Coco Palms
Community Development District

Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET
Administrative Assessments	83,459
Maintenance Assessments	67,702
Debt Assessments (2016)	695,856
Debt Assessments (2019)	398,525
Other Revenues - Cost Share	9,800
Interest Income	1,080
TOTAL REVENUES	**$ 1,256,422**
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	4,000
Payroll Taxes	306
Management	35,976
Legal	12,000
Assessment Roll	7,800
Audit Fees	5,400
Arbitrage Rebate Fee	1,300
Insurance	8,200
Legal Advertisements	2,200
Miscellaneous	850
Postage	400
Office Supplies	525
Dues & Subscriptions	175
Trustee Fees	7,000
Continuing Disclosure Fee	1,000
Website Management	2,000
Administrative Contingency	200
Total Administrative Expenditures	**$ 89,332**
Maintenance Expenditures	
Annual Engineer's Report/Inspections	2,300
Field Operations Management	1,200
Lawn & Landscape Maintenance - HOA Contribution	26,000
Irrigation System Maintenance/Upkeep	2,000
Irrigation System - Water	5,000
Roadway/Drainage System Maintenance/Upkeep	7,000
Common Driveway Maintenance/Upkeep	10,000
Fountain Maintenance/Upkeep	5,000
FP&L Power/Utility	13,000
Lake - Aquatic Maintenance	4,200
Miscellaneous Maintenance	11,100
Total Maintenance Expenditures	**$ 86,800**
TOTAL EXPENDITURES	**$ 176,132**
REVENUES LESS EXPENDITURES	**$ 1,080,290**
Bond Payments (2016)	(654,105)
Bond Payments (2019)	(374,614)
BALANCE	**$ 51,571**
County Appraiser & Tax Collector Fee	(24,910)
Discounts For Early Payments	(49,821)
EXCESS/ (SHORTFALL)	**$ (23,160)**
Carryover Funds From Prior Year	23,160
NET EXCESS/ (SHORTFALL)	**$ -**

DETAILED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
Administrative Assessments	86,606	82,451	83,459	Expenditures Less Interest & Cost Share/.94
Maintenance Assessments	66,596	68,723	67,702	Expenditures Less Carryover/.94
Debt Assessments (2016)	695,856	695,856	695,856	Bond Payments/.94
Debt Assessments (2019)	400,000	400,000	398,525	Bond Payments/.94
Other Revenues - Cost Share	9,800	9,800	9,800	Cost Share Revenue
Interest Income	14,247	720	1,080	Interest Projected At $90 Per Month
TOTAL REVENUES	**$ 1,273,105**	**$ 1,257,550**	**$ 1,256,422**	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	2,400	4,000	4,000	Supervisor Fees
Payroll Taxes	183	306	306	Supervisor Fees * 7.65%
Management	33,960	34,968	35,976	CPI Adjustment
Legal	9,675	12,000	12,000	No Change From 2024/2025 Budget
Assessment Roll	7,800	7,800	7,800	No Change From 2024/2025 Budget
Audit Fees	5,000	5,200	5,400	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fee	1,300	1,300	1,300	No Change From 2024/2025 Budget
Insurance	7,428	8,000	8,200	Fiscal Year 2024/2025 Expenditure Was $7,726
Legal Advertisements	1,930	2,200	2,200	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	661	900	850	$50 Decrease From 2024/2025 Budget
Postage	157	425	400	$25 Decrease From 2024/2025 Budget
Office Supplies	422	550	525	$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	7,000	7,000	7,000	No Change From 2024/2025 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Administrative Contingency	0	200	200	No Change From 2024/2025 Budget
Total Administrative Expenditures	**$ 81,091**	**$ 88,024**	**$ 89,332**	
Maintenance Expenditures				
Annual Engineer's Report/Inspections	2,200	2,300	2,300	No Change From 2024/2025 Budget
Field Operations Management	1,200	1,200	1,200	No Change From 2024/2025 Budget
Lawn & Landscape Maintenance - HOA Contribution	9,365	26,000	26,000	No Change From 2024/2025 Budget
Irrigation System Maintenance/Upkeep	0	2,000	2,000	No Change From 2024/2025 Budget
Irrigation System - Water	0	5,000	5,000	No Change From 2024/2025 Budget
Roadway/Drainage System Maintenance/Upkeep	0	7,000	7,000	No Change From 2024/2025 Budget
Common Driveway Maintenance/Upkeep	4,015	10,000	10,000	No Change From 2024/2025 Budget
Fountain Maintenance/Upkeep	0	5,000	5,000	No Change From 2024/2025 Budget
FP&L Power/Utility	12,651	13,000	13,000	No Change From 2024/2025 Budget
Lake - Aquatic Maintenance	3,630	4,200	4,200	No Change From 2024/2025 Budget
Miscellaneous Maintenance	1,071	11,100	11,100	No Change From 2024/2025 Budget
Total Maintenance Expenditures	**$ 34,132**	**$ 86,800**	**$ 86,800**	
TOTAL EXPENDITURES	**$ 115,223**	**$ 174,824**	**$ 176,132**	
REVENUES LESS EXPENDITURES	**$ 1,157,882**	**$ 1,082,726**	**$ 1,080,290**	
Bond Payments (2016)	(661,549)	(654,105)	(654,105)	2026 P & I Payments Less Earned Interest
Bond Payments (2019)	(381,605)	(376,000)	(374,614)	2026 P & I Payments Less Earned Interest
BALANCE	**$ 114,728**	**$ 52,621**	**$ 51,571**	
County Appraiser & Tax Collector Fee	(11,996)	(24,940)	(24,910)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(47,981)	(49,881)	(49,821)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	**$ 54,751**	**$ (22,200)**	**$ (23,160)**	
Carryover Funds From Prior Year	0	22,200	23,160	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	**$ 54,751**	**$ -**	**$ -**	

DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2016)

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
Interest Income	37,656	500	1,200	Projected Interest For 2025/2026
NAV Tax Collection	661,549	654,105	654,105	Maximum Debt Service Collection
Total Revenues	**$ 699,205**	**$ 654,605**	**$ 655,305**	
EXPENDITURES				
Principal Payments	230,000	235,000	245,000	Principal Payment Due In 2026
Interest Payments	432,375	416,963	406,163	Interest Payments Due In 2026
Bond Redemption	0	2,642	4,142	Estimated Excess Debt Collections
Total Expenditures	**$ 662,375**	**$ 654,605**	**$ 655,305**	
Excess/ (Shortfall)	**$ 36,830**	**$ -**	**$ -**	

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		
Par Amount As Of 1/1/25 =	$8,775,000		

DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2019)

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
Interest Income	24,329	500	1,200	Projected Interest For 2025/2026
NAV Tax Collection	381,605	376,000	374,614	Maximum Debt Service Collection
Total Revenues	**$ 405,934**	**$ 376,500**	**$ 375,814**	
EXPENDITURES				
Principal Payments	115,000	120,000	125,000	Principal Payment Due In 2026
Interest Payments	262,469	255,900	249,500	Interest Payments Due In 2026
Bond Redemption	0	600	1,314	Estimated Excess Debt Collections
Total Expenditures	**$ 377,469**	**$ 376,500**	**$ 375,814**	
Excess/ (Shortfall)	**$ 28,465**	**$ -**	**$ -**	

Series 2019 Bond Information

Original Par Amount =	$5,915,000	Annual Principal Payments Due =	June 15th
Interest Rate =	3.5% - 5.00%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	February 2019		
Maturity Date =	June 2049		
Par Amount As Of 1/1/25 =	$5,385,000		

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	**Fiscal Year 2025/2026 Projected Assessment***
Original Units				
Administrative For Single Family Units	$ 86.40	$ 82.47	$ 80.37	**$ 81.35**
Maintenance For Single Family Units	$ 61.09	$ 64.91	$ 66.99	**$ 66.00**
Debt For Single Family Units	$ 1,053.00	$ 1,053.00	$ 1,053.00	**$ 1,053.00**
Total For Single Family Units	**$ 1,200.49**	**$ 1,200.38**	**$ 1,200.36**	**$ 1,200.35**
Administrative For Townhome Units	$ 86.40	$ 82.47	$ 80.37	**$ 81.35**
Maintenance For Townhome Units	$ 61.09	$ 64.91	$ 66.99	**$ 66.00**
Debt For Townhomes Units	$ 948.00	$ 948.00	$ 948.00	**$ 948.00**
Total For Townhomes Units	**$ 1,095.49**	**$ 1,095.38**	**$ 1,095.36**	**$ 1,095.35**
Administrative For Villa Units	$ 86.40	$ 82.47	$ 80.37	**$ 81.35**
Maintenance For Villa Units	$ 61.09	$ 64.91	$ 66.99	**$ 66.00**
Debt For Villa Units	$ 843.00	$ 843.00	$ 843.00	**$ 843.00**
Total For Villa Units	**$ 990.49**	**$ 990.38**	**$ 990.36**	**$ 990.35**
Expansion Area Units				
Administrative For Townhome Units	$ 86.40	$ 82.47	$ 80.37	**$ 81.35**
Maintenance For Townhome Units	$ 61.09	$ 64.91	$ 66.99	**$ 66.00**
Debt For Townhomes Units	$ 1,474.47	$ 1,474.47	$ 1,474.47	**$ 1,474.47**
Total For Townhomes Units	**$ 1,621.96**	**$ 1,621.85**	**$ 1,621.83**	**$ 1,621.82**
Administrative For Villa Units	$ 86.40	$ 82.47	$ 80.37	**$ 81.35**
Maintenance For Villa Units	$ 61.09	$ 64.91	$ 66.99	**$ 66.00**
Debt For Villa Units	$ 1,369.15	$ 1,369.15	$ 1,369.15	**$ 1,369.15**
Total For Villa Units	**$ 1,516.64**	**$ 1,516.53**	**$ 1,516.51**	**$ 1,516.50**

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Original Units	
Single Family Units	181
Townhomes Units	309
Villa Units	253
Total Units	743

Total Units	
Original Units	743
Expansion Area Units	283
Total Units	1,026

Expansion Area Units	
Townhomes Units	119
Villa Units	164
Total Units	283

Townhomes (Original Units) Information	
Total Units	309
Prepayments	1
Billed For Debt	308

Townhomes (Expansion Information)

Total Units: 119

Prepayments: 1

Billed For Debt: 118