



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

August 19, 2026

Coconut Cay

Community Development District

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
August 19, 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: 272 459 939 702 806 and Passcode: EB6fM76S
1 872-240-4685 and Phone Conference ID: 229 997 790#

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 March 18, 2026 Meeting – **Page 4**
4. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 10**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-03** Annual Appropriation Resolution – **Page 19**
 - D. Consideration of **Resolution #2026-04** Levy of Non Ad Valorem Assessments – **Page 22**
 - E. Motion to Close the Public Hearing
5. Staff Reports
 - A. Attorney
 - B. Engineer - District Engineer's Report for Fiscal Year 2026 – 2027 – **Page 38**
 - C. Field
 - D. Manager
 - 1) Consideration of Proposed Fiscal Year 2026 – 2027 Meeting Schedule – **Page 44**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **Page 45**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026
 - 4) Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards – **Page 46**
 - 5) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statue 189.069 – **Page 51**
 - 6) Number of Registered Voters in the District – **1,508** – **Page 56**
 - 7) Update on Pump System

6. Financial Reports
 - A. Approval of Check Run Summary – **Page 57**
 - B. Approval of Unaudited Financials – **Page 63**
7. Supervisors Requests and Audience Comments
8. 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, March 18, 2026, at 3:00 p.m. at 18605 NW 27th Avenue, Miami Gardens, Florida.

Present and constituting a quorum were:

April Williams
Clarence Strong
Marvin Cordero
Linda Holloway

Chairman
Vice Chairman
Assistant Secretary (by phone)
Assistant Secretary

Also present were:

Paul Winkeljohn
Jesus Lorenzo
Michelle Rigioni

District Manager
Governmental Management Services (by phone)
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 May 21, 2025
Meeting**

Mr. Winkeljohn presented the minutes from the May 21, 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 May 21, 2025 Meeting were approved as presented.

FOURTH ORDER OF BUSINESS**Consideration of:****A. Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing**

Mr. Winkeljohn presented resolution #2026-01 approving the proposed fiscal year 2027 budget and setting the public hearing and gave a brief overview of the proposed budget stating there were no changes from the prior year's assessments and so he was not proposing any increase, they would just be putting a cap on the maximum amount of the assessments that would be adopted at a later meeting. Mr. Winkeljohn then stated pursuant to the Statute, the public hearing date needed to be set at least 60 days out from today's meeting and normally this particular Board waits until the August meeting to adopt their budget. He then asked if anyone had any conflicts with the August meeting date of August 19th for the adoption. The Board stated they had no conflicts and upon hearing none, Mr. Winkeljohn asked for a motion to adopt the resolution setting the public hearing on August 19, 2026 at the same time and location.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor, Resolution #2026-01 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on August 19, 2026 at 3:00 p.m. at 18605 NW 27th Avenue, Miami Gardens, Florida was approved.

B. Resolution #2026-02 Intent to Operate and Maintain Certain Portions of the Surface Water Management System

Mr. Winkeljohn presented resolution #2026-02 intent to operate and maintain certain portions of the surface water management system 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 in substantial final form with exhibits to be added.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor, Resolution #2026-02 intent to operate and maintain certain portions of the surface water management system in substantial final form with exhibits to be added was approved.

FIFTH ORDER OF BUSINESS**Acceptance of Audit for Fiscal Year Ending in September 30, 2025**

Mr. Winkeljohn presented the acceptance of the audit for fiscal year ending September 30, 2025, gave a brief explanation of the audit stating there were no findings or

recommendations and the District was found to be in good financial standing so it was a clean audit. He then asked for any questions or comments and upon hearing none, asked for a motion to accept the audit into the District's records.

On MOTION by Ms. Williams seconded by Ms. Holloway with all in favor, accepting the audit for Fiscal Year ending in September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS

Discussion of:

A. Procedures for the General Election

Mr. Winkeljohn presented the procedures for the general election stating there were two seats coming up for election in November, seat #1, Clarence Strong and seat #3, April Williams. He also stated the qualifying period which was included in the agenda would be from 12:00 noon on June 8th to 12:00 noon on June 12th so anyone wishing to run for those particular seats would be able to qualify during that time period, and if they had any questions they could call the Supervisor of Elections or also do it online.

B. Discussion of Digitization of Existing Stormwater Infrastructure Data into ArcGIS

Mr. Winkeljohn then moved to the discussion of the digitization of existing stormwater infrastructure data in the ArcGIS system stating this item should have been presented under the engineer's staff report but, he would give a brief explanation of this item. He stated the District engineer together with Dade-County have been working on a program which was very common throughout the State of Florida and nationally as well of digitizing all the District's areas of responsibility in terms of a District. Mr. Winkeljohn made a few additional comments relating to this item and then asked for any questions or comments. Upon hearing none, he asked for a motion to approve digitization of the existing stormwater infrastructure data to be placed within the ArcGIS System.

Ms. Rigioni also made a comment for the record stating on the work authorization if the District engineer could amend the continuing engineer agreement to include the reference ArcGIS system.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor, accepting the digitization of existing stormwater infrastructure data into the ArcGIS System and also authorizing to amend the continuing Engineers Agreement to include the work authorization for the ArcGIS system was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Engagement Letter with Berger, Toombs, Elam, Gaines, & Frank to perform the Audit for Fiscal Year Ending September 30, 2026

Mr. Winkeljohn presented the ratification of engagement letter with Berger, Toombs, Elam, Gaines and & Frank to perform the audit for fiscal year ending September 30, 2026 and gave a brief explanation relating to this item. He then asked for any questions or comments and upon hearing none, asked for a motion to ratify the engagement letter.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor, ratifying the engagement letter with Berger, Toombs, Elam, Gaines & Frank to perform the audit for Fiscal Year ending in September 30, 2026 was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigioni stated she had nothing to report.

B. Engineer – District Engineer’s Report for Fiscal Year 2025-2026

Mr. Winkeljohn gave a brief engineering update and presented the District Engineer’s Report for fiscal year 2025-2026, indicating this was included in the agenda and was a requirement of the District’s bond indenture. He then asked if there were any questions or comments and upon hearing none, he asked for a motion to accept the District Engineer’s report for fiscal year 2025-2026.

On MOTION by Ms. Holloway seconded by Mr. Strong with all in favor, accepting the District Engineer’s Report for Fiscal Year 2025-2026 was approved.

C. Field – Monthly Report

Mr. Winkeljohn stated the monthly field report would be discussed under the manager's report but, a monthly field report was also provided in the agenda.

D. Manager

1) Update on Pump System

2) Final Approval of the FY2024-FY2025 Report Performance Measures and Standards

Mr. Winkeljohn stated he had discussed the pump system update with Mr. Strong prior to the meeting, and was also speaking to Mr. Cordero on a regular basis about this matter as well but, he would give a brief summary for the rest of the Board at this time. He then made a few additional comments relating to this item and then asked for any questions or comments. There were no questions from the Board at this time.

Mr. Winkeljohn then presented the final approval of the FY2024-FY2025 report performance measures and standards which was included in the agenda and gave a brief explanation of the report stating the District had met all of their objectives for the year. Mr. Winkeljohn then asked for any questions or comments and upon hearing none, he asked for a motion to accept the report.

On MOTION by Ms. Williams seconded by Mr. Strong with all in favor, accepting the final approval of the FY2024-FY2025 Report Performance Measures and Standards was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Approval 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. Williams seconded by Ms. Holloway 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 Ms. Williams seconded by Ms. Holloway with all in favor the meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

Coconut Cay
Community Development District

Approved Proposed Budget
FY 2027

Table Of Contents

1	<u>General Fund</u>
2-3	<u>Narratives</u>
4	<u>Capital Reserve Fund</u>
5	<u>Debt Service Fund - Series 2006A</u>
6	<u>Amortization Schedule</u>
7	<u>Assessments</u>

Coconut Cay
Community Development District
Approved Proposed Budget
General Fund

	Adopted Budget	Actual Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY 2026	7/31/26	2 Months	9/30/26	FY 2027

REVENUES:

Special Assessment	\$108,602	\$109,171	\$-	\$109,171	108,602
Interest Income	3,000	6,392	1,278	7,671	3,000
Carry Forward Surplus	48,333	48,333	31,097	79,430	47,114

TOTAL REVENUES	\$159,935	\$163,896	\$32,375	\$196,272	158,716
-----------------------	------------------	------------------	-----------------	------------------	----------------

EXPENDITURES:

Administrative:

Supervisor Fees	\$6,000	\$800	\$2,000	\$2,800	6,000
PR-FICA	459	61	153	214	459
Engineering	6,500	7,158	1,432	8,589	6,500
Attorney Fees	27,182	2,340	780	3,120	23,000
Annual Audit	3,800	3,625	-	3,625	3,800
Arbitrage Rebate	1,250	600	-	600	600
Dissemination Agent	1,200	1,000	200	1,200	1,272
Trustee Fees	4,100	4,208	-	4,208	4,400
Management Fees	41,655	34,713	6,943	41,655	44,154
Website Maintenance	1,200	1,000	200	1,200	1,272
Telephone	50	-	25	25	50
Postage & Delivery	850	1,245	249	1,494	850
Printing & Binding	450	7	75	82	450
Insurance General Liability	8,400	8,295	-	8,295	8,820
Legal Advertising	2,500	1,188	700	1,888	2,500
Other Current Charges	500	1,523	305	1,828	750
Office Supplies	75	0	25	25	75
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$106,346	\$67,937	\$13,086	\$81,022	105,127
-----------------------------	------------------	-----------------	-----------------	-----------------	----------------

Operations & Maintenance

Field Maintenance

Lake Maintenance	\$2,340	\$-	\$1,950	\$1,950	2,340
Drainage Maintenance	4,000	-	\$3,333	3,333	4,000
Pump Maintenance	47,249	52,135	10,427	62,562	46,749
Contingencies	-	291	-	291	500

TOTAL FIELD EXPENDITURES	\$53,589	\$52,425	\$15,710	\$68,136	\$53,589
---------------------------------	-----------------	-----------------	-----------------	-----------------	-----------------

TOTAL EXPENDITURES	\$159,935	\$120,362	\$28,796	\$149,158	\$158,716
---------------------------	------------------	------------------	-----------------	------------------	------------------

EXCESS REVENUES (EXPENDITURES)	\$-	\$43,534	\$3,580	\$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.

Contingency

This represents any unforeseen expenditures the District may incur during the Fiscal Year.

Coconut Cay

Community Development District

Approved Proposed Budget

Capital Reserve Fund

	Adopted Budget	Actual Thru	Projected Next	Projected Thru	Approved Proposed Budget
Description	FY 2026	7/31/26	2 Months	9/30/26	FY 2027
<u>REVENUES:</u>					
Capital Reserve Contribution	\$-	\$-	\$-	\$-	\$-
Interest Income	15,000	27,167	5,433	32,601	15,000
Deferred Revenue	746,106	46,487	699,619	746,106	746,106
TOTAL REVENUES	\$761,106	\$73,654	\$705,052	\$778,707	\$761,106
<u>EXPENDITURES:</u>					
Field Management	\$12,000	\$-	\$-	\$-	\$-
Engineering Fees	40,000	26,315	5,263	31,578	40,000
Operating Supplies	6,500	-	1,083	1,083	6,500
Other Current Charges/Bank	600	-	100	100	600
Pump Maintenance	20,000	-	3,333	3,333	20,000
Repair & Maintenance	2,500	-	417	417	2,500
Capital Outlay/Improvements	679,506	-	113,251	113,251	691,506
TOTAL EXPENDITURES	\$761,106	\$26,315	\$123,447	\$149,762	\$761,106
EXCESS REVENUES (EXPENDITURES)	\$-	\$47,339	\$581,605	\$628,944	\$-

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

Description	Adopted Budget FY 2026	Actual Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
-------------	---------------------------	------------------------	----------------------------	---------------------------	---

REVENUES:

Special Assessments - A Bonds ⁽¹⁾	\$466,328	\$468,770	\$-	\$468,770	\$466,328
Interest Income	4,000	12,364	2,473	14,837	4,000
Carry Forward Surplus ⁽²⁾	149,063	169,777	-	169,777	175,707
TOTAL REVENUES	\$619,391	\$650,912	\$2,473	\$653,384	\$646,035

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	\$464,519	\$-	\$464,519	\$465,544

Other Financing Sources/(Uses)

Interfund Transfer ⁽³⁾	\$(7,985)	\$(12,359)	\$(800)	\$(13,159)	\$(13,562)
TOTAL OTHER FINANCING SOURCES/(USES)	\$(7,985)	\$(12,359)	\$(800)	\$(13,159)	\$(13,562)
EXCESS REVENUES	\$146,887	\$174,034	\$1,673	\$175,707	\$166,929

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	FY26 Gross Per Unit	FY27 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 2026-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Coconut Cay Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Coconut Cay Community Development District for the Fiscal Year Ending September 30, 2027.”
- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. APPROVAL OF PRIOR ACTIONS. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Adopted Budget, including preparing the Proposed Budget and setting, noticing, and all other actions required for the public hearing on the Proposed Budget, are hereby ratified, approved, and confirmed in all respects.

SECTION 5. SEVERABILITY; EFFECTIVE DATE. 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. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST, 2026.

ATTEST:

**COCONUT CAY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Exhibit A

FY 2027 Budget

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Coconut Cay Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Miami-Dade County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

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

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST, 2026.

ATTEST:

**COCONUT CAY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

Exhibit A

Adopted Budget

Exhibit B

Assessment Roll

Coconut Cay CDD

Exhibit "B"

CDD FOLIO	PROPERTY ADDRESS	PROPERTY TYPE	Debt	O&M	Total	Count
34-1135-031-0010	20645 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0020	20619 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0030	20609 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0040	20589 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0050	20569 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0060	20549 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0070	20529 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0080	20509 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0090	20489 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0100	20469 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0110	1219 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0120	1213 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0130	1207 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0140	20468 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0150	20488 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0160	20508 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0170	20528 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0180	20548 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0190	20568 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0200	20588 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0210	20608 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0220	20618 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0230	20628 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0240	1221 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0250	1231 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0260	1241 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0270	1251 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0280	1261 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0290	1271 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0300	1281 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0310	20642 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0320	20632 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0330	20622 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0340	20612 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0350	20592 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0360	20572 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0370	20532 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0380	20512 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0390	20513 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0400	20533 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0410	20573 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0420	20593 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0430	20613 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0440	20623 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0450	20633 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0460	20643 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0470	1301 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0480	1315 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0490	1329 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0500	1343 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0510	1357 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0520	1371 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0530	1385 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0540	1399 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1

Coconut Cay CDD

Exhibit "B"

CDD FOLIO	PROPERTY ADDRESS	PROPERTY TYPE	Debt	O&M	Total	Count
34-1135-031-0550	1401 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0560	1415 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0570	1429 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0580	1443 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0590	1457 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0600	1471 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0610	1485 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0620	20640 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0630	20634 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0640	20628 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0650	20622 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0660	20616 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0670	20610 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0680	20604 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0690	20584 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0700	20544 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0710	20504 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0720	20484 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0730	20444 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0740	20404 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0750	20394 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0760	1466 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0770	1458 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0780	1450 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0790	1442 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0800	1434 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0810	1426 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0820	1418 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0830	1410 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0840	1402 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0850	1378 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0860	1366 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0870	1354 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0880	1342 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0890	1330 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0900	1318 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0910	1306 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0920	1262 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0930	1256 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0940	1250 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0950	1244 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0960	1238 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0970	1232 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0980	1226 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-0990	1220 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1000	1214 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1010	1208 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1020	1202 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1030	1154 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1040	1148 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1050	1142 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1060	1136 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1070	1130 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1080	1124 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1

Coconut Cay CDD

Exhibit "B"

CDD FOLIO	PROPERTY ADDRESS	PROPERTY TYPE	Debt	O&M	Total	Count
34-1135-031-1090	1118 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1100	1112 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1110	1048 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1120	1030 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1130	1018 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1140	1006 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1150	978 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1160	972 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1170	966 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1180	960 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1190	954 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1200	948 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1210	942 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1220	936 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1230	930 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1240	924 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1250	918 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1260	912 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1270	854 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1280	848 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1290	842 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1300	836 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1310	830 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1320	824 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1330	818 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1340	748 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1350	742 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1360	736 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1370	20621 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1380	20615 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1390	20609 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1400	20603 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1410	20583 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1420	20543 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1430	20503 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1440	20583 NW 14 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1450	1457 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1460	1449 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1470	1441 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1480	20460 NW 14 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1490	20520 NW 14 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1500	20540 NW 14 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1510	20560 NW 14 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1520	20580 NW 14 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1530	1443 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1540	1433 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1550	1423 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1560	1413 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1570	1403 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1580	20617 NW 14 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1590	20587 NW 14 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1600	20567 NW 14 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1610	20557 NW 14 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1620	20517 NW 14 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1

Coconut Cay CDD

Exhibit "B"

CDD FOLIO	PROPERTY ADDRESS	PROPERTY TYPE	Debt	O&M	Total	Count
34-1135-031-1630	20457 NW 14 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1640	1377 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1650	1365 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1660	1353 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1670	20476 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1680	20496 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1690	20516 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1700	20536 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1710	20576 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1720	20596 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1730	20616 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1740	20626 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1750	20636 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1760	1384 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1770	1398 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1780	1400 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1790	1414 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1800	1428 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1810	1442 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1820	1456 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1830	1470 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1840	1432 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1850	1422 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1860	1412 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1870	20558 NW 14 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1880	20518 NW 14 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1890	20458 NW 14 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1900	20418 NW 14 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1910	20419 NW 14 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1920	20459 NW 14 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1930	20519 NW 14 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1940	20559 NW 14 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1950	1316 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1960	20624 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1970	20614 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1980	20594 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-1990	20574 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2000	20534 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2010	20514 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2020	20494 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2030	20474 NW 13 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2040	1292 NW 205 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2050	1272 NW 205 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2060	1252 NW 205 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2070	20471 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2080	20491 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2090	20511 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2100	20531 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2110	20551 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2120	20571 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2130	20591 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2140	20611 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2150	20621 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2160	20631 NW 12 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1

Coconut Cay CDD

Exhibit "B"

CDD FOLIO	PROPERTY ADDRESS	PROPERTY TYPE	Debt	O&M	Total	Count
34-1135-031-2170	20630 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2180	20620 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2190	20610 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2200	20590 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2210	20570 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2220	20550 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2230	20530 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2240	20510 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2250	20490 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2260	20470 NW 12 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2270	1225 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2280	1231 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2290	1237 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2300	1243 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2310	1249 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2320	1255 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2330	1261 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2340	1305 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2350	1317 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2360	1329 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2370	1341 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2380	20475 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2390	20495 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2400	20515 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2410	20535 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2420	20575 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2430	20595 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2440	20615 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2450	20625 NW 13 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2460	1344 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2470	1330 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2480	20626 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2490	20616 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2500	20606 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2510	20586 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2520	20566 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2530	20546 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2540	20526 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2550	20506 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2560	20486 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2570	20466 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2580	20446 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2590	20406 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2600	20407 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2610	20447 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2620	20467 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2630	20487 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2640	20507 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2650	20527 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2660	20547 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2670	20567 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2680	20587 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2690	20607 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2700	20617 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1

Coconut Cay CDD

Exhibit "B"

CDD FOLIO	PROPERTY ADDRESS	PROPERTY TYPE	Debt	O&M	Total	Count
34-1135-031-2710	20627 NW 12 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2720	1185 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2730	1171 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2740	1157 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2750	1143 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2760	1129 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2770	1115 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2780	1101 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2790	20683 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2800	20663 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2810	20643 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2820	20623 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2830	20613 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2840	20603 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2850	20583 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2860	20563 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2870	20543 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2880	20523 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2890	20503 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2900	20483 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2910	20463 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2920	20443 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2930	20403 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2940	20402 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2950	20442 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2960	20462 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2970	20482 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2980	20502 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-2990	20522 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3000	20542 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3010	20562 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3020	20582 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3030	20602 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3040	20612 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3050	20622 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3060	20642 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3070	20662 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3080	20682 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3090	973 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3100	967 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3110	961 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3120	955 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3130	949 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3140	943 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3150	937 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3160	931 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3170	925 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3180	919 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3190	913 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3200	907 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3210	855 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3220	849 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3230	843 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3240	837 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1

Coconut Cay CDD

Exhibit "B"

CDD FOLIO	PROPERTY ADDRESS	PROPERTY TYPE	Debt	O&M	Total	Count
34-1135-031-3250	831 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3260	825 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3270	819 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3280	755 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3290	749 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3300	743 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3310	20641 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3320	20631 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3330	20621 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3340	20611 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3350	20601 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3360	20551 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3370	20541 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3380	20531 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3390	20521 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3400	20511 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3410	20501 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3420	20461 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3430	20451 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3440	20441 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3450	20431 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3460	20421 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3470	20411 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3480	20401 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3490	20351 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3500	1128 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3510	20615 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3520	20605 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3530	20585 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3540	20565 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3550	20545 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3560	20525 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3570	20505 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3580	20485 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3590	20465 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3600	20445 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3610	20405 NW 11 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3620	20404 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3630	20444 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3640	20464 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3650	20484 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3660	20504 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3670	20524 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3680	20544 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3690	20564 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3700	20584 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3710	20604 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3720	20614 NW 11 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3730	1100 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3740	1114 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3750	20641 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3760	20621 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3770	20601 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3780	20581 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1

Coconut Cay CDD

Exhibit "B"

CDD FOLIO	PROPERTY ADDRESS	PROPERTY TYPE	Debt	O&M	Total	Count
34-1135-031-3790	20561 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3800	20541 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3810	20521 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3820	20501 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3830	20481 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3840	20461 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3850	20441 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3860	20421 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3870	20401 NW 10 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3880	965 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3890	959 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3900	953 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3910	947 NW 204 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3920	20410 NW 9 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3930	20420 NW 9 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3940	20430 NW 9 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3950	20440 NW 9 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3960	20450 NW 9 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3970	948 NW 205 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3980	954 NW 205 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-3990	20459 NW 9 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4000	20439 NW 9 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4010	20440 NW 9 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4020	20460 NW 9 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4030	20480 NW 9 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4040	20500 NW 9 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4050	20530 NW 9 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4060	20550 NW 9 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4070	20570 NW 9 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4080	20600 NW 9 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4090	20620 NW 9 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4100	20630 NW 9 PL	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4110	951 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4120	945 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4130	939 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4140	933 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4150	927 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4160	921 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4170	915 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4180	909 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4190	903 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4200	845 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4210	839 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4220	833 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4230	827 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4240	821 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4250	815 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4260	809 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4270	20623 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4280	20613 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4290	20603 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4300	20563 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4310	20543 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4320	20523 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1

Coconut Cay CDD

Exhibit "B"

CDD FOLIO	PROPERTY ADDRESS	PROPERTY TYPE	Debt	O&M	Total	Count
34-1135-031-4330	20503 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4340	20453 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4350	20443 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4360	20433 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4370	20423 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4380	20413 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4390	20403 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4400	20412 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4410	20422 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4420	20432 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4430	20442 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4440	20452 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4450	20462 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4460	20502 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4470	20512 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4480	20522 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4490	20532 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4500	20542 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4510	20562 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4520	20602 NW 7 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4530	744 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4540	750 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4550	756 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4560	820 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4570	826 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4580	832 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4590	838 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4600	844 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4610	850 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4620	856 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4630	862 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4640	908 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4650	914 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4660	920 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4670	926 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4680	932 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4690	938 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4700	944 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4710	950 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4720	956 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4730	962 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4740	968 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4750	974 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4760	952 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4770	946 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4780	940 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4790	934 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4800	928 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4810	922 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4820	916 NW 206 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4830	910 NW 206 TERR	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4840	20528 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4850	20508 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4860	20458 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1

Coconut Cay CDD

Exhibit "B"

CDD FOLIO	PROPERTY ADDRESS	PROPERTY TYPE	Debt	O&M	Total	Count
34-1135-031-4870	20448 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4880	20438 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4890	20428 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4900	20418 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4910	20408 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4920	20409 NW 9 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4930	20419 NW 9 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4940	20429 NW 9 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4950	20439 NW 9 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4960	20449 NW 9 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4970	20459 NW 9 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4980	20469 NW 9 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-4990	929 NW 205 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5000	935 NW 205 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5010	941 NW 205 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5020	947 NW 205 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5030	953 NW 205 ST	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5040	20566 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5050	20546 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5060	20526 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5070	20506 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5080	20456 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5090	20446 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5100	20436 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5110	20426 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5120	20416 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5130	20406 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5140	20407 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5150	20417 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5160	20427 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5170	20437 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5180	20447 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5190	20457 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5200	20507 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5210	20527 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5220	20547 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5230	20567 NW 9 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5240	20564 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5250	20544 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5260	20524 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5270	20504 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5280	20454 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5290	20444 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5300	20434 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5310	20424 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5320	20414 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5330	20404 NW 8 AVE	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5340	20405 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5350	20415 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5360	20425 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5370	20435 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5380	20445 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5390	20455 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5400	20505 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1

Coconut Cay CDD

Exhibit "B"

CDD FOLIO	PROPERTY ADDRESS	PROPERTY TYPE	Debt	O&M	Total	Count
34-1135-031-5410	20525 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5420	20545 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
34-1135-031-5430	20565 NW 8 CT	SINGLE FAMILY	\$904.00	\$210.53	\$1,114.53	1
			\$490,872.00	\$114,317.79	\$605,189.79	543

June 27, 2026

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 2026-2027
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 physical integrity of the stormwater management and drainage system appears to be in good condition, except for some concrete catch basin aprons that have cracked.

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 2027, 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 2027. (Refer to [Audit/Budgets | Coconut Cay](#) for the FY 2027 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					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
(Y1)	Structures Cleaning	EA	76	230.00	17,480
	Baffle Detachment	EA	40	50.00	2,000
	Baffle Replacement	EA	10	600.00	6,000
	Pipe Cleaning and CCTV	LF	5,491	6.75	37,064
	Cost				62,544
(Y2)	Structures Cleaning	EA	54	236.00	12,744
	Baffle Detachment	EA	63	51.00	3,213
	Baffle Replacement	EA	16	615.00	9,840
	Pipe Cleaning and CCTV	LF	4,342	6.92	30,047
	Cost				55,844
(Y3)	Structures Cleaning	EA	54	242.00	13,068
	Baffle Detachment	EA	63	53.00	3,339
	Baffle Replacement	EA	16	630.00	10,080
	Pipe Cleaning and CCTV	LF	4,342	7.09	30,785
	Cost				57,272
(Y4)	Structures Cleaning	EA	54	248.00	13,392
	Baffle Detachment	EA	63	54.00	3,402
	Baffle Replacement	EA	16	646.00	10,336
	Pipe Cleaning and CCTV	LF	4,342	7.27	31,566
	Cost				58,696
(Y5)	Structures Cleaning	EA	52	254.00	13,208
	Baffle Detachment	EA	61	55.00	3,355
	Baffle Replacement	EA	15	662.00	9,930
	Pipe Cleaning and CCTV	LF	4,343	7.45	32,355
	Cost				58,848
Total	Total Structures Cleaning	EA	290		
	Total Baffle Detachment	EA	290		
	Total Baffle Replacement	EA	73		
	Total Pipe Cleaning and CCTV	LF	22,860		
	Total Cost				293,204.00
Prices Annual Inflation Rate of:		%			2.50
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: $Q2 = Q3 = Q4 = (Total\ Q - Q1)/4$					
Quantities for Y5 were computed as: $Q5 = Q - Q1 - Q2 - Q3 - Q4$					

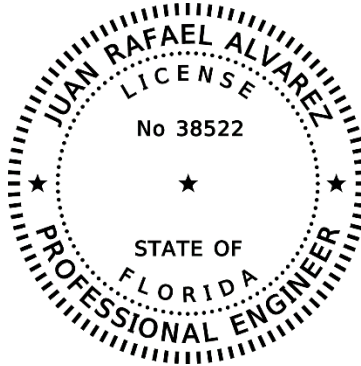
- (iii) The District carries general liability, hired non-owned auto, employment practices liability and public official's liability coverage under Agreement No. 100125150 with Florida Insurance Alliance for the period between October 1, 2025, and October 1, 2026. The District has budgeted enough funds to cover the \$8,295 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.

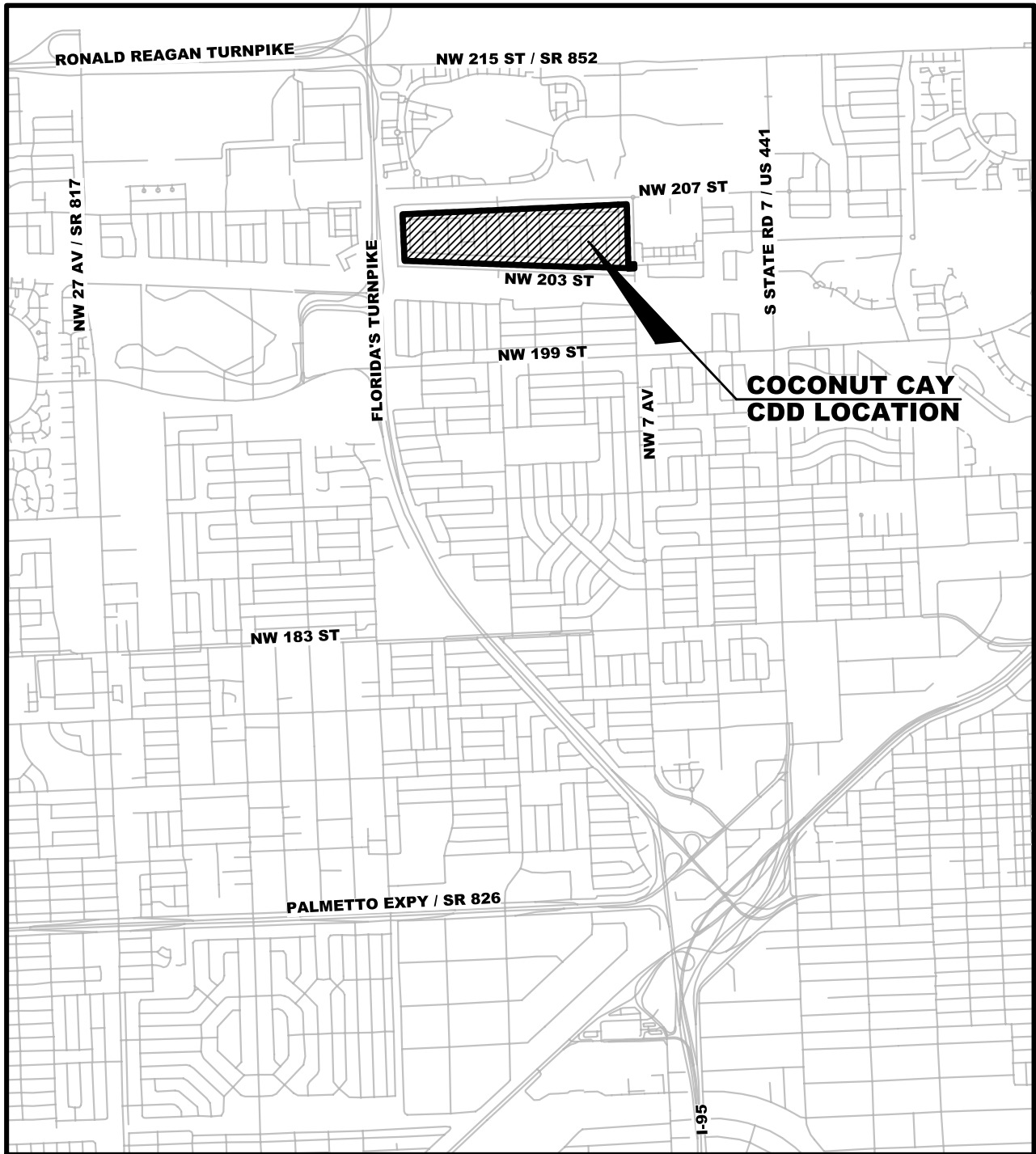
Juan R. Alvarez, PE
District Engineer
Date: June 27, 2026



This item has been digitally signed and sealed by
Juan R. Alvarez, PE on the date adjacent to the seal.

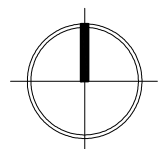
Signature must be verified on any electronic copies.

Cc Austin Hackney, Ahackney@gmstnn.com

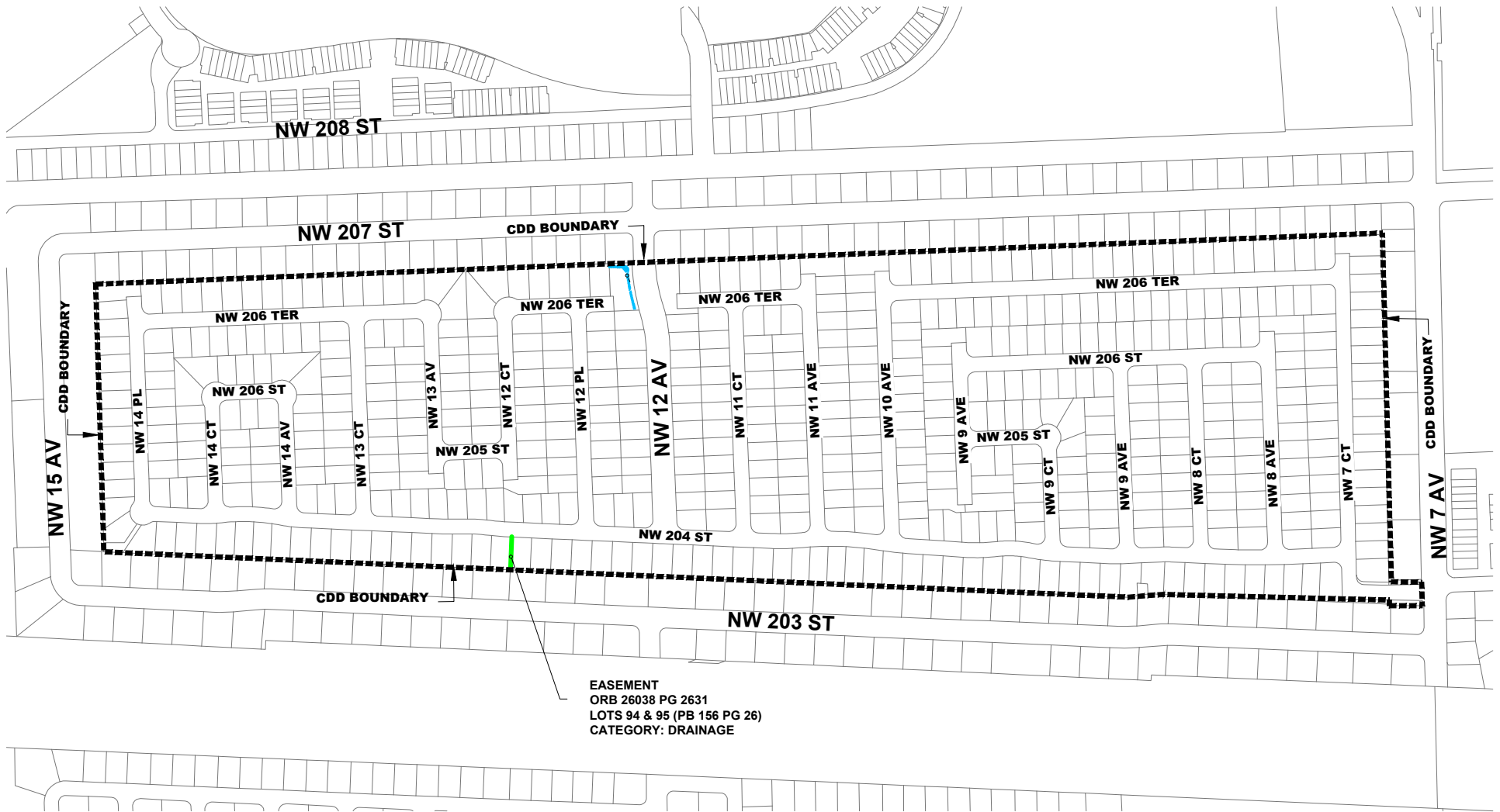


ALVAREZ ENGINEERS, INC.

**COCONUT CAY CDD
LOCATION MAP**

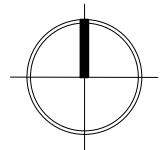


0 500' 1500' 3000'

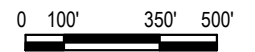
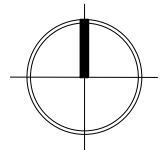
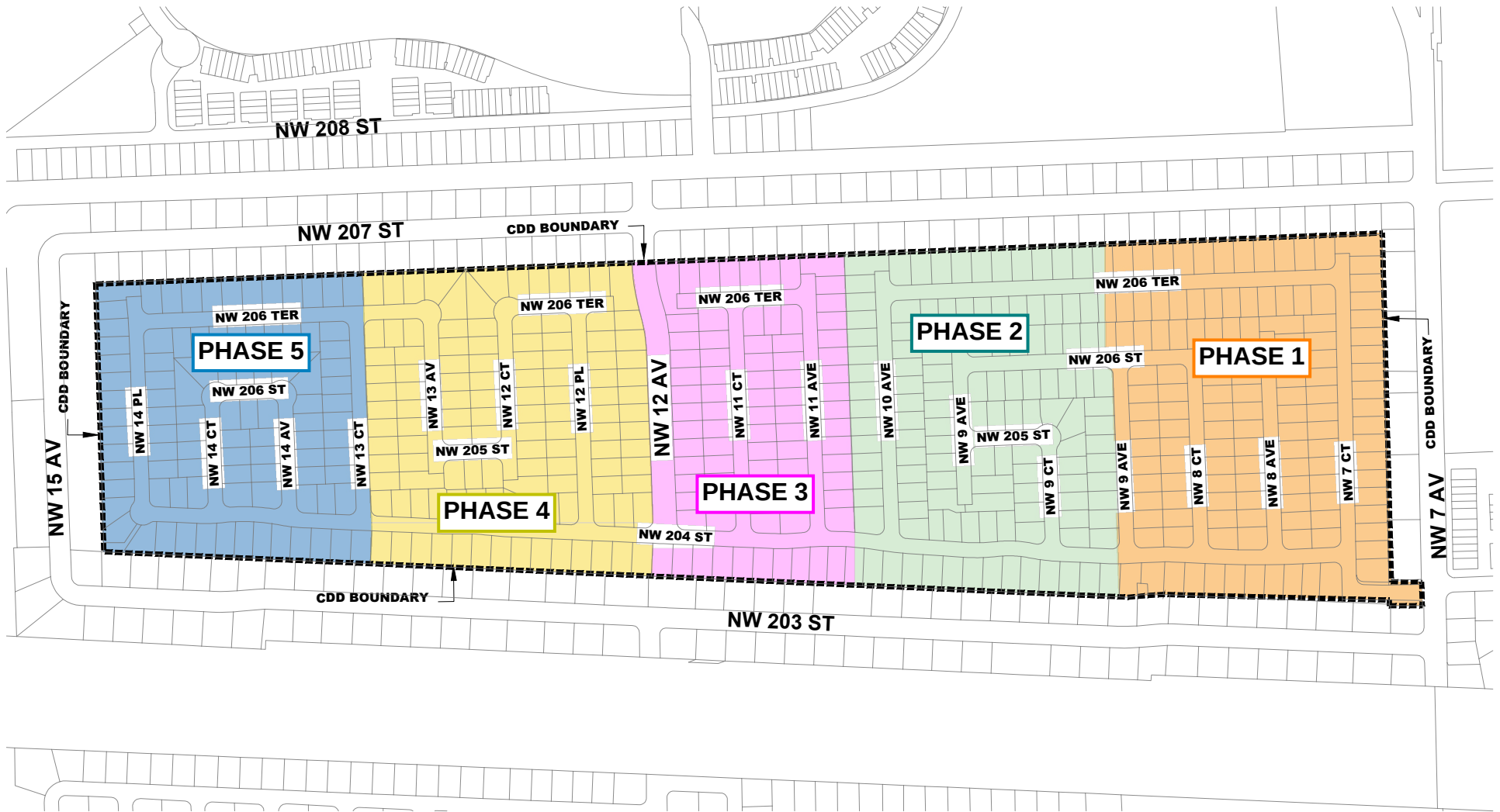


ALVAREZ ENGINEERS, INC.

**COCONUT CAY CDD
CDD EASEMENTS**



0 100' 350' 500'



ALVAREZ ENGINEERS, INC.

**COCONUT CAY CDD
DRAINAGE SYSTEM MAINTENANCE**

BOARD OF SUPERVISORS MEETING DATES
COCONUT CAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Coconut Cay Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 3:00 PM at the City of Miami Gardens City Hall, the Community Room, 18605 NW 27 Avenue, Miami Gardens, FL 33056 on the third Wednesday

October 21, 2026
November 18, 2026
December 16, 2026
January 20, 2027
February 17, 2027
March 17, 2027
April 21, 2027
May 19, 2027
June 16, 2027
July 21, 2027
August 18, 2027
September 15, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.coconutcaycdd.com>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Paul Winkeljohn
Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ⓘ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

SuborganizationBoard of Supervisors

Sort by:PIDForm YearFiler NameFiling Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
286294	2025	Marvin Cordero	Coconut Cay Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 7/28/2026	View Filings
266543	2025	Linda H. Holloway	Coconut Cay Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✖ Form 1 Not Filed	View Filings
280468	2025	Malcolm S. Jones	Coconut Cay Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 8/6/2026	View Filings
266545	2025	Clarence C. Strong III	Coconut Cay Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/10/2026	View Filings
256278	2025	April Thompson	- Coconut Cay Community Development District - Board of Supervisors ⓘ - Miami-Dade County Public Schools - Employees ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/10/2026	View Filings

1-5 of 5Rows per page: 25

Back



Memorandum

To: Coconut Cay Board of Supervisors

From: District Management

Date: August 19, 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: _____
Print Name: _____
Coconut Cay Community Development District

Date: _____

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

Date: _____



Memorandum

To: Coconut Cay Board of Supervisors

From: District Management

Date: August 19, 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 2026 legislative session. Starting on October 1, 2026, 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, 2027), 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 2027 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, 2026 – September 30, 2027

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: _____

Alina Garcia
Supervisor of Elections

2700 NW 87th Ave
Miami, FL 33172



T 305-499-VOTE(8683)
F 305-499-8501
TTY 305-499-8480

votemiamidade.gov
@votemiamidade

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Coconut Cay Community Development District**, as described in the attached **MAP**, has **1508** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.

Coconut Cay
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2026
03/01/26 - 07/31/26

<i>Date</i>	<i>Check #'s</i>		<i>Amount</i>
General Fund			
03/01/26 - 03/31/26	1251-1253	\$	4,075.67
04/01/26 - 04/30/26	1254-1258	\$	21,839.19
05/01/26 - 05/31/26	1259-1264	\$	16,550.89
06/01/26 - 06/30/26	1265-1268	\$	5,798.74
07/01/26 - 07/31/26	1269-1275	\$	46,513.34
TOTAL		\$	94,777.83
Capital Reserve			
03/01/26-03/31/26	78	\$	4,678.82
04/01/26 - 04/30/26	79	\$	8,110.00
TOTAL		\$	12,788.82

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
3/06/26	00012	2/24/26 9-189-35	202602 310-51300-42000 DELIVERIES THRU 2/13/26		*	140.32	
			FEDEX				140.32 001251
3/06/26	00001	3/01/26 273	202603 310-51300-34000 MAR 26 - MGMT FEES		*	3,471.25	
		3/01/26 273	202603 310-51300-31300 MAR 26 - DISSEMINATION		*	100.00	
		3/01/26 273	202603 310-51300-35100 MAR 26 - WEBSITE ADMIN		*	100.00	
		3/01/26 273	202603 310-51300-42500 MAR 26 - COPIES		*	.60	
			GMS-SF, LLC				3,671.85 001252
3/06/26	00040	2/27/26 3704068	202601 310-51300-31500 JAN 26 - ATTORNEY FEES		*	263.50	
			KUTAK ROCK LLP				263.50 001253
4/10/26	00035	3/02/26 374775	202603 310-51300-32200 AUDIT FYE 9/30/25		*	3,625.00	
			BERGER TOOMBS ELAM GAINES & FRANK				3,625.00 001254
4/10/26	00010	4/10/26 04102026	202604 300-20700-10000 TRANSFER OF TAX RECEIPTS		*	14,081.89	
			COCONUT CAY CDD				14,081.89 001255
4/10/26	00012	3/03/26 9-197-95	202602 310-51300-42000 DELIVERIES THRU 2/20/26		*	119.70	
		3/10/26 9-207-70	202602 310-51300-42000 DELIVERIES THRU 2/27/26		*	77.93	
		3/17/26 9-216-74	202603 310-51300-42000 DELIVERIES THRU 3/06/26		*	120.69	
		3/31/26 9-234-88	202603 310-51300-42000 DELIVERIES THRU 3/20/26		*	54.58	
			FEDEX				372.90 001256
4/10/26	00001	4/01/26 274	202604 310-51300-34000 APR 26 - MGMT FEES		*	3,471.25	
		4/01/26 274	202604 310-51300-31300 APR 26 - DISSEMINATION		*	100.00	
		4/01/26 274	202604 310-51300-35100 APR 26 - WEBSITE ADMIN		*	100.00	
		4/01/26 274	202604 310-51300-51000 APR 26 - OFFICE SUPPLIES		*	.15	
			GMS-SF, LLC				3,671.40 001257
			COCO COCONUT CAY ACOOPER				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/10/26	00040	3/31/26 3719218 FEB 26	202602 310-51300-31500 - ATTORNEY FEES	KUTAK ROCK LLP	*	88.00	88.00 001258
5/13/26	00017	4/08/26 9109 MAR 26	202603 310-51300-31100 - ENGINEERING FEES	ALVAREZ ENGINEERS, INC.	*	3,660.00	3,660.00 001259
5/13/26	00010	5/13/26 05132026	202605 300-20700-10000 TRANSFER OF TAX RECEIPTS	COCONUT CAY CDD	*	7,657.95	7,657.95 001260
5/13/26	00012	4/07/26 9-716-92	202604 310-51300-42000 DELIVERIES THRU 4/07/26		*	11.85	
		4/14/26 9-253-94	202604 310-51300-42000 DELIVERIES THRU 4/03/26		*	91.78	
		4/21/26 9-264-20	202604 310-51300-42000 DELIVERIES THRU 4/10/26		*	140.82	
		5/05/26 9-282-86	202604 310-51300-42000 DELIVERIES THRU 4/24/26	FEDEX	*	83.74	328.19 001261
5/13/26	00001	5/01/26 275 MAY 26	202605 310-51300-34000 - MGMT FEES		*	3,471.25	
		5/01/26 275 MAY 26	202605 310-51300-31300 - DISSEMINATION		*	100.00	
		5/01/26 275 MAY 26	202605 310-51300-35100 - WEBSITE ADMIN	GMS-SF, LLC	*	100.00	3,671.25 001262
5/13/26	00040	4/28/26 3732474 MAR 26	202603 310-51300-31500 - ATTORNEY FEES	KUTAK ROCK LLP	*	1,173.50	1,173.50 001263
5/13/26	00029	4/29/26 04292026	202604 310-51300-49000 # OF REGISTERED VOTERS	MIAMI-DADE COUNTY	*	60.00	60.00 001264
6/04/26	00017	5/06/26 9166 APR 26	202604 310-51300-31100 - ENGINEERING FEES	ALVAREZ ENGINEERS, INC.	*	627.50	627.50 001265
6/04/26	00001	6/01/26 276 JUN 26	202606 310-51300-34000 - MGMT FEES		*	3,471.25	
		6/01/26 276 JUN 26	202606 310-51300-31300 - DISSEMINATION		*	100.00	

COCO COCONUT CAY ACOOPER

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		6/01/26 276 JUN 26	202606 310-51300-35100 - WEBSITE ADMIN	GMS-SF, LLC	*	100.00	3,671.25 001266
6/04/26 00040		6/04/26 3759029 APR 26	202604 310-51300-31500 - ATTORNEY FEES	KUTAK ROCK LLP	*	573.00	573.00 001267
6/04/26 00044		5/31/26 IN147884 5/20/26	202605 310-51300-48000 LEGAL AD		*	481.22	
		5/31/26 IN147885 GE PROCEDURES 2026	202605 310-51300-48000	MCCLATCHY COMPANY LLC	*	445.77	926.99 001268
7/08/26 00017		6/03/26 9236 MAY 26	202605 310-51300-31100 - ENGINEERING FEES	ALVAREZ ENGINEERS, INC.	*	70.00	70.00 001269
7/08/26 00010		7/08/26 07082026	202607 300-20700-10000 TRANSFER OF TAX RECEIPTS	COCONUT CAY CDD	*	27,829.84	27,829.84 001270
7/08/26 00001		7/01/26 277 JUL 26	202607 310-51300-34000 - MGMT FEES		*	3,471.25	
		7/01/26 277 JUL 26	202607 310-51300-31300 - DISSEMINATION		*	100.00	
		7/01/26 277 JUL 26	202607 310-51300-35100 - WEBSITE ADMIN	GMS-SF, LLC	*	100.00	3,671.25 001271
7/08/26 00016		7/01/26 29953	202607 310-51300-31200 ARBITRAGE S06 FYE 4/30/26	GRAU & ASSOCIATES	*	600.00	600.00 001272
7/08/26 00040		7/06/26 3774026 MAY 26	202605 310-51300-31500 - ATTORNEY FEES	KUTAK ROCK LLP	*	110.00	110.00 001273
7/08/26 00037		6/12/26 18418962 4X4X10 SOLIDS VAC PUMP	202606 320-53800-46805		*	8,876.90	
		6/12/26 18418962 INV#177365481-0002	202606 320-53800-46805		*	9.50-	
		6/12/26 18418962 INV#177365481-0004	202606 320-53800-46805		*	1,469.08-	
		6/16/26 18530802 FUEL SERVICES	202606 320-53800-46805		*	1,489.24	

COCO COCONUT CAY ACOOPER

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		6/24/26	18567597 202606 320-53800-46805	FUEL SERVICES	*	600.00	
		6/24/26	18567612 202606 320-53800-46805	FUEL SERVICES	*	300.00	
				SUNBELT RENTALS, INC.			9,787.56 001274
7/08/26 00018		6/25/26	8231172 202606 310-51300-32300	TRUSTEE FEES 2026	*	1,481.56	
		6/25/26	8231172 202606 300-15500-10000	PREPAID FY27 TRUSTEE FEES	*	2,963.13	
				US BANK			4,444.69 001275
TOTAL FOR BANK A						94,777.83	
TOTAL FOR REGISTER						94,777.83	

COCO COCONUT CAY ACOOPER

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
3/06/26	00003	3/06/26 503294	202602 600-53800-31100 DRAIN REM PH1 THRU 2/28	NV5, INC	*	4,678.82	
							4,678.82 000078
4/10/26	00003	4/03/26 508740	202603 600-53800-31100 DRAIN REM PH1 THRU 3/28	NV5, INC	*	8,110.00	
							8,110.00 000079
TOTAL FOR BANK B						12,788.82	
TOTAL FOR REGISTER						12,788.82	

COCO COCONUT CAY ACOOPER

Coconut Cay
Community Development District

Unaudited Financial Reporting
July 31, 2026



Table of Contents

1	<u>Balance Sheet</u>
2	<u>General Fund</u>
3	<u>Capital Reserve Fund</u>
4	<u>Debt Service Fund Series 2006</u>
5	<u>Capital Projects Fund Series 2006</u>
6	<u>Month to Month</u>
7	<u>Long Term Debt Report</u>
8	<u>Assessment Receipt Schedule</u>

Coconut Cay
Community Development District
Combined Balance Sheet
July 31, 2026

	General Fund	Debt Service Funds	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 5,010	\$ -	\$ -	\$ -	\$ 5,010
Capital Reserve	-	-	2,096	-	2,096
<u>Investments:</u>					
State Board of Administration	\$ 179,927	-	833,654	-	1,013,582
<u>Series 2006</u>					
Reserve	-	128,229	-	-	128,229
Revenue	-	174,034	-	-	174,034
Deferred Cost	-	-	-	244,431	244,431
Prepaid Expenses	2,963	-	-	-	2,963
Total Assets	\$ 187,900	\$ 302,263	\$ 835,750	\$ 244,431	\$ 1,570,344
Liabilities:					
Unearned Revenue	\$ -	\$ -	\$ 788,411	\$ -	\$ 788,411
Total Liabilities	\$ 11,816	\$ -	\$ 788,411	\$ -	\$ 800,227
Fund Balance:					
Restricted for:					
Debt Service - Series 2006	\$ -	\$ 302,263	\$ -	\$ -	\$ 302,263
Capital Project - Series 2006	-	-	-	244,431	244,431
Assigned for:					
Capital Reserves	-	-	47,339	-	47,339
Unassigned	173,121	-	-	-	173,121
Total Fund Balances	\$ 176,084	\$ 302,263	\$ 47,339	\$ 244,431	\$ 770,117
Total Liabilities & Fund Balance	\$ 187,900	\$ 302,263	\$ 835,750	\$ 244,431	\$ 1,570,344

Coconut Cay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Revenues:</u>				
Special Assessments - On Roll	\$ 108,602	\$ 108,602	\$ 109,171	\$ 569
Interest Income	3,000	3,000	6,392	3,392
Total Revenues	\$ 111,602	\$ 111,602	\$ 115,563	\$ 3,961
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 6,000	\$ 5,000	\$ 800	\$ 4,200
PR-FICA	459	383	61	321
Engineering	6,500	5,417	7,158	(1,741)
Attorney Fees	27,182	22,652	2,340	20,312
Annual Audit	3,800	3,625	3,625	-
Arbitrage Rebate	1,250	600	600	-
Dissemination Agent	1,200	1,000	1,000	-
Trustee Fees	4,100	4,208	4,208	-
Management Fees	41,655	34,713	34,713	-
Website Maintenance	1,200	1,000	1,000	-
Telephone	50	42	-	42
Postage & Delivery	850	850	1,245	(395)
Printing & Binding	450	375	7	368
Insurance General Liability	8,400	8,295	8,295	-
Legal Advertising	2,500	2,083	1,188	895
Other Current Charges	500	500	1,523	(1,023)
Office Supplies	75	63	0	62
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 106,346	\$ 90,978	\$ 67,937	\$ 23,042
<u>Maintenance</u>				
Lake Maintenance	\$ 2,340	\$ 1,950	\$ -	\$ 1,950
Drainage Maintenance	4,000	3,333	-	3,333
Pump Maintenance	47,249	47,249	52,135	(4,886)
Contingencies	-	-	291	(291)
Subtotal Field Expenditures	\$ 53,589	\$ 52,532	\$ 52,425	\$ 107
Total Expenditures	\$ 159,935	\$ 143,511	\$ 120,362	\$ 23,149
Excess (Deficiency) of Revenues over Expenditures	\$ (48,333)	\$ (31,909)	\$ (4,799)	\$ 27,110
Net Change in Fund Balance	\$ (48,333)	\$ (31,909)	\$ (4,799)	\$ 27,110
Fund Balance - Beginning	\$ 48,333		\$ 180,884	
Fund Balance - Ending	\$ -		\$ 176,084	

Coconut Cay
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Capital Reserve Contributions	\$ -	\$ -	\$ -	\$ -
Interest Earned	15,000	15,000	27,167	12,167
Deferred Revenue	746,106	-	-	-
Total Revenues	\$ 761,106	\$ 15,000	\$ 27,167	\$ 12,167
Expenditures:				
Field Management	\$ 12,000	10,000	\$ -	\$ 10,000
Engineering Fees	40,000	33,333	26,315	7,018
Operating Supplies	6,500	5,417	-	5,417
Other Current Charges/Bank	600	500	-	500
Pump Maintenance	20,000	16,667	-	16,667
Repair & Maintenance	2,500	2,083	-	2,083
Capital Outlay/Improvements	679,506	566,255	-	566,255
Total Expenditures	\$ 761,106	\$ 634,255	\$ 26,315	\$ 607,940
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ (619,255)	\$ 852	\$ 620,107
Net Change in Fund Balance	\$ -	\$ (619,255)	\$ 852	\$ 620,107
Fund Balance - Beginning	\$ -		\$ 46,487	
Fund Balance - Ending	\$ -		\$ 47,339	

Coconut Cay
Community Development District
Debt Service Fund Series 2006
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Direct	\$ 466,328	\$ 466,328	\$ 468,770	\$ 2,442
Interest Income	4,000	4,000	12,364	8,364
Total Revenues	\$ 470,328	\$ 470,328	\$ 481,135	\$ 10,806
Expenditures:				
Interest Expense - 11/01	\$ 102,259	\$ 102,259	\$ 102,259	\$ -
Principal Expense - 05/01	260,000	260,000	260,000	-
Interest Expense - 05/01	102,259	102,259	102,259	-
Total Expenditures	\$ 464,519	\$ 464,519	\$ 464,519	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,810	\$ 5,810	\$ 16,616	\$ 10,806
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ (11,267)	(9,389)	\$ (12,359)	\$ (2,970)
Total Other Financing Sources/(Uses)	\$ (11,267)	\$ (9,389)	\$ (12,359)	\$ (2,970)
Net Change in Fund Balance	\$ (5,457)	\$ (3,579)	\$ 4,257	\$ 7,836
Fund Balance - Beginning	\$ 149,063		\$ 298,006	
Fund Balance - Ending	\$ 143,606		\$ 302,263	

Coconut Cay
Community Development District
Capital Projects Fund Series 2006
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 7,139	\$ 7,139
Total Revenues	\$ -	\$ -	\$ 7,139	\$ 7,139
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 7,139	\$ 7,139
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	-	-	\$ 12,359	12,359
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 12,359	\$ 12,359
Net Change in Fund Balance	\$ -		\$ 19,498	\$ 19,498
Fund Balance - Beginning	\$ -		\$ 224,933	
Fund Balance - Ending	\$ -		\$ 244,431	

Coconut Cay
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - On Roll	\$ -	\$ 9,780	\$ 87,038	\$ 1,427	\$ 2,043	\$ 619	\$ 1,783	\$ 1,269	\$ 5,212	\$ -	\$ -	\$ -	\$ 109,171
Interest Income	610	560	629	710	636	704	664	654	626	601	-	-	6,392
Total Income	\$ 610	\$ 10,339	\$ 87,667	\$ 2,137	\$ 2,678	\$ 1,323	\$ 2,447	\$ 1,924	\$ 5,837	\$ 601	\$ -	\$ -	\$ 115,563
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
PR-FICA	-	-	-	-	-	61	-	-	-	-	-	-	61
Engineering	-	-	-	-	-	3,660	628	70	-	2,800	-	-	7,158
Attorney Fees	54	79	-	264	88	1,174	573	110	-	-	-	-	2,340
Annual Audit	-	-	-	-	-	3,625	-	-	-	-	-	-	3,625
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	600	-	-	600
Dissemination Agent	100	100	100	100	100	100	100	100	100	100	-	-	1,000
Trustee Fees	2,726	-	-	-	-	-	-	-	1,482	-	-	-	4,208
Management Fees	3,471	3,471	3,471	3,471	3,471	3,471	3,471	3,471	3,471	3,471	-	-	34,713
Website Maintenance	100	100	100	100	100	100	100	100	100	100	-	-	1,000
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	-	-	-	276	457	175	328	-	8	-	-	-	1,245
Printing & Binding	-	-	-	-	6	1	-	-	-	-	-	-	7
Insurance General Liability	8,295	-	-	-	-	-	-	-	-	-	-	-	8,295
Legal Advertising	-	-	-	261	-	-	-	927	-	-	-	-	1,188
Other Current Charges	168	153	137	73	151	154	161	230	156	141	-	-	1,523
Office Supplies	-	-	-	-	-	-	0	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 15,089	\$ 3,903	\$ 3,808	\$ 4,544	\$ 4,374	\$ 13,320	\$ 5,361	\$ 5,008	\$ 5,317	\$ 7,212	\$ -	\$ -	\$ 67,937
<u>Maintenance</u>													
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Drainage Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pump Maintenance	8,686	8,315	8,919	7,419	-	-	-	-	10,088	8,707	-	-	52,135
Contingencies	-	-	-	-	-	-	-	291	-	-	-	-	291
Subtotal Field Expenditures	\$ 8,686	\$ 8,315	\$ 8,919	\$ 7,419	\$ -	\$ -	\$ -	\$ 291	\$ 10,088	\$ 8,707	\$ -	\$ -	\$ 52,425
Total Expenditures	\$ 23,775	\$ 12,218	\$ 12,727	\$ 11,964	\$ 4,374	\$ 13,320	\$ 5,361	\$ 5,299	\$ 15,404	\$ 15,919	\$ -	\$ -	\$ 120,362
Net Change in Fund Balance	\$ (23,165)	\$ (1,879)	\$ 74,939	\$ (9,827)	\$ (1,696)	\$ (11,997)	\$ (2,914)	\$ (3,375)	\$ (9,567)	\$ (15,318)	\$ -	\$ -	\$ (4,799)

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	\$119,466.50	
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)
Less: Principal Payment - 5/1/26		(\$260,000)
Current Bonds Outstanding		\$3,545,000

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		Total
							O&M Portion	Debt Service	
11/12/25	10/01/25 - 10/31/25	\$ 1,114.53	\$ 44.58	\$ 10.70	\$ -	\$ 1,059.25	\$ 200.09	\$ 859.16	\$ 1,059.25
11/17/25	11/01/25 - 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	06/01/25 - 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	11/11/25 - 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	11/21/25 - 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	12/01/25 - 12/15/25	14,488.89	579.54	139.09	-	13,770.26	2,601.14	11,169.12	13,770.26
01/09/26	12/16/25 - 12/31/25	7,291.42	218.75	70.73	-	7,001.94	1,322.64	5,679.30	7,001.94
01/26/26	10/01/25 - 12/31/25	-	-	-	550.33	550.33	103.96	446.37	550.33
02/11/26	01/01/26 - 01/31/26	11,145.30	222.90	109.22	-	10,813.18	2,042.56	8,770.62	10,813.18
03/11/26	02/01/26 - 02/28/26	3,343.59	33.44	33.10	-	3,277.05	619.02	2,658.03	3,277.05
04/10/26	03/01/26 - 03/31/26	9,505.30	28.21	94.78	-	9,382.31	1,772.28	7,610.03	9,382.31
04/21/26	Interest Earned	-	-	-	59.08	59.08	11.16	47.92	59.08
05/12/26	04/01/26 - 04/30/26	6,687.18	(100.31)	67.87	-	6,719.62	1,269.31	5,450.31	6,719.62
06/16/22	05/01/26 - 05/31/26	7,540.05	(226.22)	77.66	-	7,688.61	1,452.35	6,236.26	7,688.61
06/28/22	06/01/26-06/30/26	19,231.52	(872.34)	201.04	-	19,902.82	3,759.56	16,143.26	19,902.82
TOTAL		\$ 604,075.26	\$ 20,911.96	\$ 5,831.63	\$ 609.41	\$ 577,941.08	\$ 109,170.63	\$ 468,770.45	\$ 577,941.08

99.82%	Percent Collected
\$ 1,114.53	Balance Remaining to Collect