

Coco Palms
Community Development District

**Amended Final Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

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AMENDED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
REVENUES			
Administrative Assessments	74,784	75,834	75,834
Maintenance Assessments	37,553	37,553	37,553
Debt Assessments	696,804	696,804	696,804
Other Revenues	0	16,523	16,523
Interest Income	240	490	480
TOTAL REVENUES	\$ 809,381	\$ 827,204	\$ 827,194
EXPENDITURES			
Supervisor Fees	0	0	0
Management	30,312	30,312	30,312
Legal	12,000	13,000	11,758
Legal - Extraordinary	0	16,311	16,311
Assessment Roll	7,500	7,500	7,500
Audit Fees	3,400	3,400	3,400
Arbitrage Rebate Fee	650	650	650
Insurance	6,200	5,000	5,000
Legal Advertisements	1,300	1,300	876
Miscellaneous	1,500	1,000	241
Postage	700	330	315
Office Supplies	800	775	745
Dues & Subscriptions	175	175	175
Trustee Fees	3,500	3,500	3,500
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	1,500	1,500	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 70,537	\$ 85,753	\$ 83,283
MAINTENANCE EXPENDITURES			
Annual Engineer's Report/Inspections/Field Ops Mgt	2,200	2,750	1,250
Lawn & Landscape Tract Maintenance	5,000	100	0
Entrance Feature Maintenance	3,600	100	0
Irrigation System Maintenance/Upkeep	2,400	100	0
Roadway/Drainage System Maintenance/Upkeep	3,600	100	0
Common Driveway Maintenance/Upkeep	19,620	100	0
Fountain Maintenance/Upkeep	4,000	100	0
FP&L Power/Utility	6,000	100	0
Lake - Aquatic Maintenance	3,600	3,600	2,976
Miscellaneous Maintenance	4,900	1,000	0
TOTAL MAINTENANCE EXPENDITURES	\$ 54,920	\$ 8,050	\$ 4,226
TOTAL EXPENDITURES	\$ 125,457	\$ 93,803	\$ 87,509
REVENUES LESS EXPENDITURES	\$ 683,924	\$ 733,401	\$ 739,685
Bond Payments - 2016	(654,996)	(664,026)	(664,026)
BALANCE	\$ 28,928	\$ 69,375	\$ 75,659
County Appraiser & Tax Collector Fee	(16,182)	(7,794)	(7,794)
Discounts For Early Payments	(32,366)	(30,273)	(30,273)
EXCESS/ (SHORTFALL)	\$ (19,620)	\$ 31,308	\$ 37,592
Carryover From Prior Year	19,620	19,620	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 50,928	\$ 37,592

FUND BALANCE AS OF 9/30/18	
FY 2018/2019 ACTIVITY	
FUND BALANCE AS OF 9/30/19	

\$88,513
\$31,308
\$119,821

Note
\$19,620 Of Fund Balance Used To Reduce 2018/2019 Assessments.

AMENDED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
REVENUES			
Interest Income	500	13,850	13,800
NAV Tax Collection	654,996	664,026	664,026
Total Revenues	\$ 655,496	\$ 677,876	\$ 677,826
EXPENDITURES			
Principal Payments	185,000	185,000	185,000
Interest Payments	468,331	471,800	471,800
Bond Redemption	2,165	0	0
Transfer To Construction Fund	0	11,000	9,763
Total Expenditures	\$ 655,496	\$ 667,800	\$ 666,563
Excess/ (Shortfall)	\$ -	\$ 10,076	\$ 11,263

FUND BALANCE AS OF 9/30/18	\$601,104
FY 2018/2019 ACTIVITY	\$10,076
FUND BALANCE AS OF 9/30/19	\$611,180

Notes

Reserve Fund Balance = \$330,516*. Revenue Fund Balance = \$280,664*

Revenue Fund Balance To Be Used To Make 11/1/2019 Interest Payment Of \$232,431.

* 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 9/30/19 =	\$9,825,000	

AMENDED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2019
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
REVENUES			
Interest Income	0	2,375	2,371
NAV Assessment Collection	0	0	0
Debt Service Fund Bond Proceeds	0	275,839	275,839
Payment By Developer	0	0	0
Total Revenues	\$ -	\$ 278,214	\$ 278,210
EXPENDITURES			
Principal Payments	0	0	0
Interest Payments	0	87,840	87,840
Bond Redemption	0	0	0
Total Expenditures	\$ -	\$ 87,840	\$ 87,840

FUND BALANCE AS OF 9/30/18	\$0
FY 2018/2019 ACTIVITY	\$190,374
FUND BALANCE AS OF 9/30/19	\$190,374

Notes

Reserve Fund Balance = \$189,772*. Interest Fund Balance = \$602*
Developer Funding Fund Balance To Used To Make 12/15/2019 Interest Payment
Of \$138,694.
Capital Projects Fund Proceeds = \$5,348,978*
Fiscal Year 2018/2019 Capital Outlays = \$1,349,076*
Fiscal Year 2018/2019 Cost Of Issuance Expenditures = \$297,800*
* 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 9/30/19 =	\$5,915,000	