



**COCO PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
&
PUBLIC HEARING SESSIONS
JULY 17, 2019
10:15 A.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
730 NW 107th Avenue,
Third Floor, Suite 300 Meeting Room
Miami, Florida 33172
REGULAR BOARD MEETING & PUBLIC HEARING SESSIONS
July 17, 2019
10:15 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 15, 2019 Regular Board Meeting.....Page 2
- G. **Public Hearing Sessions**
 - Public Hearing A**
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comment on Fiscal Year 2019/2020 Final Budget and Assessments
 - Public Hearing B**
 - 3. Receive Public Comment on Levying Assessments (1st Time) on Expansion Area Property Owners for Collection by County Tax Collector on Annual Real Estate Property Tax Bill
 - 4. Consider Resolution No. 2019-04 – Adopting a Fiscal Year 2019/2020 Final Budget.....Page 8
- H. Old Business
 - 1. Staff Report: As Required
- I. New Business
 - 1. Consider Resolution No. 2019-05 – Adopting a FY 2019/2020 Regular Meeting Schedule.....Page 16
- J. Administrative & Operational Matters
 - 1. Consider Two-Year Renewal Option – Audit Reports FY 9/30/2019 & 9/30/2020.....Page 18
 - 2. Staff Report: As Required
- K. Board Member & Staff Closing Comments
- L. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared CHRISTINA RAVIX, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

10/05/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

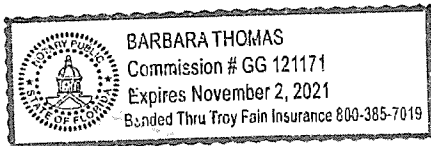
C. Ramil

Sworn to and subscribed before me this
5 day of OCTOBER, A.D. 2018

Barbara Thomas

(SEAL)

CHRISTINA RAVIX personally known to me



COCO PALMS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Coco Palms Community Development District (the "District") will hold Regular Meetings at Lannar Homes, LLC, located at 730 NW 107th Avenue, 3rd Floor, Suite 300 Meeting Room, Miami, Florida 33172 at 10:15 a.m. on the following dates:

October 17, 2018
November 6, 2018
November 21, 2018
November 26, 2018
December 19, 2018
January 16, 2019
February 20, 2019
March 20, 2019
April 17, 2019
May 15, 2019
June 19, 2019
July 17, 2019
August 21, 2019
September 18, 2019

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be canceled from time to time with no advertised notice.

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

www.cocopalmsccd.org

10/5

18-#8/0000351206M

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 15, 2019**

A. CALL TO ORDER

District Manager Neil Kalin called the May 15, 2019, Regular Board Meeting of the Coco Palms Community Development District to order at 11:52 a.m. in the Suite 300 Meeting Room located at 730 NW 107th Avenue, Miami, Florida 33172.

B. PROOF OF PUBLICATION

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 5, 2018, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Vice Chairperson Teresa Baluja and Supervisors Raisa Krause and Carmen Herrera.

Staff in attendance included: District Managers Neil Kalin and Nancy Nguyen of Special District Services, Inc.; and District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. CONSIDER RESIGNATIONS AND APPOINTMENTS

This item was deleted from the agenda.

E. ADMINISTER OATHS OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

This item was deleted from the agenda.

F. ELECTION OF OFFICERS

This item was deleted from the agenda.

G. ADDITIONS OR DELETIONS TO THE AGENDA

Please see deletions above and below.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

I. APPROVAL OF MINUTES

1. April 17, 2019, Regular Board Meeting

Mr. Kalin presented the April 17, 2019, Regular Board Meeting minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Ms. Baluja, seconded by Ms. Carmen Herrera and unanimously passed to approve the April 17, 2019, Regular Board Meeting minutes, *as presented*.

J. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

K. NEW BUSINESS

1. Discussion Regarding Clubhouse Acquisition and Financing Plan

Mr. Kalin advised that he had received news from the Artesa Community Association (the “Association”) that the Association had decided to proceed with bank financing in order to purchase the community club, therefore, the Association will not require assistance from the District with regard to acquiring the club facility.

2. Consider Resolution No. 2019-03 – Adopting a Fiscal Year 2019/2020 Proposed Budget

Resolution No. 2019-03 was presented, entitled:

RESOLUTION NO. 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; AND PROVIDING AN EFFECTIVE DATE.

Mr. Kalin read the title of the resolution into the record. The Board was then advised that as part of adopting the Fiscal Year 2019/2020 Proposed Budget, they must also set the public hearing date to adopt the final budget and assessment roll. As a result of the decision by the Association referenced above under New Business Item K-1, Mr. Kalin provided a revised Fiscal Year 2019/2020 Proposed Budget that did not include the Club component. Mr. Kalin stated that since removing the Club component (lying within the original boundaries) from the proposed Fiscal Year 2019/2020 Budget, overall assessments were not increasing; therefore, letters to the property owners would not be required. In addition, since the Expansion Area property owners will be assessed on the 2019 Tax Roll for the *first time*, letters to those property owners (within the Expansion Area) would be required. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Carmen Herrera and passed unanimously to approve and adopt Resolution No. 2019-03, *as amended (without Club component O&M and Debt Service)*; setting the Public Hearing for July 17, 2019, at 10:15 a.m. in the Third Floor Meeting Room of Lennar Homes, LLC located at 730 NW 107th Avenue, Suite 300, Miami, Florida 33172; and further authorizes the publication of the public hearing, as required by law.

3. Consider Engineer’s Report – 2019 Club Project

4. Consider Master Methodology Report – 2019 Club Project

5. Consider Resolution No. 2019-04 – Authorizing Bond Resolution

6. Consider Resolution No. 2019-05 – Declaring the Levy of Special Assessments

7. Consider Resolution No. 2019-06 – Setting a Public Hearing to Levy, Collect and Enforce Special Assessments

New Business Items 3 through 7 were deleted from the agenda.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Consider Greenberg Traurig Proposal Regarding Special Assessment Bonds, Series 2019

This item was deleted from the agenda.

2. Staff Report: As Required

There was no Staff Report at this time.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

It was noted that the next meeting was scheduled for July 17, 2019, unless an emergency were to arise.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Baluja, seconded by Ms. Carmen Herrera and passed unanimously to adjourn the Regular Board Meeting at 12:00 p.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
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Miami, Miami-Dade County, Florida

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARINGS AND REGULAR BOARD MEETING OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT - JUL. 17, 2019

in the XXXX Court,
was published in said newspaper in the issues of

06/26/2019 07/03/2019

SEE ATTACHED

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

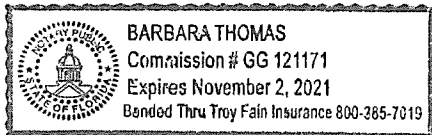
Guillermo Garcia

Sworn to and subscribed before me this
3 day of JULY, A.D. 2019

Barbara Thomas

(SEAL)

GUILLERMO GARCIA personally known to me



**NOTICE OF PUBLIC HEARINGS
AND
REGULAR BOARD MEETING OF THE
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors (the "Board") of the Coco Palms Community Development District (the "District") will hold two Public Hearings (Public Hearing A and Public Hearing B) and a Regular Board Meeting on July 17, 2019, at 10:15 a.m., or as soon thereafter as can be heard, at Lentrar Homes, LLC located at 730 NW 107th Avenue, 3rd Floor, Suite 300 Meeting Room, Miami, Florida 33172.

The purpose of Public Hearing A is to receive public comment on the District's Fiscal Year 2019/2020 Proposed Final Budget and Non-Ad Valorem Assessment Roll.

The purpose of Public Hearing B is to receive public comment on the District's levying, for the first time, of Non-Ad Valorem Assessments for collection by the Miami-Dade County Tax Collector. The Non-Ad Valorem Assessments will be levied on the Expansion Area lands located within the District (see geographic depiction below of the property subject to assessments), and will commence on October 1, 2019, and be collected on the annual real estate tax bill starting in November, 2019. Affected property owners have the right to appear at the public hearing and the right to file written objections within 20 days of the publication of this notice.

A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the hearings and/or meeting. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

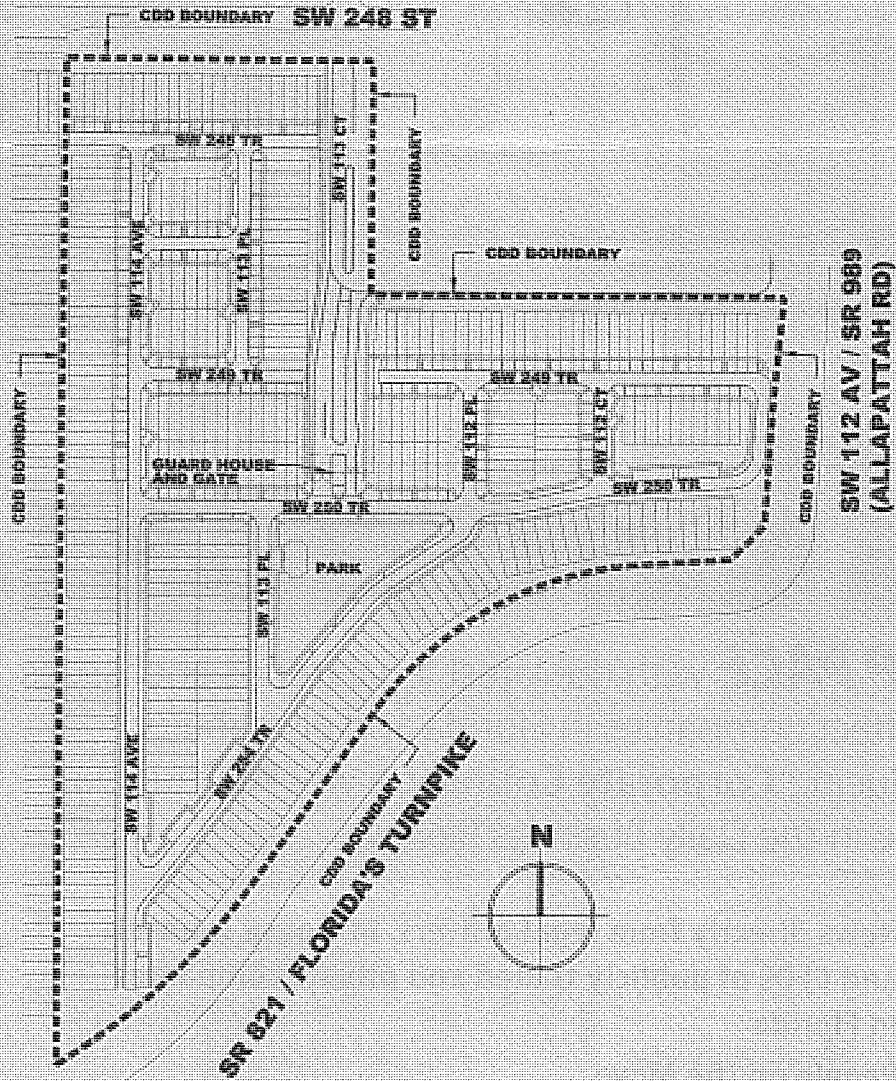
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (305) 777-0761 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at these Public Hearings and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
EXPANSION AREA - 24.96 ACRES

BOUNDARY DEPICTION MAP



Coco Palms Community Development District

www.cocopalmscdd.org

8/26/7/3

19-12/0000408761M

3/3

RESOLUTION NO. 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2019/2020 FINAL BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Coco Palms Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2019/2020 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2019/2020 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary and/or Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 17th day of July, 2019.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Coco Palms
Community Development District

**Final Budget For
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020**

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- IV DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2019)
- V ASSESSMENT COMPARISON

FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2019/2020 BUDGET
REVENUES	
Administrative Assessments	84,773
Maintenance Assessments	66,723
Debt Assessments (2016)	696,804
Debt Assessments (2019)	400,000
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 1,248,540
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	30,876
Legal	12,000
Assessment Roll	7,800
Audit Fees	4,400
Arbitrage Rebate Fee	1,300
Insurance	6,900
Legal Advertisements	1,300
Miscellaneous	1,500
Postage	675
Office Supplies	800
Dues & Subscriptions	175
Trustee Fees	7,000
Continuing Disclosure Fee	2,000
Website Management	2,000
Administrative Contingency	1,200
Total Administrative Expenditures	\$ 79,926
Maintenance Expenditures	
Annual Engineer's Report/Inspections	1,800
Field Operations Management	1,200
Lawn & Landscape Tract Maintenance	5,000
Entrance Feature Maintenance	3,600
Irrigation System Maintenance/Upkeep	2,400
Roadway/Drainage System Maintenance/Upkeep	3,600
Common Driveway Maintenance/Upkeep	19,620
Fountain Maintenance/Upkeep	4,000
FP&L Power/Utility	6,000
Lake - Aquatic Maintenance	4,200
Miscellaneous Maintenance	11,300
Total Maintenance Expenditures	\$ 62,720
TOTAL EXPENDITURES	\$ 142,646
REVENUES LESS EXPENDITURES	\$ 1,105,894
Bond Payments (2016)	(654,996)
Bond Payments (2019)	(376,000)
BALANCE	\$ 74,898
County Appraiser & Tax Collector Fee	(24,966)
Discounts For Early Payments	(49,932)
EXCESS/ (SHORTFALL)	\$ -
Carryover Funds From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	75,887	74,784	84,773	Expenditures Less Interest/.94
Maintenance Assessments	37,553	37,553	66,723	Expenditures Less Carryover/.94
Debt Assessments (2016)	696,804	696,804	696,804	Bond Payments/.94
Debt Assessments (2019)	0	0	400,000	Bond Payments/.94
Other Revenues	918	0	0	
Interest Income	450	240	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 811,612	\$ 809,381	\$ 1,248,540	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	29,700	30,312	30,876	CPI Adjustment
Legal	8,314	12,000	12,000	No Change From 2018/2019 Budget
Assessment Roll	7,500	7,500	7,800	As Per Contract Plus Expansion Area
Audit Fees	3,300	3,400	4,400	Increased Due To Second Bond Issue
Arbitrage Rebate Fee	650	650	1,300	Increased Due To Second Bond Issue
Insurance	5,610	6,200	6,900	Insurance Estimate
Legal Advertisements	2,274	1,300	1,300	No Change From 2018/2019 Budget
Miscellaneous	125	1,500	1,500	No Change From 2018/2019 Budget
Postage	199	700	675	\$25 Decrease From 2018/2019 Budget
Office Supplies	631	800	800	No Change From 2018/2019 Budget
Dues & Subscriptions	175	175	175	No Change From 2018/2019 Budget
Trustee Fees	3,500	3,500	7,000	Increased Due To Second Bond Issue
Continuing Disclosure Fee	1,000	1,000	2,000	Increased Due To Second Bond Issue
Website Management	1,500	1,500	2,000	\$500 Increase From 2018/2019 Budget
Administrative Contingency	0	0	1,200	Administrative Contingency
Total Administrative Expenditures	\$ 64,478	\$ 70,537	\$ 79,926	
Maintenance Expenditures				
Annual Engineer's Report/Inspections	1,379	2,200	1,800	\$400 Decrease From 2018/2019 Budget
Field Operations Management	0	0	1,200	Field Operations Management
Lawn & Landscape Tract Maintenance	0	5,000	5,000	No Change From 2018/2019 Budget
Entrance Feature Maintenance	0	3,600	3,600	No Change From 2018/2019 Budget
Irrigation System Maintenance/Upkeep	0	2,400	2,400	No Change From 2018/2019 Budget
Roadway/Drainage System Maintenance/Upkeep	0	3,600	3,600	No Change From 2018/2019 Budget
Common Driveway Maintenance/Upkeep	0	19,620	19,620	No Change From 2018/2019 Budget
Fountain Maintenance/Upkeep	0	4,000	4,000	No Change From 2018/2019 Budget
FP&L Power/Utility	0	6,000	6,000	No Change From 2018/2019 Budget
Lake - Aquatic Maintenance	6,273	3,600	4,200	\$600 Increase From 2018/2019 Budget
Miscellaneous Maintenance	0	4,900	11,300	\$6,400 Increase From 2018/2019 Budget
Total Maintenance Expenditures	\$ 7,652	\$ 54,920	\$ 62,720	
TOTAL EXPENDITURES	\$ 72,130	\$ 125,457	\$ 142,646	
REVENUES LESS EXPENDITURES	\$ 739,482	\$ 683,924	\$ 1,105,894	
Bond Payments (2016)	(663,591)	(654,996)	(654,996)	2020 P & I Payments Less Earned Interest
Bond Payments (2019)	0	0	(376,000)	2020 P & I Payments Less Earned Interest
BALANCE	\$ 75,891	\$ 28,928	\$ 74,898	
County Appraiser & Tax Collector Fee	(7,781)	(16,182)	(24,966)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(30,804)	(32,366)	(49,932)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 37,306	\$ (19,620)	\$ -	
Carryover Funds From Prior Year	0	19,620	0	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 37,306	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2016)
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Interest Income	8,569	500	500	Projected Interest For 2019/2020
NAV Tax Collection	663,591	654,996	654,996	Maximum Debt Service Collection
Total Revenues	\$ 672,160	\$ 655,496	\$ 655,496	
EXPENDITURES				
Principal Payments	175,000	185,000	190,000	Principal Payment Due In 2020
Interest Payments	478,363	468,331	461,300	Interest Payments Due In 2020
Bond Redemption	0	2,165	4,196	Estimated Excess Debt Collections
Total Expenditures	\$ 653,363	\$ 655,496	\$ 655,496	
Excess/ (Shortfall)	\$ 18,797	\$ -	\$ -	

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 1/1/19 =	\$10,010,000		

DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2019)
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	0	Projected Interest For 2019/2020
Payment By Developer	0	0	0	
NAV Tax Collection	0	0	376,000	Maximum Debt Service Collection
Total Revenues	\$ -	\$ -	\$ 376,000	
EXPENDITURES				
Principal Payments	0	0	100,000	Principal Payment Due In 2020
Interest Payments	0	0	275,638	Interest Payments Due In 2020
Bond Redemption	0	0	362	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 376,000	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Note: December 2019 Interest Payment To Be Developer Funded.

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 3/1/19 =	\$5,915,000		

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Projected Assessment*
<u>Original Units</u>				
Administrative For Single Family Units	\$ 101.11	\$ 100.93	\$ 100.66	\$ 82.63
Maintenance For Single Family Units	\$ 50.54	\$ 50.54	\$ 50.54	\$ 65.04
<u>Debt For Single Family Units</u>	<u>\$ 1,053.00</u>	<u>\$ 1,053.00</u>	<u>\$ 1,053.00</u>	<u>\$ 1,053.00</u>
Total For Single Family Units	\$ 1,204.65	\$ 1,204.47	\$ 1,204.20	\$ 1,200.67
Administrative For Townhome Units	\$ 101.11	\$ 100.93	\$ 100.66	\$ 82.63
Maintenance For Townhome Units	\$ 50.54	\$ 50.54	\$ 50.54	\$ 65.04
<u>Debt For Townhomes Units</u>	<u>\$ 948.00</u>	<u>\$ 948.00</u>	<u>\$ 948.00</u>	<u>\$ 948.00</u>
Total For Townhomes Units	\$ 1,099.65	\$ 1,099.47	\$ 1,099.20	\$ 1,095.67
Administrative For Villa Units	\$ 101.11	\$ 100.93	\$ 100.66	\$ 82.63
Maintenance For Villa Units	\$ 50.54	\$ 50.54	\$ 50.54	\$ 65.04
<u>Debt For Villa Units</u>	<u>\$ 843.00</u>	<u>\$ 843.00</u>	<u>\$ 843.00</u>	<u>\$ 843.00</u>
Total For Villa Units	\$ 994.65	\$ 994.47	\$ 994.20	\$ 990.67
<u>Expansion Area Units</u>				
Administrative For Townhome Units	\$ -	\$ -	\$ -	\$ 82.63
Maintenance For Townhome Units	\$ -	\$ -	\$ -	\$ 65.04
<u>Debt For Townhomes Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,474.47</u>
Total For Townhomes Units	\$ -	\$ -	\$ -	\$ 1,622.14
Administrative For Villa Units	\$ -	\$ -	\$ -	\$ 82.63
Maintenance For Villa Units	\$ -	\$ -	\$ -	\$ 65.04
<u>Debt For Villa Units</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,369.15</u>
Total For Villa Units	\$ -	\$ -	\$ -	\$ 1,516.82

* Assessments Include the Following :

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

Community Information:

<u>Original Units</u>		<u>Total Units</u>	
Single Family Units	181	Original Units	743
Townhomes Units	309	<u>Expansion Area Units</u>	<u>283</u>
<u>Villa Units</u>	<u>253</u>	Total Units	1,026
Total Units	743		
<u>Expansion Area Units</u>			
Townhomes Units	119		
<u>Villa Units</u>	<u>164</u>		
Total Units	283		

RESOLUTION NO. 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2019/2020 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Coco Palms Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2019/2020; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2019/2020 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2019/2020 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 17th day of July, 2019.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the **Coco Palms Community Development District** (the “District”) will hold Regular Meetings at Lennar Homes, LLC, located at 730 NW 107th Avenue, 3rd Floor, Suite 300 Meeting Room, Miami, Florida 33172 at **10:15 a.m.** on the following dates:

**October 16, 2019
November 20, 2019
December 18, 2019
January 15, 2020
February 19, 2020
March 18, 2020
April 15, 2020
May 20, 2020
June 17, 2020
July 15, 2020
August 19, 2020
September 23, 2020**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

www.cocopalmscdd.org

PUBLISH: MIAMI DAILY BUSINESS REVIEW XX/XX/19