRIAL WASTE PRE-TREATMENT GROUNDWATER PERMIT MUST BE OBTAINED FOR PROPER DISPOSAL INTO CITY SANITARY SYSTEM.

ALL MEASURES ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. CONTROLS ARE TO BE REPLACED OR REPAIRED IF IN A SUBSTANDARD CONDITION. ALL MAINTENANCE MODIFICATIONS ARE TO BE NOTED, ON PLANS, AS THEY OCCUR.

3. INSPECTIONS:

- 1.1. A QUALIFIED INSPECTOR SHALL INSPECT ALL POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE AND MS4 (CITY OF MIAMI GARDENS); DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED; AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; STRUCTURAL CONTROLS; AND, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION SHALL BE MADE AND RETAINED IN THE CONSTRUCTION TRAILER AS PART OF THE STORMWATER POLLUTION PREVENTION.
- 1.2. INSPECTIONS BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS SHALL BE CONDUCTED DAILY AND WITHIN 24 HOURS AFTER EACH 0.50 INCH OR GREATER RAINFALL EVENT. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.

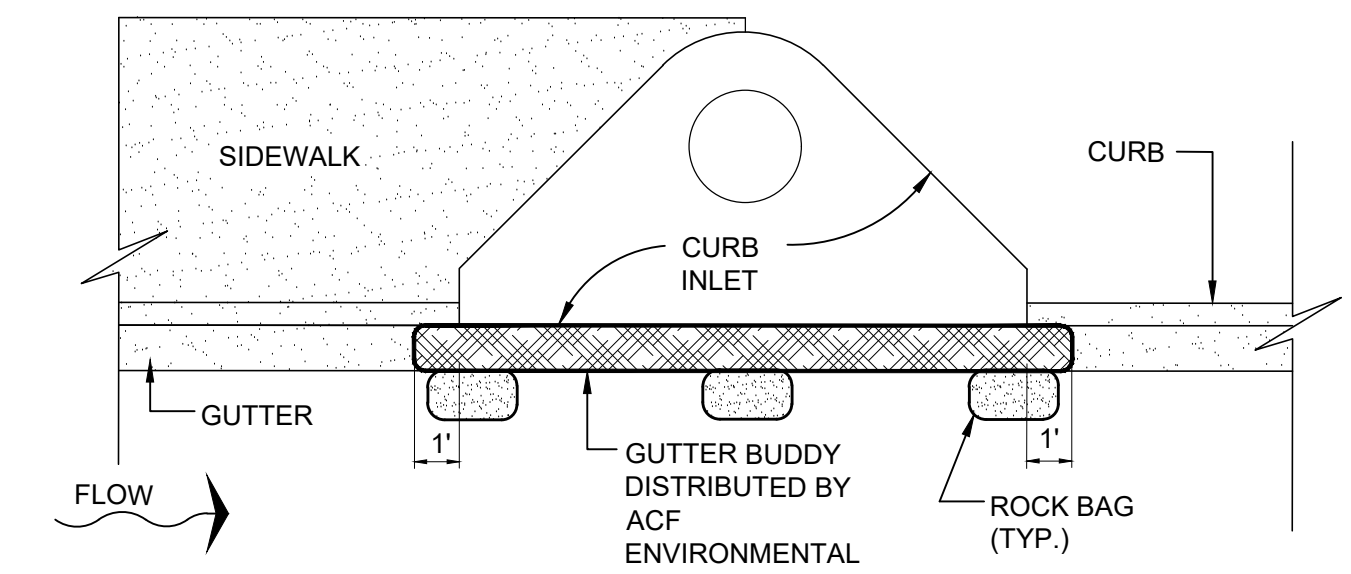
4. NON-STORMWATER DISCHARGES:

- IT IS ANTICIPATED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
2. WATER FROM LINE FLUSHINGS
 3. PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED)
 4. SITE WATERING, TO ALLEVIATE FUGATIVE DUST
 5. ROUTINE EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS
 6. IRRIGATION DRAINAGE

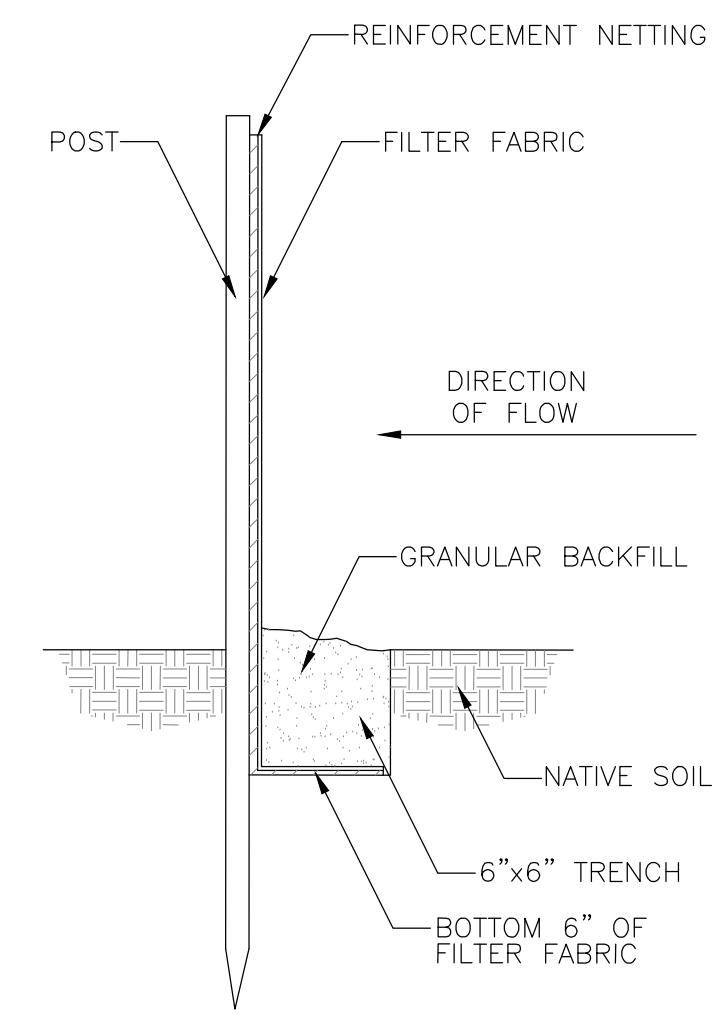
IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY EROSION CONTROL MEASURES PRIOR TO DISCHARGE

5. CONTRACTOR/SUBCONTRACTOR CERTIFICATION:

ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) IDENTIFIED ABOVE MUST SIGN THE FOLLOWING CERTIFICATION: "I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THERE UNDER."



GUTTER BUDDY CURB INLET PROTECTION
N.T.S.



SILT BARRIER DETAIL
N.T.S.

SPECIFIER CHART		CURB DAM OPTION (SEE NOTES)
MODEL NO.	CATCH BASIN (Catch Diameter) (min-max)	
FG-TB4	24 x 24	NO
FG-TB4D	24 x 24	YES
FG-TB36	24 x 36	NO
FG-TB36D	24 x 36	YES
FG-TB30	36 x 36	NO
FG-TB30D	36 x 36	YES

SECTION VIEW - INSTALLED
WITH OPTIONAL CURB INLET DAM

NOTES:

1. FloGard T-Bag is manufactured from woven monofilament polypropylene fabric. Other materials available upon request.
2. May be ordered with Fossil Rock oil absorbent pouches installed.
3. Optional curb inlet dam available upon request.
4. Periodic maintenance is required. FloGard T-Bag should never be allowed to fill beyond the top of the bypass outlet louvers.
5. Appropriate lifting equipment should be used when performing periodic maintenance.

KriStar Enterprises, Inc.
P.O. Box 6419, Santa Rosa, CA 95406
Ph: 800.579.8819, Fax: 707.524.9186, www.vistastar.com
FG-TB-0001 | Rev: 0002 | 12/14/2019/06 | SHEET 1 OF 1

INLET SEDIMENT FILTER
N.T.S.

JOB #:	22037.20
PRJ. MGR.:	FP
DESIGNER:	GCR
CHECKED:	FP
ENGINEER:	JASON P. MAHONEY, P.E. FL LIC. #51815
DATE:	Mar. 18, 2025

NO.	DATE	REVISIONS

COCONUT CAY DRAINAGE REMEDIATION
AT
5385 NORTH NOB HILL ROAD
SUNRISE, FLORIDA 33351
FOR
COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

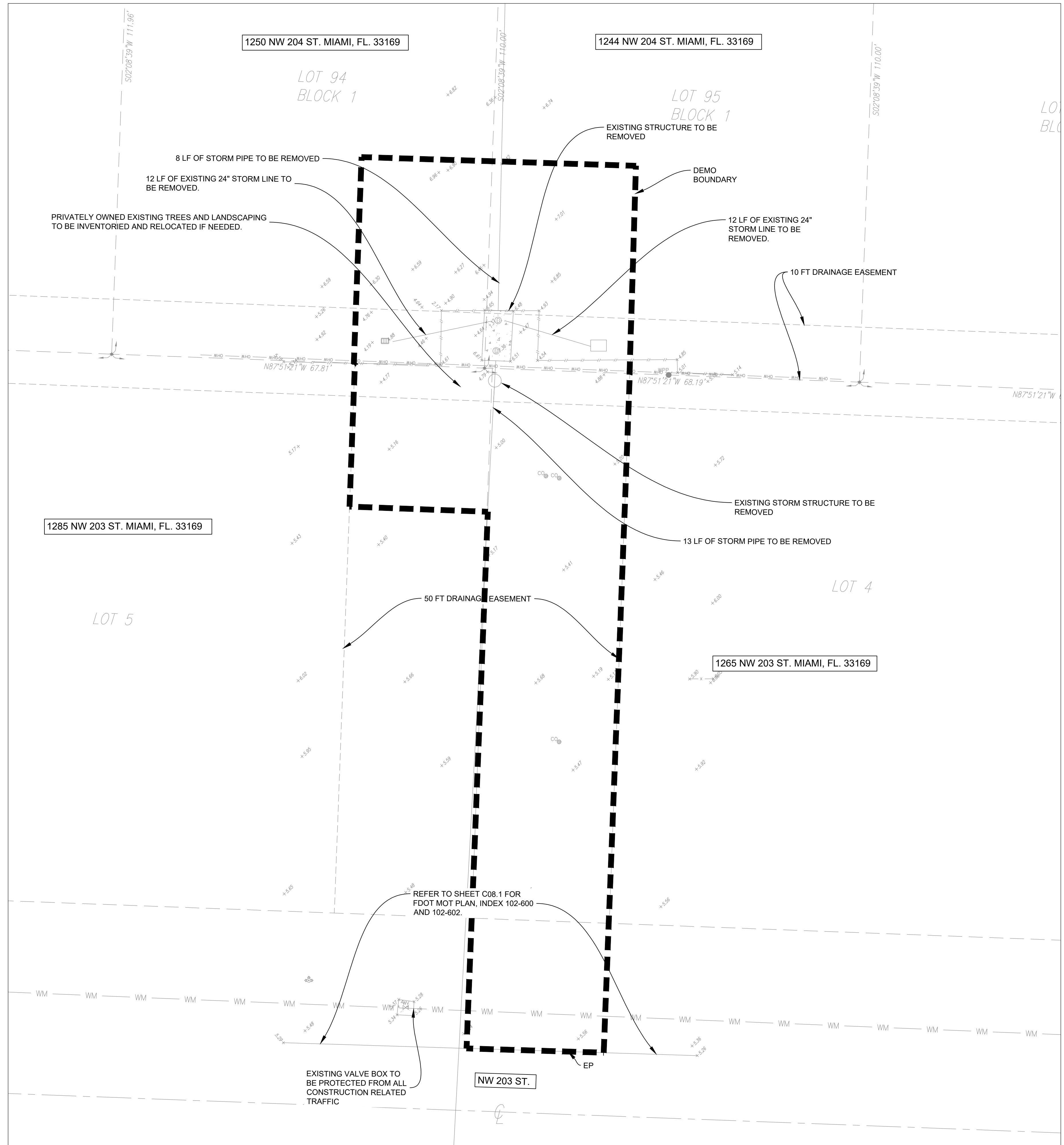
SWPPP DETAILS

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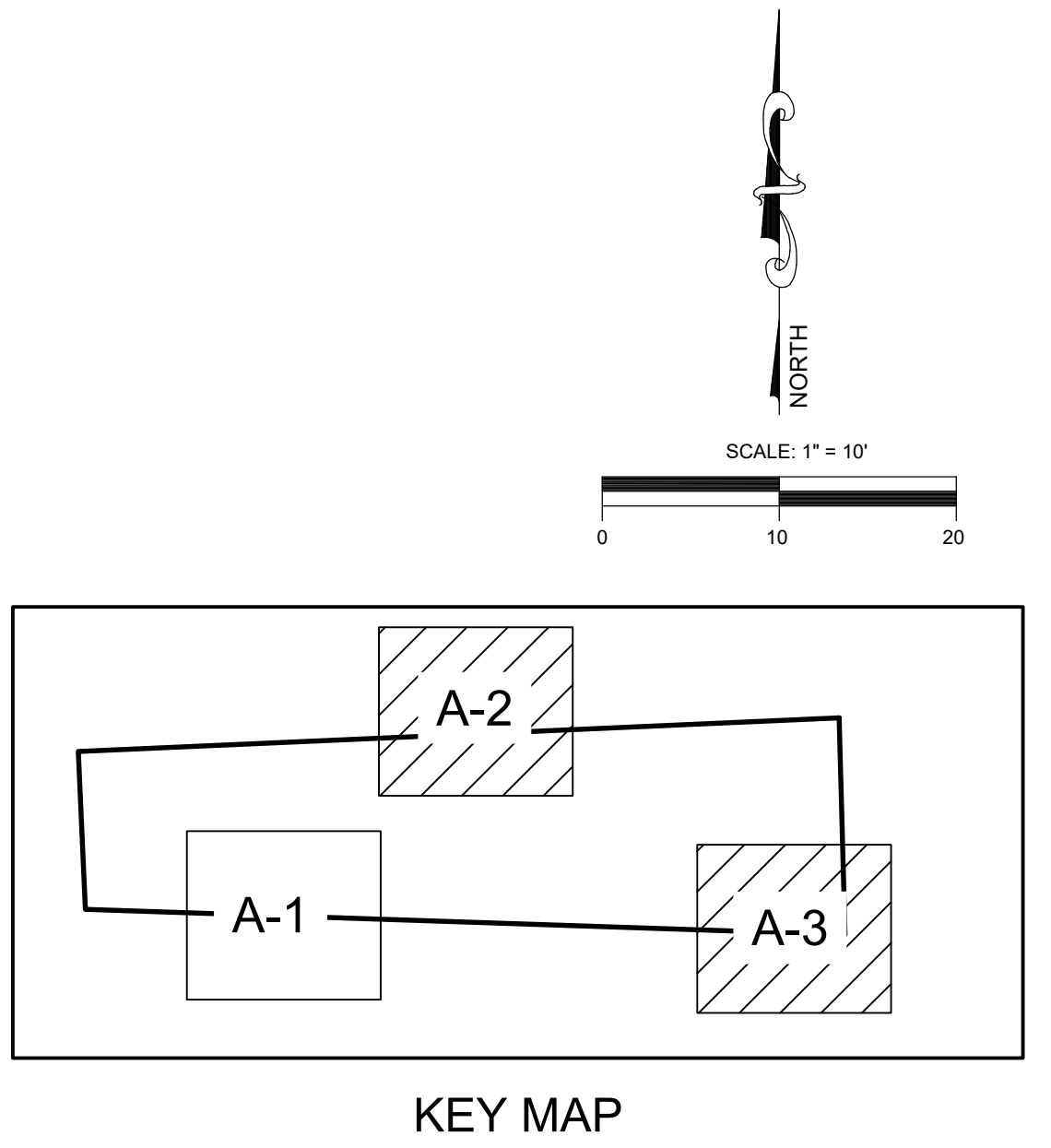
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CERTIFICATE OF AUTHORIZATION # 29685

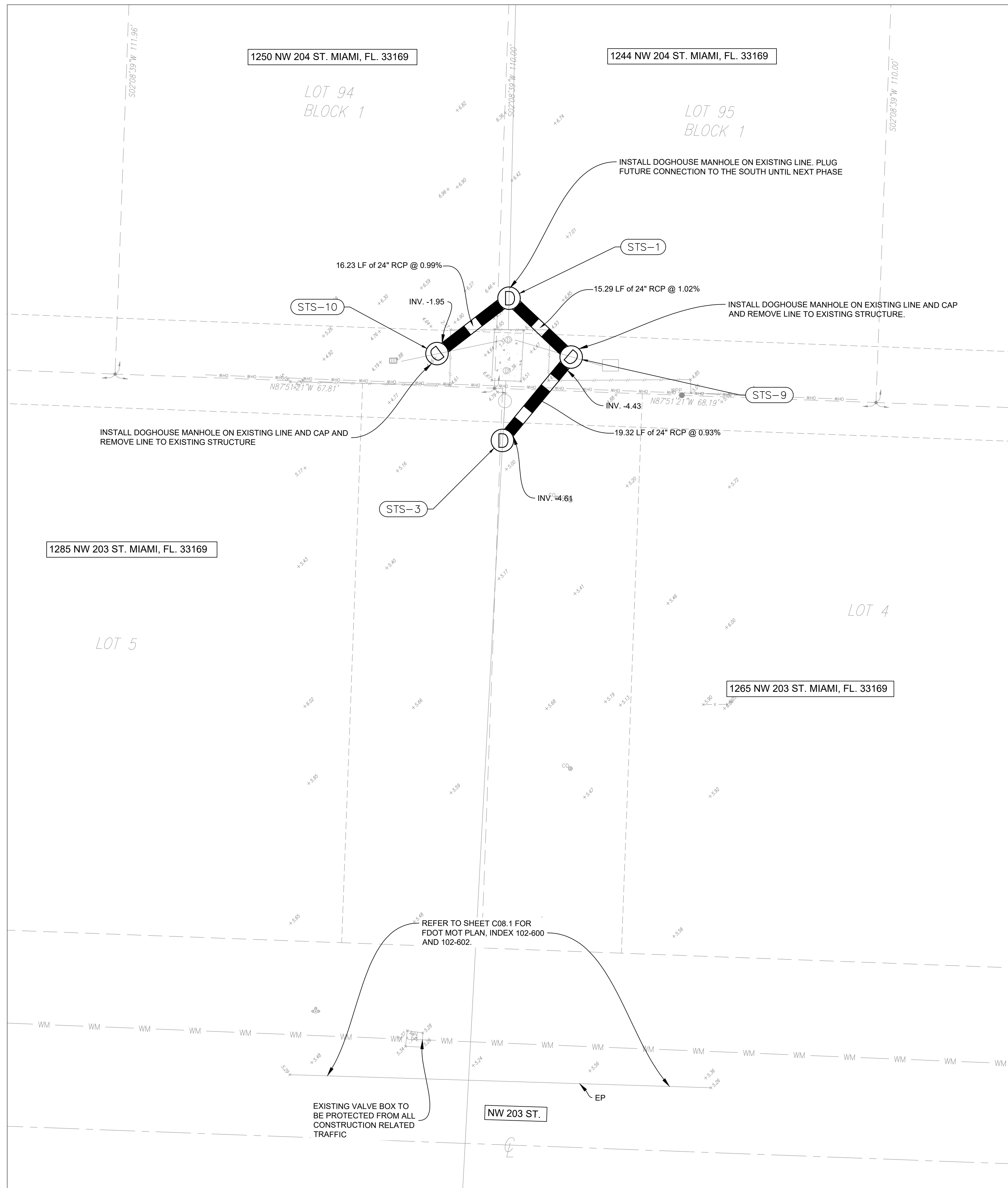
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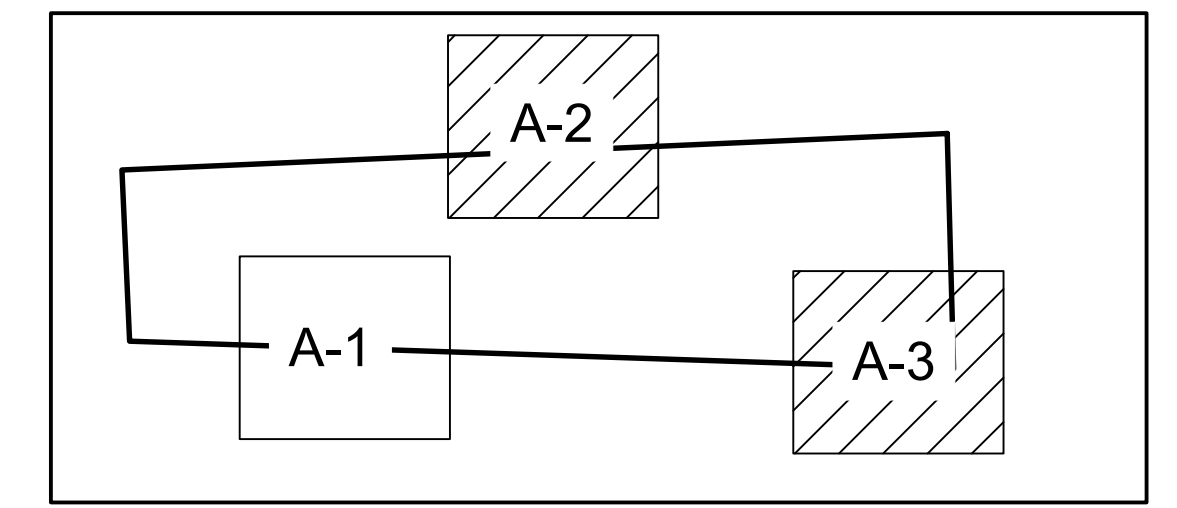
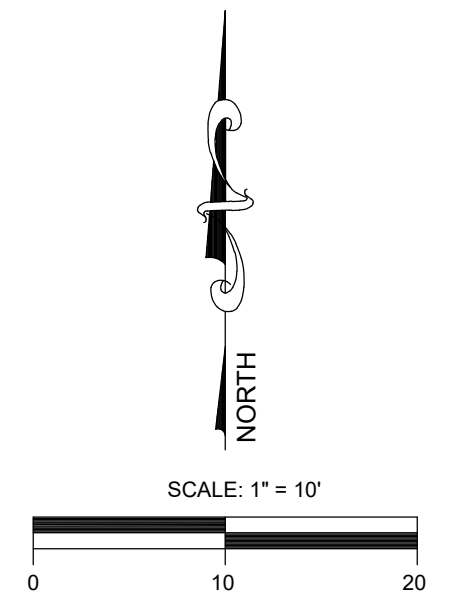
DEMO PLAN -PHASE 1
(SEE SCALE ON THIS SHEET)



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NV5		SHEET C05.0	
A-1 DEMO PLAN		COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT	
COCONUT CAY DRAINAGE REMEDIATION AT 5385 NORTH NOB HILL ROAD SUNRISE, FLORIDA 33351		FOR COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT	
ENGINEER JASON P. MAHONEY, P.E. FL LIC. #61563		DATE: Mar 18, 2025	
JOB #: 22037.20 PRJ. MGR. FP DESIGNER: GCR CHECKED: FP		REVISIONS NO. DATE	



TEMPORARY SITE PLAN -PHASE 1
(SEE SCALE ON THIS SHEET)



KEY MAP

STORM SEWER SCHEDULE								
STR NO.	STR TYPE	GRATE/RIM/EOP ELEV	DOWNSTREAM STR NO.	INVERTS IN	INVERTS OUT	DS PIPE LENGTH	PIPE SIZE/MATERIAL	SLOPE
STS-1	PROPOSED DOGHOUSE MH OVER EXIST. 24" PIPE	5.66	STS-10 STS-9		-1.86' S -4.17' SW -4.17' SE	11' 16' 15'	24" RCP 24" RCP 24" RCP	0.00% 0.99% 1.02%
STS-2	PROPOSED WET WELL. SEE PUMP DESIGN SHEET C07.0 FOR MORE DETAIL.	6.00		-1.86' N -1.15' S				
STS-3	PROPOSED DOGHOUSE MH	5.00	STS-2	-4.61' NE	-1.15' N	14'	24" RCP	0.00%
STS-9	PROPOSED DOGHOUSE MH	5.00	STS-3	-4.32' NW	-4.43' SW	19'	24" RCP	0.93%
STS-10	PROPOSED DOGHOUSE MH	3.05		-4.33' NE				

JOB #: 22037.20
PRJ. MGR: FP
DESIGNER: GCR
CHECKED: FP

ENGINEER
JASON P. MAHONEY, P.E.
FL LIC. #5185
DATE: Mar. 18, 2025

NO.	DATE	CITY COMMENTS	REVISIONS

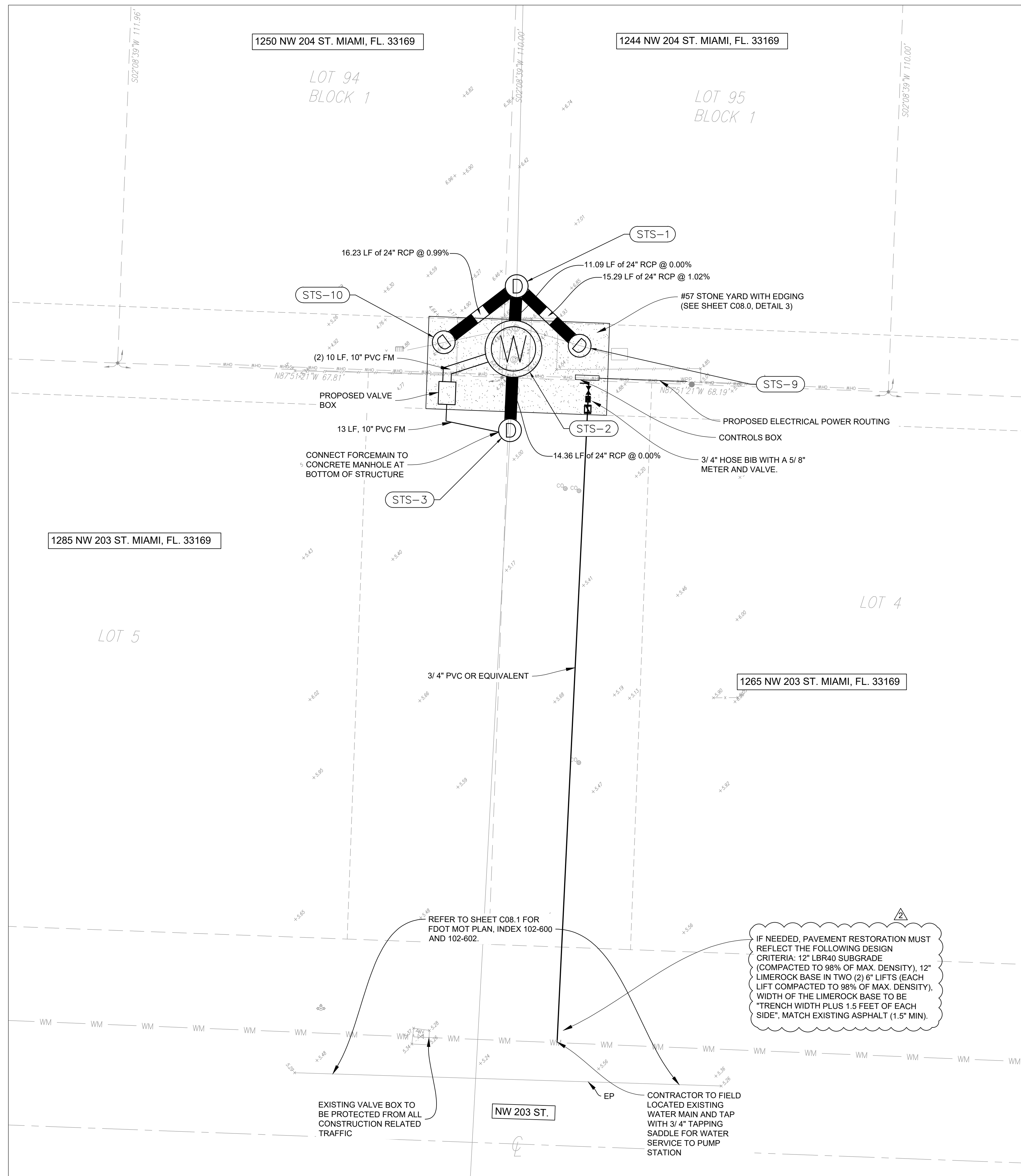
COCONUT CAY DRAINAGE REMEDIATION
AT
5385 NORTH NOB HILL ROAD
SUNRISE, FLORIDA 33351
FOR
COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

A-1 TEMPORARY
SITE PLAN

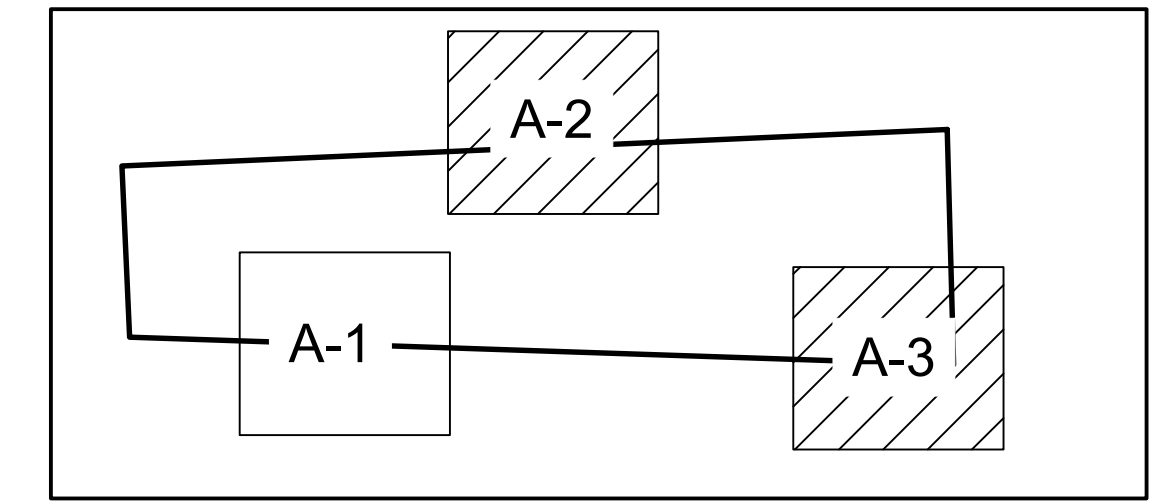
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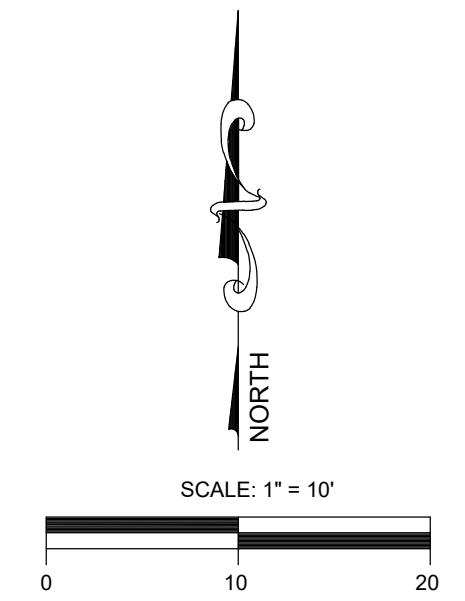
CERTIFICATE OF AUTHORIZATION # 29065
SHEET
C05.1



FINAL SITE PLAN
(SEE SCALE ON THIS SHEET)



KEY MAP



STORM SEWER SCHEDULE								
STR NO.	STR TYPE	GRATE/ RIM/EOP ELEV	DOWNSTREAM STR NO.	INVERTS IN	INVERTS OUT	DS PIPE LENGTH	PIPE SIZE/ MATERIAL	SLOPE
STS-1	PROPOSED DOGHOUSE MH OVER EXIST. 24" PIPE	5.66	STS-2 STS-9		-1.86' S -4.17' SW -4.17' SE	11' 16' 15'	24" RCP 24" RCP 24" RCP	0.00% 0.99% 1.02%
STS-2	PROPOSED WET WELL. SEE PUMP DESIGN SHEET C07.0 FOR MORE DETAIL.	6.00		-1.86' N -1.15' S				
STS-3	PROPOSED DOGHOUSE MH	5.00	STS-2	-4.61' NE	-1.15' N	14'	24" RCP	0.00%
STS-9	PROPOSED DOGHOUSE MH	5.00	STS-3	-4.32' NW	-4.43' SW	19'	24" RCP	0.93%
STS-10	PROPOSED DOGHOUSE MH	3.05		-4.33' NE				

6200 LEE VISTA BLVD.
SUITE 400
ORLANDO, FL
(407) 896-5377
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NVS

CERTIFICATE OF AUTHORIZATION # 29065

6000 LEE VISTA BLVD. SUITE 400 ORLANDO, FL 32837 (407) 896-5377 WWW.NVS.COM

ENGINEER
JASON P. MAHONEY, P.E.
FL LIC. #51815

PROJECT MANAGER
PRJ. MGR. FP

DESIGNER
DESIGNER: GCR

CHECKED
CHECKED: FP

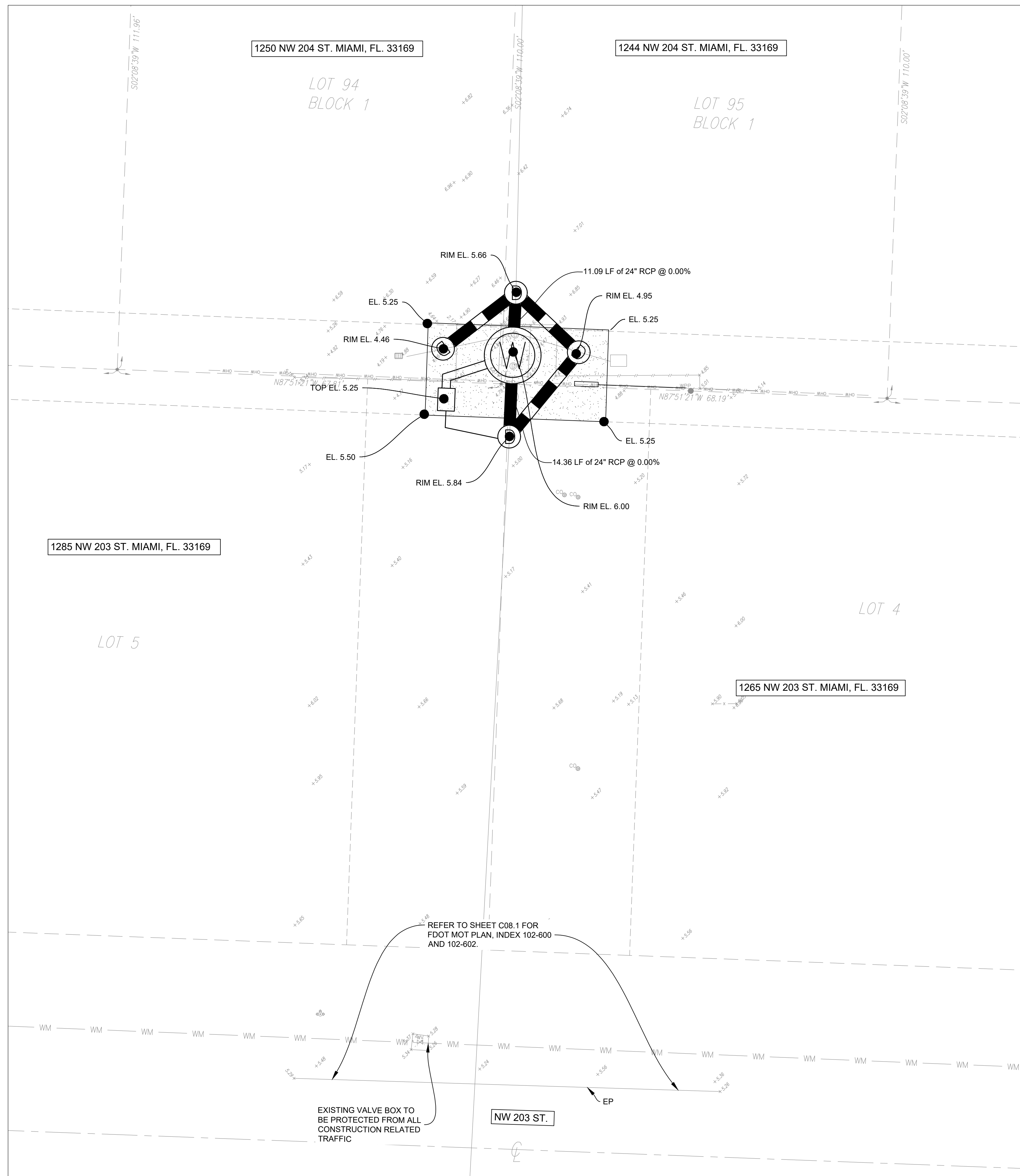
DATE: Mar. 18, 2025

NO. DATE REVISIONS

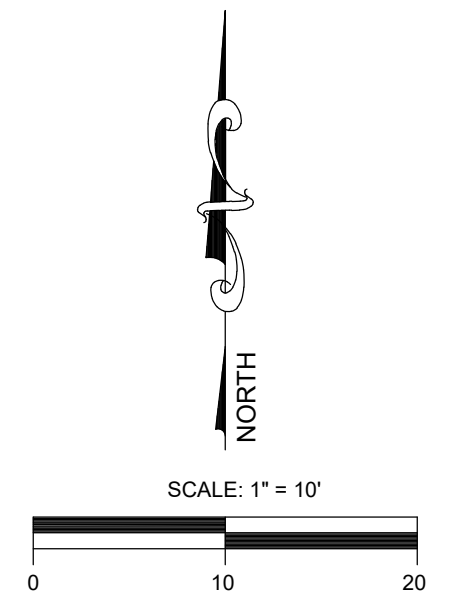
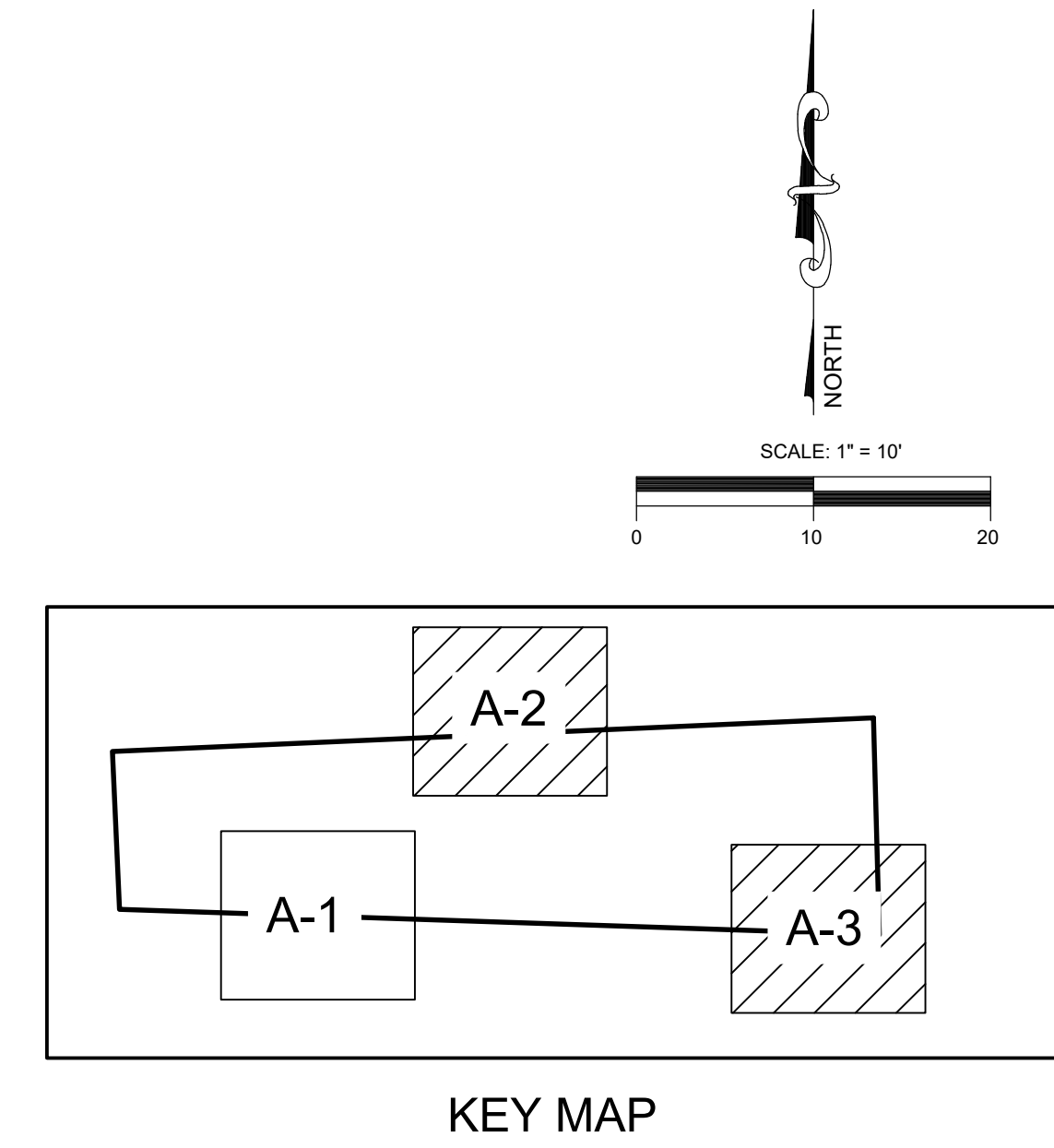
COCONUT CAY DRAINAGE REMEDIATION AT 5385 NORTH NOB HILL ROAD SUNRISE, FLORIDA 33351 FOR COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

A-1 FINAL SITE PLAN

SHEET C05.2



GRADING PLAN
(SEE SCALE ON THIS SHEET)



JOB #:	22037.20
PRJ. MGR.:	FP
DESIGNER:	GCR
CHECKED:	FP

ENGINEER
JASON P. MAHONEY, P.E.
FL LIC. #5185

NO.	DATE	CITY COMMENTS	REVISIONS
1	06/24/24		

COCONUT CAY DRAINAGE REMEDIATION
AT
5385 NORTH NOB HILL ROAD
SUNRISE, FLORIDA 33351
FOR
COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

A-1 GRADING PLAN

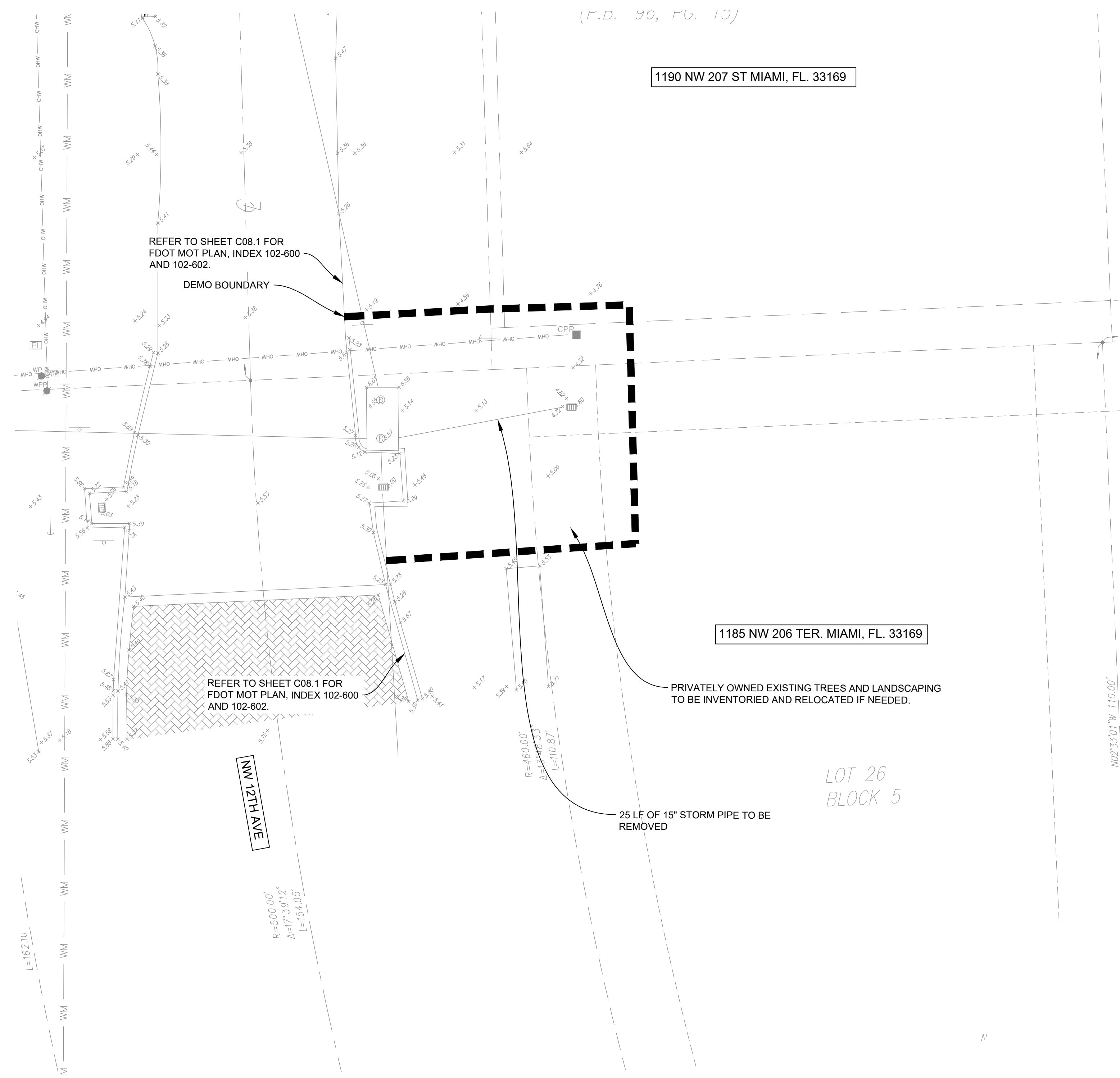
6200 LEE VISTA BLVD.
SUITE 400
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NV5

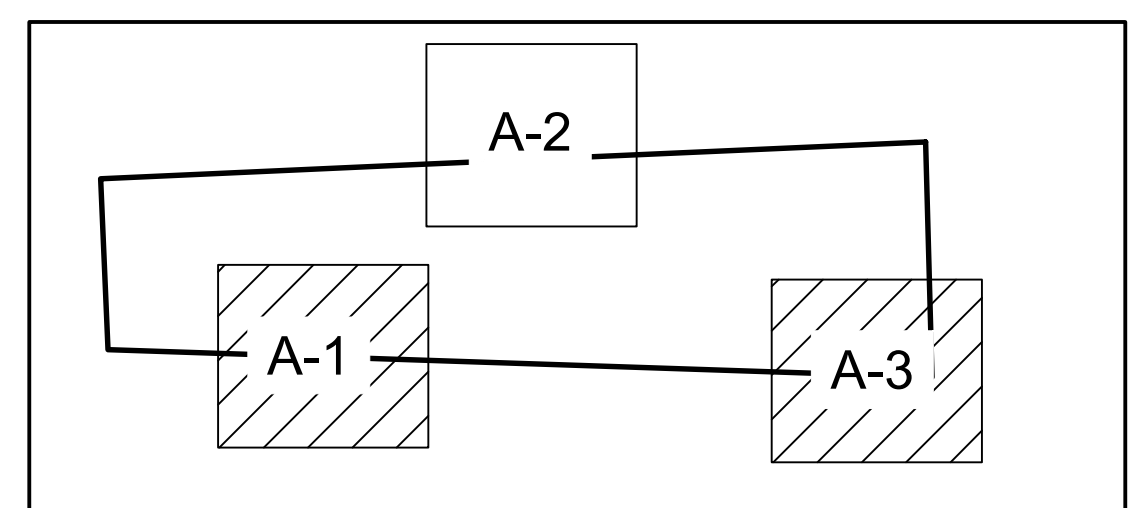
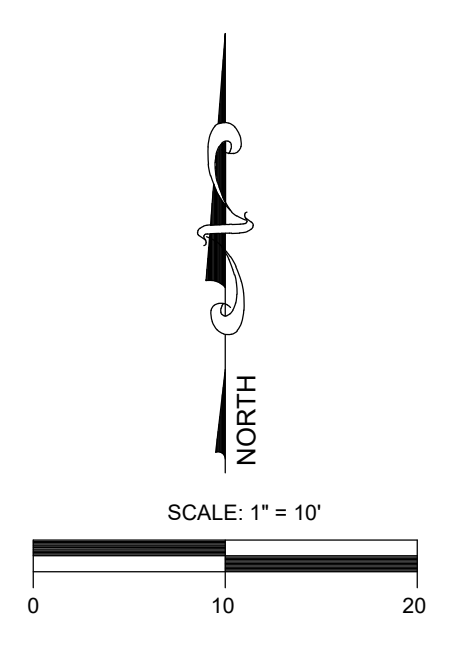
CERTIFICATE OF AUTHORIZATION # 29065

SHEET
C05.3

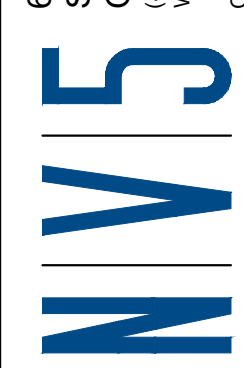
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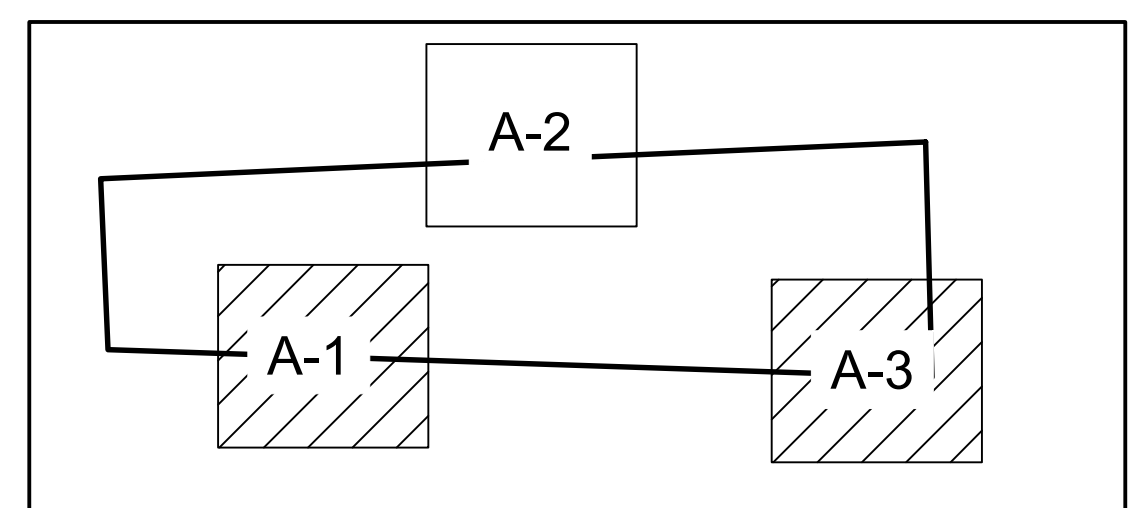
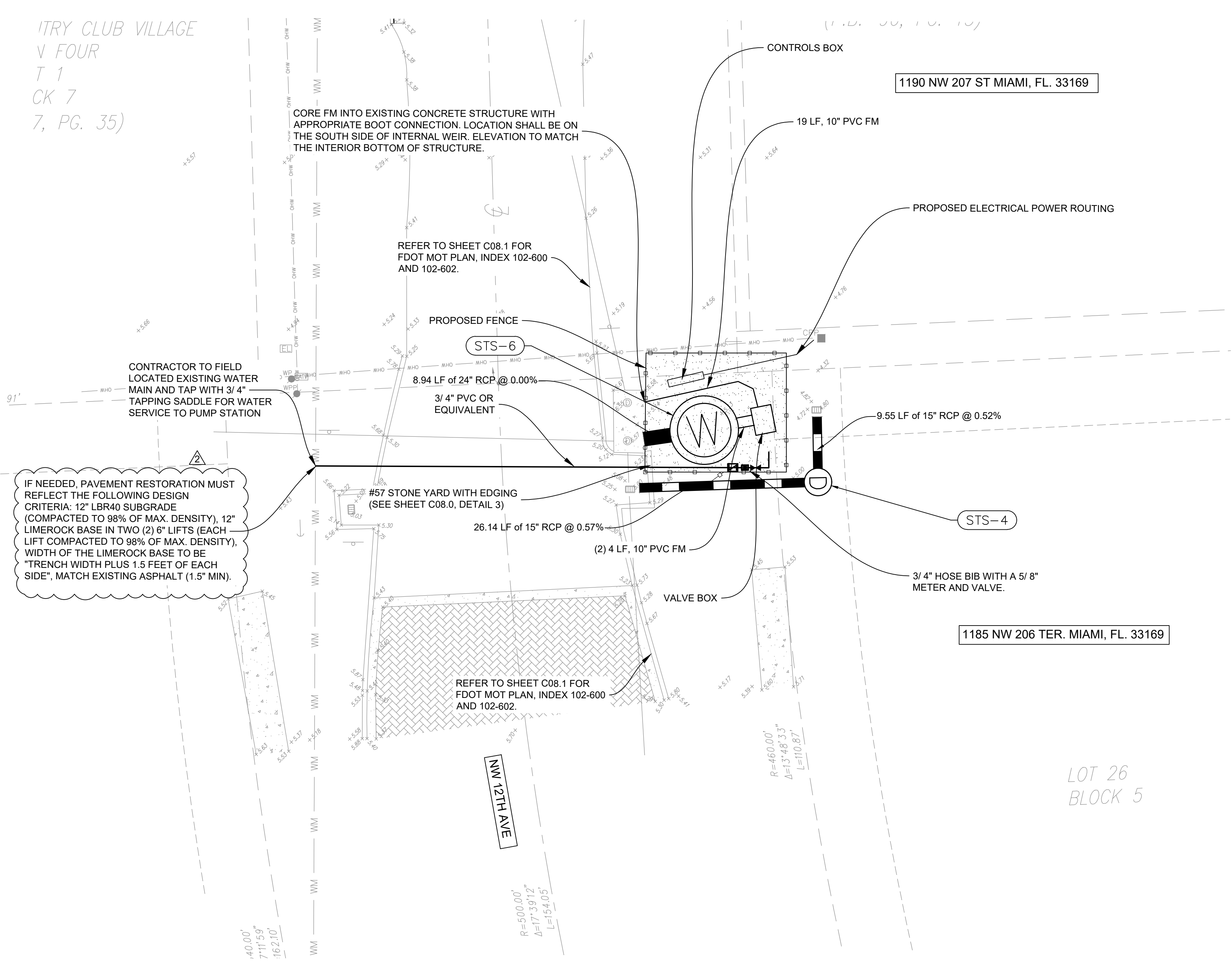


DEMO PLAN -PHASE 1
(SEE SCALE ON THIS SHEET)



KEY MAP

 NVS 6200 LEE VISTA BLVD. SUITE 400 ORLANDO, FL (407) 896-3317 WWW.NVS.COM CERTIFICATE OF AUTHORIZATION # 29065	SHEET C06.0						
	COCONUT CAY DRAINAGE REMEDIATION AT 5385 NORTH NOB HILL ROAD SUNRISE, FLORIDA 33351 FOR COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT						
A-2 DEMO PLAN	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08/28/24</td> <td>CITY COMMENTS</td> </tr> </tbody> </table>	NO.	DATE	REVISIONS	1	08/28/24	CITY COMMENTS
NO.	DATE	REVISIONS					
1	08/28/24	CITY COMMENTS					
ENGINEER JASON P. MAHONEY, P.E. FL LIC. #5185	DATE: Mar. 18, 2025						
JOB #: 22037.20 PRJ. MGR: FP DESIGNER: GCR CHECKED: FP							



KEY MAP

FINAL SITE PLAN
(SEE SCALE ON THIS SHEET)

STORM SEWER SCHEDULE								
STR NO.	STR TYPE	GRATE/ RIM/EOP ELEV	DOWNSTREAM STR NO.	INVERTS IN	INVERTS OUT	DS PIPE LENGTH	PIPE SIZE/ MATERIAL	SLOPE
STS-4	PROPOSED MH	5.00		1.65' N	1.60' W	26'	15" RCP	0.57%
STS-6	PROPOSED WET WELL. SEE PUMP DESIGN SHEET C07.1 FOR MORE DETAIL.	6.13		2.50' W				

6200 LEE VISTA BLVD.
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(407) 896-3377
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NVS

CERTIFICATE OF AUTHORIZATION # 29065

ENGINEER
JASON P. MAHONEY, P.E.
FL LIC. #5185

PRJ. MGR. FP
DESIGNER: GCR
CHECKED: FP

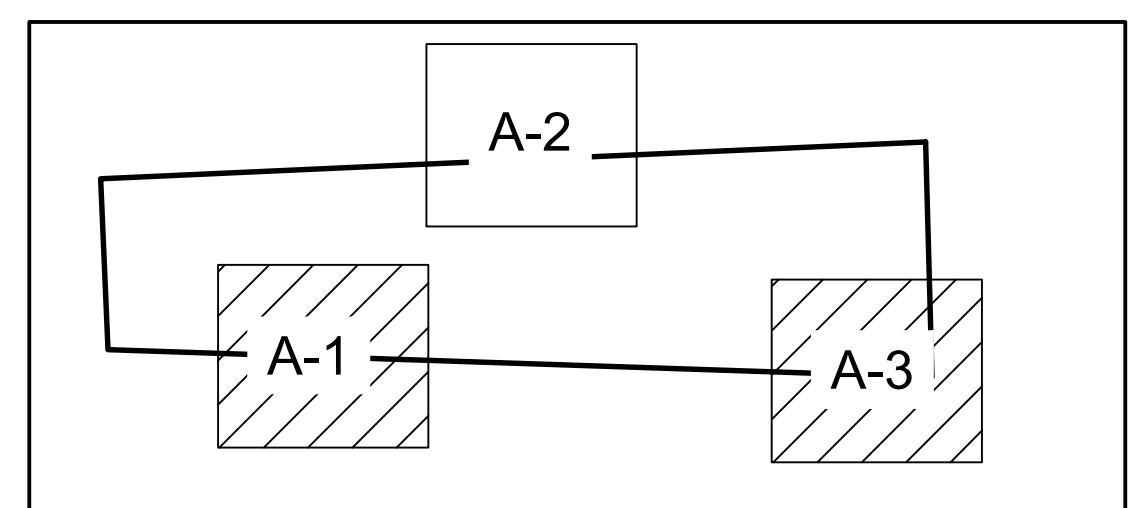
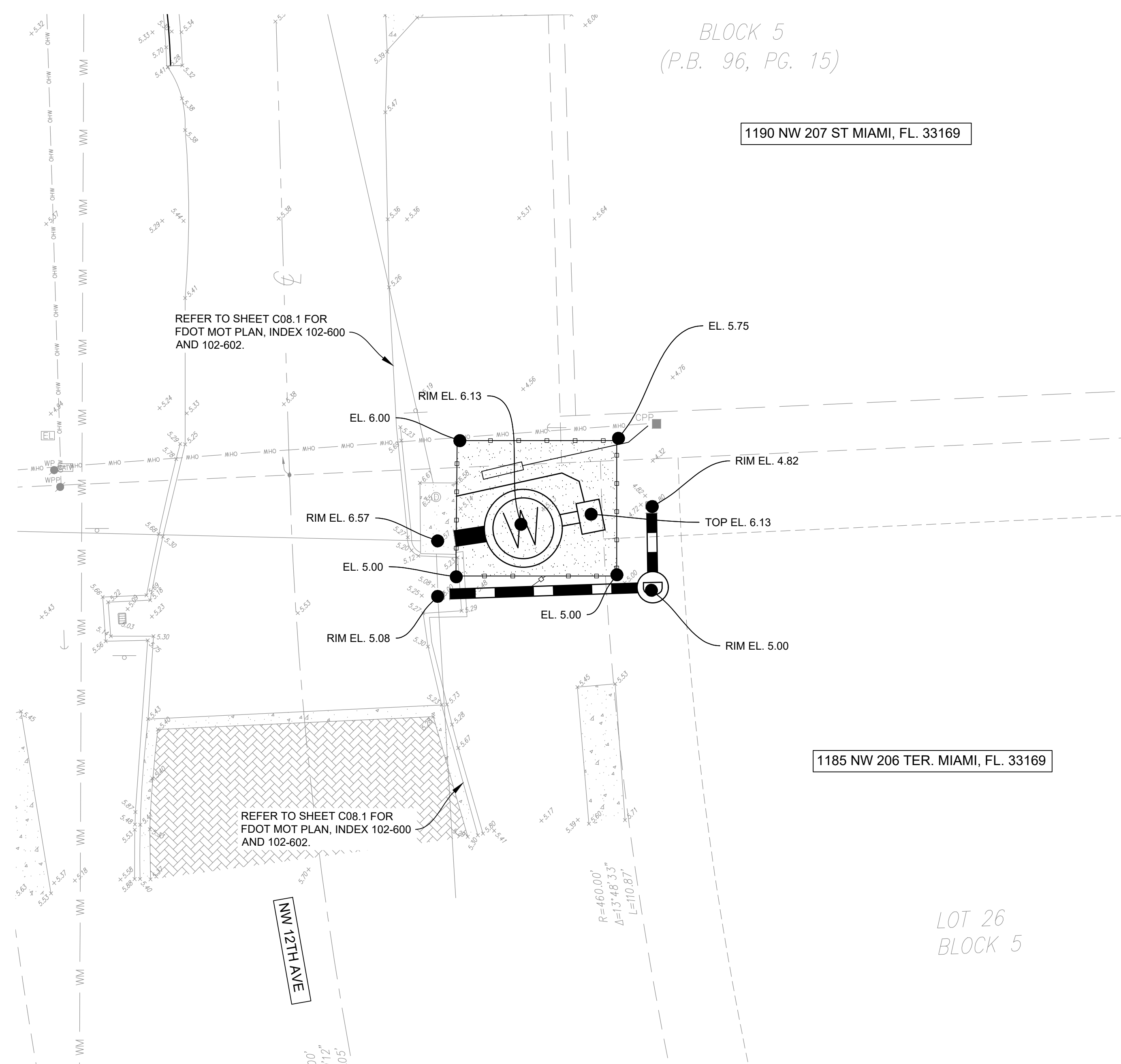
DATE: Mar. 18, 2025

COCONUT CAY DRAINAGE REMEDIATION
AT
5385 NORTH NOB HILL ROAD
SUNRISE, FLORIDA 33351
FOR
COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

A-2 FINAL SITE PLAN


SHEET
C06.1

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KEY MAP

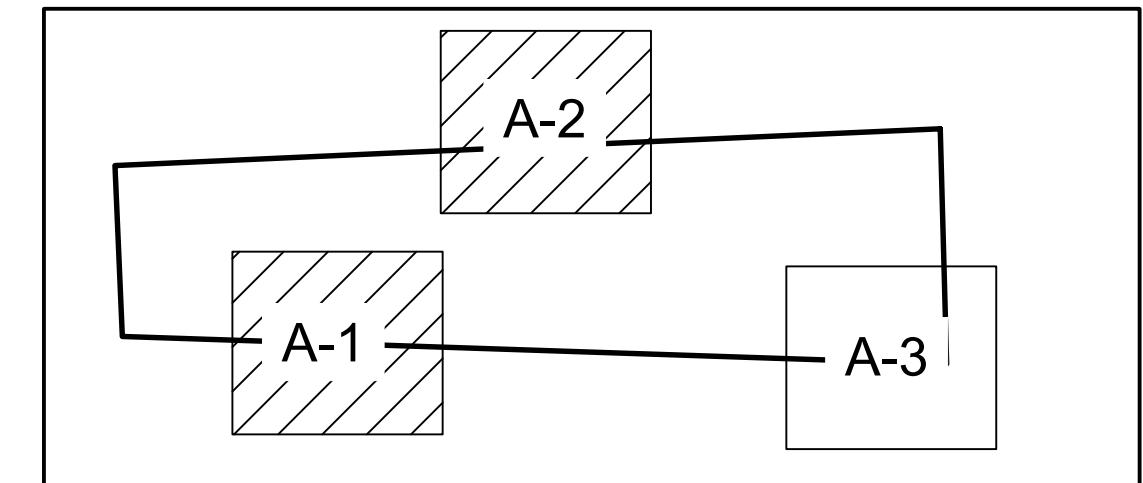
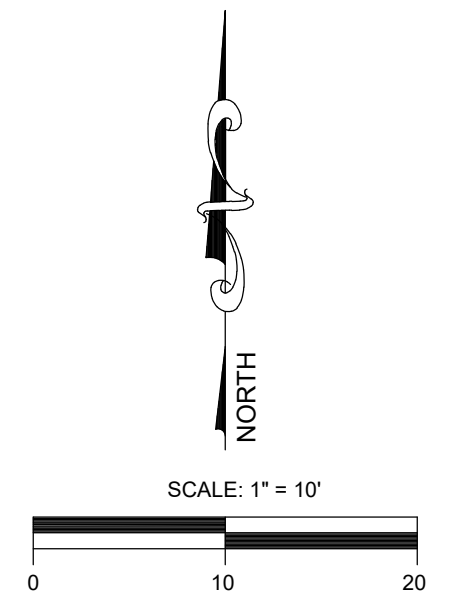
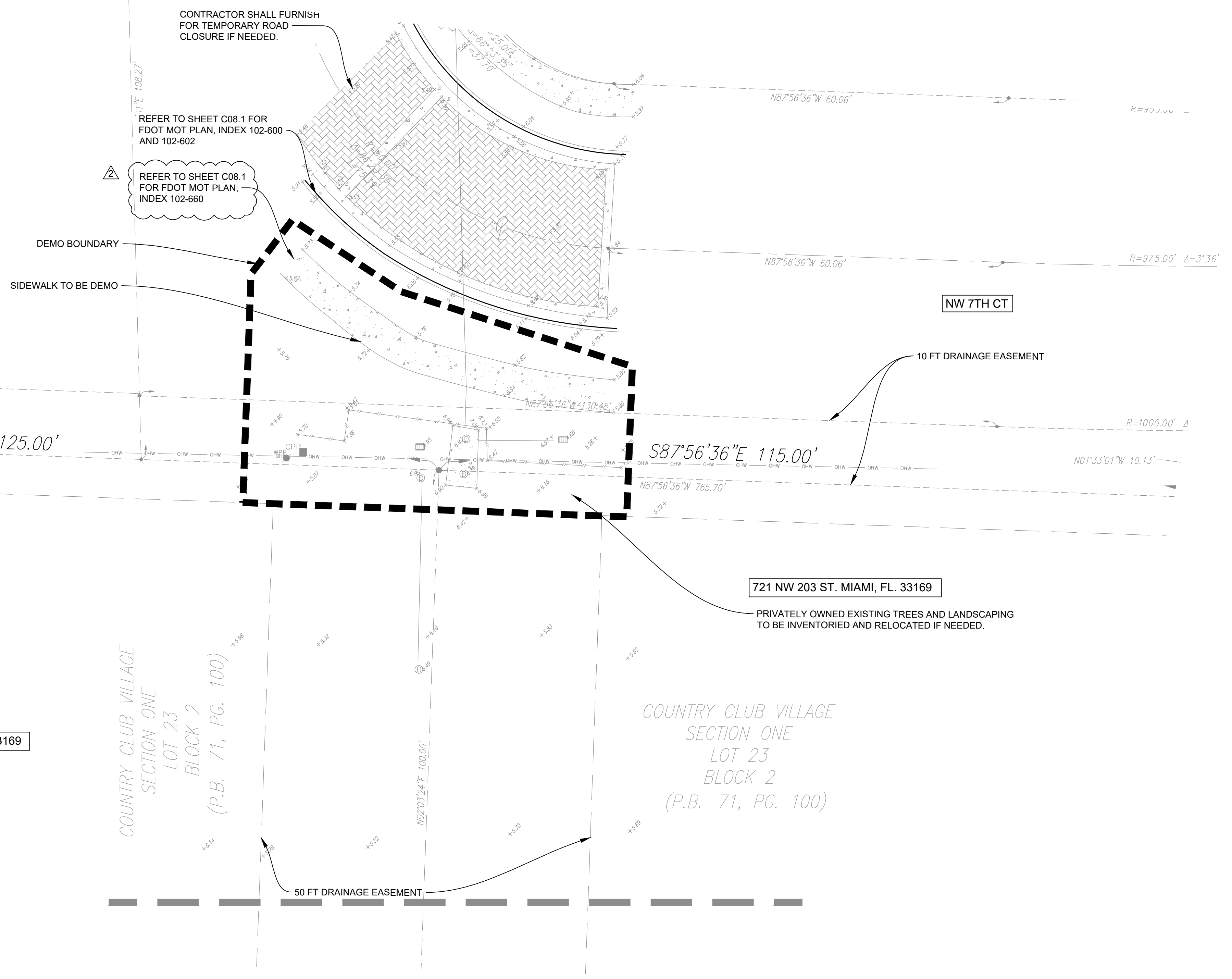
GRADING PLAN
(SEE SCALE ON THIS SHEET)

 6200 LEE VISTA BLVD. SUITE 400 ORLANDO, FL (407) 896-3377 WWW.NVS.COM CERTIFICATE OF AUTHORIZATION # 29065	SHEET C06.2	
	COCONUT CAY DRAINAGE REMEDIATION AT 5385 NORTH NOB HILL ROAD SUNRISE, FLORIDA 33351 FOR COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT	
A-2 GRADING PLAN		REVISIONS NO. DATE
ENGINEER JASON P. MAHONEY, P.E. FL. LIC. #5183		DATE: Mar. 18, 2025
JOB # : 22037.20 PRJ. MGR. : FP DESIGNER : GCR CHECKED : FP		CITY COMMENTS REVISIONS

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736 NW 204 ST. MIAMI, FL. 33169

741 NW 203 ST. MIAMI, FL. 33169



DEMO PLAN - PHASE 1
(SEE SCALE ON THIS SHEET)

JOB #:	22037.20
PRJ. MGR.:	FP
DESIGNER:	GCR
CHECKED:	FP

ENGINEER
JASON P. MAHONEY, P.E.
FL. LIC. #65163

DATE: Mar. 18, 2025

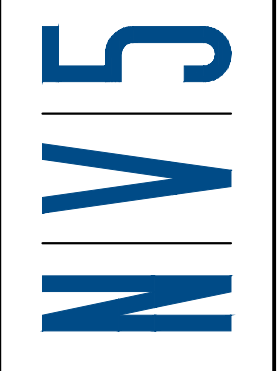
NO.	DATE	REVISIONS
1	02/25/25	CITY COMMENTS
2	03/24/24	CITY COMMENTS

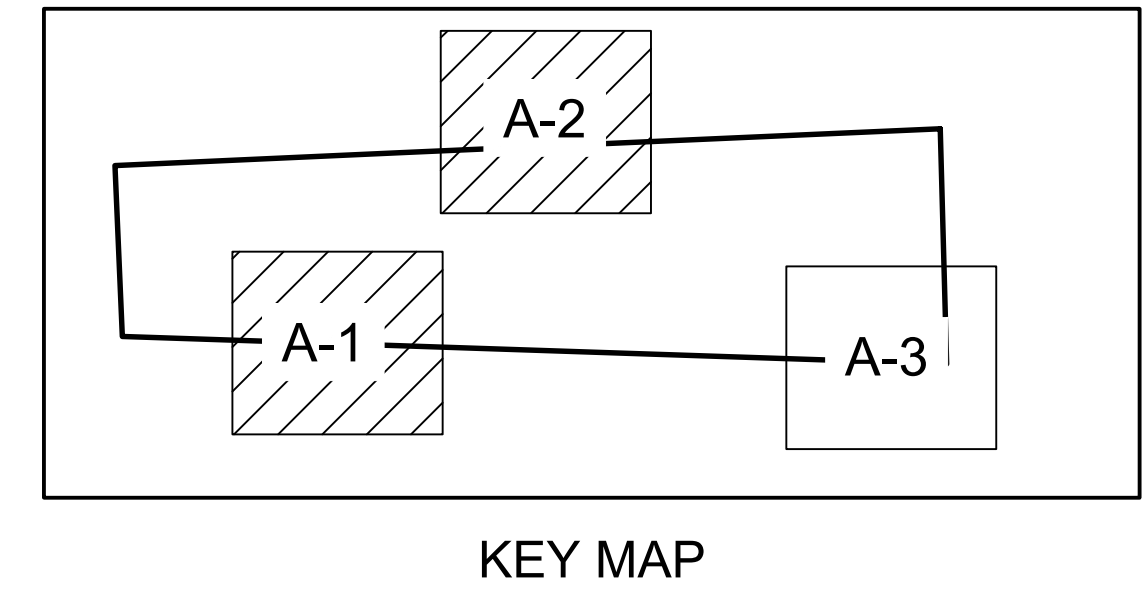
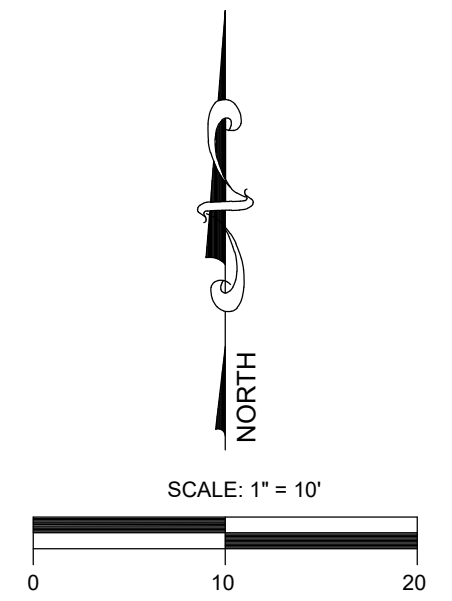
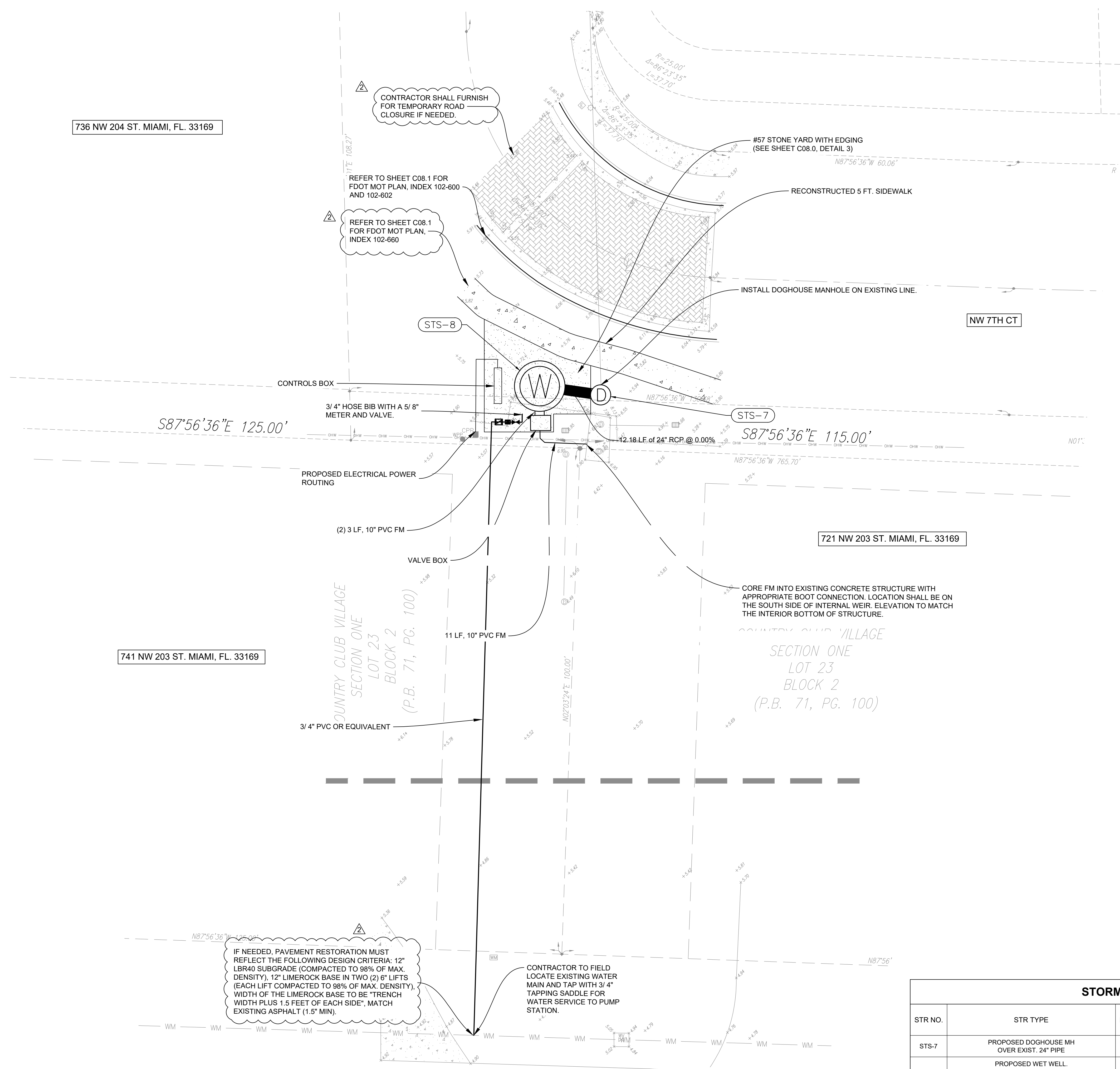
COCONUT CAY DRAINAGE REMEDIATION
AT
5385 NORTH NOB HILL ROAD
SUNRISE, FLORIDA 33351
FOR
COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

A-3 DEMO PLAN

6200 LEE VISTA BLVD.
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STORM SEWER SCHEDULE								
STR NO.	STR TYPE	GRATE/RIM/EOP ELEV	DOWNSTREAM STR NO.	INVERTS IN	INVERTS OUT	DS PIPE LENGTH	PIPE SIZE/MATERIAL	SLOPE
STS-7	PROPOSED DOGHOUSE MH OVER EXIST. 24" PIPE	7.20	STS-8		2.50' W	12'	24" RCP	0.00%
STS-8	PROPOSED WET WELL SEE PUMP DESIGN SHEET C07.2 FOR MORE DETAIL.	6.75		2.50' E				

FINAL SITE PLAN
(SEE SCALE ON THIS SHEET)

6200 LEE VISTA BLVD.
SUITE 400
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CERTIFICATE OF AUTHORIZATION # 29065
Mar 18, 2025 - 3:09pm

COCONUT CAY DRAINAGE REMEDIATION AT 5385 NORTH NOB HILL ROAD SUNRISE, FLORIDA 33351 FOR COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

A-3 FINAL SITE PLAN

ENGINEER
JASON P. MAHONEY, P.E.
FL LIC. #51563

PRJ. MGR. FP
DESIGNER: GCR
CHECKED: FP

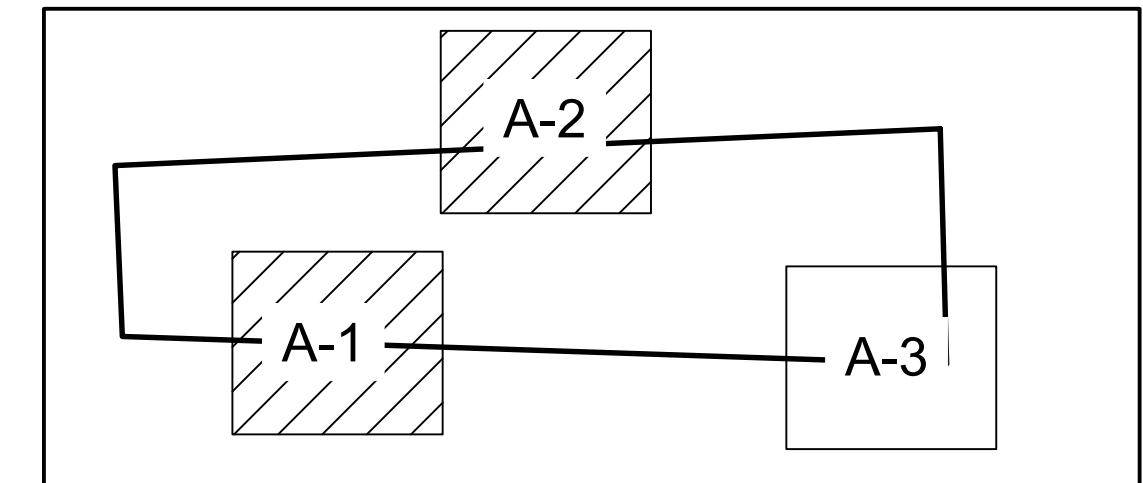
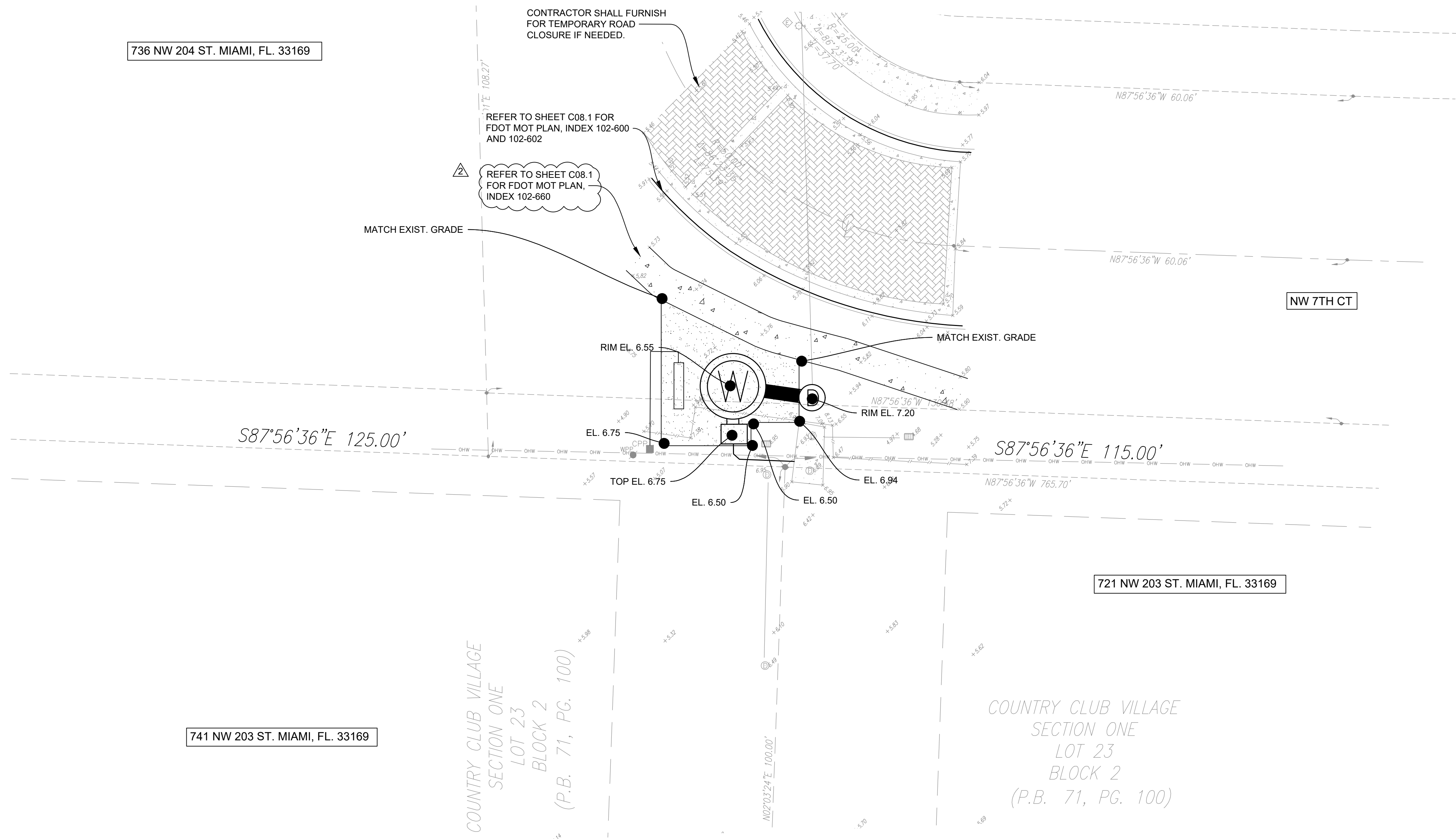
JOB #: 22037.20

DATE: Mar 18, 2025

NO. DATE NO. DATE

REVISIONS

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KEY MAP

GRADING PLAN
(SEE SCALE ON THIS SHEET)

736 NW 204 ST. MIAMI, FL. 33169

741 NW 203 ST. MIAMI, FL. 33169

721 NW 203 ST. MIAMI, FL. 33169

COUNTRY CLUB VILLAGE
SECTION ONE
LOT 23
BLOCK 2
(P.B. 71, PG. 100)

COUNTRY CLUB VILLAGE
SECTION ONE
LOT 23
BLOCK 2
(P.B. 71, PG. 100)

JOB #:	22037.20
PRJ. MGR.:	FP
DESIGNER:	GCR
CHECKED:	FP

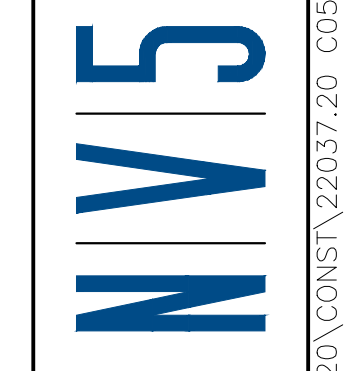
ENGINEER
JASON P. MAHONEY, P.E.
FL. LIC. #5183
DATE: Mar. 18, 2025

NO.	DATE	REVISIONS
1	02/25/25	CITY COMMENTS
2	03/24/24	CITY COMMENTS

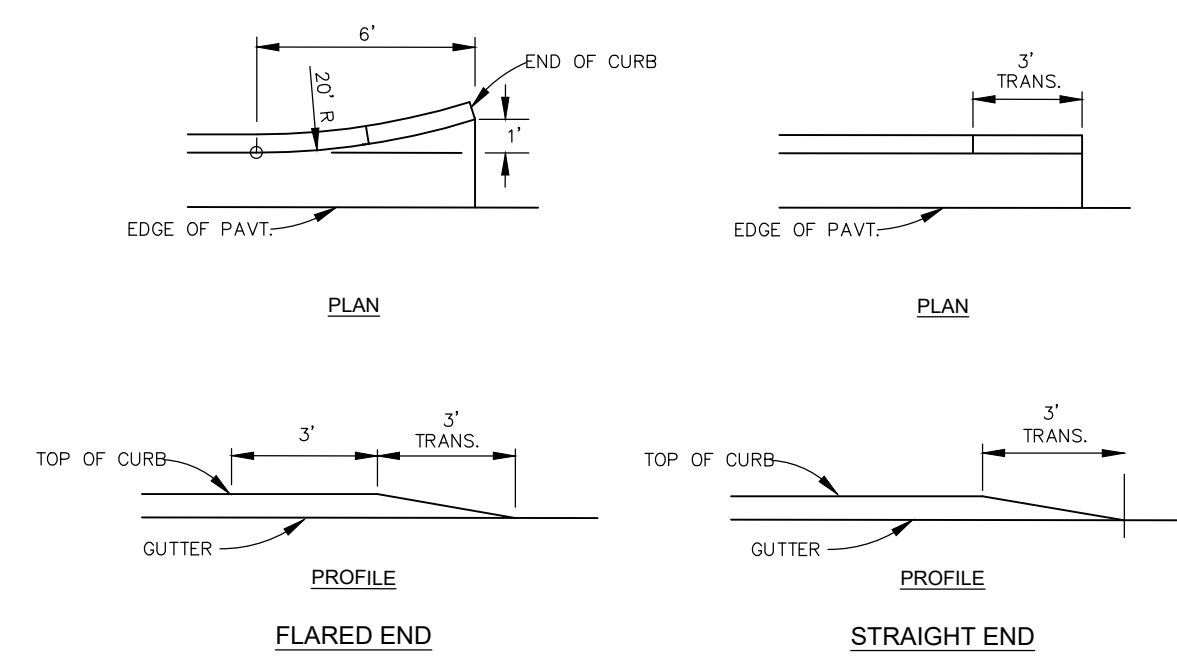
COCONUT CAY DRAINAGE REMEDIATION
AT
5385 NORTH NOB HILL ROAD
SUNRISE, FLORIDA 33351
FOR
COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

A-3 GRADING PLAN

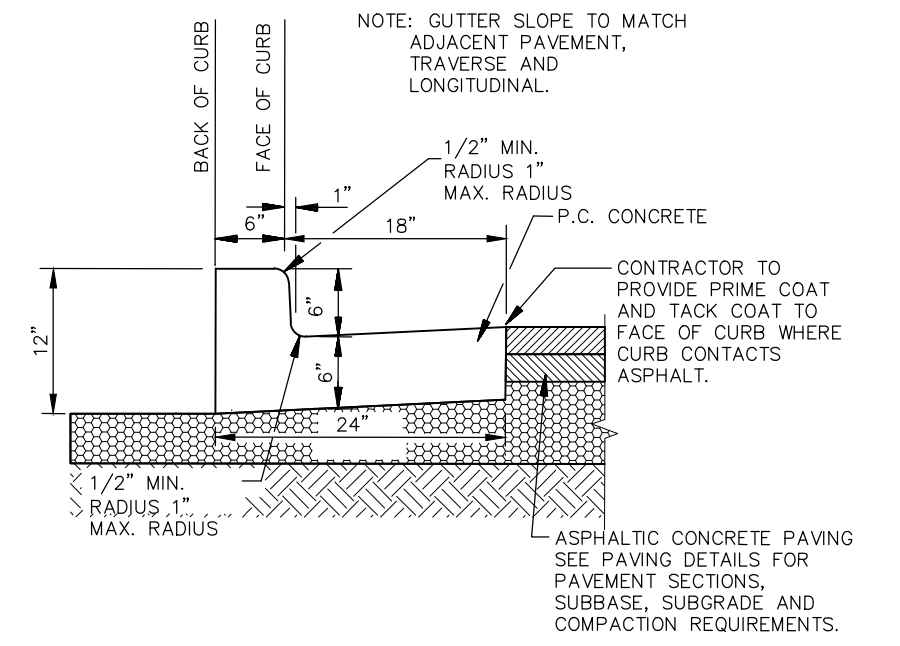
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CERTIFICATE OF AUTHORIZATION # 29065



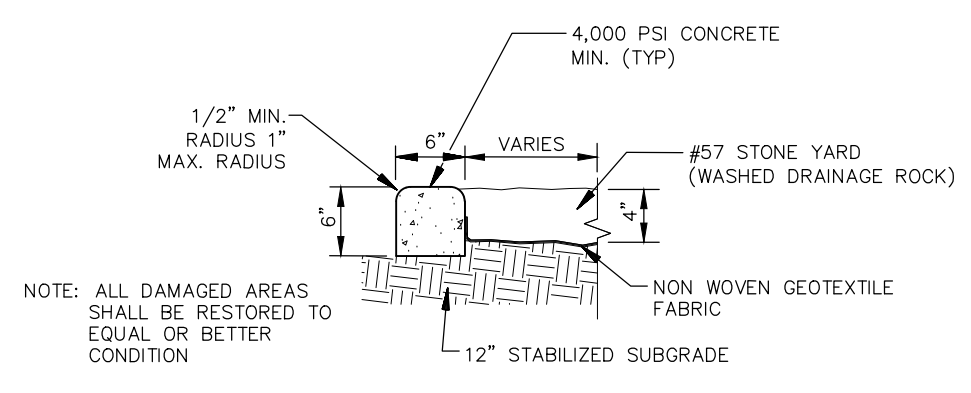
SHEET
C07.2



CURB AND GUTTER ENDINGS DETAIL
N.T.S.



24" CURB AND GUTTER DETAIL
N.T.S.



#57 STONE YARD WITH EDGING
N.T.S.

JOB #:	22037.20
PRJ. MGR:	FP
DESIGNER:	GCR
CHECKED:	FP

ENGINEER
JASON P. MAHONEY, P.E.
FL LIC. #51813
DATE: Mar. 18, 2025

NO.	DATE	REVISIONS

COCONUT CAY DRAINAGE REMEDIATION
AT
5385 NORTH NOB HILL ROAD
SUNRISE, FLORIDA 33351
FOR
COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

DETAIL SHEET

6200 LEE VISTA BLVD.
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ORLANDO, FL
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CERTIFICATE OF AUTHORIZATION # 29685



SHEET
C08.0

TEMPORARY TRAFFIC CONTROL PLAN (TTCP) NOTES:

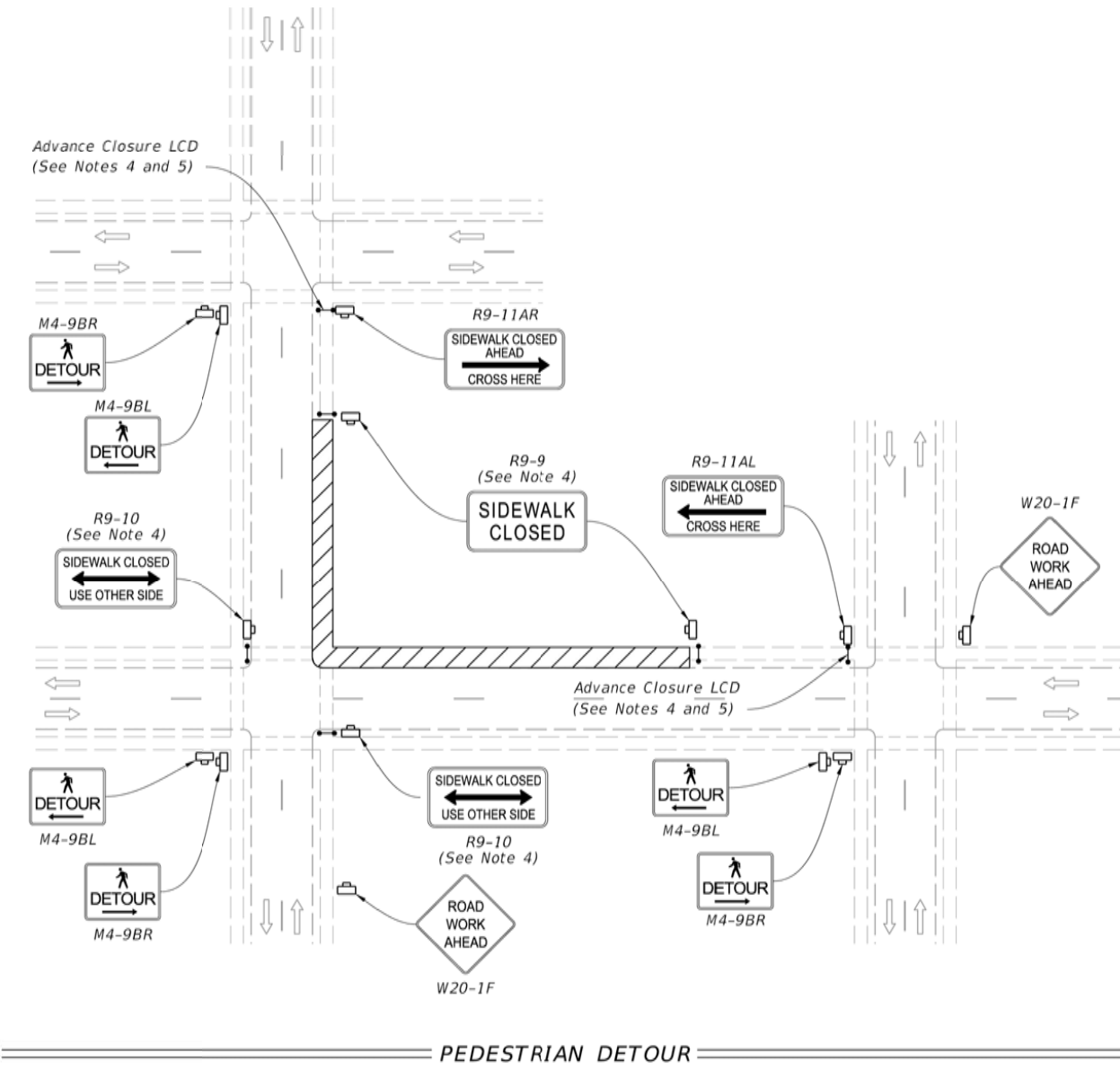
1. THE INTENT OF THE TTCP IS FOR THE CONTRACTOR TO SET UP ACCESSSES TO THE WORK SITES AND ALERT MOTORISTS IN THE AREAS THAT THEY MAY ENCOUNTER WORK TRUCKS/WORKERS IN THE VICINITIES.
2. UTILIZE INDEX 102-600 AND 102-602 AS NECESSARY.
3. USE MIN WORK ZONE SIGN SPACING, X = 200 FT AND L/3 = 30 FT.
4. THE WORK AREAS ARE TO BE CENTERED AT THE POINTS OF ACCESS.

NOTES:

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-XX) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances).

SYMBOLS:

- Work Area
- Work Zone Sign
- Pedestrian Longitudinal Channelizing Device (LCD)
- Lane Identification and Direction of Traffic



LAST REVISION 11/01/20	DESCRIPTION: FY 2023-24 STANDARD PLANS	INDEX 102-660	SHEET 1 of 2
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SHEET	TABLE OF CONTENTS
1	General Notes, TTC Tables
2	Definitions Temporary Traffic Control Devices Overhead Work Railroads Sight Distance Above Ground Hazard Clear Zone Widths For Work Zones Superelevation Length Of Lane Closures Overweight/Oversize Vehicles Lane Widths High-Visibility Safety Apparel Speed Reduction Signing Flagger Control Survey Work Zones Signs
3	Work Zone Sign Supports Commonly Used Warning and Regulatory Signs In Work Zones Manholes/Crosswalks/Joints Truck Mounted Attenuators Signals Channelizing Devices Channelizing Devices Consistency Advanced Warning Arrow Boards Drop-offs In Work Zones
4	Business Entrance Temporary Asphalt Separator Channelizing Devices Notes Temporary Barrier Notes
5	Pavement Markings

GENERAL NOTES:

1. This Index contains information specific to the Federal and State guidelines and standards for the preparation of traffic control plans and for the execution of traffic control in work zones, for construction and maintenance operations and utility work on highways, roads and streets on the State Highway System. Certain requirements in this Index are based on the high volume nature of State Highways. For highways, roads and streets off the State Highway System, the local agency (City/County) having jurisdiction may adopt requirements based on the minimum requirements provided in the MUTCD.
2. Use this Index in accordance with the Plans and Indexes 102-601 through 102-680. Indexes 102-601 through 102-680 are Department-specific typical applications of commonly encountered situations. Adjust device location or number thereof as recommended by the Worksite Traffic Supervisor and approved by the Engineer. Devices include, but are not limited to, flaggers, portable temporary signals, signs, pavement markings, and channelizing devices. Comply with MUTCD or applicable Department criteria for any changes and document the reason for the change.
3. Except for emergencies, any road closure on State Highway System must comply with Section 335.15, F.S.

Work Zone Speed (mph)	Max. Spacing (feet)			
	Cones or Temporary Tubular Markers		Type I Barricades, Vertical Panels, or Drums	
	Taper	Tangent	Taper	Tangent
≤ 45	25	50	25	50
≥ 50	25	50	50	100

Work Zone Speed (mph)	Min. Length (feet)
≤ 40	L = WS ² /60
≥ 45	L = WS

Where: W = width of offset in feet
S = speed in mph

Road Type	Min. Spacing (feet)
Arterials and Collectors with Work Zone Speed ≤ 40 mph	200
Arterials and Collectors with Work Zone Speed ≥ 45 mph	500
Limited Access Roadways *	1,500

* For Limited access roadways with work zone speed ≤ 55 mph, the minimum spacing may be reduced in accordance with the MUTCD and as approved by the Engineer.

Work Zone Speed (mph)	Min. Length (feet)
25	155
30	200
35	250
40	305
45	360
50	425
55	495
60	570
65	645
70	730

Note: When Buffer Length "B" cannot be attained due to geometric constraints, use the greatest length possible, but not less than 155 feet.

SYMBOLS:

- Work Area
- Channelizing Device
- Work Zone Sign
- Type III Barricade
- Lane Identification and Direction of Traffic

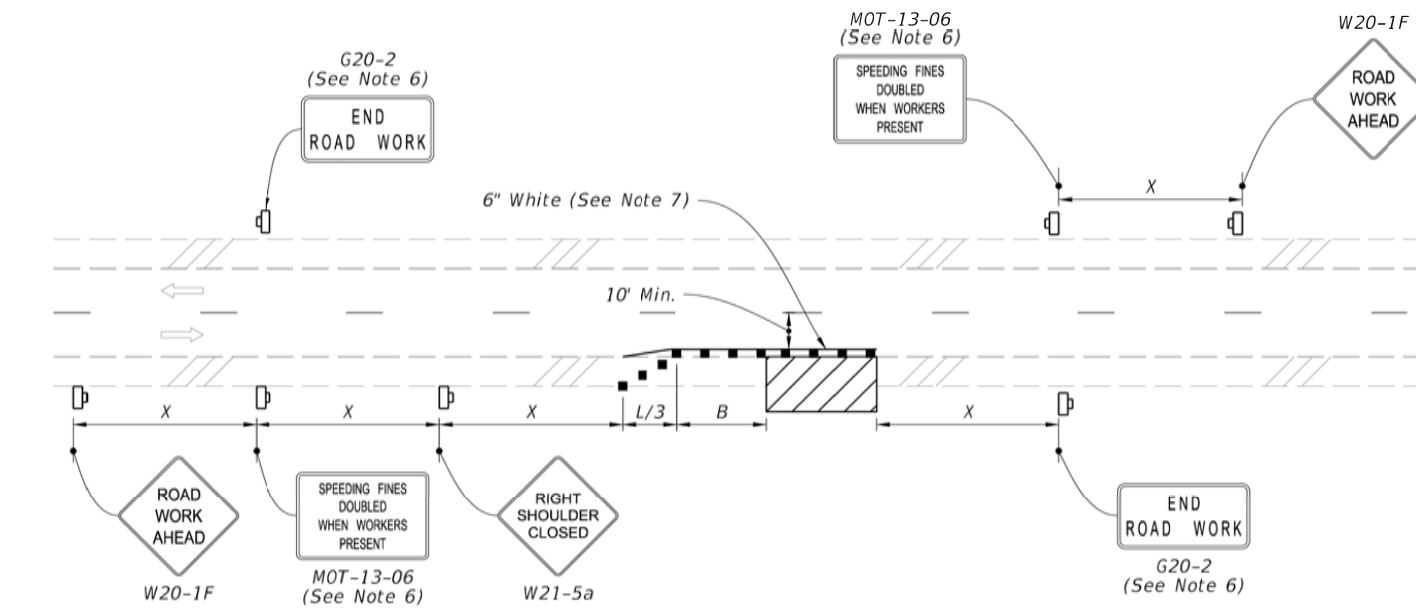
LAST REVISION 11/01/23	DESCRIPTION: FY 2024-25 STANDARD PLANS	INDEX 102-600	SHEET 1 of 11
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NOTE:

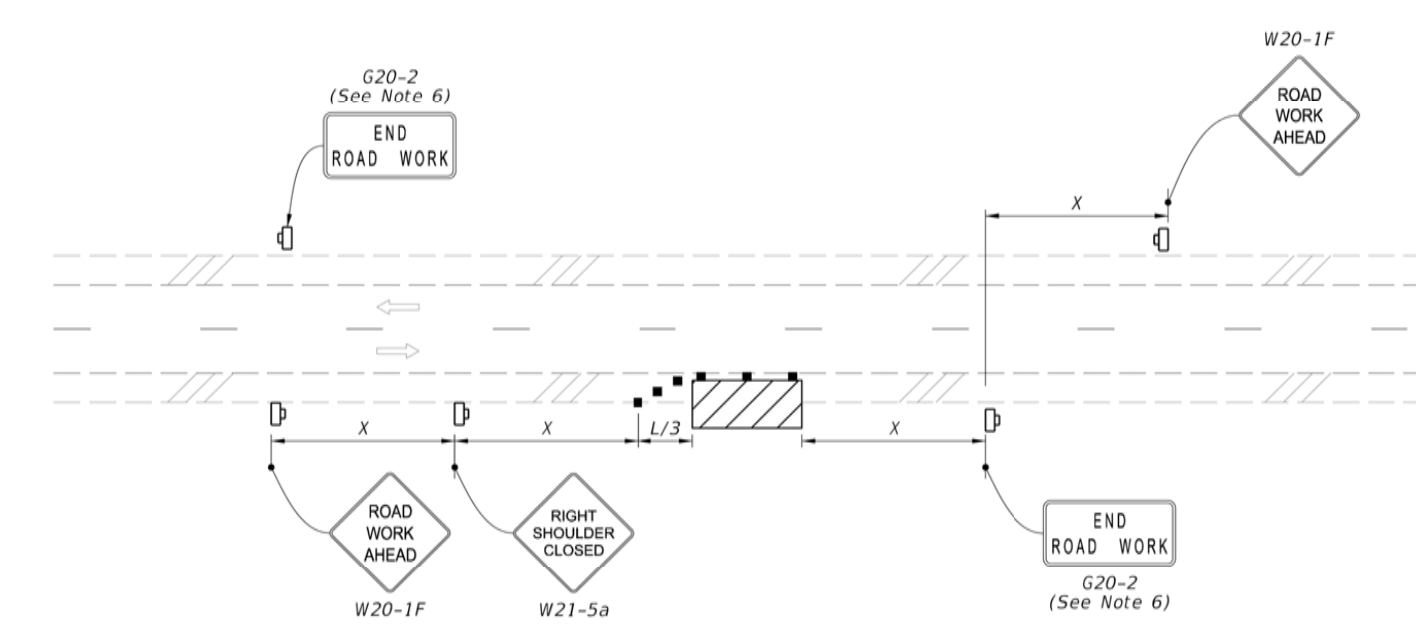
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
X = Work Zone Sign Spacing
B = Buffer Length
See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic



TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

LAST REVISION 11/01/21	DESCRIPTION: FY 2024-25 STANDARD PLANS	INDEX 102-602	SHEET 1 of 2
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JOB #: 22037.20
PRJ. MGR. FP
DESIGNER: GCR
CHECKED: FP

ENGINEER
JASON P. MAHONEY, P.E.
FL LIC. #5185

DATE: Mar. 18, 2025

NO. DATE REVISIONS

COCONUT CAY DRAINAGE REMEDIATION
AT
5385 NORTH NOB HILL ROAD
SUNRISE, FLORIDA 33351
FOR
COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

MOT DETAIL SHEET

6200 LEE VISTA BLVD.
SUITE 400
ORLANDO, FL
(407) 896-5377
WWW.NVS.COM

CERTIFICATE OF AUTHORIZATION # 29065

NVS

SHEET
C08.1

BARNEY'S PUMPS, INC.

PO BOX 3529, LAKELAND, FL 33802
 PHONE: (863) 665-8500 FAX: (863) 666-3858

DUPLEX FIBERGLASS NON-CLOG LIFT STATION

GENERAL NOTES

PUMPS SHALL BE OF THE SUBMERSIBLE TYPE (MANUFACTURED BY HYDRAMATIC OR HOMA). EACH PUMP SHALL BE MOUNTED ON A Ø4" RAIL SYSTEM. THE RAIL SYSTEM SHALL BE SELF ENGAGING RESULTING IN A LEAKPROOF COUPLING. THE RAIL SYSTEM SHALL INCLUDE THE BASE ELBOW, DISCHARGE FLANGE ASSEMBLY, 316SS GUIDE RAILS, 316SS UPPER GUIDE BRACKET, 316SS LIFTING BAIL AND CABLE, AND A SIX-HOOK 316SS CABLE HOLDER. THE RAIL SYSTEM SHALL BE MOUNTED AND PRE-PIPED BY THE PUMP SUPPLIER.

PUMP CONSTRUCTION

THE PUMP VOLUTE, MOTOR AND SEAL HOUSING SHALL BE CONSTRUCTED OF CAST IRON. ALL EXTERNAL FASTENERS SHALL BE SERIES 300 STAINLESS STEEL. THE PUMP SHAFT SHALL BE CONSTRUCTED OF SERIES 416 STAINLESS STEEL.

IMPELLER

THE IMPELLER SHALL BE OF NON-CLOG CONSTRUCTION. THE IMPELLER SHALL BE STATICALLY AND HYDRAULICALLY BALANCED.

MOTOR

THE MOTOR SHALL BE MOUNTED IN A SEALED, SUBMERSIBLE TYPE HOUSING. THE MOTOR WILL HAVE TWO HEAVY-DUTY BALL BEARINGS; ONE UPPER (RADIAL) AND ONE LOWER (THRUST), TO SUPPORT THE SHAFT. THE MOTOR SHALL BE EQUIPPED WITH A WINDING THERMOSTAT THAT IS WIRED TO SHUT THE MOTOR OFF IN CASE OF MOTOR OVERHEATING.

SEAL CHAMBER

THE PUMP SHALL HAVE TWO MECHANICAL SEALS, MOUNTED IN TANDEM WITH AN OIL CHAMBER BETWEEN THE SEALS. THE PUMP SHALL BE EQUIPPED WITH A SEAL LEAK DETECTION PROBE AND WARNING SYSTEM BY USING A SEAL FAILURE SENSOR INSTALLED IN THE SEAL CHAMBER.

WET WELL

THE PUMP SUPPLIER SHALL PROVIDE THE WET WELL. THIS GLASS FIBER-REINFORCED POLYESTER BASIN SHALL BE CONSTRUCTED OF A COMMERCIAL GRADE OF GLASS FIBER AND SHALL BE PROVIDED WITH FILLET AND AN ANTI-FLOTATION RING WITH A MINIMUM DIAMETER OF THREE INCHES LARGER THAN THE BASIN DIAMETER. THE RAIL SYSTEM, INTERNAL PIPING AND DISCHARGE CONNECTIONS SHALL BE PRE-INSTALLED BY THE PUMP SUPPLIER.

HATCH COVER

THE HATCH COVER SHALL BE 2/3 HINGED TO ALLOW FOR MAXIMUM ACCESS TO THE WET WELL. THE HATCH COVER SHALL BE ALUMINUM WITH STAINLESS STEEL HARDWARE, RATED FOR 300 PSF OR GREATER. THE HATCH COVER SHALL INCLUDE A SINGLE OR DUAL DOOR OF DIMENSIONS SPECIFIED BY THE PUMP MANUFACTURER FOR PROPER PUMP CLEARANCE. THE COVER SHALL BE MANUFACTURED BY US FABRICATION, OR EQUAL.

VALVE BOX

THE VALVE BOX IS FIBERGLASS WITH ALUMINUM LOCKABLE COVER.

VALVES

VALVES SHALL BE SEWAGE SWING CHECK WITH CLEAN-OUT PORTS AND BRASS GATE VALVES.

FLOATS

FLOATS SHALL BE ANCHOR SCIENTIFIC ROTO-FLOATS OR EQUAL.

CONTROLS

THE CONTROL PANEL SHALL BE UL508 LISTED. ENCLOSURE SHALL BE PROVIDED IN 4X POLYCARBONATE. THE PANEL SHALL INCLUDE AN ALTERNATING CONTROL SCHEME (DUPLEX AND ABOVE), MAIN CIRCUIT BREAKER, GENERATOR RECEPTACLE, HIGH LEVEL ALARM LIGHT AND HORN, ELAPSED TIME METERS, VOLTAGE OR PHASE MONITOR, SEAL FAILURE AND OVERLOAD SENSORS. THE LIGHTNING ARRESTOR SHALL BE PROVIDED BY BARNEY'S PUMPS AND INSTALLED BY CONTRACTOR.

ELECTRICAL

ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

SUPPLIER

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, FIBERGLASS BASIN AND VALVE BOX, CONTROL PANEL, FLOAT SWITCHES, ALUMINUM HATCHES AND ACCESSORIES TO INSURE PROPER OPERATIONS AND WARRANTY. THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, RAIL ASSEMBLIES, AND DISCHARGE PIPING ASSEMBLED BY BARNEY'S PUMPS INC. READY FOR FIELD INSTALLATION.

PUMP PACKAGE SHALL BE SUPPLIED BY BARNEY'S PUMPS INC. IN LAKELAND (863-665-8500), CORAL SPRINGS (954-346-0669), OR JACKSONVILLE (904-260-0669), FL.

EMERGENCY NOTICE SIGN

CONTRACTOR IS TO PROVIDE AND POST AN UNOBSTRUCTED SIGN (12"x12" WITH 2" LETTERING) MADE OF DURABLE WEATHER RESISTANT MATERIAL AT A LOCATION VISIBLE TO THE PUBLIC WITH A TELEPHONE NUMBER FOR A POINT OF CONTACT IN CASE OF EMERGENCY AS SHOWN ABOVE.

PUMP DATA TABLE	
PUMP MODEL	KRT D 250-400
IMPELLER DIAMETER	14.6 "
PUMP DESIGN CAPACITY	2,710 GPM
PUMP DESIGN TDH	7.49 FT
SECONDARY CAPACITY	- GPM
SECONDARY TDH	- FT
HORSEPOWER	8.03 HP
VOLTAGE	230 V
PHASE	- PH
DISCHARGE SIZE	10 "
NOTES:	

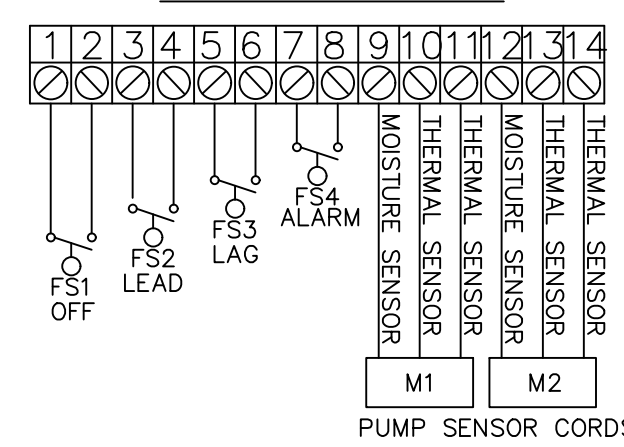
ELEVATIONS	
(A) TOP OF WET WELL	6.00'
(B) INLET INVERT	-1.86'
(C) HIGH WATER ALARM	-2.01'
(D) LAG PUMP ON	-3.01'
(E) LEAD PUMP ON	-4.01'
(F) PUMP OFF	-14.01'
(G) BOTTOM OF WET WELL	-15.00'
(H) FEMA 100YR FLOOD EL.	7.00'

FDEP REQUIREMENTS
 PROVIDE 3/4" WATER LINE WITH A 3/4" RPZ.
 ALL ELECTRICAL PANELS SHALL BE ABOVE THE 100 YEAR FLOOD ELEVATION.

ELECTRICAL

INCOMING POWER: _____ V _____ Ø
 (CONTRACTOR TO VERIFY)

FIELD TERMINALS



LEGEND

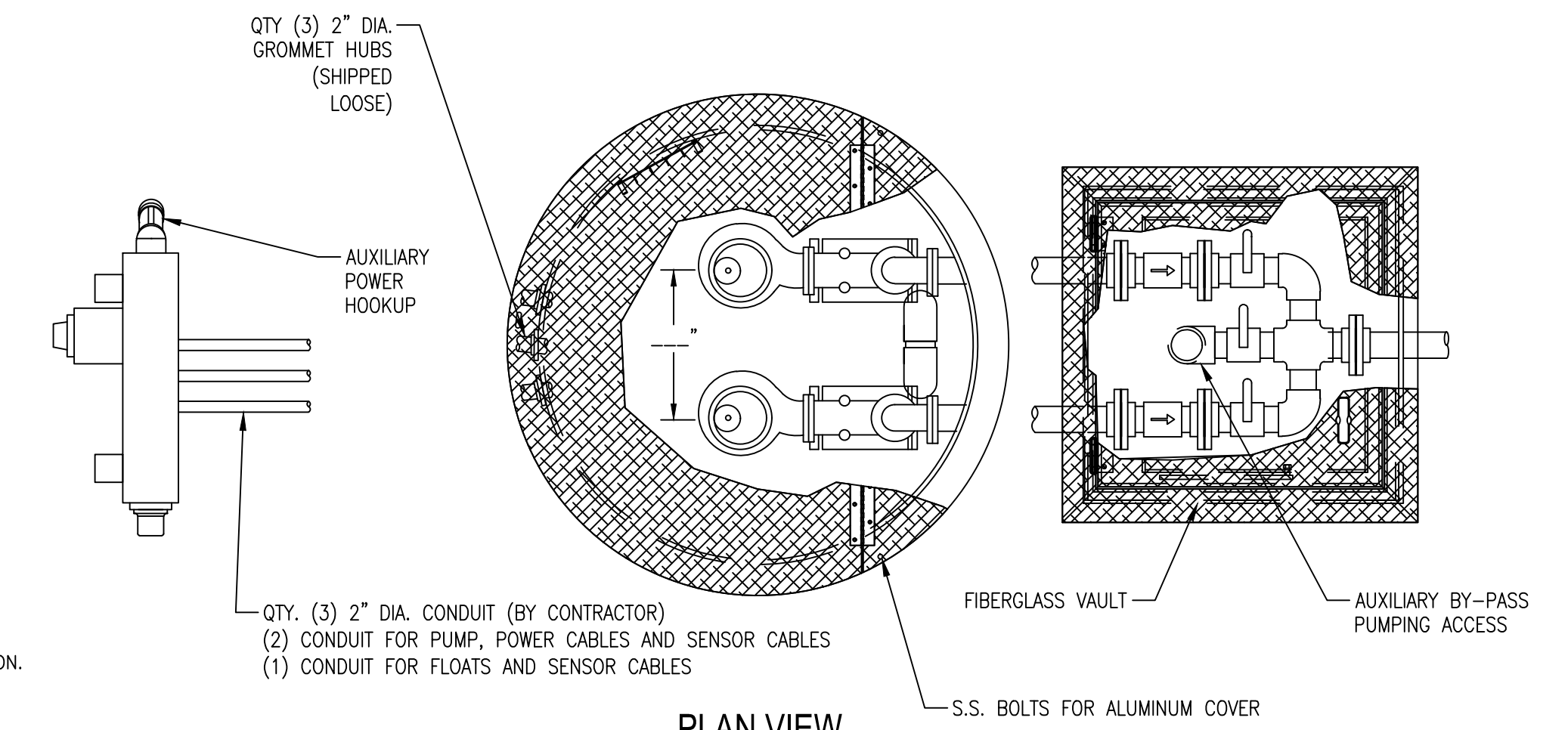
ABBR.	DESCRIPTION
ENC	ENCLOSURE, POLYCARBONATE, NEMA 4X
MCB	MAIN CIRCUIT BREAKER
ECB	EMERGENCY CIRCUIT BREAKER
PCB1,2	PUMP CIRCUIT BREAKER
CCB	CONTROL CIRCUIT BREAKER
GFICB	GFI CIRCUIT BREAKER
GR	GENERATOR RECEPTACLE
GFI	GFI RECEPTACLE
AL	ALARM LIGHT
AH	ALARM HORN
ASB	ALARM SILENCE BUTTON
SFM	SEAL FAIL MODULE
HOA	HAND OFF AUTO SWITCH
RL	RUN LIGHT, GREEN
ETM	ELAPSED TIME METER

PANEL NOTES

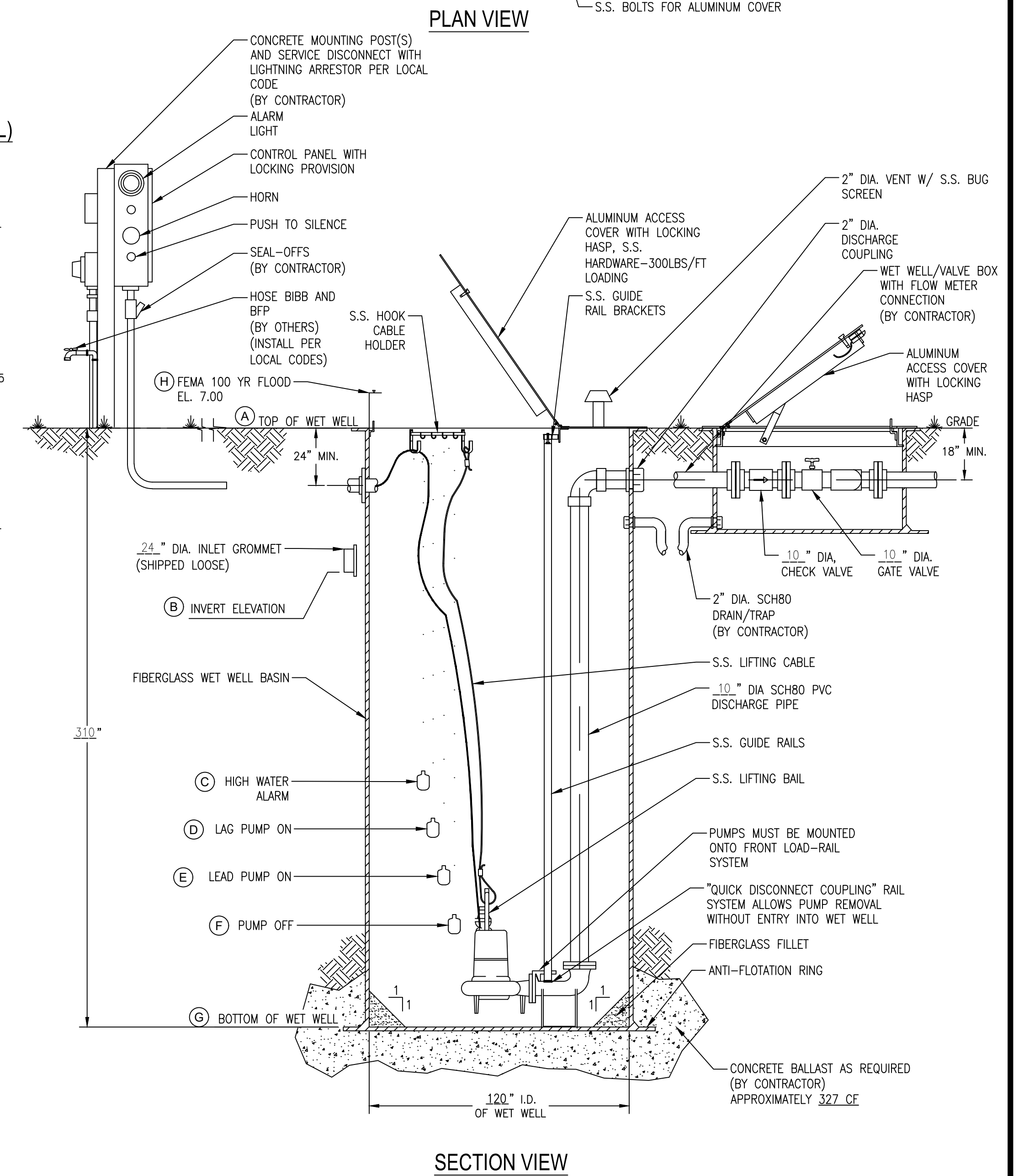
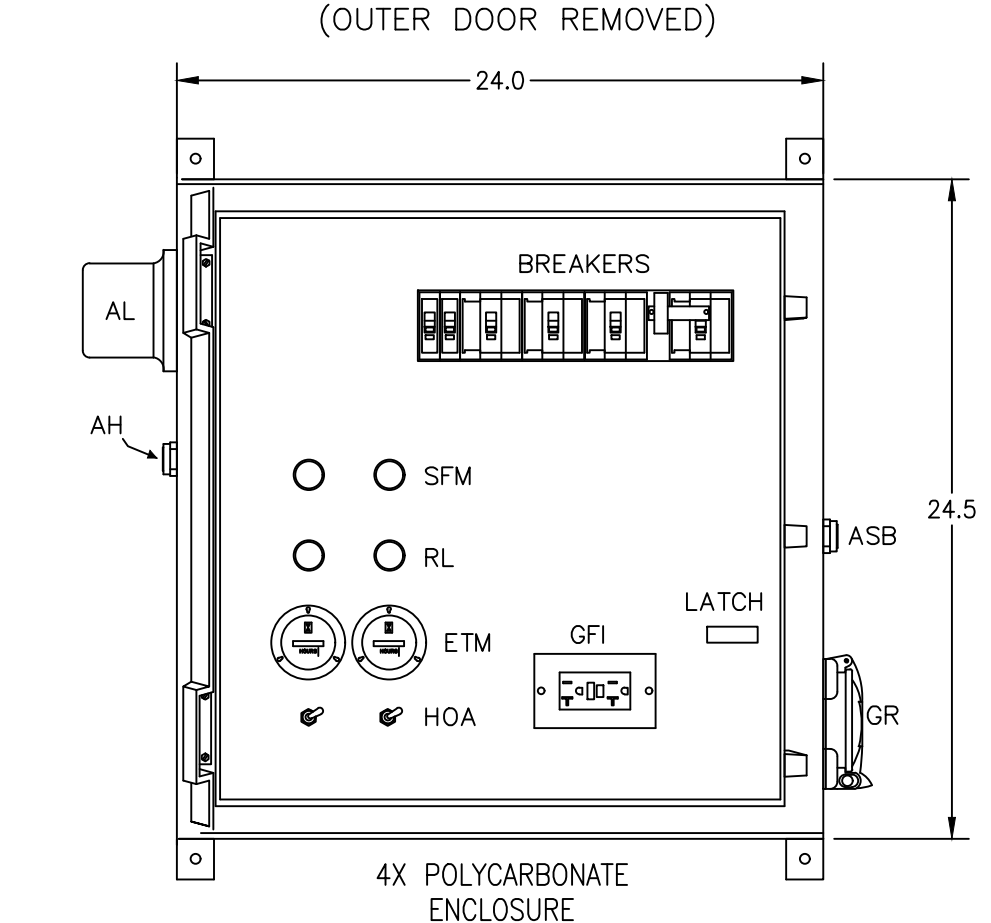
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 8) SHAFT SEAL FAIL DETECTION

WET WELL/VALVE BOX LAYOUT



ENCLOSURE AND DEADFRONT LAYOUT (TYPICAL)



6200 LEE VISTA BLVD.
 SUITE 400
 ORLANDO, FL
 (407) 896-5377
 WWW.NVS.COM

CERTIFICATE OF AUTHORIZATION # 26865
 CONSTRUCTION PLAN.dwg - Mar 18, 2025 - 3:10pm

COCONUT CAY DRAINAGE REMEDIATION
 AT
 5385 NORTH NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 FOR
 COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT

LIFTSTATION PLAN
 A-1

REVISIONS
 NO. DATE

JOB #: 22037.20
 PRJ. MGR: FP
 DESIGNER: GCR
 CHECKED: FP

ENGINEER
 JASON P. MAHONEY, P.E.
 FL LIC. #65163
 DATE: Mar 18, 2025

SHEET
 C09.0

BARNEY'S PUMPS, INC.

PO BOX 3529, LAKELAND, FL 33802
 PHONE: (863) 665-8500 FAX: (863) 666-3858

DUPLEX FIBERGLASS NON-CLOG LIFT STATION

GENERAL NOTES

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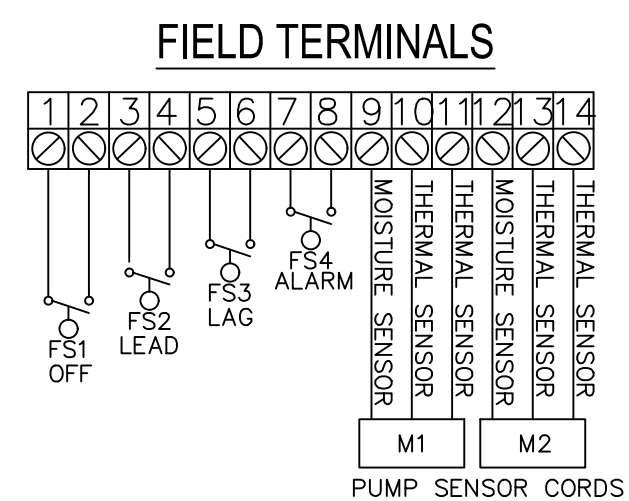
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NOTES:	

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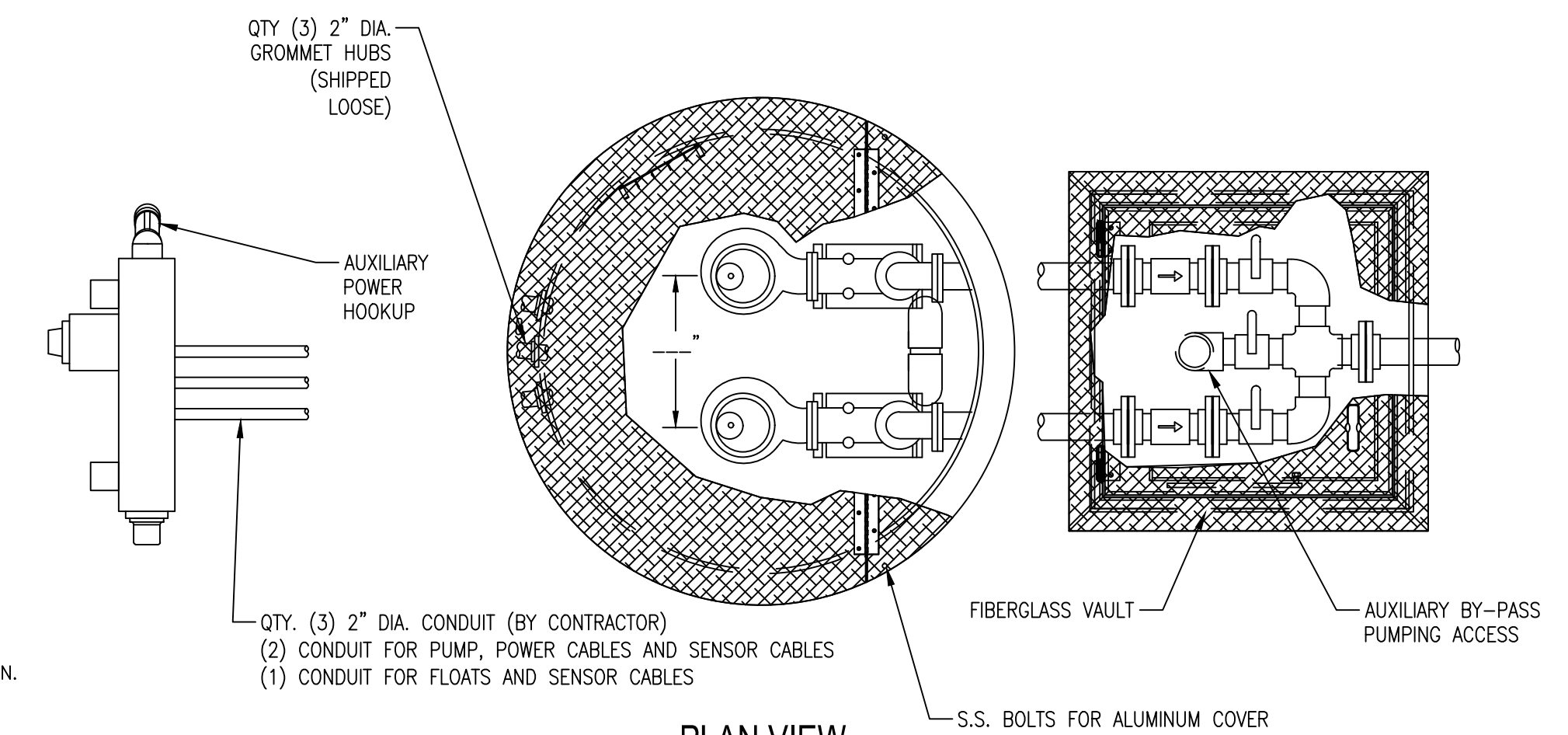
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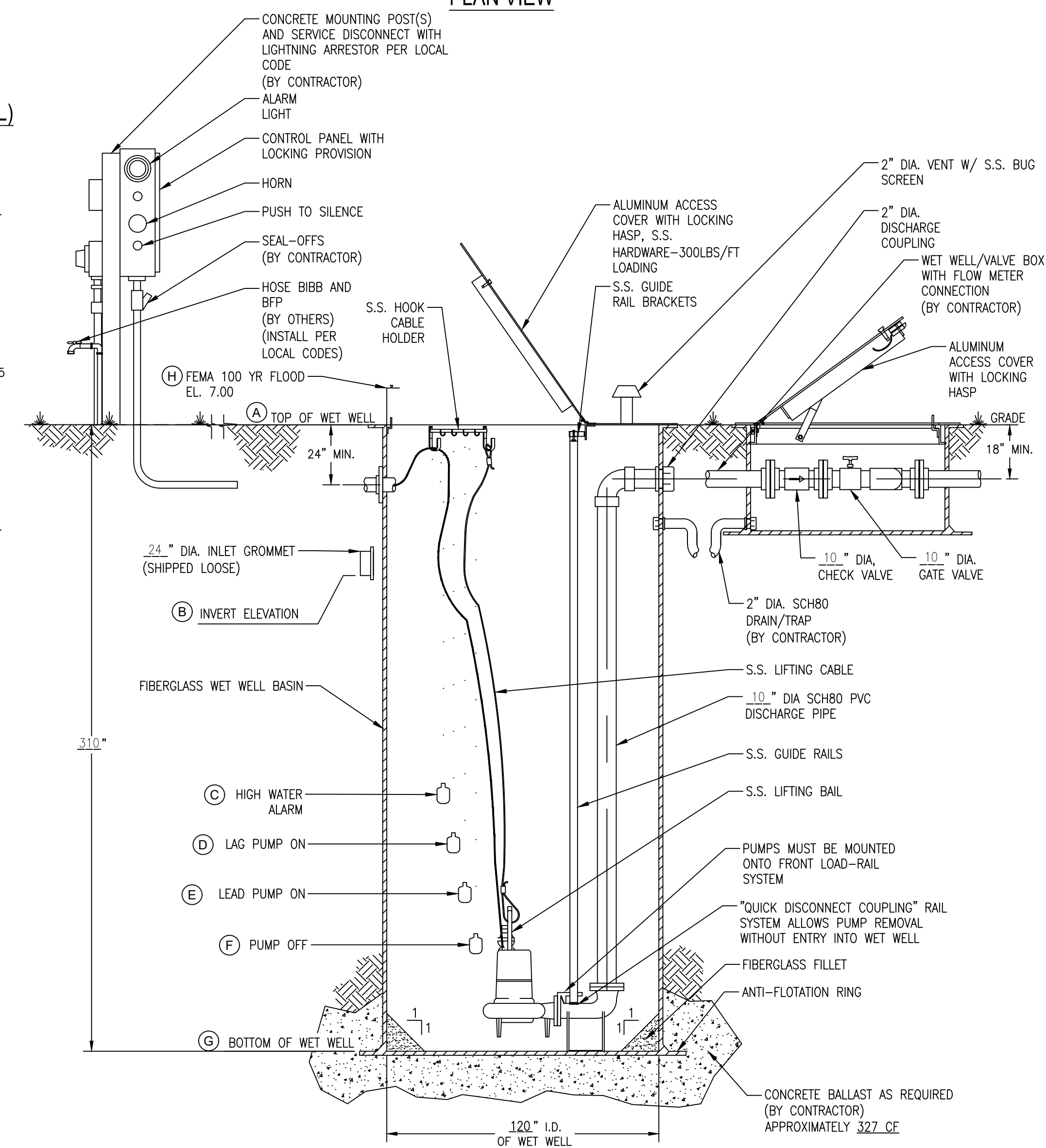
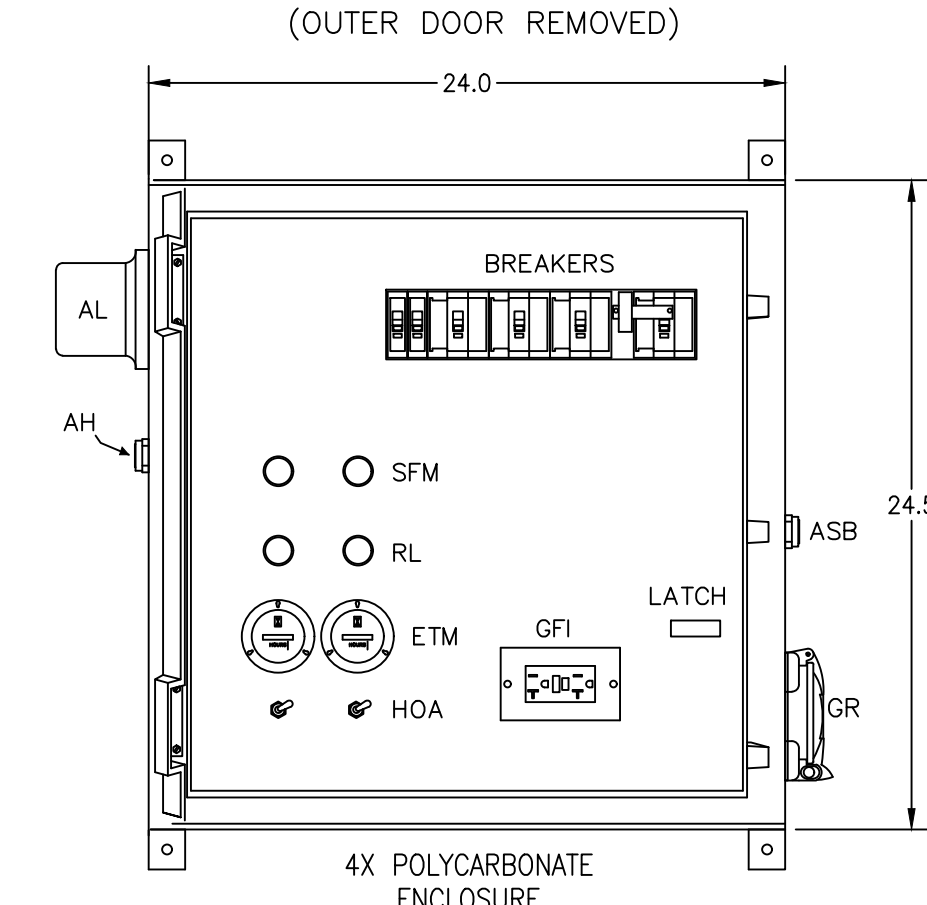
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PLAN VIEW

ENCLOSURE AND DEADFRONT LAYOUT (TYPICAL)



SECTION VIEW

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PRJ. MGR.:	FP
DESIGNER:	GCR
CHECKED:	FP

ENGINEER:	JASON P. MAHONEY, P.E. FL LIC. #618
DATE:	Mar. 18, 2025

NO.	DATE	REVISIONS

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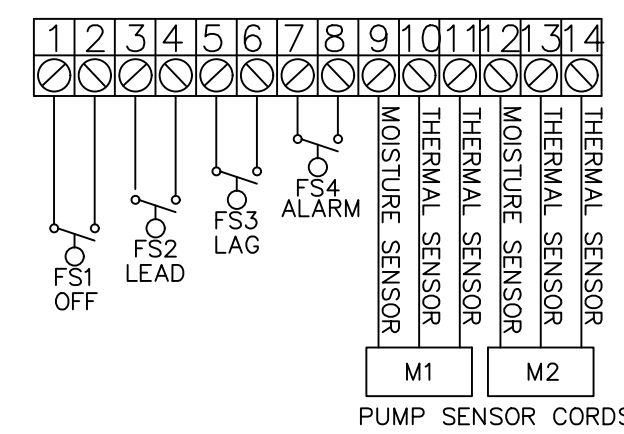
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FIELD TERMINALS



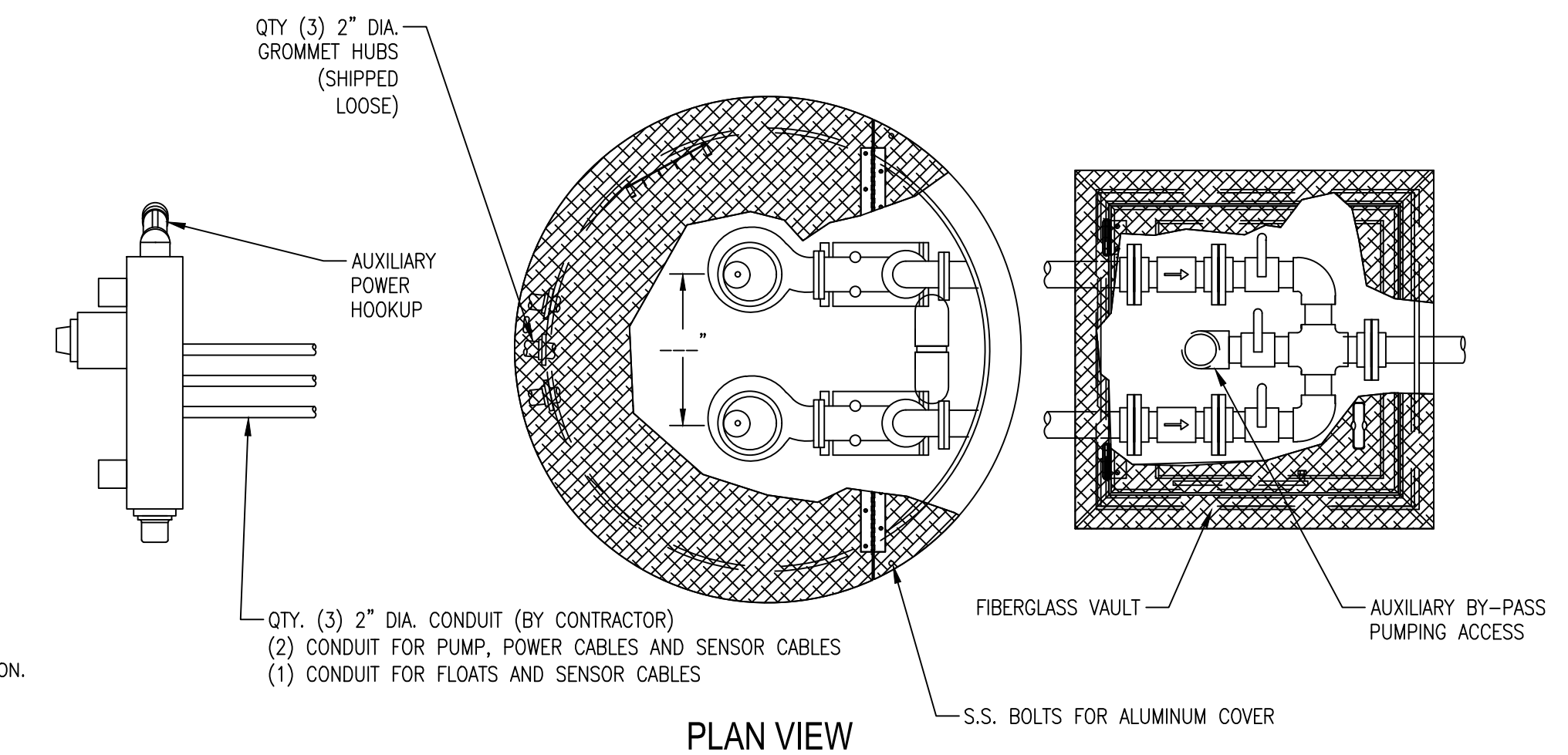
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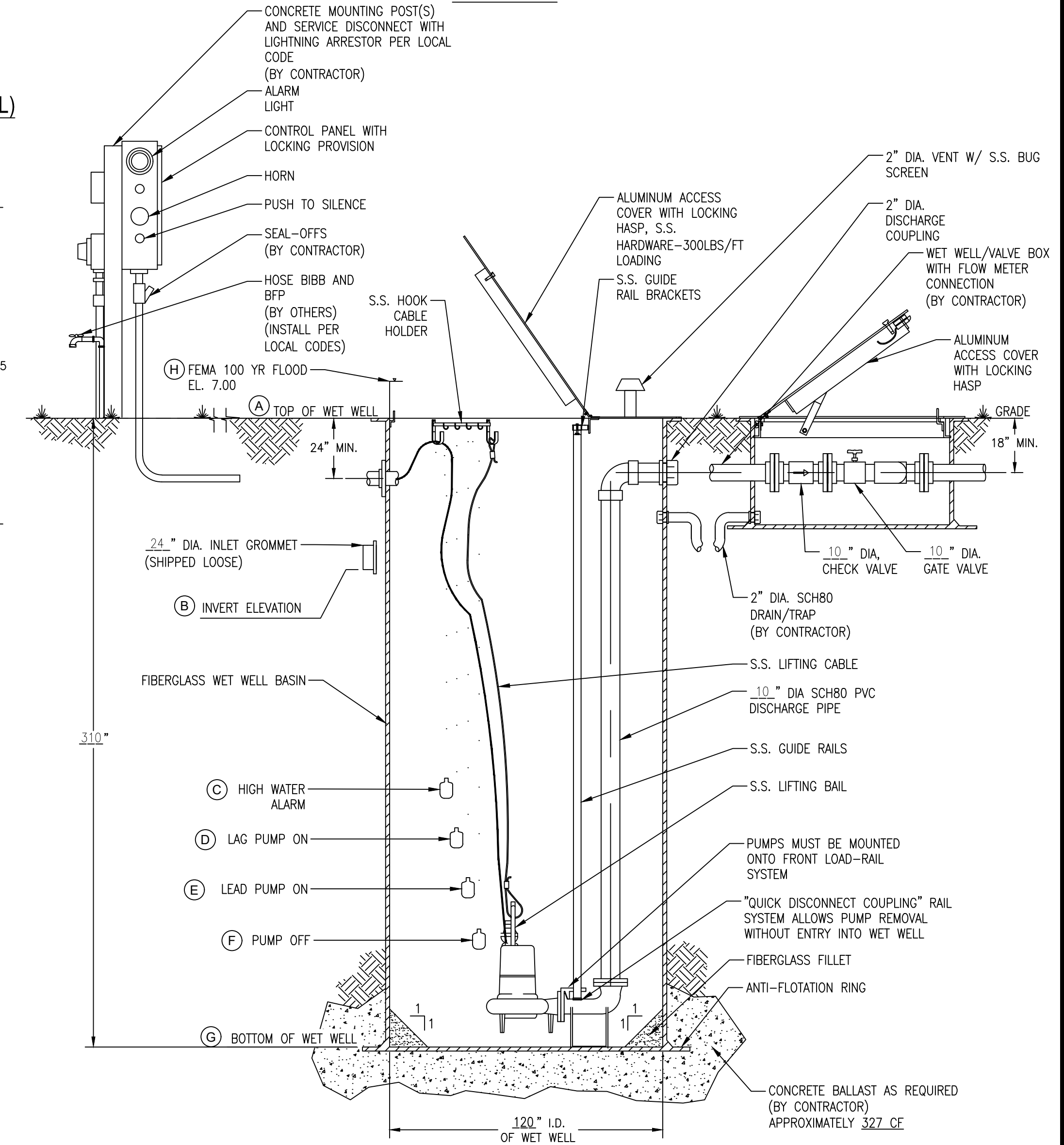
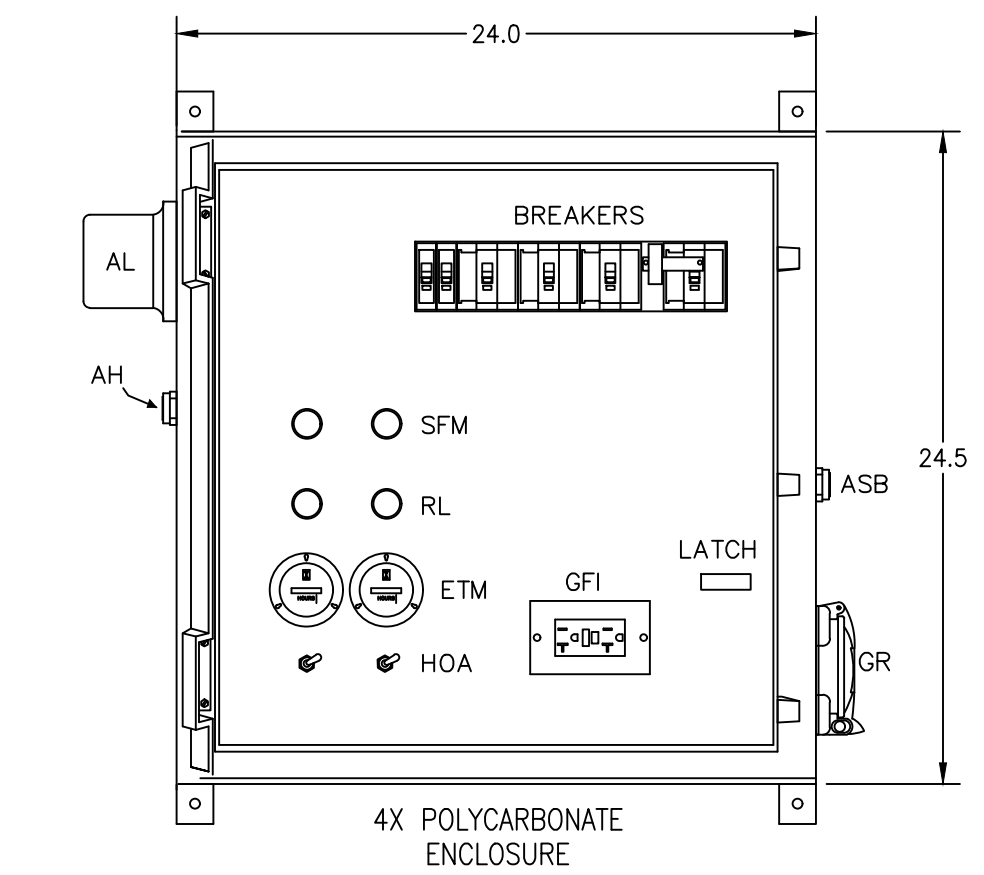
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SECTION VIEW

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ENGINEER:	JASON P. MAHONEY, P.E. FL LIC. #65163
DATE:	Mar. 18, 2025

NO.	DATE	REVISIONS

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

To the Board of Supervisors
Coconut Cay Community Development District
Miami-Dade County, Florida

We are pleased to present this report related to our audit of the basic financial statements of Coconut Cay Community Development District for the year ended September 30, 2025. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the District's financial reporting process.

The following required communications summarize our responsibilities regarding the financial statement audit as well as observations from our audit that are significant and relevant to your responsibility to oversee the financial and related compliance reporting process.

Our responsibility under auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States have been described to you in our engagement letter dated October 21, 2025. Our audit of the basic financial statements does not relieve management or those charged with governance of their responsibilities, which are also described in that letter.

We have previously issued a separate communication dated December 30, 2025, regarding the planned scope and timing of our audit and identified significant risks.

Management has the ultimate responsibility for the appropriateness of accounting policies used by the District. During the year, no significant new accounting policies were adopted nor were there any changes in the existing accounting policies, other than the adoption of GASB Statements No. 101 and No. 102. The adoption of these statements did not have a material impact on the District.

We did not identify any significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

We did not discuss with management any significant or unusual transactions, nor did we discuss any alternative treatments available under generally accepted accounting policies during the current audit period.

Any audit adjustments, other than those that are clearly trivial, provided by management or proposed to management have been reported to and agreed upon by management. If you would like a detailed listing of all audit adjustments for the current period, please contact us.

We are not aware of any uncorrected misstatements other than misstatements that are clearly trivial.

Fort Pierce / Stuart

Board of Supervisors
Coconut Cay Community Development District

Page 2

Our responsibility for other information included in financial reports is to read the information and consider whether its content or the manner of its presentation is materially inconsistent with the financial information covered by our auditor's report, whether it contains a material misstatement of fact or whether the other information is otherwise misleading. We read the District's information for compliance with Florida Statutes 218.39(3)(c). We did not identify material inconsistencies with the audited financial statements.

We encountered no disagreements with management over the application of significant accounting principles, the basis for judgments made by Management on any significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

No significant issues arising from the audit were discussed or were the subject of correspondence with management.

We did not encounter any significant difficulties in dealing with management during the audit.

We did not encounter any difficult or contentious matters that required consultation outside the engagement team and that are, in our professional judgment, significant and relevant to your responsibility to oversee the financial reporting process.

Independence is a joint responsibility and is managed most effectively when management, audit committees (or their equivalents), and audit firms work together in considering compliance with American Institute of Certified Public Accountants (AICPA) independence rules. For us to fulfill our professional responsibility to maintain and monitor independence, management, the Board, and Berger, Toombs, Elam, Gaines, and Frank CPAs each play an important role.

AICPA rules require independence both of mind and in appearance when providing audit and other attestation services. We are to ensure that the AICPA General Requirements for performing non-attest services are adhered to and included in all letters of engagement. We are also required to maintain a system of quality management over compliance with independence rules and firm policies.

Management is responsible for not entering into arrangements for non-audit services resulting in our firm being involved in making management decisions on behalf of the District. To ensure this does not occur, the District is responsible for designating a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the service and the designated individual is responsible for assuming all management responsibilities for the subject matter and scope of the non-audit service. Management is also responsible for the adequacy and results of the services performed and the District accepts responsibility for the results and ultimate use of the services.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Board of Supervisors
Coconut Cay Community Development District

Page 3

We have separately communicated on internal control and compliance over financial reporting identified during our audit of the basic financial statements, as required by Government Auditing Standards. This communication is included as a separate report in the financial audit report.

Management has made certain written representations to us as part of the audit process. Please contact us if you would like a copy of those representations.

This letter is intended solely for the information and use of the Board and management and is not intended to be and should not be used by anyone other than the intended parties. Please contact Maritza Stonebraker should you have any questions concerning this letter. We greatly appreciate the opportunity to be of service to Coconut Cay Community Development District.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 12, 2026

**Coconut Cay Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2025

Coconut Cay Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Coconut Cay Community Development District
Miami-Dade County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Coconut Cay Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying 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, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

To the Board of Supervisors
Coconut Cay Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.

To the Board of Supervisors
Coconut Cay Community Development District

Such information is the responsibility of management and, 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 GAAS, 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 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 Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated February 12, 2026 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 and contracts and 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 the effectiveness of the District's 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.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 12, 2026

**Coconut Cay Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

Management's discussion and analysis of Coconut Cay Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE 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 financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Coconut Cay Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2025.

- ◆ The District's total liabilities exceeded total assets by \$(2,431,155) (net position). Unrestricted net position for Governmental Activities was \$(1,670,307). Governmental Activities restricted net position was \$309,494 and net investment in capital assets was \$(1,070,342).
- ◆ Governmental Activities revenues totaled \$714,267 while Governmental Activities expenses totaled \$604,674.

**Coconut Cay Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2025	2024
Current assets	\$ 1,027,490	\$ 959,955
Restricted assets	522,939	493,465
Capital assets	1,340,920	1,552,608
Total Assets	2,891,349	3,006,028
Current liabilities	1,145,335	1,109,607
Non-current liabilities	4,177,169	4,437,169
Total Liabilities	5,322,504	5,546,776
Net position - net investment in capital assets	(1,070,342)	(763,858)
Net position - restricted	309,494	265,996
Net position - unrestricted	(1,670,307)	(2,042,886)
Total Net Position	\$ (2,431,155)	\$ (2,540,748)

The decrease in capital assets is due to depreciation in the current year.

The decrease in non-current liabilities is primarily the result of the principal payments on long-term debt.

**Coconut Cay Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2025	2024
Program Revenues		
Charges for services	\$ 581,154	\$ 578,142
General Revenues		
Miscellaneous revenues	62,195	99,920
Investment earnings	70,918	45,179
Total Revenues	<u>714,267</u>	<u>723,241</u>
Expenses		
General government	68,829	67,305
Physical environment	323,488	363,586
Interest and other charges	212,357	225,325
Total Expenses	<u>604,674</u>	<u>656,216</u>
Change in Net Position	109,593	67,025
Net Position - Beginning of Year	<u>(2,540,748)</u>	<u>(2,607,773)</u>
Net Position - End of Year	<u>\$ (2,431,155)</u>	<u>\$ (2,540,748)</u>

The decrease in miscellaneous revenues is due to settlement activity in the prior year.

**Coconut Cay Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2025</u>	<u>2024</u>
Infrastructure	\$ 4,308,273	\$ 4,308,273
Less: accumulated depreciation	(2,967,353)	(2,755,665)
Total	<u>\$ 1,340,920</u>	<u>\$ 1,552,608</u>

Capital activity for the year consisted of depreciation of \$211,688.

General Fund Budgetary Highlights

The budgeted expenditures exceeded actual expenditures primarily because there were less attorney fees and capital outlay expenditures than anticipated.

The September 30, 2025 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- ◆ In May 2006, the District issued \$6,840,000 Series 2006 construction of certain improvements Special Assessment Bonds. These bonds were issued to finance the acquisition and construction of certain improvements within the District. The balance outstanding at September 30, 2025 was \$3,805,000.
- ◆ The District determined in fiscal year 2015 that a \$632,169 deferred cost liability exists for capital improvements to the District that were not paid with bond proceeds. These amounts were advanced by the Developer under the Acquisition Agreement. The balance outstanding at September 30, 2025 was \$632,169.

**Coconut Cay Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Coconut Cay Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of Coconut Cay Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Coconut Cay Community Development District, Governmental Management Services – SF, LLC, 5385 N Nob Hill Road, Sunrise, Florida 33351.

Coconut Cay Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 7,742
Investments	1,011,022
Accounts receivable	6,000
Prepaid expenses	2,726
Total Current Assets	1,027,490
Non-current Assets	
Restricted assets	
Investments	522,939
Capital assets, being depreciated	
Infrastructure	4,308,273
Less: accumulated depreciation	(2,967,353)
Total Non-current Assets	1,863,859
Total Assets	2,891,349
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	11,708
Unearned revenues	788,411
Accrued interest	85,216
Bonds payable	260,000
Total Current Liabilities	1,145,335
Non-current liabilities	
Bonds payable	3,545,000
Note payable-developer	632,169
Total Non-current Liabilities	4,177,169
Total Liabilities	5,322,504
NET POSITION	
Net investment in capital assets	(1,070,342)
Restricted for debt service	84,561
Restricted for capital projects	224,933
Unrestricted	(1,670,307)
Total Net Position	\$ (2,431,155)

See accompanying notes to financial statements.

Coconut Cay Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (68,829)	\$ 41,868	\$ (26,961)
Physical environment	(323,488)	68,008	(255,480)
Interest and other charges	(212,357)	471,278	258,921
Total Governmental Activities	<u>\$ (604,674)</u>	<u>\$ 581,154</u>	<u>(23,520)</u>
	General revenues:		
			70,918
			62,195
		Change in Net Position	109,593
		Net Position - October 1, 2024	<u>(2,540,748)</u>
		Net Position - September 30, 2025	<u>\$ (2,431,155)</u>

See accompanying notes to financial statements.

**Coconut Cay Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2025**

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash	\$ 7,742	\$ -	\$ -	\$ 7,742
Investments	1,011,022	-	-	1,011,022
Accounts receivable	6,000	-	-	6,000
Prepaid expenses	2,726	-	-	2,726
Restricted assets:				
Investments	-	298,006	224,933	522,939
Total Assets	<u>\$ 1,027,490</u>	<u>\$ 298,006</u>	<u>\$ 224,933</u>	<u>\$ 1,550,429</u>
 LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 11,708	\$ -	\$ -	\$ 11,708
Unearned revenues	788,411	-	-	788,411
Total Liabilities	<u>800,119</u>	<u>-</u>	<u>-</u>	<u>800,119</u>
 FUND BALANCES				
Nonspendable - prepaid expense	2,726	-	-	2,726
Restricted:				
Debt service	-	298,006	-	298,006
Capital projects	-	-	224,933	224,933
Unassigned	224,645	-	-	224,645
Total Fund Balances	<u>227,371</u>	<u>298,006</u>	<u>224,933</u>	<u>750,310</u>
 Total Liabilities and Fund Balances	 <u>\$ 1,027,490</u>	 <u>\$ 298,006</u>	 <u>\$ 224,933</u>	 <u>\$ 1,550,429</u>

See accompanying notes to financial statements.

Coconut Cay Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	\$	750,310
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets being depreciated, infrastructure, \$4,308,273, net of accumulated depreciation, \$(2,967,353), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.		1,340,920
Long-term liabilities, including bonds payable, \$(3,805,000), and note payable, \$(632,169), are not due and payable in the current period and therefore, are not reported at the fund level.		(4,437,169)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.		<u>(85,216)</u>
Net Position of Governmental Activities	<u>\$</u>	<u>(2,431,155)</u>

See accompanying notes to financial statements.

Coconut Cay Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 109,876	\$ 471,278	\$ -	\$ 581,154
Investment earnings	44,766	16,754	9,398	70,918
Miscellaneous revenues	62,195	-	-	62,195
Total Revenues	<u>216,837</u>	<u>488,032</u>	<u>9,398</u>	<u>714,267</u>
Expenditures				
Current				
General government	68,829	-	-	68,829
Physical environment	111,800	-	-	111,800
Debt service				
Principal	-	250,000	-	250,000
Interest	-	217,956	-	217,956
Total Expenditures	<u>180,629</u>	<u>467,956</u>	<u>-</u>	<u>648,585</u>
Excess of revenues over expenditures	<u>36,208</u>	<u>20,076</u>	<u>9,398</u>	<u>65,682</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	14,013	14,013
Transfers out	-	(14,013)	-	(14,013)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>(14,013)</u>	<u>14,013</u>	<u>-</u>
Net change in fund balances	36,208	6,063	23,411	65,682
Fund Balances - October 1, 2024	<u>191,163</u>	<u>291,943</u>	<u>201,522</u>	<u>684,628</u>
Fund Balances - September 30, 2025	<u>\$ 227,371</u>	<u>\$ 298,006</u>	<u>\$ 224,933</u>	<u>\$ 750,310</u>

See accompanying notes to financial statements.

Coconut Cay Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$	65,682
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlay as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.		(211,688)
Repayment of bond principal is an expenditure at the fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.		250,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.		<u>5,599</u>
Change in Net Position of Governmental Activities	\$	<u><u>109,593</u></u>

See accompanying notes to financial statements.

**Coconut Cay Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND**

For the Year Ended September 30, 2025

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 108,602	\$ 108,602	\$ 109,876	\$ 1,274
Investment earnings	1,000	1,000	44,766	43,766
Miscellaneous revenues	418,000	418,000	62,195	(355,805)
Total Revenues	<u>527,602</u>	<u>527,602</u>	<u>216,837</u>	<u>(310,765)</u>
Expenditures				
Current				
General government	102,158	102,158	68,829	33,329
Physical environment	111,377	111,377	111,800	(423)
Capital outlay	364,400	364,400	-	364,400
Total Expenditures	<u>577,935</u>	<u>577,935</u>	<u>180,629</u>	<u>397,306</u>
Net change in fund balances	(50,333)	(50,333)	36,208	86,541
Fund Balances - October 1, 2024	<u>50,333</u>	<u>50,333</u>	<u>191,163</u>	<u>140,830</u>
Fund Balances - September 30, 2025	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 227,371</u>	<u>\$ 227,371</u>

See accompanying notes to financial statements.

Coconut Cay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Coconut Cay Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on September 8, 2005 by the Board of County Commissioners of Miami-Dade County, Florida pursuant to Ordinance 05-164 created by the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of managing and financing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or without the boundaries of the Coconut Cay Community Development District. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Coconut Cay Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standard, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Coconut Cay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements (Continued)

Governmental activities, which normally are supported by special assessments and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental Funds

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

Coconut Cay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent for funds to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Coconut Cay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for the debt service requirements to retire certain capital improvement revenue bonds, which were used to finance the construction of District infrastructure improvements and finance certain additional improvements.

Capital Projects Fund – The Capital Project Fund accounts for the construction of infrastructure improvements within the boundaries of the District.

Coconut Cay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

Coconut Cay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District are classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which includes infrastructure, is reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost. 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 its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	15-30 years
----------------	-------------

d. Use of Estimates

The preparation of the 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 financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**Coconut Cay Community Development District
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2025**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

e. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$750,310, differs from “net position” of governmental activities, \$(2,431,155), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balances. The effect of the differences is illustrated below.

Capital related items

When capital assets (infrastructure that is to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures at the fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Infrastructure	\$ 4,308,273
Less: accumulated depreciation	<u>(2,967,353)</u>
Total	<u><u>\$ 1,340,920</u></u>

Coconut Cay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2025 were:

Note payable	\$ (632,169)
Bonds payable	<u>(3,805,000)</u>
Total	<u>\$ (4,437,169)</u>

Accrued interest

Accrued liabilities in the statement of net position differ from the amount reported at the fund level due to accrued interest on bonds.

Accrued interest on bonds payable	<u>\$ (85,216)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$65,682, differs from the “change in net position” for governmental activities, \$109,593, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated as follows.

Coconut Cay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures at the fund level. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decreases by the amount of depreciation charged for the year.

Depreciation	\$ <u>(211,688)</u>
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Long-term debt transactions

Repayments of bond principal are reported as an expenditure at the fund level and, thus, have the effect of reducing fund balance because current financial resources have been used. At the government wide level, these payments are reflected as a reduction of bonds payable.

Principal payments	\$ <u>250,000</u>
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Some expenses reported in the statement of activities do not require the use of current financial resources, therefore, are not reported as expenditures at the fund level.

Net decrease in accrued interest payable	\$ <u>5,599</u>
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Coconut Cay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was \$7,927 and the carrying value was \$7,742. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2025, the District had the following investments and maturities:

Investment	Maturity	Fair Value
Florida PRIME	47 days*	\$ 522,939
US Bank Money Market Fund	N/A	1,011,022
Total Investments		\$ 1,533,961

* Maturity is a weighted average maturity.

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, US Bank Money Market Fund is a Level 1 asset.

Coconut Cay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2025, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investments in Florida PRIME was rated AAAM by Standard & Poor's. The investments in US Bank Money Market Fund were not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in US Bank Money Market Fund are 34% of the District's total investments. The investments in Florida PRIME are 66% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2024-2025 fiscal year were levied in June 2024. All levies are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Amounts paid in March are without discount.

All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material amounts receivable at fiscal year end.

Coconut Cay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE E – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Deletions	Balance September 30, 2025
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Infrastructure	\$ 4,308,273	\$ -	\$ -	\$ 4,308,273
Less accumulated depreciation for:				
Infrastructure	(2,755,665)	(211,688)	-	(2,967,353)
Total Capital Assets Depreciated, Net	\$ 1,552,608	\$ (211,688)	\$ -	\$ 1,340,920

Depreciation of \$218,135 was charged to physical environment.

NOTE F – LONG-TERM DEBT

The following is a summary of the activity of long-term debt of the District for the year ended September 30, 2025:

Long-term debt at October 1, 2024	\$ 4,687,169
Principal payments	(250,000)
Long-term debt at September 30, 2025	\$ 4,437,169

Special Assessment Bonds

Long-term debt is comprised of the following:

\$6,840,000 Series 2006 Special Assessment Bonds due in annual principal installments beginning May 2007, maturing in May 2036. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2006, at a rate of 5.375%. Current portion is \$260,000.	\$ 3,805,000
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Coconut Cay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	\$ 260,000	\$ 204,519	\$ 464,519
2027	275,000	190,544	465,544
2028	290,000	175,763	465,763
2029	305,000	160,175	465,175
2030	325,000	143,781	468,781
2031-2035	1,905,000	438,063	2,343,063
2036	445,000	23,919	468,919
Totals	<u>\$ 3,805,000</u>	<u>\$ 1,336,764</u>	<u>\$ 5,141,764</u>

Summary of Significant Bonds Resolution Terms and Covenants

The District levies special assessments pursuant to Chapter 170, Chapter 197 and Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. However, payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date, or in part on an interest payment date, without premium, together with accrued interest to the redemption date if monies are available to retire the debt in accordance with the provisions of the indenture.

The bond resolution and the trust indenture provide for the establishment of certain accounts and an order in which revenues are to be deposited into these accounts. The accounts include a construction, revenue, redemption, reserve, interest and prepayment account and are maintained by a trustee.

Coconut Cay Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE F – LONG-TERM DEBT (CONTINUED)

The bond indenture provides for Debt Service Reserve Funds, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2025:

	Reserve Balance	Reserve Requirement
Special Assessment Bonds		
Series 2006	\$ 144,573	\$ 136,654

Developer Note Payable

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 a prior fiscal year. Furthermore, deferred costs of \$632,169 related to the Series 2006 Project exist at September 30, 2025. The balance owed to the Developer is not included in a maturity schedule as the District will not make scheduled payments.

NOTE G – INTERFUND ACTIVITY

Interfund transfers for the year ended September 30, 2025 consisted of the following:

	Transfer Out
Transfer In	Debt Service Fund
Capital Projects Fund	\$ 14,013

The transfers consist of the excess funds from the Debt Service Fund which were transferred to the deferred costs account in the Capital Projects Fund in accordance with the Series 2006 Bond Indenture.

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; threats 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.



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INDEPENDENT AUDITORS' 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
Miami-Dade County, 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 (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Coconut Cay Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated February 12, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Coconut Cay Community Development District's internal control over financial reporting (internal control) as a basis for designing 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 Coconut Cay Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Coconut Cay Community Development 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 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 or significant deficiencies may exist that were not identified.

To the Board of Supervisors
Coconut Cay Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Coconut Cay Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. 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.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 12, 2026



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Coconut Cay Community Development District
Miami-Dade County, Florida

Report on the Financial Statements

We have audited the financial statements of the Coconut Cay Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated February 12, 2026.

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 Reports and Schedule

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 Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals 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 February 12, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Coconut Cay Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Coconut Cay Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Coconut Cay Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Coconut Cay Community Development District. It is management's responsibility to monitor Coconut Cay Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Coconut Cay Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
- 2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 3
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: \$1,600
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$194,861.20
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.

To the Board of Supervisors
Coconut Cay Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Coconut Cay Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District as:
\$210.53 for the General Fund and \$904.00 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District as:
\$581,153.76.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$3,805,000 Series 2006 Bonds due on May 2036

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 12, 2026



**Berger, Toombs, Elam,
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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Coconut Cay Community Development District
Miami-Dade County, Florida

We have examined Coconut Cay Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Coconut Cay Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Coconut Cay Community Development 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 and, accordingly, included examining, on a test basis, evidence about Coconut Cay Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Coconut Cay Community Development District's compliance with the specified requirements.

In our opinion, Coconut Cay Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 12, 2026

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Coconut Cay Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Miami - Dade Supervisor of Elections located at 2700 NW 87 Avenue, Doral, Florida 33172 and phone number is 305-499-8683 / 305-499-8410. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Miami-Dade County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Coconut Cay Community Development District has two seats up for election, specifically Seat #1 and Seat #3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

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

From: Pozo, Sandy (Elections) <Sandy.Pozo@votemiamidade.gov>
Sent: Tuesday, January 27, 2026 8:55 AM
To: Jennifer McConnell <jmccconnell@gmssf.com>
Cc: Innocent, Vanessa (Elections) <Vanessa.Innocent@votemiamidade.gov>; Rabagh-Garcia, Nelfa (Elections) <Nelfa.Rabagh-Garcia@votemiamidade.gov>; Washington, Yolanda V. (Elections) <Yolanda.Washington@votemiamidade.gov>
Subject: RE: Verification of Attached Information for Candidate Qualifying

Good morning, Jennifer,

Thank you for reaching out. We have reviewed the document you sent and provided below the direct links to the forms to ensure the most current versions are used:

- [MD-DE 27](#) - Acknowledgement for Candidates with the Option to Open a Campaign Account (*Miami-Dade County required form*)
- [MD-ED 2](#) - Receipt of Handbook and the Election Laws of the State of Florida (*Miami-Dade County required form*)
- [DS-DE 302NP](#) - Candidate Oath – Nonpartisan Office
- [CE Form 1](#) (2025) (*To be filed electronically – Candidates will be required to submit a hard copy to the filing officer at the time of qualifying*)
- Qualifying fee of \$25.00 to be made payable to “Miami-Dade County Supervisor of Elections.”

If the candidate is opening a Campaign Account, the following forms will also be required:

- [DS-DE 9](#) - Appointment of Campaign Treasurer and Designation of Campaign Depository for Candidates (*only required if opening campaign account to accept donations and make contributions*)
- [DS-DE 84](#) - Statement of Candidate (*only required if opening campaign account to accept donations and make contributions*)
- [MD-ED 10](#) - Campaign Treasurer’s Report Electronic Filing Requirements for Miami-Dade County (*Miami-Dade County required form - Only required if opening campaign account to accept donations and make contributions*)

We recommend providing candidates in Miami-Dade County with the direct link to our qualifying package for the [2026 Community Development District Board Member](#) on our website.

Please feel free to share this information with your board members who are up for election or other potential candidates. If any questions arise or further clarification is needed, don’t hesitate to contact me directly or our Candidate Services Section at 305-499-8410.

Thank you for checking in and for ensuring the proper procedures are followed.

Best regards,

Sandy Pozo, Campaign Services Section Manager

Office of the Supervisor of Elections
Government Affairs Division
Office 305-499-8350



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

August 25, 2025

Coconut Cay CDD
Attn: District Manager
Governmental Management Services, Inc.
5385 North Nob Hill Road
Sunrise, FL 33351

Via: Email Only: pwinkeljohn@gmssf.com

Reference: Digitization of Existing Stormwater Infrastructure Data into ArcGIS for Coconut Cay Community Development District

Dear Paul and CDD Board of Supervisors,

It is recommended that Coconut Cay Community Development District (the "District" or "CDD") adopt a comprehensive stormwater infrastructure maintenance program utilizing Geographic Information Systems ("GIS") as a management tool.

1. Comprehensive Stormwater Infrastructure Management Strategy

- a. A properly structured maintenance program will include the following key components:
 - i. **Comprehensive Asset Inventory:** Establishing a detailed inventory of maintained stormwater infrastructure provides a foundation for informed decision-making. This inventory ensures all assets are accounted for and facilitates effective tracking over time.
 - ii. **Detailed Maintenance Records:** Accurate records of maintenance activities enable districts to monitor system performance, plan for future needs, and provide transparency in reporting to regulatory agencies and stakeholders.
 - iii. **Proactive Maintenance:** Minimizes risks such as flooding and system failures while reducing costly emergency repairs. Prioritizing critical structures based on factors like previous service dates ensures efficient resource allocation.
 - iv. **Regular Reporting:** Routine reporting on the condition and upkeep of stormwater infrastructure ensures accountability and supports compliance with local and state requirements.
- b. GIS will serve as the cornerstone of the recommended maintenance program and will provide advanced management tools to:
 - i. **Visualize and Manage Spatial Data:** Create detailed geospatial maps of stormwater systems to streamline asset management.
 - ii. **Track Maintenance Activities:** Log deficiencies, corrections, and service dates for comprehensive system oversight.



- iii. **Ensure Regulatory Compliance:** Meet requirements such as Miami-Dade County's GIS-based infrastructure reporting for CDDs with stormwater management systems that connect to downstream County-owned stormwater facilities, and Class V Dewatering Permit tracking for any maintenance dewatering activity of stormwater systems.
- iv. **Support Long-Term Planning:** Use GIS data to project trends, budget for unforeseen expenses, and align with SFWMD's 20-Year Assessment under Chapter 403.9302.

2. Scope of Services

Therefore, with this letter of engagement, we are offering the District the following scope of services:


- a. **Digitization of existing CDD-owned and operated stormwater infrastructure data into ArcGIS:**
 - i. Implement a GIS platform to map, analyze, and monitor stormwater systems, including basins, detention ponds, and drainage infrastructure
 - ii. Conduct field visits to verify, assess, and document the condition of infrastructure and environmental assets within the district, ensuring alignment with GIS data and regulatory compliance
 - iii. Upload the latest maintenance record of each asset

3. Compensation

Total compensation for the digitization of stormwater infrastructure data will be a lump sum amount of \$15,000.00. Invoices will be prepared by Alvarez Engineers at the completion of digitization services. It is our understanding that invoices are due and payable by the District thirty days after the invoice has been submitted.

Please acknowledge acceptance of this proposal by signing below. We look forward to working with the District on this project.

For the District
Date:

DocuSigned by:

01E21FBBCEDD4E0...

Juan R. Alvarez, PE
President, Alvarez Engineers, Inc.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

October 21, 2025

Coconut Cay Community Development District
Governmental Management Services
5385 N Nob Hill Road
Sunrise, FL 33351

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL (“we”) audit Coconut Cay Community Development District’s, (the “District”), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District’s basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by Coconut Cay Community Development district and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (“GAAS”) and *Government Auditing Standards* issued by the Comptroller General of the United States (“GAS”) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity’s system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart

Coconut Cay Community Development District
October 21, 2025
Page 2

2. Consider the entity's system of internal control 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 District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;

Coconut Cay Community Development District
October 21, 2025
Page 3

2. 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 District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For report distribution; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
 - c. Additional information that we may request from management for the purpose of the audit; and

Coconut Cay Community Development District
October 21, 2025
Page 4

- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and
2. That it believes 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.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter, if applicable; and
3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.

Coconut Cay Community Development District
October 21, 2025
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Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

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October 21, 2025
Page 6

3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed \$3,625 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.

Coconut Cay Community Development District
October 21, 2025
Page 7

Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Indemnification, Limitation of Liability, and Claim Resolution

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, hold harmless and release Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

Coconut Cay Community Development District
October 21, 2025
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Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.

Coconut Cay Community Development District
October 21, 2025
Page 9

Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.



Coconut Cay Community Development District
October 21, 2025
Page 10

Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,

*Berger Toombs Elam
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Maritza Stonebraker, CPA

Confirmed on behalf of the addressee:

Sign: _____

Title: _____

Date: _____

Mms

treasurer

1/2/26



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.



Bodine Perry

(BERGER_REPORT22)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND COCONUT CAY COMMUNITY
DEVELOPMENT DISTRICT
(DATED OCTOBER 21, 2025)**

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

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


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

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

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

Auditor: Maritza Stonebraker

District: Coconut Cay CDD

By: _____ 

By: _____

Title: Director

Title: _____

Date: October 21, 2025

Date: _____

July 1, 2025

Mr. Paul Winkeljohn
District Manager
Coconut Cay Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

**Re: Coconut Cay Community Development District
District Engineer's Report for Fiscal Year 2025-2026
Pursuant to Section 9.21(b) of the Indenture as it relates to
Special Assessment Bonds Series 2006.**

Dear District Manager:

This statement is being made pursuant to Section 9.21(b) of the Master Trust Indenture between Coconut Cay Community Development District (the "District" or "CDD") and U.S. Bank National Association as Trustee dated May 1, 2006, as it relates to the Special Assessment Bonds Series 2006.

The District's public infrastructure consisting of roadway, drainage, water, and sewer improvements described in the Engineer's Report prepared by Ford Engineers, Inc. dated November 15, 2005, and revised on April 17, 2006, was completed. The District and developer D.R. Horton transferred the road improvements to the City of Miami Gardens and the water and sewer improvements to Miami-Dade Water and Sewer Department. The District kept ownership and maintenance responsibility of the stormwater drainage system.

The drainage pumps project being designed by NV5 under an agreement with the CDD for the purpose of relieving the community of periodic flooding, continues to be in permitting mode with Miami-Dade County DERM and SFWMD under the management of NV5.

- (i) We find that for Fiscal Year 2026, the District proposed amounts for field operations are sufficient to properly maintain, repair and operate the public infrastructure for which the District is responsible in FY 2026. (Refer to [Audit/Budgets | Coconut Cay](#) for the FY 2026 Proposed Budget).
- (ii) Alvarez Engineers recommends that in FY 2027 the District consider creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that would need to be budgeted yearly to service the approximately 290 drainage structures and 22,860 Linear Feet of pipes in the District. It is also estimated that 14-15 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. The drainage map exhibit attached to this statement depicts the drainage system owned by the District.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE									
Total No. Structures in CDD	Total Pipes LF	No. Structures with Pipes Serviced per Year					Avg. Cost/EA Structure. Assume 2.5% Annual Inflation Rate ⁽¹⁾	Avg. Cost/LF Pipe. Assume 2.5% Inflation Rate ⁽²⁾	Total Budget Amount Per Year
		Year 1	Year 2	Year 3	Year 4	Year 5			
290	22860	58					\$230.00	\$6.75	\$44,300
			58				\$236.00	\$6.92	\$45,400
				58			\$242.00	\$7.09	\$46,500
					58		\$248.00	\$7.27	\$47,700
						58	\$254.00	\$7.45	\$48,800

⁽¹⁾ Includes the cost of vacuuming the sump of the drainage structure and the cost of removing and reinstalling the baffle if the baffle is in good condition.

⁽²⁾ Includes the cost of pressure spraying and videoing the pipes and of dewatering with plugs at the end of the pipes when the pipes are submerged.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR BAFFLE REPLACEMENTS							
Estimated Number of Baffles to be Replaced ⁽¹⁾	No. of Baffles Replaced per Year					Estimated Cost Per Baffle For 2.5% Inflation Rate	Total Budget Amount Per Year
	Year 1	Year 2	Year 3	Year 3	Year 2		
73	15					\$600	\$9,000
		15				\$615	\$9,300
			15			\$630	\$9,500
				14		\$646	\$9,100
					14	\$662	\$9,300

⁽¹⁾ The estimate assumes that 25% of the 290 baffles (same quantity as structures) in the District will need replacement in the next five years.

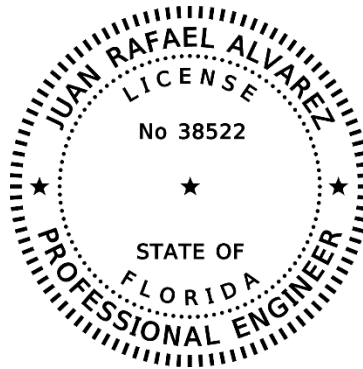
- (iii) The District carries general liability, hired non-owned auto, employment practices liability and public official’s liability coverage under Agreement No. 100124150 with Florida Insurance Alliance for the period between October 1, 2024, and October 1, 2025. The District has budgeted enough funds to cover the insurance premium.

If you have any questions, or require additional information, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,

Alvarez Engineers, Inc.

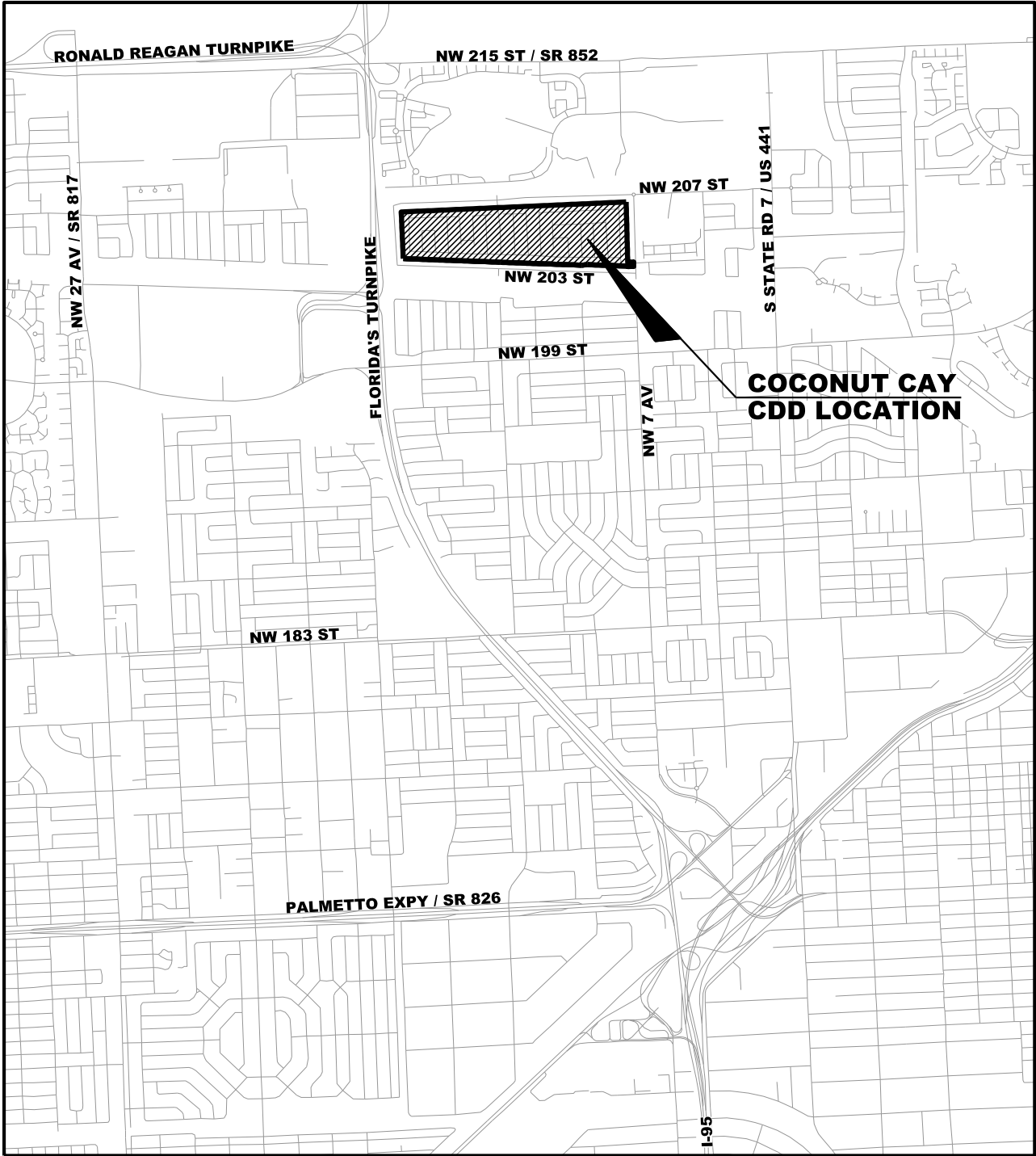
Juan R. Alvarez, PE
District Engineer
Date: July 1, 2025



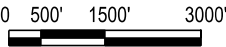
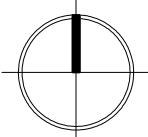
This item has been digitally signed and sealed by
Juan R. Alvarez, PE on July 1, 2025.

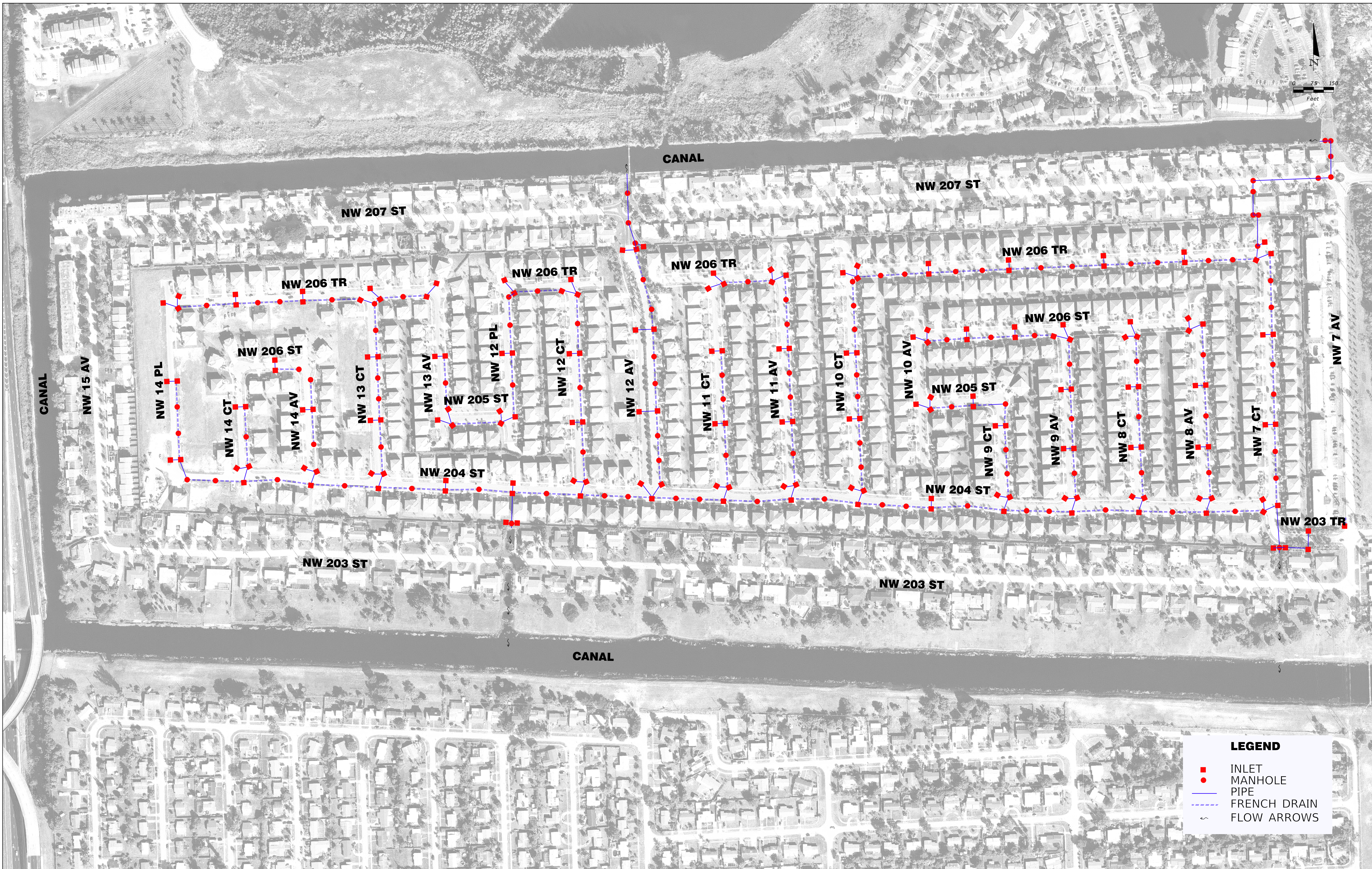
Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

Cc Austin Hackney, Ahackney@gmstnn.com



ALVAREZ ENGINEERS, INC.
COCONUT CAY CDD
LOCATION MAP





REV.	DESCRIPTION	DATE	BY

Alvarez Engineers, Inc.
 FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538
 10305 N.W. 41st Street, Suite 103
 Doral, Florida 33178
 Tel. (305) 640-1345 Fax (305) 640-1346

COCONUT CAY CDD

**DRAINAGE MAP
 EXHIBIT**

SHEET NO.
1
 DATE:
 02/26/2014
 Page 5

Coconut Cay CDD



FIELD REPORT



Meeting Date: March 18, 2026

**Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351**

DRAIN REMEDIATION PROJECT

- June 24th: SFWM analysis was completed by NV5, however, the depth versus duration of water under the drains is unknown. NV5 requested past flooding photos and obtaining temporary pump logs and fuel consumption from Sunbelt. NV5 also requested most recent storm drain maintenance reports. NV5 will be contacting SFWM to schedule a meeting.
- July 9th: The flooding photos were provided to NV5, but they requested dates corresponding to the photos. The drains were cleaned back in June-July 2022 by Raptor Vac, the cleaning report was provided to NV5. Raptor Vac inspected the drains in June and advised that the storm drain system was recently cleaned, there was little to no sediment in the system. It was confirmed that Miami-Dade County cleaned the drains recently. NV5 advised that the SFWM meeting is still pending. We are still waiting for Sunbelt to provide temporary pump logs and fuel consumption information.
- July 23rd: The flooding photos with dates were provided to NV5 along with the temporary pump logs and fuel consumption information from Sunbelt. NV5 is working on the meeting with SFWM.
- August 13th: NV5 was able to obtain precipitation logs to compare with fuel consumption of the temporary pumps. NV5 contacted SFWM and are waiting for a response.
- August 27th: meeting canceled.
- September 10th: meeting to be rescheduled.
- September 24th: meeting canceled. NV5 completed the notice for SFWM.
- October 8th: Notice was sent to SFWM and accepted. NV5 advised that the DERM approval is contingent upon SFWM approval. Items with the city have been finalized. NV5 is working with Barney's Pumps to prepare for the project.
- November 12th: NV5 provided an email update advising of a pre-application meeting with SFWM; dates to be provided in the coming weeks.
- November 26th: meeting canceled.

Governmental Management Services-South Florida, LLC

5385 N. Nob Hill Road Sunrise, FL 33351

- December 4th: Virtual meeting with SFWM and NV5 was held to discuss the project and application.
- December 10th: NV5 advised of an internal meeting to discuss the SFWM requests and submittal package.
- December 24th: meeting canceled.
- January 14th: meeting canceled.
- January 28th: NV5 is working to finalize the SFWM submittal package.
- February 11th: meeting canceled.
- February 25th: The plans and design have been finalized by NV5; the canal calculations are pending. The SFWM submittal package is tentatively scheduled for March 27th or sooner. NV5 requested a pump maintenance program.



Memorandum

To: Coconut Cay Board of Supervisors

From: District Management

Date: October 1, 2025

RE: HB7013 – Special Districts Performance Measures and Standards-FINAL Report

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____
Print Name: _____
Coconut Cay Community Development District

Date: _____

District Manager: _____
Print Name: _____
Coconut Cay Community Development District

Date: _____

Coconut Cay
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026
10/01/25 - 12/31/25

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
General Fund		
<u>FY 2025</u>		
05/01/25 - 05/31/25	1213-1214	\$ 23,555.13
06/01/25 - 06/30/25	1215-1220	\$ 16,902.60
07/01/25 - 07/31/25	1221-1226	\$ 45,201.04
08/01/25 - 08/31/25	1227-1230	\$ 17,450.35
09/01/25 - 09/30/25	1231-1232	\$ 12,922.80
<u>FY 2026</u>		
10/01/25 - 10/31/25	1233-1235	\$ 22,674.70
11/01/25 - 11/30/25	1236-1238	\$ 19,201.80
12/01/25 - 12/31/25	1239-1243	\$ 466,598.73
01/01/26-01/31/26	1245-1247	\$ 28,060.70
02/01/26-02/28/26	1248-1250	\$ 4,333.64
TOTAL		\$ 656,901.49
Capital Reserve		
<u>FY 2025</u>		
05/01/25 - 05/31/25	66-67	\$ 10,400.00
06/01/25 - 06/30/25	68-69	\$ 10,885.00
07/01/25 - 07/31/25	70-71	\$ 7,225.00
08/01/25 - 08/31/25	72	\$ 1,000.00
09/01/25 - 09/30/25	73-74	\$ 4,725.00
<u>FY 2026</u>		
10/01/25 - 10/31/25	NO CHECKS WRITTEN	\$ -
11/01/25 - 11/30/25	75	\$ 6,946.70
12/01/25 - 12/31/25	NO CHECKS WRITTEN	\$ -
01/01/26-01/31/26	76	\$ 3,614.48
02/01/26-02/28/26	77	\$ 3,965.00
TOTAL		\$ 48,761.18

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/07/25	00010	5/07/25	05072025	202505	300-20700	10000	TRANSFER OF TAX RECEIPTS	*	20,105.08		
COCONUT CAY CDD										20,105.08	001213
5/07/25	00001	5/01/25	257	202505	310-51300	34000	MAY 25 - MGMT FEES	*	3,274.75		
		5/01/25	257	202505	310-51300	31300	MAY 25 - DISSEMINATION	*	91.67		
		5/01/25	257	202505	310-51300	35100	MAY 25 - WEBSITE ADMIN	*	83.33		
		5/01/25	257	202505	310-51300	51000	MAY 25 - OFFICE SUPPLIES	*	.15		
		5/01/25	257	202505	310-51300	42500	MAY 25 - COPIES	*	.15		
GMS-SF, LLC										3,450.05	001214
6/09/25	00001	6/01/25	259	202506	310-51300	34000	JUN 25 - MGMT FEES	*	3,274.75		
		6/01/25	259	202506	310-51300	31300	JUN 25 - DISSEMINATION	*	91.67		
		6/01/25	259	202506	310-51300	35100	JUN 25 - WEBSITE ADMIN	*	83.33		
		6/01/25	259	202506	310-51300	42500	JUN 25 - COPIES	*	8.25		
GMS-SF, LLC										3,458.00	001215
6/09/25	00040	5/05/25	3565180	202503	310-51300	31500	MAR 25 - ATTORNEY FEES	*	1,228.50		
		5/28/25	3569035	202504	310-51300	31500	APR 25 - ATTORNEY FEES	*	416.00		
KUTAK ROCK LLP										1,644.50	001216
6/09/25	00044	5/31/25	304251	202505	310-51300	48000	NOTICE OF PH FY26 BUDGET	*	1,837.75		
MCCLATCHY COMPANY LLC										1,837.75	001217
6/09/25	00029	4/29/25	04292025	202504	310-51300	49000	# OF REGISTERED VOTERS	*	60.00		
MIAMI-DADE COUNTY										60.00	001218
6/09/25	00037	5/19/25	16916395	202505	320-53800	46805	FUEL SERVICES	*	600.00		
		5/26/25	16873503	202505	320-53800	46805	4X4X10 SOLIDS VAC PUMP	*	7,468.40		
		5/29/25	16956113	202505	320-53800	46805	FUEL SERVICES	*	409.20		

COCO COCONUT CAY ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/02/25	16972827	202505	320-53800-46805		FUEL SERVICES SUNBELT RENTALS, INC.	*	900.00	9,377.60	001219
6/09/25	00037	6/05/25	16991356	202506	320-53800-46805		FUEL SERVICES SUNBELT RENTALS, INC.	*	524.75	524.75	001220
7/14/25	00017	6/01/25	8454	202505	310-51300-31100		MAY 25 - ENGINEERING FEES ALVAREZ ENGINEERS, INC.	*	615.00	615.00	001221
7/14/25	00010	7/14/25	07142025	202507	300-20700-10000		TRANSFER OF TAX RECEIPTS COCONUT CAY CDD	*	28,663.78	28,663.78	001222
7/14/25	00001	7/01/25	261	202507	310-51300-34000		JUL 25 - MGMT FEES GMS-SF, LLC	*	3,274.75	3,449.75	001223
		7/01/25	261	202507	310-51300-31300		JUL 25 - DISSEMINATION	*	91.67		
		7/01/25	261	202507	310-51300-35100		JUL 25 - WEBSITE ADMIN	*	83.33		
7/14/25	00040	6/30/25	3585005	202505	310-51300-31500		MAY 25 - ATTORNEY FEES KUTAK ROCK LLP	*	442.50	442.50	001224
7/14/25	00037	6/17/25	17038296	202506	320-53800-46805		FUEL SERVICES SUNBELT RENTALS, INC.	*	1,271.50	7,940.90	001225
		6/23/25	16873503	202506	320-53800-46805		4X4X10 SOLIDS VAC PUMP	*	6,669.40		
7/14/25	00018	6/25/25	7799905	202506	310-51300-32300		TRUSTEE FEES 2025 US BANK	*	1,363.04	4,089.11	001226
		6/25/25	7799905	202506	300-15500-10000		PREPAID FY26 TRUSTEE FEES	*	2,726.07		
8/13/25	00017	7/09/25	8589	202506	310-51300-31100		2025 YRLY ENG REPORT ALVAREZ ENGINEERS, INC.	*	2,820.15	2,820.15	001227
8/13/25	00001	8/01/25	263	202508	310-51300-34000		AUG 25 - MGMT FEES	*	3,274.75		

COCO COCONUT CAY ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/25		263		202508	310-51300	31300		*	91.67		
		AUG 25		DISSEMINATION							
8/01/25		263		202508	310-51300	35100		*	83.33		
		AUG 25		WEBSITE ADMIN							
GMS-SF, LLC										3,449.75	001228
8/13/25	00016	7/25/25	28032	202507	310-51300	31200		*	600.00		
				ARBITRAGE S06 FYE 4/30/25							
GRAU & ASSOCIATES										600.00	001229
8/13/25	00037	7/02/25	17107115	202506	320-53800	46805		*	1,200.00		
				FUEL SERVICES							
		7/21/25	16873503	202507	320-53800	46805		*	6,669.40		
				4X4X10 SOLIDS VAC PUMP							
		7/21/25	17179100	202507	320-53800	46805		*	1,200.00		
				FUEL SERVICES							
		7/23/25	17194373	202507	320-53800	46805		*	300.00		
				FUEL SERVICES							
		7/31/25	17226585	202507	320-53800	46805		*	300.00		
				FUEL SERVICES							
		7/31/25	17228912	202507	320-53800	46805		*	911.05		
				FUEL SERVICES							
SUNBELT RENTALS, INC.										10,580.45	001230
9/10/25	00001	9/01/25	266	202509	310-51300	34000		*	3,274.75		
				SEP 25 - MGMT FEES							
		9/01/25	266	202509	310-51300	31300		*	91.67		
				SEP 25 - DISSEMINATION							
		9/01/25	266	202509	310-51300	35100		*	83.33		
				SEP 25 - WEBSITE ADMIN							
GMS-SF, LLC										3,449.75	001231
9/10/25	00037	8/14/25	17289121	202508	320-53800	46805		*	1,495.75		
				FUEL SERVICES							
		8/18/25	16873503	202508	320-53800	46805		*	6,669.40		
				4X4X10 SOLIDS VAC PUMP							
		8/27/25	17346524	202508	320-53800	46805		*	383.20		
				FUEL SERVICES							
		8/28/25	17355773	202508	320-53800	46805		*	924.70		
				FUEL SERVICES							
SUNBELT RENTALS, INC.										9,473.05	001232
10/07/25	00021	9/12/25	29189	202510	310-51300	45000		*	8,295.00		
				FY 2026 INSURANCE							
EGIS INSURANCE ADVISORS, LLC										8,295.00	001233

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/07/25	00001	10/01/25	267	202510	310	51300	34000			*	3,471.25		
			OCT 25 - MGMT FEES										
10/01/25		267		202510	310	51300	31300			*	100.00		
			OCT 25 - DISSEMINATION										
10/01/25		267		202510	310	51300	35100			*	100.00		
			OCT 25 - WEBSITE ADMIN										
GMS-SF, LLC											3,671.25	001234	
10/07/25	00037	9/15/25	16873503	202509	320	53800	46805			*	6,669.40		
			4X4X10 SOLIDS VAC PUMP										
9/17/25		17439006		202509	320	53800	46805			*	806.70		
			FUEL SERVICES										
9/25/25		17475291		202509	320	53800	46805			*	2,925.85		
			FUEL SERVICES										
9/30/25		17496221		202509	320	53800	46805			*	306.50		
			FUEL SERVICES										
SUNBELT RENTALS, INC.											10,708.45	001235	
11/17/25	00009	10/01/25	92964	202510	310	51300	54000			*	175.00		
			SPECIAL DISTRICT FEE FY26										
FLORIDACOMMERCE											175.00	001236	
11/17/25	00001	11/01/25	269	202511	310	51300	34000			*	3,471.25		
			NOV 25 - MGMT FEES										
11/01/25		269		202511	310	51300	31300			*	100.00		
			NOV 25 - DISSEMINATION										
11/01/25		269		202511	310	51300	35100			*	100.00		
			NOV 25 - WEBSITE ADMIN										
GMS-SF, LLC											3,671.25	001237	
11/17/25	00037	10/13/25	16873503	202510	320	53800	46805			*	6,669.40		
			4X4X10 SOLIDS VAC PUMP										
10/16/25		17574026		202510	320	53800	46805			*	1,116.75		
			FUEL SERVICES										
10/22/25		17594233		202510	320	53800	46805			*	150.00		
			FUEL SERVICES										
10/22/25		17594252		202510	320	53800	46805			*	150.00		
			FUEL SERVICES										
10/31/25		17640919		202510	320	53800	46805			*	600.00		
			FUEL SERVICES										
11/10/25		16873503		202511	320	53800	46805			*	6,669.40		
			4X4X10 SOLIDS VAC PUMP										
SUNBELT RENTALS, INC.											15,355.55	001238	
12/09/25	00010	12/09/25	12092025	202512	300	20700	10000			*	404,559.23		
			TRANSFER OF TAX RECEIPTS										
COCONUT CAY CDD											404,559.23	001239	
COCO COCONUT CAY ACOOPER													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/09/25	00015	12/08/25	12082025	202512	300	15100	10000			*	50,000.00		
			TXFER FUNDS TO SBA ACCT						COCONUT CAY CDD			50,000.00	001240
12/09/25	00001	12/01/25	270	202512	310	51300	34000			*	3,471.25		
			DEC 25 - MGMT FEES										
		12/01/25	270	202512	310	51300	31300			*	100.00		
			DEC 25 - DISSEMINATION										
		12/01/25	270	202512	310	51300	35100			*	100.00		
			DEC 25 - WEBSITE ADMIN						GMS-SF, LLC			3,671.25	001241
12/09/25	00040	12/04/25	3669508	202510	310	51300	31500			*	53.50		
			OCT 25 - ATTORNEY FEES						KUTAK ROCK LLP			53.50	001242
12/09/25	00037	11/25/25	17736548	202511	320	53800	46805			*	1,345.35		
			FUEL SERVICES										
		11/28/25	17746185	202511	320	53800	46805			*	300.00		
			FUEL SERVICES										
		12/08/25	16873503	202512	320	53800	46805			*	6,669.40		
			4X4X10 SOLIDS VAC PUMP						SUNBELT RENTALS, INC.			8,314.75	001243
1/14/26	00010	1/14/26	01142026	202601	300	20700	10000			*	14,641.55		
			TRANSFER OF TAX RECEIPTS						COCONUT CAY CDD			14,641.55	001244
1/14/26	00001	1/01/26	271	202601	310	51300	34000			*	3,471.25		
			JAN 26 - MGMT FEES										
		1/01/26	271	202601	310	51300	31300			*	100.00		
			JAN 26 - DISSEMINATION										
		1/01/26	271	202601	310	51300	35100			*	100.00		
			JAN 26 - WEBSITE ADMIN						GMS-SF, LLC			3,671.25	001245
1/14/26	00040	12/26/25	3675465	202511	310	51300	31500			*	78.50		
			NOV 25 - ATTORNEY FEES						KUTAK ROCK LLP			78.50	001246
1/14/26	00037	12/09/25	17782720	202512	320	53800	46805			*	450.00		
			FUEL SERVICES										
		12/23/25	17833594	202512	320	53800	46805			*	900.00		
			FUEL SERVICES										
		12/26/25	17837698	202512	320	53800	46805			*	600.00		
			FUEL SERVICES										

COCO COCONUT CAY ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/31/25		17847691	202512	320-53800-46805					FUEL SERVICES	*	300.00		
1/05/26		16873503	202601	320-53800-46805					4X4X10 SOLIDS VAC PUMP	*	6,669.40		
1/07/26		16873503	202601	320-53800-46805					4X4X10 SOLIDS VAC PUMP	*	750.00		
SUNBELT RENTALS, INC.												9,669.40	001247
2/25/26	00012	1/20/26	9-146-61	202601	310-51300-42000				DELIVERIES THRU 1/09/26	*	120.47		
		2/03/26	9-163-02	202601	310-51300-42000				DELIVERIES THRU 1/27/26	*	155.22		
		2/17/26	9-180-43	202602	310-51300-42000				DELIVERIES THRU 2/06/26	*	119.45		
FEDEX												395.14	001248
2/25/26	00001	2/01/26	272	202602	310-51300-34000				FEB 26 - MGMT FEES	*	3,471.25		
		2/01/26	272	202602	310-51300-31300				FEB 26 - DISSEMINATION	*	100.00		
		2/01/26	272	202602	310-51300-35100				FEB 26 - WEBSITE ADMIN	*	100.00		
		2/01/26	272	202602	310-51300-42500				FEB 26 - COPIES	*	6.30		
GMS-SF, LLC												3,677.55	001249
2/25/26	00044	1/31/26	IN109637	202601	310-51300-48000				1/12/26 LEGAL AD	*	260.95		
MCCLATCHY COMPANY LLC												260.95	001250
TOTAL FOR BANK A											656,901.49		
TOTAL FOR REGISTER											656,901.49		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/07/25	00002	4/01/25	256	202504	600-53800-34000			*	1,000.00		
			APR 25 - FIELD SERVICES								
		5/01/25	258	202505	600-53800-34000			*	1,000.00		
			MAY 25 - FIELD SERVICES								
						GMS - SO FLORIDA, LLC				2,000.00	000066
5/07/25	00003	5/02/25	445100	202504	600-53800-31100			*	8,400.00		
			DRAIN REM PH1 THRU 4/26								
						NV5, INC				8,400.00	000067
6/09/25	00002	6/01/25	260	202506	600-53800-34000			*	1,000.00		
			JUN 25 - FIELD SERVICES								
						GMS - SO FLORIDA, LLC				1,000.00	000068
6/09/25	00003	6/03/25	451000	202505	600-53800-31100			*	9,885.00		
			DRAIN REM PH1 THRU 5/24								
						NV5, INC				9,885.00	000069
7/14/25	00002	7/01/25	262	202507	600-53800-34000			*	1,000.00		
			JUL 25 - FIELD SERVICES								
						GMS - SO FLORIDA, LLC				1,000.00	000070
7/14/25	00003	7/09/25	458570	202506	600-53800-31100			*	6,225.00		
			DRAIN REM PH1 THRU 6/28								
						NV5, INC				6,225.00	000071
8/13/25	00002	8/01/25	264	202508	600-53800-34000			*	1,000.00		
			AUG 25 - FIELD SERVICES								
						GMS - SO FLORIDA, LLC				1,000.00	000072
9/10/25	00002	9/01/25	265	202509	600-53800-34000			*	1,000.00		
			SEP 25 - FIELD SERVICES								
						GMS - SO FLORIDA, LLC				1,000.00	000073
9/10/25	00003	8/12/25	465066	202507	600-53800-31100			*	2,825.00		
			DRAIN REM PH1 THRU 8/2								
		9/09/25	469230	202508	600-53800-31100			*	900.00		
			DRAIN REM PH1 THRU 8/30								
						NV5, INC				3,725.00	000074
11/17/25	00003	10/07/25	475890	202509	600-53800-31100			*	1,000.00		
			DRAIN REM PH1 THRU 9/27								
		11/11/25	482622	202510	600-53800-31100			*	5,946.70		
			DRAIN REM PH1 THRU 11/1								
						NV5, INC				6,946.70	000075

COCO COCONUT CAY ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
1/14/26	00003	12/10/25	487494	202511	600	53800	31100			*	1,700.00			
			DRAIN REM PH1 THRU 11/29											
		1/05/26	493404	202512	600	53800	31100			*	1,914.48			
			DRAIN REM PH1 THRU 12/27											
												3,614.48	000076	

2/25/26	00003	2/17/26	500856	202601	600	53800	31100			*	3,965.00			
			DRAIN REM PH1 THRU 1/31											
												3,965.00	000077	

											TOTAL FOR BANK B	48,761.18		
											TOTAL FOR REGISTER	48,761.18		

COCO COCONUT CAY ACOOPER

Coconut Cay
Community Development District

Unaudited Financial Reporting
February 28, 2026



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Coconut Cay
Community Development District
Combined Balance Sheet
February 28, 2026

	General Fund	Debt Service Funds	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 14,691	\$ -	\$ -	\$ -	\$ 14,691
Capital Reserve	-	-	1,885	-	1,885
Due from General Fund	-	11,424	-	-	11,424
<u>Investments:</u>					
State Board of Administration	\$ 216,678	-	833,361	-	1,050,040
<u>Series 2006</u>					
Reserve	-	128,229	-	-	128,229
Revenue	-	481,755	-	-	481,755
Deferred Cost	-	-	-	239,123	239,123
Prepaid Expenses	2,726	-	-	-	2,726
Total Assets	\$ 234,095	\$ 621,407	\$ 835,246	\$ 239,123	\$ 1,929,871
Liabilities:					
Unearned Revenue	\$ -	\$ -	\$ 788,411	\$ -	\$ 788,411
Due to Debt Service	11,424	-	-	-	11,424
Total Liabilities	\$ 11,424	\$ -	\$ 788,411	\$ -	\$ 799,835
Fund Balance:					
Restricted for:					
Debt Service - Series 2006	\$ -	\$ 621,407	\$ -	\$ -	\$ 621,407
Capital Project - Series 2006	-	-	-	239,123	239,123
Assigned for:					
Capital Reserves	-	-	46,835	-	46,835
Unassigned	219,945	-	-	-	219,945
Total Fund Balances	\$ 222,671	\$ 621,407	\$ 46,835	\$ 239,123	\$ 1,130,036
Total Liabilities & Fund Balance	\$ 234,095	\$ 621,407	\$ 835,246	\$ 239,123	\$ 1,929,871

Coconut Cay
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 108,602	\$ 100,287	\$ 100,287	\$ -
Interest Income	3,000	3,000	3,143	143
Total Revenues	\$ 111,602	\$ 103,287	\$ 103,430	\$ 143
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 6,000	\$ 2,500	\$ -	\$ 2,500
PR-FICA	459	191	-	191
Engineering	6,500	2,708	-	2,708
Attorney Fees	27,182	11,326	132	11,194
Annual Audit	3,800	-	-	-
Arbitrage Rebate	1,250	-	-	-
Dissemination Agent	1,200	500	500	-
Trustee Fees	4,100	-	-	-
Management Fees	41,655	17,356	17,356	-
Website Maintenance	1,200	500	500	-
Telephone	50	21	-	21
Postage & Delivery	850	354	395	(41)
Printing & Binding	450	188	6	181
Insurance General Liability	8,400	8,295	8,295	-
Legal Advertising	2,500	1,042	261	781
Other Current Charges	500	500	682	(182)
Office Supplies	75	31	-	31
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 106,346	\$ 45,687	\$ 28,303	\$ 17,384
Maintenance				
Lake Maintenance	\$ 2,340	\$ 975	\$ -	\$ 975
Drainage Maintenance	4,000	1,667	-	1,667
Pump Maintenance	47,249	19,687	33,340	(13,653)
Subtotal Field Expenditures	\$ 53,589	\$ 22,329	\$ 33,340	\$ (11,011)
Total Expenditures	\$ 159,935	\$ 68,016	\$ 61,643	\$ 6,373
Excess (Deficiency) of Revenues over Expenditures	\$ (48,333)	\$ 35,271	\$ 41,788	\$ 6,517
Net Change in Fund Balance	\$ (48,333)	\$ 35,271	\$ 41,788	\$ 6,517
Fund Balance - Beginning	\$ 48,333		\$ 180,884	
Fund Balance - Ending	\$ -		\$ 222,671	

Coconut Cay
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Capital Reserve Contributions	\$ -	\$ -	\$ -	\$ -
Interest Earned	15,000	6,250	13,874	7,624
Deferred Revenue	746,106	-	-	-
Total Revenues	\$ 761,106	\$ 6,250	\$ 13,874	\$ 7,624
Expenditures:				
Field Management	\$ 12,000	5,000	\$ -	\$ 5,000
Engineering Fees	40,000	16,667	13,526	3,140
Operating Supplies	6,500	2,708	-	2,708
Other Current Charges/Bank	600	250	-	250
Pump Maintenance	20,000	8,333	-	8,333
Repair & Maintenance	2,500	1,042	-	1,042
Capital Outlay/Improvements	679,506	283,128	-	283,128
Total Expenditures	\$ 761,106	\$ 317,128	\$ 13,526	\$ 303,601
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (310,878)	\$ 348	\$ 311,225
Net Change in Fund Balance	\$ -	\$ (310,878)	\$ 348	\$ 311,225
Fund Balance - Beginning	\$ -		\$ 46,487	
Fund Balance - Ending	\$ -		\$ 46,835	

Coconut Cay
Community Development District
Debt Service Fund Series 2006
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Direct	\$ 466,328	\$ 430,625	\$ 430,625	\$ -
Interest Income	4,000	1,667	5,553	3,886
Total Revenues	\$ 470,328	\$ 432,291	\$ 436,177	\$ 3,886
Expenditures:				
Interest Expense - 11/01	\$ 102,259	\$ 102,259	\$ 102,259	\$ -
Principal Expense - 05/01	260,000	-	-	-
Interest Expense - 05/01	102,259	-	-	-
Total Expenditures	\$ 464,519	\$ 102,259	\$ 102,259	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,810	\$ 330,032	\$ 333,918	\$ 3,886
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ (11,267)	(4,694)	\$ (10,516)	\$ (5,822)
Total Other Financing Sources/(Uses)	\$ (11,267)	\$ (4,694)	\$ (10,516)	\$ (5,822)
Net Change in Fund Balance	\$ (5,457)	\$ 325,337	\$ 323,401	\$ (1,936)
Fund Balance - Beginning	\$ 149,063		\$ 298,006	
Fund Balance - Ending	\$ 143,606		\$ 621,407	

Coconut Cay
Community Development District
Capital Projects Fund Series 2006
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 3,673	\$ 3,673
Total Revenues	\$ -	\$ -	\$ 3,673	\$ 3,673
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 3,673	\$ 3,673
Other Financing Sources/(Uses)				
Transfer In/(Out)	-	-	\$ 10,516	10,516
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 10,516	\$ 10,516
Net Change in Fund Balance	\$ -	\$ -	\$ 14,190	\$ 14,190
Fund Balance - Beginning	\$ -	\$ -	\$ 224,933	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 239,123	\$ -

Coconut Cay
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 9,780	\$ 87,038	\$ 1,427	\$ 2,043	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,287
Interest Income	610	560	629	710	636	-	-	-	-	-	-	-	3,143
Total Income	\$ 610	\$ 10,339	\$ 87,667	\$ 2,137	\$ 2,678	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103,430
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney Fees	54	79	-	-	-	-	-	-	-	-	-	-	132
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	100	100	100	100	100	-	-	-	-	-	-	-	500
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,471	3,471	3,471	3,471	3,471	-	-	-	-	-	-	-	17,356
Website Maintenance	100	100	100	100	100	-	-	-	-	-	-	-	500
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	-	-	-	276	119	-	-	-	-	-	-	-	395
Printing & Binding	-	-	-	-	6	-	-	-	-	-	-	-	6
Insurance General Liability	8,295	-	-	-	-	-	-	-	-	-	-	-	8,295
Legal Advertising	-	-	-	261	-	-	-	-	-	-	-	-	261
Other Current Charges	168	153	137	73	151	-	-	-	-	-	-	-	682
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 12,362	\$ 3,903	\$ 3,808	\$ 4,281	\$ 3,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,303
Maintenance													
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pump Maintenance	8,686	8,315	8,919	7,419	-	-	-	-	-	-	-	-	33,340
Subtotal Field Expenditures	\$ 8,686	\$ 8,315	\$ 8,919	\$ 7,419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,340
Total Expenditures	\$ 21,049	\$ 12,218	\$ 12,727	\$ 11,700	\$ 3,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,643
Net Change in Fund Balance	\$ (20,439)	\$ (1,879)	\$ 74,939	\$ (9,563)	\$ (1,270)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,788

Coconut Cay
Community Development District
Long Term Debt Report Series 2006

Special Assessment Bonds, Series 2006		
Original Issue Amount:		\$6,840,000.00
Interest Rate:	5.375%	
Maturity Date:	May 1, 2036	
Reserve Fund Definition	3.37% of outstanding aggregate principal amount	
Reserve Fund Requirement	\$128,228.50	
Reserve Fund Balance	\$128,228.50	
Bonds Outstanding - 9/30/2020		\$4,920,000
Less: Principal Payment - 5/1/21		(\$200,000)
Less: Principal Payment - 5/1/22		(\$210,000)
Less: Principal Payment - 5/1/23		(\$220,000)
Less: Principal Payment - 5/1/24		(\$235,000)
Less: Principal Payment - 5/1/25		(\$250,000)
Current Bonds Outstanding		\$3,805,000

Coconut Cay
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami-Dade County
Fiscal Year 2026

Gross Assessments \$ 114,317.79 \$ 490,872.00 \$ 605,189.79
 Net Assessments \$ 108,601.90 \$ 466,328.40 \$ 568,878.40

ON ROLL ASSESSMENTS

allocation in % 18.89% 81.11% 100.00%

Date	Distribution	Gross Amount	Discount/ Penalty	Commission	Interest	Net Receipts	2006		
							O&M Portion	Debt Service	Total
11/12/25	10/01-10/31/25	\$ 1,114.53	\$ 44.58	\$ 10.70	\$ -	\$ 1,059.25	\$ 200.09	\$ 859.16	\$ 1,059.25
11/17/25	11/01-11/10/25	21,176.07	847.02	203.29	-	20,125.76	3,801.67	16,324.09	20,125.76
11/19/25	06/01-10/30/25	7,700.09	342.87	73.57	-	7,283.65	1,375.85	5,907.80	7,283.65
11/28/25	11/11-11/20/25	24,519.66	980.76	235.39	-	23,303.51	4,401.93	18,901.58	23,303.51
12/05/25	11/21-11/30/25	470,331.66	18,812.76	4,515.19	-	447,003.71	84,437.11	362,566.60	447,003.71
12/24/25	12/01-12/15/25	14,488.89	579.54	139.09	-	13,770.26	2,601.14	11,169.12	13,770.26
01/07/22	12/16-12/31/25	7,291.42	218.75	70.73	-	7,001.94	1,322.64	5,679.30	7,001.94
01/22/22	10/01-12/31/25	-	-	-	550.33	550.33	103.96	446.37	550.33
02/10/22	01/01-01/31/26	11,145.30	222.90	109.22	-	10,813.18	2,042.56	8,770.62	10,813.18
TOTAL		\$ 557,767.62	\$ 22,049.18	\$ 5,357.18	\$ 550.33	\$ 530,911.59	\$ 100,286.95	\$ 430,624.64	\$ 530,911.59

92.16%	Percent Collected
\$ 47,422.17	Balance Remaining to Collect