

***Proposed Budget
Fiscal Year 2024***

***Coconut Cay
Community Development District***

April 19, 2023



**Coconut Cay
Community Development District**

TABLE OF CONTENTS

<u>General Fund</u>	
Budget	Page 1
Budget Narrative	Page 2-3
<u>Capital Reserve Fund</u>	
Budget	Page 4
<u>Debt Service Fund</u>	
Budget	Page 5
Amortization Schedule	Page 6

Coconut Cay

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 3/31/2023	Projected Next 6 Months	Total Projected 9/30/2023	Proposed Budget FY 2024
Revenues					
Special Assessment	\$108,600	\$100,617	\$7,983	\$108,600	\$108,600
Interest Income	\$0	\$808	\$808	\$1,617	\$0
Miscellaneous Income	\$0	\$55,000	\$0	\$55,000	\$0
Unassigned Fund Balance	\$40,255	\$53,443	\$0	\$53,443	\$93,997
TOTAL REVENUES	\$148,855	\$209,868	\$8,791	\$218,660	\$202,597
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$6,000	\$3,000	\$3,000	\$6,000	\$6,000
FICA Expense	\$459	\$230	\$230	\$459	\$459
Engineering Fees	\$6,500	\$0	\$3,250	\$3,250	\$6,500
Arbitrage Calculation	\$1,250	\$0	\$600	\$600	\$1,250
Dissemination Agent	\$1,100	\$550	\$550	\$1,100	\$1,100
Attorney Fees	\$27,182	\$1,656	\$4,968	\$6,624	\$27,182
Annual Audit	\$3,800	\$0	\$3,675	\$3,675	\$3,800
Trustee Fees	\$4,100	\$2,726	\$1,374	\$4,100	\$4,100
Management Fees	\$36,336	\$18,168	\$18,168	\$36,336	\$37,426
Website Compliance	\$1,000	\$500	\$500	\$1,000	\$1,000
Telephone	\$50	\$0	\$25	\$25	\$50
Postage	\$850	\$49	\$425	\$474	\$850
Printing & Binding	\$450	\$37	\$225	\$262	\$450
Insurance	\$7,572	\$7,236	\$0	\$7,236	\$7,950
Legal Advertising	\$1,100	\$522	\$578	\$1,100	\$1,100
Other Current Charges	\$770	\$114	\$228	\$341	\$770
Office Supplies	\$75	\$0	\$38	\$38	\$75
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Monitoring Fee	\$5,430	\$0	\$5,430	\$5,430	\$5,430
TOTAL ADMINISTRATIVE	\$104,199	\$34,963	\$43,262	\$78,225	\$105,667
<i>Field Maintenance</i>					
Lake Maintenance	\$2,340	\$0	\$1,170	\$1,170	\$2,340
Drainage Maintenance	\$4,000	\$0	\$2,000	\$2,000	\$4,000
Pump Maintenance	\$38,316	\$24,110	\$19,158	\$43,268	\$90,590
TOTAL Maintenance	\$44,656	\$24,110	\$22,328	\$46,438	\$96,930
TOTAL EXPENDITURES	\$148,855	\$59,072	\$65,590	\$124,663	\$202,597
EXCESS REVENUES	\$0	\$150,796	(\$56,799)	\$93,997	\$0

	FY 2022	FY 2022	FY 2023	FY 2024
Net Assessment	\$ 108,600	\$ 108,600	\$ 108,600	\$ 108,600
Plus Collection Fees & Discounts (5%)	\$ 5,716	\$ 5,716	\$ 5,716	\$ 5,716
Gross Assessment	\$ 114,316	\$ 114,316	\$ 114,316	\$ 114,316
No. of Units	543	543	543	543
Net Per Unit Assessment	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
Gross Per Unit Assessment	\$ 210.53	\$ 210.53	\$ 210.53	\$ 210.53

REVENUES:

Special Assessments

The District will levy a non-ad valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

Interest Income

Interest Income earned from State Board account held for the District.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering Fees

The District's engineer will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2006A Special Assessment Revenue 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. The District has contracted with Prager, Sealy & Company, the District's bond underwriter, to provide this service.

Attorney Fees

The District's legal counsel will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee Fees

The District issued Series 2006A Special Assessment Revenue Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida. These services are further outlined in Exhibit "A" of the Management Agreement.

Website Compliance

Per Section 189.069 F.S., all Districts must have a website by October 1, 2015 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 as required by the Statute.

Administrative: (continued)

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

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

Other Current Charges

Bank charges and any other miscellaneous expenses that are incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Monitoring Fee

The City Council for the City of Miami Gardens imposes an annual monitoring fee for each Community Development District that is located wholly within the boundaries of the City of Miami Gardens, in the amount of \$1,000 per Community Development District, or \$10.00 per residential unit, whichever is greater. Based on the assessment methodology, the budgeted amount represents 543 residential units at \$10.00 per residential unit.

Field Maintenance:

Lake Maintenance

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

Drainage Maintenance

Storm Drain Cleaning for all Storm Drains throughout the District.

Pump Maintenance

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

Coconut Cay

Community Development District

Capital Reserve Fund

Description	Proposed Budget FY 2023	Actual through 3/31/2023	Projected Next 6 Months	Total Projected 9/30/2023	Proposed Budget FY 2024
Revenues					
Capital Reserve Contribution	\$236,000	\$100,250	\$135,750	\$236,000	\$846,000
Total Revenues	\$236,000	\$100,250	\$135,750	\$236,000	\$846,000
Expenditures					
Field Services	\$12,000	\$5,000	\$7,000	\$12,000	\$12,000
Capital Outlay	\$224,000	\$94,290	\$128,512	\$222,802	\$833,400
Other Current Charges/Bank	\$0	\$238	\$238	\$476	\$600
Total Expenditures	\$236,000	\$99,528	\$135,750	\$235,278	\$846,000
Excess Revenues/(Expenditures)	\$0	\$722	\$0	\$722	\$0

Coconut Cay

Community Development District

Debt Service Fund

Series 2006A Special Assessment Revenue Bonds

Description	Adopted Budget FY 2023	Actual Thru 3/31/2023	Projected Next 6 Months	Total Projected 9/30/2023	Proposed Budget FY 2024
Revenues					
Special Assessments - A Bonds ⁽¹⁾	\$466,328	\$432,042	\$34,286	\$466,328	\$466,328
Interest Income	\$0	\$3,977	\$3,977	\$7,954	\$0
Carry Forward Surplus ⁽²⁾	\$132,586	\$132,671	\$0	\$132,671	\$131,120
TOTAL REVENUES	\$598,915	\$568,690	\$38,263	\$606,954	\$597,448
Expenditures					
<u>Series 2006A</u>					
Interest - 11/01	\$121,206	\$121,206	\$0	\$121,206	\$115,294
Interest - 05/01	\$220,000	\$0	\$220,000	\$220,000	\$235,000
Principal - 05/01	\$121,206	\$0	\$121,206	\$121,206	\$115,294
TOTAL EXPENDITURES	\$462,413	\$121,206	\$341,206	\$462,413	\$465,588
Other Financing Sources and Uses					
Interfund Transfer ⁽³⁾	(\$2,674)	(\$13,421)	\$0	(\$13,421)	(\$8,203)
TOTAL OTHER FINANCING SOURCES AND USES	(\$2,674)	(\$13,421)	\$0	(\$13,421)	(\$8,203)
EXCESS REVENUES	\$133,828	\$434,063	(\$302,943)	\$131,120	\$123,658

Parcel	Unit Count	Gross	Total
Single Family	543	\$904.00	\$490,872
Total	543		\$490,872

11/24 Interest 2006A	\$108,978
	<u>\$108,978</u>

Net Assessment	\$466,328
Plus Collection Fees & Discounts (5%)	\$24,544
Gross Assessment	\$490,872

⁽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.

Coconut Cay
Community Development District

Amortization Schedule
Series 2006A, Special Assessment Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
11/01/23	\$ 4,290,000	5.375%	\$ -	\$ 115,293.75	\$ 456,500.00
05/01/24	\$ 4,290,000	5.375%	\$ 235,000.00	\$ 115,293.75	\$ -
11/01/24	\$ 4,055,000	5.375%	\$ -	\$ 108,978.13	\$ 459,271.88
05/01/25	\$ 4,055,000	5.375%	\$ 250,000.00	\$ 108,978.13	\$ -
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			\$ 4,290,000.00	\$ 1,785,306.25	\$ 6,416,512.50