Coco Palms
Community Development District

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

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

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Administrative Assessments	83,459	**84,810**	84,810
Maintenance Assessments	67,702	**67,818**	67,818
Debt Assessments (2016)	695,856	**696,328**	696,328
Debt Assessments (2019)	398,525	**398,828**	398,828
Other Revenues (Aldi, Orion, Wawa Cost Share)	9,800	**10,329**	10,329
Interest Income	1,080	**9,500**	9,381
TOTAL REVENUES	**$ 1,256,422**	**$ 1,267,613**	**$ 1,267,494**
EXPENDITURES			
Supervisor Fees	4,000	**3,800**	3,800
Payroll Taxes	306	**291**	291
Management	35,976	**35,976**	35,976
Legal	12,000	**9,000**	7,680
Assessment Roll	7,800	**7,800**	7,800
Audit Fees	5,400	**5,400**	5,400
Arbitrage Rebate Fee	1,300	**1,300**	1,300
Insurance	8,200	**8,190**	8,190
Legal Advertisements	2,200	**3,200**	2,167
Miscellaneous	850	**950**	859
Postage	400	**100**	87
Office Supplies	525	**275**	243
Dues & Subscriptions	175	**175**	175
Trustee Fees	7,000	**7,000**	7,000
Continuing Disclosure Fee	1,000	**700**	700
Website Management	2,000	**2,000**	2,000
Administrative Contingency	200	**200**	0
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 89,332**	**$ 86,357**	**$ 83,668**
MAINTENANCE EXPENDITURES			
Annual Engineer's Report/Inspections	2,300	**2,800**	2,800
Field Operations Management	1,200	**1,200**	1,200
Lawn & Landscape Tract Maintenance	26,000	**70,000**	66,265
Irrigation System Maintenance/Upkeep	2,000	**500**	0
Irrigation System - Water	5,000	**500**	0
Roadway/Drainage System Maintenance/Upkeep	7,000	**1,000**	0
Common Driveway Maintenance/Upkeep	10,000	**1,000**	0
Fountain Maintenance/Upkeep	5,000	**12,500**	10,329
FP&L Power/Utility	13,000	**13,137**	13,137
Lake - Aquatic Maintenance	4,200	**4,000**	3,531
Miscellaneous Maintenance	11,100	**11,000**	10,033
Entrance Feature Maintenance (Pressure Cleaning, Etc.)	0	**10,000**	8,260
TOTAL MAINTENANCE EXPENDITURES	**$ 86,800**	**$ 127,637**	**$ 115,555**
TOTAL EXPENDITURES	**$ 176,132**	**$ 213,994**	**$ 199,223**
REVENUES LESS EXPENDITURES	**$ 1,080,290**	**$ 1,053,619**	**$ 1,068,271**
Bond Payments - 2016	(654,105)	**(663,077)**	(663,077)
Bond Payments - 2019	(374,614)	**(379,783)**	(379,783)
BALANCE	**$ 51,571**	**$ 10,759**	**$ 25,411**
County Appraiser & Tax Collector Fee	(24,910)	**(11,989)**	(11,989)
Discounts For Early Payments	(49,821)	**(47,525)**	(47,525)
EXCESS/ (SHORTFALL)	**$ (23,160)**	**$ (48,755)**	**$ (34,103)**
Carryover From Prior Year	**23,160**	**23,160**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ (25,595)**	**$ (34,103)**

FUND BALANCE AS OF 9/30/25	$205,284
FY 2025/2026 ACTIVITY	($48,755)
FUND BALANCE AS OF 9/30/26	$156,529

Notes

Carryover from prior year of $23,160 was used to reduce Fiscal Year 2025/2026 Assessments.
$24,360 of Fund Balance to be used to reduce 2026/2027 Assessments.

AMENDED FINAL BUDGET

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,200	**26,500**	26,396
NAV Tax Collection	654,105	**663,077**	663,077
Total Revenues	**$ 655,305**	**$ 689,577**	**$ 689,473**
EXPENDITURES			
Principal Payments	245,000	**245,000**	245,000
Interest Payments	406,163	**411,425**	411,425
Bond Redemption	4,142	**0**	0
Total Expenditures	**$ 655,305**	**$ 656,425**	**$ 656,425**
Excess/ (Shortfall)	**$ -**	**$ 33,152**	**$ 33,048**

FUND BALANCE AS OF 9/30/25	$757,726
FY 2025/2026 ACTIVITY	$33,152
FUND BALANCE AS OF 9/30/26	$790,878

Notes

Reserve Fund Balance = $381,951*. Revenue Fund Balance = $408,927*

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $200,200.

* Approximate Amounts

Series 2016 Bond Information

Original Par Amount =	$10,355,000	Annual Principal Payments Due:
Interest Rate =	3.75% - 5.00%	May 1st
Issue Date =	March 2016	Annual Interest Payments Due:
Maturity Date =	May 2046	May 1st & November 1st
Par Amount As Of 9/30/26 =	$8,295,000	

AMENDED FINAL BUDGET

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2019
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,200	**17,300**	17,223
NAV Assessment Collection	374,614	**379,783**	379,783
Prepaid Bond Collection (2019)	0	**17,589**	17,589
Total Revenues	**$ 375,814**	**$ 414,672**	**$ 414,595**
EXPENDITURES			
Principal Payments	125,000	**125,000**	125,000
Interest Payments	249,500	**252,563**	252,563
Bond Redemption	1,314	**15,000**	15,000
Total Expenditures	**$ 375,814**	**$ 392,563**	**$ 392,563**
Excess/ (Shortfall)	**$ -**	**$ 22,109**	**$ 22,032**

FUND BALANCE AS OF 9/30/25	$448,657
FY 2025/2026 ACTIVITY	$22,109
FUND BALANCE AS OF 9/30/26	$470,766

Notes
Reserve Fund Balance = $189,684*. Revenue Fund Balance = $281,082*
Revenue Fund To Be Used To Make 12/15/2026 Interest Payment Of $123,781.
* Approximate Amounts

Series 2019 Bond Information

Original Par Amount =	$5,915,000	Annual Principal Payments Due:
Interest Rate =	3.5% - 5.0%	June 15th
Issue Date =	February 2019	Annual Interest Payments Due:
Maturity Date =	June 2049	June 15th & December 15th
Par Amount As Of 9/30/26 =	$5,105,000	