



## **Coconut Cay Community Development District**

---

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

**Thomas Nelson– Chairman**

**Troy Jones – Vice Chairman**

**Linda Holloway – Assistant Secretary**

**Clarence Strong – Assistant Secretary**

**Malcolm Jones – Assistant Secretary**

**January 15, 2020**



# **Coconut Cay**

## **Community Development District**

---

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

January 7, 2020

**Board of Supervisors  
Coconut Cay  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Coconut Cay Community Development District** is scheduled for **January 15, 2020 at 3:00 p.m. at the City of Miami Gardens City Hall Community Room, 18605 NW 27 Avenue, Miami Gardens, FL 33056.** Following is the advance agenda for the meeting:

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 September 18, 2019 Meeting
4. Consideration of Engagement Letter with Berger, Toombs, Elam, Gaines, & Frank to perform the Audit for Fiscal Year Ending September 30, 2019
5. Designation of Date for Rules Public Hearing
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager
7. Financial Reports
  - A. Approval of Check Run Summary
  - B. Combined Balance Sheet
8. Supervisors Requests and Audience Comments
9. Adjournment

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

**MINUTES OF MEETING  
COCONUT CAY  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Coconut Cay Community Development District was held on September 18, 2019 at 3:00 p.m. at the City of Miami Gardens City Hall, 18605 N. W. 27<sup>th</sup> Avenue, Miami Gardens, Florida.

Present and constituting a quorum were:

Thomas Nelson  
Troy Jones  
Linda Holloway  
Clarence Strong

Chairman  
Vice Chairman (by phone)  
Assistant Secretary  
Assistant Secretary

Also present were:

Paul Winkeljohn  
Alyssa Willson  
Juan Alvarez  
Bill Cea  
Alexis Hernandez

District Manager  
District Counsel (by phone)  
District Engineer (by phone)  
D. R. Horton Counsel (by phone)  
Coconut Cay HOA 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 the Minutes of the  
June 19, 2019 Meeting**

Mr. Winkeljohn presented the minutes from the June 19, 2019 meeting, asked for comments or changes, and upon hearing none, asked for a motion to approve them.

On MOTION by Mr. Nelson seconded by Mr. Troy Jones with all in favor the Minutes of the June 19, 2019 Meeting were approved as-presented.
---



**FOURTH ORDER OF BUSINESS****Consideration of Request for District Engineer to Attend Court Ordered Mediation as Non-Party Participant**

Mr. Cea explained that there was a pending lawsuit between the Coconut Cay HOA and D. R. Horton concerning drainage within the community. A mediation process had been started that was confidential since it was still ongoing. Because the drainage was owned by the CDD and the CDD's engineer might be needed to answer background information and facilitate the mediation process, a request had been made for the Board to approve the CDD's participation in the mediation not as a party to litigation, but as a participant as defined by Chapter 44 of the Florida Statutes. If the CDD chose not to authorize participation as a non-party participant, information could not be shared or provided for the CDD to look at without waiving the confidentiality in mediation.

Ms. Willson indicated any records generated as part of the mediation discussed would be exempt from public records requirements.

On MOTION by Mr. Troy Jones seconded by Mr. Nelson with all in favor the District Engineer was authorized to attend court ordered mediation as a non-party participant.

**FIFTH ORDER OF BUSINESS****Staff Reports****A. Attorney – Discussion on Updated Provisions of the District's Rules of Procedure and Consideration of Resolution #2019-07**

Ms. Willson briefly discussed the updated provisions of the District's rules of procedure, explained the public hearing process, and asked the Board to choose a date to adopt the rules and approve Resolution #2019-07.

After a brief discussion, the Board authorized delegating staff to set the public hearing for the next available meeting date that would meet the advertising requirements.

On MOTION by Mr. Nelson seconded by Mr. Strong with all in favor Resolution #2019-07 was approved; and the Board authorized delegating staff to set the public hearing date for the next available meeting date that would meet the advertising requirements.

**B. Engineer**

There was a brief discussion on the pumps and how they were helping with the drainage system and flooding issues.

**C. Manager**

There not being any report, the next item followed.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Run Summary**

**B. Combined Balance Sheet**

Mr. Winkeljohn presented the financial reports and asked for a motion to approve the check run summary and balance sheet and income statement.

On MOTION by Ms. Holloway seconded by Mr. Nelson with all in favor the check run summary and the combined balance sheet were approved.

**SEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There not being any, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

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

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

---

Secretary /Assistant Secretary

---

Chairman / Vice Chairman



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

September 17, 2019

Patti Powers, District Manager  
Governmental Management Services, LLC  
5385 N Nob Hill Road  
Sunrise, Florida 33351

**The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Coconut Cay Community Development District, which comprise governmental activities and each major fund for the General Fund as of and for the year ended September 30, 2019, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the years ending September 30, 2019.

Our audit will be conducted with the objective of our expressing an opinion on the financial statements.

**The Responsibilities of the Auditor**

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with generally accepted auditing standards. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms  
Private Companies practice Section

Member FICPA



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Coconut Cay Community Development District  
Suite 200

September 17, 2019  
Fort Pierce, Florida 34950

Page 2

772/461-6120 // 461-1155

FAX: 772/468-9278

In making our risk assessments, we consider internal control relevant to Coconut Cay Community Development District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit.

The funds that you have told us are maintained by Coconut Cay Community Development District and that are to be included as part of our audit are listed below:

1. General Fund
2. Debt Service Fund
3. Capital Projects Fund

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms  
Private Companies practice Section

Member FICPA



Coconut Cay Community Development District  
September 17, 2019  
Page 3

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

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

1. For the preparation and fair presentations of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not evaluate subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
4. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
  - b. Additional information that we may request from management for the purpose of the audit; and
  - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

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

1. That management has fulfilled its responsibilities as set out in the terms of this letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.





Coconut Cay Community Development District

September 17, 2019

Page 4

Management is responsible for identifying and ensuring that Coconut Cay Community Development District complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the entity involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements. Management is also responsible for informing us of its knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, analysts, regulators, or others.

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

Coconut Cay Community Development District agrees that it will not associate us with any public or private securities offering without first obtaining our consent. Therefore, Coconut Cay Community Development District agrees to contact us before it includes our reports or otherwise makes reference to us, in any public or private securities offering.

Because Berger, Toombs, Elam, Gaines & Frank will rely on Coconut Cay Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Coconut Cay Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Coconut Cay Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

#### **Records and Assistance**

If circumstances arise relating to the condition of the Coconut Cay Community Development District's records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including declining to express an opinion, issuing a report, or withdrawing from the engagement.

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



Coconut Cay Community Development District  
September 17, 2019  
Page 5

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Indhira Araujo. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

#### **Other Relevant Information**

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

#### **Fees, Costs and Access to Workpapers**

Our fees for the audit and accounting services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter will not exceed \$3,525 for the year ending September 30, 2019, unless the scope of the engagement is changed, the assistance which Coconut Cay Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment. The two annual renewals must be mutually agreed and approved by the Board of Supervisors.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of the notice of termination.

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

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



Coconut Cay Community Development District  
September 17, 2019  
Page 6

### **Information Security – Miscellaneous Terms**

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

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

### **Reporting**

We will issue a written report upon completion of our audit of Coconut Cay Community Development District's financial statements. Our report will be addressed to the Board of Coconut Cay Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In addition to our report on Coconut Cay Community Development District's financial statements, we will also issue the following types of reports:

- Reports on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any internal control findings and/or noncompliance which could have a material effect on the financial statements;
- Management letter required by the Auditor General, State of Florida; and
- Attestation reports required by the Auditor General, State of Florida.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Coconut Cay Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



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

Coconut Cay Community Development District  
September 17, 2019  
Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam  
Gaines & Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

*Reus*

*October*

*3, 2019*





Judson B. Baggett    6815 Dairy Road  
MBA, CPA, CVA, Partner    Zephyrhills, FL 33542  
Marci Reutimann    (813) 788-2155  
CPA, Partner    (813) 782-8606

## System Review Report

To the Directors

November 2, 2016

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

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL (the firm), in effect for the year ended May 31, 2016. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As a part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary).

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards* and *audits of employee benefit plans*.

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL in effect for the year ended May 31, 2016 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs PL, has received a peer review rating of *pass*.

*Baggett, Reutimann & Assoc.*

Baggett, Reutimann & Associates, CPAs, PA

(BERGER\_REPORT16)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,  
ELAM, GAINES AND FRANK AND COCONUT CAY COMMUNITY  
DEVELOPMENT DISTRICT  
(DATED SEPTEMBER 17, 2019)**

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

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

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

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

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

**Auditor: J.W. Gaines**

**District: Coconut Cay CDD**

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

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

**Title: Director**

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

**Date: September 17, 2019**

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

# Coconut Cay

## Community Development District

### Check Run Summary

January 15, 2020

<u><i>Date</i></u>	<u><i>Check Numbers</i></u>	<u><i>Amount</i></u>
09/23/19	904-908	\$16,050.65
10/14/19	909-912	\$9,977.61
11/12/19	913-917	\$6,534.64
11/22/19	918-919	\$369.40
12/12/19	920-924	\$402,803.08
01/07/20	925-927	\$22,239.75
Total		<u><u>\$457,975.13</u></u>



\*\*\* CHECK DATES 09/07/2019 - 01/07/2020 \*\*\*

COCONUT CAY - GENERAL FUND  
BANK A COCONUT CAY CDD - GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/23/19	00030	9/04/19 422811	201909 310-51300-48000		*	94.75	
		NOTICE OF MEETING DATES					
		9/09/19 423485	201909 310-51300-48000		*	57.65	
		NOTICE OF MEETING DATES					
				ALM MEDIA LLC			152.40 000904
9/23/19	00021	9/12/19 9544	201909 300-15500-10000		*	6,193.00	
		FY2020 INSURANCE RENEWAL					
				EGIS INSURANCE ADVISORS, LLC			6,193.00 000905
9/23/19	00012	9/17/19 67395486	201909 310-51300-42000		*	168.95	
		DELIVERIES THRU 9/17/19					
				FEDEX			168.95 000906
9/23/19	00001	9/01/19 156	201909 310-51300-34000		*	2,854.17	
		SEP 19 - MGMT FEES					
		9/01/19 156	201909 310-51300-31300		*	91.67	
		SEP 19 - DISSEMINATION					
		9/01/19 156	201909 310-51300-35100		*	41.67	
		SEP 19 - WEBSITE ADMIN					
		9/01/19 156	201909 310-51300-42500		*	1.20	
		SEP 19 - COPIES					
				GMS-SF, LLC			2,988.71 000907
9/23/19	00037	8/30/19 90814936	201908 320-53800-46802		*	3,259.22	
		SOLIDS VENT SILENT PUMP					
		8/30/19 90816604	201908 320-53800-46802		*	3,128.46	
		SOLIDS VENT SILENT PUMP					
		8/30/19 93367580	201908 320-53800-46802		*	159.90	
		FUEL - 08/23/19					
				SUNBELT RENTALS, INC.			6,547.58 000908
10/14/19	00027	10/01/19 155190	201910 320-53800-46800		*	195.00	
		OCT 19 - LAKE/CANAL MGMT					
				ALLSTATE RESOURCE MANAGEMENT			195.00 000909
10/14/19	00001	10/01/19 157	201910 310-51300-34000		*	2,939.83	
		OCT 19 - MGMT FEES					
		10/01/19 157	201910 310-51300-31300		*	91.67	
		OCT 19 - DISSEMINATION					
		10/01/19 157	201910 310-51300-35100		*	83.33	
		OCT 19 - WEBSITE ADMIN					
		10/01/19 157	201910 310-51300-51000		*	18.00	
		OCT 19 - OFFICE SUPPLIES					
		10/01/19 157	201910 310-51300-42500		*	94.10	
		OCT 19 - COPIES					
				GMS-SF, LLC			3,226.93 000910

COCO COCONUT CAY ACOOPER

\*\*\* CHECK DATES 09/07/2019 - 01/07/2020 \*\*\*

COCONUT CAY - GENERAL FUND  
BANK A COCONUT CAY CDD - GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/14/19	00004	9/18/19 109829	201908 310-51300-31500		*	168.00	
		AUG 19 - ATTORNEY FEES					
				HOPPING GREEN & SAMS			168.00 000911
10/14/19	00037	9/27/19 90814936	201909 320-53800-46802		*	3,259.22	
		SOLIDS VENT SILENT PUMP					
		9/27/19 90816604	201909 320-53800-46802		*	3,128.46	
		SOLIDS VENT SILENT PUMP					
				SUNBELT RENTALS, INC.			6,387.68 000912
11/12/19	00027	11/01/19 1555888	201911 320-53800-46800		*	195.00	
		NOV 19 - LAKE/CANAL MGMT					
				ALLSTATE RESOURCE MANAGEMENT			195.00 000913
11/12/19	00009	10/01/19 74261	201910 310-51300-54000		*	175.00	
		SPECIAL DISTRICT FEE FY20					
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 000914
11/12/19	00001	11/01/19 158	201911 310-51300-34000		*	2,939.83	
		NOV 19 - MANAGEMENT FEES					
		11/01/19 158	201911 310-51300-31300		*	91.67	
		NOV 19 - DISSEMINATION					
		11/01/19 158	201911 310-51300-35100		*	83.33	
		NOV 19 - WEBSITE ADM					
		11/01/19 158	201911 310-51300-51000		*	.15	
		NOV 19 - OFFICE SUPPLIES					
		11/01/19 158	201911 310-51300-42500		*	15.00	
		NOV 19 - COPIES					
		11/01/19 158	201911 310-51300-41000		*	10.72	
		NOV 19 - TELEPHONE					
				GMS-SF, LLC			3,140.70 000915
11/12/19	00004	10/21/19 110659	201909 310-51300-31500		*	801.50	
		SEP 19 - LEGAL SERVICES					
				HOPPING GREEN & SAMS			801.50 000916
11/12/19	00037	10/24/19 90814936	201910 320-53800-46802		*	1,184.50	
		SOLIDS VENT QF PUMP					
		10/24/19 90816604	201910 320-53800-46802		*	1,137.35	
		SOLIDS VENT QF PUMP					
				SUNBELT RENTALS, INC.			2,321.85 000917
11/22/19	00036	11/22/19 11222019	201911 310-51300-49000		*	184.70	
		PERIOD ENDING 6/19/2019					
				LINDA HOLLOWAY			184.70 000918
				COCO COCONUT CAY ACOOPER			

\*\*\* CHECK DATES 09/07/2019 - 01/07/2020 \*\*\*

COCONUT CAY - GENERAL FUND

BANK A COCONUT CAY CDD - GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/30/19	00036	11/22/19 11222019	201911 310-51300-49000		V	184.70-	
			PERIOD ENDING 6/19/2019				
				LINDA HOLLOWAY			184.70-000918
11/22/19	00038	11/22/19 11222019	201911 310-51300-49000		*	184.70	
			PERIOD ENDING 09/18/19				
				TROY T. JONES			184.70 000919
11/30/19	00038	11/22/19 11222019	201911 310-51300-49000		V	184.70-	
			PERIOD ENDING 09/18/19				
				TROY T. JONES			184.70-000919
12/12/19	00027	12/01/19 156582	201912 320-53800-46800		*	195.00	
			DEC 19 - LAKE/CANAL MGMT				
				ALLSTATE RESOURCE MANAGEMENT			195.00 000920
12/12/19	00017	11/13/19 5308	201910 310-51300-31100		*	1,585.50	
			OCT 19 - ENGINEERING SVC				
				ALVAREZ ENGINEERS, INC.			1,585.50 000921
12/12/19	00010	12/12/19 12122019	201912 300-20700-10000		*	397,326.20	
			TAX RECEIPTS FY2020				
				COCONUT CAY CDD			397,326.20 000922
12/12/19	00001	12/01/19 159	201912 310-51300-34000		*	2,939.83	
			DEC 19 - MGMT FEES				
		12/01/19 159	201912 310-51300-31300		*	91.67	
			DEC 19 - DISSEMINATION				
		12/01/19 159	201912 310-51300-35100		*	83.33	
			DEC 19 - WEBSITE ADMIN				
		12/01/19 159	201912 310-51300-42500		*	1.05	
			DEC 19 - COPIES				
				GMS-SF, LLC			3,115.88 000923
12/12/19	00004	10/31/19 111339	201910 310-51300-31500		*	850.50	
			OCT 19 - ATTORNEY FEES				
				HOPPING GREEN & SAMS			850.50 000924
1/07/20	00010	1/07/20 01072020	202001 300-20700-10000		*	18,928.42	
			TAX RECEIPTS				
				COCONUT CAY CDD			18,928.42 000925
1/07/20	00001	1/01/20 160	202001 310-51300-34000		*	2,939.83	
			JAN 20 - MGMT FEES				
		1/01/20 160	202001 310-51300-31300		*	91.67	
			JAN 20 - DISSEMINATION				

COCO COCONUT CAY ACOOPER

\*\*\* CHECK DATES 09/07/2019 - 01/07/2020 \*\*\*

COCONUT CAY - GENERAL FUND  
BANK A COCONUT CAY CDD - GF

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/01/20 160	202001 310-51300-35100		*	83.33	
		JAN 20 - WEBSITE ADMIN		GMS-SF, LLC			3,114.83 000926
1/07/20 00004	11/30/19	111586	201911 310-51300-31500		*	196.50	
		NOV 19 - ATTORNEY FEES		HOPPING GREEN & SAMS			196.50 000927
TOTAL FOR BANK A						457,975.13	
TOTAL FOR REGISTER						457,975.13	

COCO COCONUT CAY ACOOPER



## Special Assessment Receipts

\$ 114,317.79	\$ 490,872.00	\$605,189.79
ASSESSED THROUGH COUNTY		
18.89%	81.11%	100.00%

**ASSESSED THROUGH COUNTY**

TOTAL	\$539,956.33	\$5,183.79	\$21,577.56	\$0.00	\$513,194.98	\$96,940.36	\$416,254.62	\$513,194.98
-------	--------------	------------	-------------	--------	--------------	-------------	--------------	--------------

89.22%	Gross Percent Collected
\$65,233.46	Balance Remaining to Collect

TOTAL	\$605,189.79	100.00%	\$513,194.98	(\$513,194.98)	\$0.00
-------	--------------	---------	--------------	----------------	--------

TRANSFERS TO DEBT SERVICE:		
<u>DATE</u>	<u>CHECK #</u>	<u>AMOUNT</u>
12/12/2019	922	\$397,326.20
1/7/2020	925	\$18,928.42
TOTAL		\$416,254.62

12/12/2019	922	\$397,326.20
1/7/2020	925	\$18,928.42

TOTAL	\$416,254.62
-------	--------------

**COCONUT CAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
December 31, 2019

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b><u>ASSETS:</u></b>				
Cash	\$113,921	---	---	\$113,921
Cash Bond	\$0	---	---	\$0
Due From Other Funds	\$0	\$18,928	---	\$18,928
State Board	\$61,819	---	---	\$61,819
Investments:				
Reserve	---	\$184,002	---	\$184,002
Interest	---	---	---	\$0
Revenue	---	\$406,517	---	\$406,517
Deferred Cost	---	---	\$94,954	\$94,954
<b>TOTAL ASSETS</b>	<b>\$175,740</b>	<b>\$609,448</b>	<b>\$94,954</b>	<b>\$880,142</b>
<b><u>LIABILITIES:</u></b>				
Accounts Payable	\$197	---	---	\$197
Due To Other Funds	\$18,928	---	\$0	\$18,928
<b>TOTAL LIABILITIES</b>	<b>\$19,125</b>	<b>\$0</b>	<b>\$0</b>	<b>\$19,125</b>
<b><u>FUND BALANCES:</u></b>				
Restricted for:	---			
Debt Service	---	\$609,448	---	\$609,448
Capital Projects	---	---	\$94,954	\$94,954
Unassigned	\$156,615	---	---	\$156,615
<b>TOTAL FUND BALANCES</b>	<b>\$156,615</b>	<b>\$609,448</b>	<b>\$94,954</b>	<b>\$861,017</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$175,740</b>	<b>\$609,448</b>	<b>\$94,954</b>	<b>\$880,142</b>

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

**GENERAL FUND**

Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended December 31, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/19	ACTUAL THRU 12/31/19	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments	\$108,600	\$96,940	\$96,940	\$0
Interest Income	\$0	\$0	\$298	\$298
Developer Contributions	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$108,600</b>	<b>\$96,940</b>	<b>\$97,238</b>	<b>\$298</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisor Fees	\$6,000	\$1,500	\$0	\$1,500
FICA Expense	\$459	\$115	\$0	\$115
Engineering	\$6,500	\$1,625	\$1,586	\$40
Arbitrage Calculation	\$1,250	\$313	\$0	\$313
Dissemination	\$1,100	\$275	\$275	(\$0)
Attorney	\$16,550	\$4,138	\$1,047	\$3,091
Annual Audit	\$3,525	\$3,525	\$0	\$3,525
Trustee Fees	\$3,795	\$3,795	\$2,726	\$1,069
Management Fees	\$35,278	\$8,820	\$8,819	\$0
Telephone	\$50	\$13	\$11	\$2
Postage	\$850	\$213	\$0	\$213
Printing & Binding	\$450	\$113	\$110	\$2
Insurance	\$6,646	\$6,646	\$6,193	\$453
Legal Advertising	\$1,200	\$300	\$0	\$300
Other Current Charges	\$575	\$144	\$146	(\$2)
Office Supplies	\$50	\$13	\$18	(\$6)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Monitoring Fee	\$5,430	\$5,430	\$0	\$5,430
Website Compliance	\$1,000	\$250	\$250	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$90,883</b>	<b>\$37,399</b>	<b>\$21,356</b>	<b>\$16,043</b>
<b><u>MAINTENANCE</u></b>				
Lake Maintenance	\$2,340	\$585	\$585	\$0
Drainage Maintenance	\$82,470	\$20,618	\$2,322	\$18,296
<b>TOTAL MAINTENANCE</b>	<b>\$84,810</b>	<b>\$21,203</b>	<b>\$2,907</b>	<b>\$18,296</b>
<b>TOTAL EXPENDITURES</b>	<b>\$175,693</b>	<b>\$58,602</b>	<b>\$24,263</b>	<b>\$50,382</b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(\$67,093)</b>	<b>\$38,339</b>	<b>\$72,975</b>	<b>\$50,680</b>
FUND BALANCE - Beginning	\$67,093		\$83,640	
FUND BALANCE - Ending	\$0		\$156,615	

**COCONUT CAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND - SERIES 2006A**  
Statement of Revenues, Expenditures and Changes in Fund Balance  
For the Period Ended December 31, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 12/31/19</u>	<u>ACTUAL THRU 12/31/19</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Special Assessments	\$466,328	\$416,255	\$416,255	\$0
Interest Income	\$40	\$10	\$115	\$105
<b>TOTAL REVENUES</b>	<b><u>\$466,368</u></b>	<b><u>\$416,265</u></b>	<b><u>\$416,369</u></b>	<b><u>\$105</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2006</u></b>				
Interest - 11/01	\$137,331	\$137,331	\$137,331	\$0
Interest - 05/01	\$137,331	\$0	\$0	\$0
Principal - 05/01	\$190,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$464,663</u></b>	<b><u>\$137,331</u></b>	<b><u>\$137,331</u></b>	<b><u>\$0</u></b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b><u>\$1,706</u></b>	<b><u>\$278,933</u></b>	<b><u>\$279,038</u></b>	<b><u>\$105</u></b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer <sup>(1)</sup>	(\$3,757)	(\$73)	(\$73)	\$0
<b>TOTAL OTHER FINANCING SOURCES AND USES</b>	<b><u>(\$3,757)</u></b>	<b><u>(\$73)</u></b>	<b><u>(\$73)</u></b>	<b><u>\$0</u></b>
<b>NET CHANGE IN FUND BALANCE</b>	<b><u>(\$2,051)</u></b>	<b><u>\$278,860</u></b>	<b><u>\$278,965</u></b>	<b><u>\$105</u></b>
FUND BALANCE - Beginning	\$141,640		\$330,483	
FUND BALANCE - Ending	<u>\$139,588</u>		<u>\$609,448</u>	

<sup>(1)</sup> Per the Master Trust Indenture, investment earnings on the 2006A Reserve Account is transferred to the Acquisition/Construction Account.



**COCONUT CAY  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2020**

Series 2006, Special Assessment Bonds	
Interest Rate;	5.375%
Maturity Date:	5/1/2036
	3.37% of Outstanding Aggregate Principal
Bonds outstanding - 9/30/2018	\$5,290,000.00
Less - 05/01/2019	\$180,000.00
<b>Current Bonds Outstanding</b>	<b>\$5,470,000.00</b>
<b>Total Current Bonds Outstanding</b>	<b>\$5,470,000.00</b>
Deferred Cost Obligation - 9/30/2018	\$632,169.00
<b>Total Deferred Cost Obligation</b>	<b>\$632,169.00</b>
<b>Total Long-Term Liabilities</b>	<b>\$6,102,169.00</b>

# COCONUT CAY

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures and Changes in Fund Balance

For the Period Ended December 31, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 12/31/19</u>	<u>ACTUAL THRU 12/31/19</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$38	\$38
<b><u>TOTAL REVENUES</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$38</u></b>	<b><u>\$38</u></b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b><u>TOTAL EXPENDITURES</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$38</u></b>	<b><u>\$38</u></b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer <sup>(1)</sup>	\$0	\$0	\$73	\$73
<b>TOTAL OTHER FINANCING SOURCES AND USES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$73</u></b>	<b><u>\$73</u></b>
<b>NET CHANGE IN FUND BALANCE</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$111</u></b>	<b><u>\$111</u></b>
FUND BALANCE - Beginning	\$0		\$94,843	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$94,954</u>	