



## **Coconut Cay Community Development District**

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

**April Williams – Chair**

**Clarence Strong III – Vice Chairman**

**Marvin Cordero – Assistant Secretary**

**Linda Holloway – Assistant Secretary**

**Malcolm Jones – Assistant Secretary**

**January 21, 2026**

# Coconut Cay Community Development District

## Agenda

Wednesday  
January 21, 2026  
3:00p.m.

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.)	

**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 3](#)
4. Discussion of Digitization of Existing Stormwater Infrastructure Data into ArcGIS – [Page 8](#)
5. Ratification of Engagement Letter with Berger, Toombs, Elam, Gaines, & Frank to perform the Audit for Fiscal Year Ending September 30, 2025 – [Page 10](#)
6. Staff Reports
  - A. Attorney
  - B. Engineer – District Engineer’s Report for Fiscal Year 2025-2026 – [Page 23](#)
  - C. Field – Monthly Report – **this item will be provided under separate cover as soon as it becomes available**
  - D. Manager
    - 1) Update on Pump System
    - 2) Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards – [Page 28](#)
    - 3) Consideration of FY2025 – FY2026 Performance Measures and Standards as Required by Florida Statute 189.0694 – [Page 33](#)
7. Financial Reports
  - A. Approval of Check Run Summary – [Page 38](#)
  - B. Acceptance of Unaudited Financials – [Page 46](#)
8. Supervisors Requests and Audience Comments
9. 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.

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Secretary /Assistant Secretary

Chairman / Vice Chairman



8935 NW 35 Lane, Suite 101 Doral, FL 33172

Tel (305) 640-1345

Email [Alvarez@AlvarezEng.com](mailto:Alvarez@AlvarezEng.com)

Website [www.alvarezeng.com](http://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](mailto: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.



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- 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.

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For the District  
Date:



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

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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;

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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

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- 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.

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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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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.

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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, holds harmless and releases 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.

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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.

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### **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: treasurer

Date: 1/7/25



6815 Dairy Road  
Zephyrhills, FL 33542

813.788.2155  
[BodinePerry.com](http://BodinePerry.com)

## Report on the Firm's System of Quality Control

To the Partners of

November 30, 2022

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL

and the Peer Review Committee of the Florida Institute of Certified Public Accountants

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](http://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)



**BodinePerry**  
Certified Public Accountants & Advisors

**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**

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

Title: Director

Date: October 21, 2025

**District: Coconut Cay CDD**

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

Title: \_\_\_\_\_

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 <sup>(1)</sup>	Avg. Cost/LF Pipe. Assume 2.5% Inflation Rate <sup>(2)</sup>	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

<sup>(1)</sup> 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.

<sup>(2)</sup> 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 <sup>(1)</sup>	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 4	Year 5				
73	15					\$600	\$9,000		
		15				\$615	\$9,300		
			15			\$630	\$9,500		
				14		\$646	\$9,100		
					14	\$662	\$9,300		

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

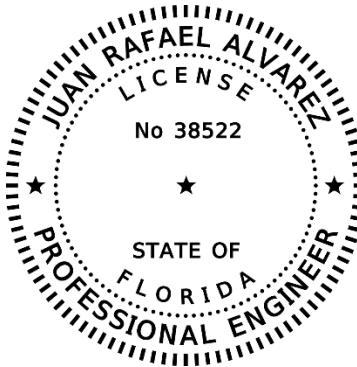
(iii) The District carries general liability, hired non-owned auto, employment practices liability and public official's liability coverage under Agreement No. 100124150 with Florida Insurance Alliance for the period between October 1, 2024, and October 1, 2025. The District has budgeted enough funds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

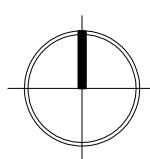
Printed copies of this document are not  
considered signed and sealed and the signature  
must be verified on any electronic copies.

Cc Austin Hackney, [Ahackney@gmstnn.com](mailto:Ahackney@gmstnn.com)

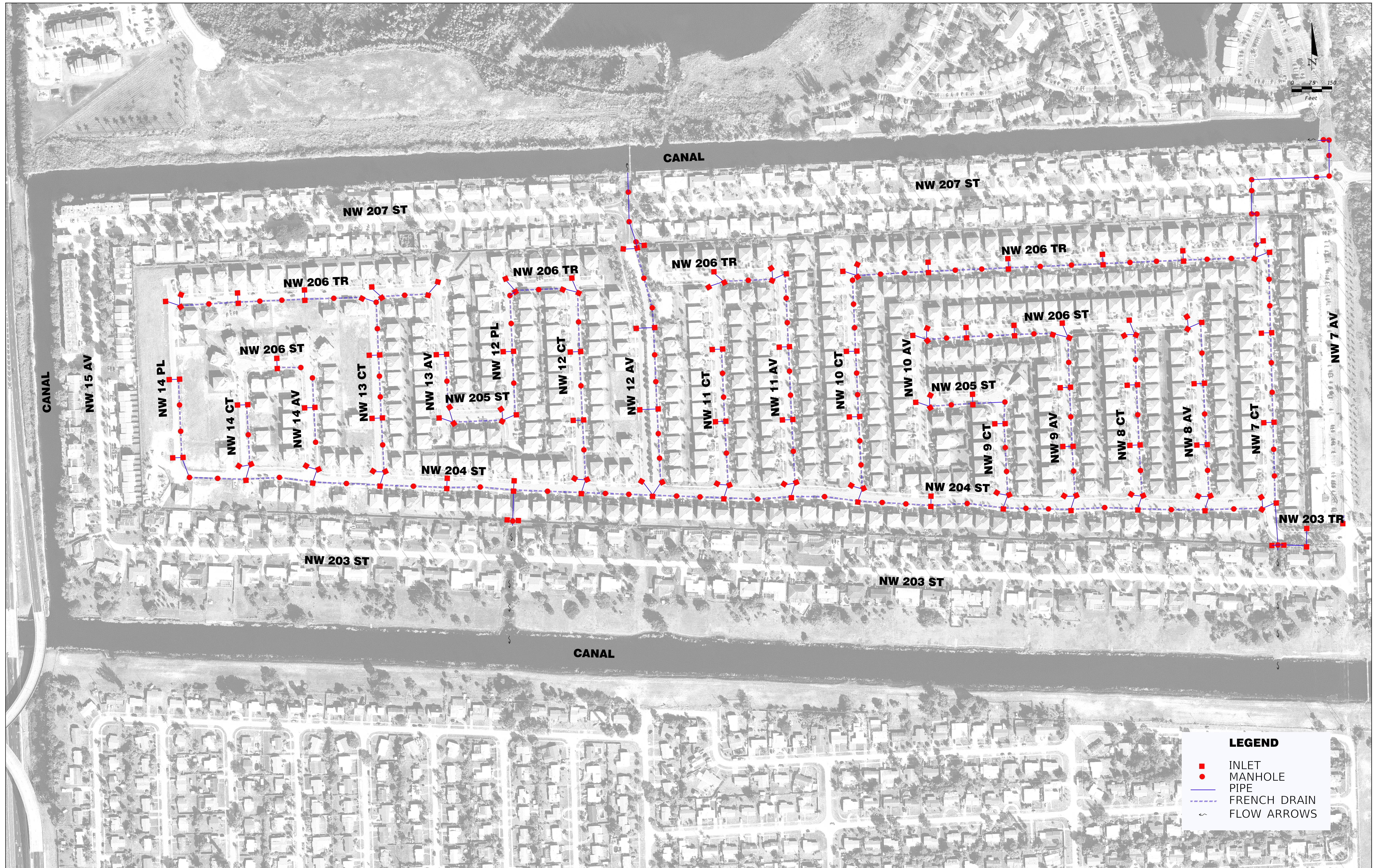


**ALVAREZ ENGINEERS, INC.**  
**COCONUT CAY CDD**  
**LOCATION MAP**

EXHIBIT 1



0 500' 1500' 3000'

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



**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:\_\_\_\_\_

Date:\_\_\_\_\_

Print Name:\_\_\_\_\_

Coconut Cay Community Development District

District Manager:\_\_\_\_\_

Date:\_\_\_\_\_

Print Name:\_\_\_\_\_

Coconut Cay Community Development District



## **Memorandum**

**To:** Coconut Cay Board of Supervisors

**From:** District Management

**Date:** January 21, 2026

**RE:** HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2025 legislative session. Starting on October 1, 2025, 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, 2026), 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 2026 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

# **Coconut Cay Community Development District Performance Measures/Standards & Annual Reporting Form**

**October 1, 2025 – September 30, 2026**

## **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:\_\_\_\_\_

Date:\_\_\_\_\_

Print Name:\_\_\_\_\_

Coconut Cay Community Development District

District Manager:\_\_\_\_\_

Date:\_\_\_\_\_

Print Name:\_\_\_\_\_

Coconut Cay Community Development District

**Coconut Cay**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Check Register**

**05/01/25 - 12/31/25**

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
<b>General Fund</b>		
<b><u>FY 2025</u></b>		
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
<b><u>FY 2026</u></b>		
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
<b>TOTAL</b>		<b>\$ 624,507.15</b>
<b>Capital Reserve</b>		
<b><u>FY 2025</u></b>		
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
<b><u>FY 2026</u></b>		
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	\$ -
<b>TOTAL</b>		<b>\$ 41,181.70</b>

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/13/26 PAGE 1  
\*\*\* CHECK DATES 05/01/2025 - 12/31/2025 \*\*\* COCONUT CAY - GENERAL FUND  
BANK A COCONUT CAY CDD - GF

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

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AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/13/26 PAGE 2  
\*\*\* CHECK DATES 05/01/2025 - 12/31/2025 \*\*\* COCONUT CAY - GENERAL FUND  
BANK A COCONUT CAY CDD - GF

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

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AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/13/26 PAGE 3  
\*\*\* CHECK DATES 05/01/2025 - 12/31/2025 \*\*\* COCONUT CAY - GENERAL FUND  
BANK A COCONUT CAY CDD - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#	
		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							600.00	001229	
									GRAU & ASSOCIATES					
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	

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AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/13/26 PAGE 4  
\*\*\* CHECK DATES 05/01/2025 - 12/31/2025 \*\*\* COCONUT CAY - GENERAL FUND  
BANK A COCONUT CAY CDD - GF

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
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			

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/13/26 PAGE 5  
\*\*\* CHECK DATES 05/01/2025 - 12/31/2025 \*\*\* COCONUT CAY - GENERAL FUND  
BANK A COCONUT CAY CDD - GF

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AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/13/26 PAGE 1  
\*\*\* CHECK DATES 05/01/2025 - 12/31/2025 \*\*\* COCONUT CAY - CAP PROJECT FUND  
BANK B COCONUT CAY CDD - CF

CHECK DATE	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME					STATUS	AMOUNT	....CHECK.....
		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#

TOTAL FOR REGISTER 41,181.70

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***Coconut Cay***  
*Community Development District*

***Unaudited Financial Reporting***  
*December 31, 2025*



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**Coconut Cay**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2025**

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Reserve Fund</i>	<i>Capital Project Fund</i>	<i>Totals</i>
					<i>Governmental Funds</i>
<b>Assets:</b>					
<b><u>Cash:</u></b>					
Operating Account	\$ 28,944	\$ -	\$ -	\$ -	\$ 28,944
Capital Reserve	-	-	1,464	-	1,464
Due from General Fund	-	11,169	-	-	11,169
<b><u>Investments:</u></b>					
State Board of Administration	\$ 215,333	-	836,152	-	1,051,485
<b><u>Series 2006</u></b>					
Reserve	-	128,229	-	-	128,229
Revenue	-	464,950	-	-	464,950
Deferred Cost	-	-	-	236,926	236,926
Prepaid Expenses	2,726	-	-	-	2,726
<b>Total Assets</b>	<b>\$ 247,003</b>	<b>\$ 604,348</b>	<b>\$ 837,616</b>	<b>\$ 236,926</b>	<b>\$ 1,925,893</b>
<b>Liabilities:</b>					
Unearned Revenue	\$ -	\$ -	\$ 746,106	\$ -	\$ 746,106
Due to Debt Service	11,169	-	-	-	11,169
<b>Total Liabilities</b>	<b>\$ 11,169</b>	<b>\$ -</b>	<b>\$ 746,106</b>	<b>\$ -</b>	<b>\$ 757,275</b>
<b>Fund Balance:</b>					
Restricted for:					
Debt Service - Series 2006	\$ -	\$ 604,348	\$ -	\$ -	\$ 604,348
Capital Project - Series 2006	-	-	-	236,926	236,926
Assigned for:					
Capital Reserves	-	-	91,510	-	91,510
Unassigned	233,107	-	-	-	233,107
<b>Total Fund Balances</b>	<b>\$ 235,834</b>	<b>\$ 604,348</b>	<b>\$ 91,510</b>	<b>\$ 236,926</b>	<b>\$ 1,168,618</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 247,003</b>	<b>\$ 604,348</b>	<b>\$ 837,616</b>	<b>\$ 236,926</b>	<b>\$ 1,925,893</b>

**Coconut Cay**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - On Roll				
Interest Income	\$ 108,602	\$ 96,818	\$ 96,818	\$ -
	3,000	750	1,798	1,048
<b>Total Revenues</b>	<b>\$ 111,602</b>	<b>\$ 97,568</b>	<b>\$ 98,615</b>	<b>\$ 1,048</b>
<b>Expenditures:</b>				
<i>General &amp; Administrative:</i>				
Supervisor Fees	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
PR-FICA	459	115	-	115
Engineering	6,500	1,625	-	1,625
Attorney Fees	27,182	6,796	54	6,742
Annual Audit	3,800	-	-	-
Arbitrage Rebate	1,250	313	-	313
Dissemination Agent	1,200	300	300	-
Trustee Fees	4,100	1,025	-	1,025
Management Fees	41,655	10,414	10,414	-
Website Maintenance	1,200	300	300	-
Telephone	50	13	-	13
Postage & Delivery	850	213	-	213
Printing & Binding	450	113	-	113
Insurance General Liability	8,400	8,400	8,295	105
Legal Advertising	2,500	625	-	625
Other Current Charges	500	125	458	(333)
Office Supplies	75	19	-	19
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 106,346</b>	<b>\$ 32,068</b>	<b>\$ 19,995</b>	<b>\$ 12,073</b>
<i>Maintenance</i>				
Lake Maintenance	\$ 2,340	\$ 585	\$ -	\$ 585
Drainage Maintenance	4,000	1,000	-	1,000
Pump Maintenance	47,249	11,812	23,670	(11,858)
<b>Subtotal Field Expenditures</b>	<b>\$ 53,589</b>	<b>\$ 13,397</b>	<b>\$ 23,670</b>	<b>\$ (10,273)</b>
<b>Total Expenditures</b>	<b>\$ 159,935</b>	<b>\$ 45,465</b>	<b>\$ 43,665</b>	<b>\$ 1,799</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (48,333)</b>	<b>\$ 52,103</b>	<b>\$ 54,950</b>	<b>\$ 2,847</b>
<b>Net Change in Fund Balance</b>	<b>\$ (48,333)</b>	<b>\$ 52,103</b>	<b>\$ 54,950</b>	<b>\$ 2,847</b>
<b>Fund Balance - Beginning</b>	<b>\$ 48,333</b>		<b>\$ 180,884</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 235,834</b>	

**Coconut Cay**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Capital Reserve Contributions	\$ -	\$ -	\$ -	\$ -
Interest Earned	15,000	3,750	8,665	4,915
Deferred Revenue	746,106	-	-	-
<b>Total Revenues</b>	<b>\$ 761,106</b>	<b>\$ 3,750</b>	<b>\$ 8,665</b>	<b>\$ 4,915</b>
<b>Expenditures:</b>				
Field Management	\$ 12,000	3,000	\$ -	\$ 3,000
Engineering Fees	40,000	10,000	5,947	4,053
Operating Supplies	6,500	1,625	-	1,625
Other Current Charges/Bank	600	150	-	150
Pump Maintenance	20,000	5,000	-	5,000
Repair & Maintenance	2,500	625	-	625
Capital Outlay/Improvements	679,506	169,877	-	169,877
<b>Total Expenditures</b>	<b>\$ 761,106</b>	<b>\$ 190,277</b>	<b>\$ 5,947</b>	<b>\$ 184,330</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ (186,527)</b>	<b>\$ 2,718</b>	<b>\$ 189,245</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ (186,527)</b>	<b>\$ 2,718</b>	<b>\$ 189,245</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 88,792</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 91,510</b>	

**Coconut Cay**  
**Community Development District**  
**Debt Service Fund Series 2006**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b>Revenues:</b>				
Special Assessments - Direct	\$ 466,328	\$ 415,728	\$ 415,728	\$ -
Interest Income	4,000	1,000	2,619	1,619
<b>Total Revenues</b>	<b>\$ 470,328</b>	<b>\$ 416,728</b>	<b>\$ 418,348</b>	<b>\$ 1,619</b>
<b>Expenditures:</b>				
Interest Expense - 11/01	\$ 102,259	\$ 102,259	\$ 102,259	\$ -
Principal Expense - 05/01	260,000	-	-	-
Interest Expense - 05/01	102,259	-	-	-
<b>Total Expenditures</b>	<b>\$ 464,519</b>	<b>\$ 102,259</b>	<b>\$ 102,259</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,810</b>	<b>\$ 314,469</b>	<b>\$ 316,088</b>	<b>\$ 1,619</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ (11,267)	(2,817)	\$ (9,746)	\$ (6,929)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (11,267)</b>	<b>\$ (2,817)</b>	<b>\$ (9,746)</b>	<b>\$ (6,929)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (5,457)</b>	<b>\$ 311,652</b>	<b>\$ 306,342</b>	<b>\$ (5,310)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 149,063</b>		<b>\$ 298,006</b>	
<b>Fund Balance - Ending</b>	<b>\$ 143,606</b>		<b>\$ 604,348</b>	

**Coconut Cay**  
**Community Development District**  
**Capital Projects Fund Series 2006**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2025**

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<b><u>Revenues</u></b>				
Interest Income	\$ -	\$ -	\$ 2,247	\$ 2,247
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,247</b>	<b>\$ 2,247</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	-	-	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,247</b>	<b>\$ 2,247</b>
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	-	-	\$ 9,746	9,746
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,746</b>	<b>\$ 9,746</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 11,993</b>	<b>\$ 11,993</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 224,933</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 236,926</b>	

**Coconut Cay**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - On Roll	\$ -	\$ 9,780	\$ 87,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,818
Interest Income	610	560	629	-	-	-	-	-	-	-	-	-	1,798
<b>Total Income</b>	<b>\$ 610</b>	<b>\$ 10,339</b>	<b>\$ 87,667</b>	<b>\$ -</b>	<b>\$ 98,615</b>								
<b>Expenditures:</b>													
<i>General &amp; Administrative:</i>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PR-FICA	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney Fees	54	-	-	-	-	-	-	-	-	-	-	-	54
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	100	100	100	-	-	-	-	-	-	-	-	-	300
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,471	3,471	3,471	-	-	-	-	-	-	-	-	-	10,414
Website Maintenance	100	100	100	-	-	-	-	-	-	-	-	-	300
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	-	-	-	-	-	-	-	-	-	-	-	-	-
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	8,295	-	-	-	-	-	-	-	-	-	-	-	8,295
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	168	153	137	-	-	-	-	-	-	-	-	-	458
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 12,362</b>	<b>\$ 3,825</b>	<b>\$ 3,808</b>	<b>\$ -</b>	<b>\$ 19,995</b>								
<i>Maintenance</i>													
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pump Maintenance	8,686	8,315	6,669	-	-	-	-	-	-	-	-	-	23,670
<b>Subtotal Field Expenditures</b>	<b>\$ 8,686</b>	<b>\$ 8,315</b>	<b>\$ 6,669</b>	<b>\$ -</b>	<b>\$ 23,670</b>								
<b>Total Expenditures</b>	<b>\$ 21,049</b>	<b>\$ 12,139</b>	<b>\$ 10,477</b>	<b>\$ -</b>	<b>\$ 43,665</b>								
<b>Net Change in Fund Balance</b>	<b>\$ (20,439)</b>	<b>\$ (1,800)</b>	<b>\$ 77,189</b>	<b>\$ -</b>	<b>\$ 54,950</b>								

**Coconut Cay**  
**Community Development District**  
**Long Term Debt Report Series 2006**

<b>Special Assessment Bonds, Series 2006</b>	
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)
<b>Current Bonds Outstanding</b>	<b>\$3,805,000</b>

**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	O&M Portion	Debt Service	Total			2006	
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				
<b>TOTAL</b>		<b>\$ 539,330.90</b>	<b>\$ 21,607.53</b>	<b>\$ 5,177.23</b>	<b>\$ -</b>	<b>\$ 512,546.14</b>	<b>\$ 96,817.79</b>	<b>\$ 415,728.35</b>	<b>\$ 512,546.14</b>				

<b>89.12%</b>	<b>Percent Collected</b>
<b>\$ 65,858.89</b>	<b>Balance Remaining to Collect</b>