

Coco Palms  
Community Development District

**Proposed Budget For  
Fiscal Year 2016/2017  
October 1, 2016 - September 30, 2017**

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**PROPOSED BUDGET**  
**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	<b>FISCAL YEAR 2016/2017 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	75,122
Maintenance Assessments	37,553
Developer Contribution	0
Debt Assessments	693,139
Interest Income	60
<b>TOTAL REVENUES</b>	<b>\$ 805,874</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	29,100
Legal	13,000
Assessment Roll	7,500
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	5,500
Legal Advertisements	1,500
Miscellaneous	1,500
Postage	750
Office Supplies	1,000
Dues & Subscriptions	175
Trustee Fees	3,500
Continuing Disclosure Fee	1,000
Website Management	1,500
<b>Total Administrative Expenditures</b>	<b>\$ 70,675</b>
<b>Maintenance Expenditures</b>	
Annual Engineer's Report/Inspections/Field Ops Mgt	2,200
Lawn & Landscape Tract Maintenance	5,000
Entrance Feature Maintenance	3,600
Irrigation System Maintenance/Upkeep	2,400
Roadway/Drainage System Maintenance-Upkeep	3,600
Fountain Maintenance/Upkeep	4,000
FP&L Power/Utility	7,200
Miscellaneous Maintenance	3,700
Lake - Aquatic Maintenance	3,600
<b>Total Maintenance Expenditures</b>	<b>\$ 35,300</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 105,975</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 699,899</b>
Bond Payments	(651,551)
<b>BALANCE</b>	<b>\$ 48,348</b>
County Appraiser & Tax Collector Fee	(16,116)
Discounts For Early Payments	(32,232)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	FISCAL YEAR 2014/2015 ACTUAL	FISCAL YEAR 2015/2016 BUDGET	FISCAL YEAR 2016/2017 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	0	0	75,122	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	0	0	37,553	Expenditures/.94
Developer Contribution	0	98,450	0	
Debt Assessments	0	0	693,139	Bond Payments/.94
Interest Income	0	0	60	Interest Projected At \$5 Per Month
<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ 98,450</b>	<b>\$ 805,874</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	0	24,250	29,100	12 Months X \$2,425 - CPI Adjustment Will Commence In 2017/2018
Legal	0	13,000	13,000	No Change From 2015/2016 Budget
Assessment Roll	0	7,500	7,500	As Per Contract
Audit Fees	0	0	4,000	First Year Of Expenditure
Arbitrage Rebate Fee	0	0	650	First Year Of Expenditure
Insurance	0	5,500	5,500	Insurance Company Estimate
Legal Advertisements	0	6,000	1,500	\$4,500 Decrease From 2015/2016 Budget
Miscellaneous	0	2,000	1,500	\$500 Decrease From 2015/2016 Budget
Postage	0	1,000	750	\$250 Decrease From 2015/2016 Budget
Office Supplies	0	1,175	1,000	\$175 Decrease From 2015/2016 Budget
Dues & Subscriptions	0	175	175	No Change From 2015/2016 Budget
Trustee Fees	0	0	3,500	First Year Of Expenditure
Continuing Disclosure Fee	0	1,000	1,000	No Change From 2015/2016 Budget
Website Management	0	1,250	1,500	12 Months X \$125 (10 Months X \$125 in 2015/2016)
<b>Total Administrative Expenditures</b>	<b>\$ -</b>	<b>\$ 62,850</b>	<b>\$ 70,675</b>	
<b>Maintenance Expenditures</b>				
Annual Engineer's Report/Inspections/Field Ops Mgt	0	2,200	2,200	No Change From 2015/2016 Budget
Lawn & Landscape Tract Maintenance	0	5,000	5,000	No Change From 2015/2016 Budget
Entrance Feature Maintenance	0	3,600	3,600	No Change From 2015/2016 Budget
Irrigation System Maintenance/Upkeep	0	2,400	2,400	No Change From 2015/2016 Budget
Roadway/Drainage System Maintenance-Upkeep	0	3,600	3,600	No Change From 2015/2016 Budget
Fountain Maintenance/Upkeep	0	4,000	4,000	No Change From 2015/2016 Budget
FP&L Power/Utility	0	7,200	7,200	No Change From 2015/2016 Budget
Miscellaneous Maintenance	0	4,000	3,700	\$300 Decrease From 2015/2016 Budget
Lake - Aquatic Maintenance	0	3,600	3,600	No Change From 2015/2016 Budget
<b>Total Maintenance Expenditures</b>	<b>\$ -</b>	<b>\$ 35,600</b>	<b>\$ 35,300</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 98,450</b>	<b>\$ 105,975</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 699,899</b>	
Bond Payments	0	0	(651,551)	2017 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 48,348</b>	
County Appraiser & Tax Collector Fee	0	0	(16,116)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	(32,232)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	FISCAL YEAR 2014/2015	FISCAL YEAR 2015/2016	FISCAL YEAR 2016/2017	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	0	Projected Interest For 2016/2017
NAV Tax Collection	0	0	651,551	2017 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 651,551</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	0	170,000	Principal Payment Due In 2017
Interest Payments	0	0	481,551	Interest Payments Due In 2017
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 651,551</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2016 Bond Information**

Original Par Amount =	\$10,355,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.75% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2016		
Maturity Date =	May 2046		

# COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Original Projected Debt Assessment*	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Projected Assessment*
Administrative For Single Family Units	\$ -	\$ -	\$ 101.11
Maintenance For Single Family Units	\$ -	\$ -	\$ 50.54
<u>Debt For Single Family Units</u>	<u>\$ 1,053.00</u>	<u>\$ -</u>	<u>\$ 1,053.00</u>
<b>Total For Single Family Units</b>	<b>\$ 1,053.00</b>	<b>\$ -</b>	<b>\$ 1,204.65</b>
Administrative For Townhome Units	\$ -	\$ -	\$ 101.11
Maintenance For Townhome Units	\$ -	\$ -	\$ 50.54
<u>Debt For Townhomes Units</u>	<u>\$ 948.00</u>	<u>\$ -</u>	<u>\$ 948.00</u>
<b>Total For Townhomes Units</b>	<b>\$ 948.00</b>	<b>\$ -</b>	<b>\$ 1,099.65</b>
Administrative For Villa Units	\$ -	\$ -	\$ 101.11
Maintenance For Villa Units	\$ -	\$ -	\$ 50.54
<u>Debt For Villa Units</u>	<u>\$ 843.00</u>	<u>\$ -</u>	<u>\$ 843.00</u>
<b>Total For Villa Units</b>	<b>\$ 843.00</b>	<b>\$ -</b>	<b>\$ 994.65</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Single Family Units	181
Townhomes Units	309
<u>Villa Units</u>	<u>253</u>
Total Units	743

Gross Total Covenant Amounts

Single Family Units	\$1,207.45
Townhomes Units	\$1,101.07
Villa Units	\$994.68