



**COCO PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 17, 2022
6:30 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

786.313.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
Artesa Clubhouse
11690 SW 248th Street
Homestead, FL 33032
REGULAR BOARD MEETING
August 17, 2022
6:30 p.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. June 15, 2022 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
 - 3. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 7
- H. Old Business
 - 1. Staff Report: As Required
- I. New Business
 - 1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 15
 - 2. Consider Resolution No. 2022-05 – Authorizing Electronic Approvals and Check Signers.....Page 17
- J. Administrative & Operational Matters
- K. Board Member & Staff Closing Comments
- L. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

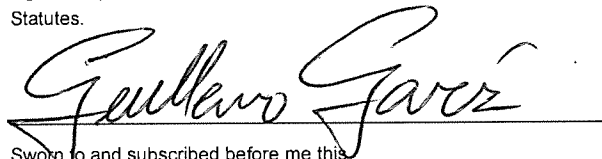
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT -
REVISED FISCAL YEAR 2020/2021 REGULAR MEETING
SCHEDULE

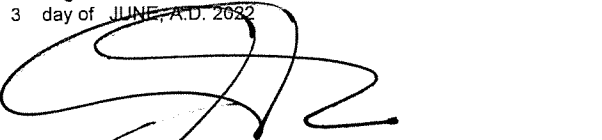
in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

06/03/2022

Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

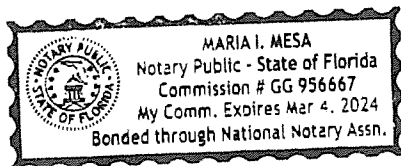


Sworn to and subscribed before me this
3 day of JUNE, A.D. 2022



(SEAL)

GUILLERMO GARCIA personally known to me



COCO PALMS COMMUNITY DEVELOPMENT DISTRICT REVISED FISCAL YEAR 2020/2021 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 5505 Blue Lagoon Drive, Miami, Florida 33216 at 10:15 a.m. on the following dates:

June 15, 2022
September 21, 2022

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 786-313-3661 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 786-313-3661 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

6/3

22-73/0000600545M

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 18, 2022**

A. CALL TO ORDER

District Manager Armando Silva called the May 18, 2022, Regular Board Meeting of the Coco Palms Community Development District to order at 10:16 a.m. in the Meeting Room at Lennar Homes, LLC, located at 5505 Blue Lagoon Drive, Miami, Florida 33216.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on June 3, 2022, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva 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 Monica Encinas and Raisa Krause.

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance included: Nilka Gomez, Miami, Florida; Seth Patterson, Miami, Florida.

D. ADDITIONS OR DELETIONS TO THE AGENDA

- I. Mr. Silva stated that he was in possession of a resignation letter from Ms. Carmen Orozco, effective June 15, 2022, and it would be in order to consider her resignation. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Encinas and passed unanimously to accept the resignation of Carmen Orozco, effective June 15, 2022.

Mr. Silva stated that due to the recent resignation, there is now a vacancy. With that said, Mr. Silva asked if there are any interested persons who would like to serve on the District's Board. Ms. Nilka Gomez, a qualified elector and a resident of the District, expressed an interest in serving on District Board. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and passed unanimously to *appoint* Ms. Nilka Gomez (Seat #5) to the unexpired 2-year term of office and said term of office will expire in November 2022.

Mr. Silva, Notary Public in the State of Florida, administered the Oath of Office to Ms. Nilka Gomez and reminded her of the responsibilities and duties as a Board Member/Elected Official, with emphasis on Government in the Sunshine, Financial Disclosure requirements and Public Records Law.

- II. Mr. Silva stated that he was in possession of a resignation letter from Ms. Raisa Krause, effective June 15, 2022, and it would be in order to consider her resignation. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Encinas and passed unanimously to accept the resignation of Raisa Krause, effective June 15, 2022.

Mr. Silva stated that due to the recent resignation, there is now a vacancy. With that said, Mr. Silva asked if there are any interested persons who would like to serve on the District's Board. Mr. Seth Patterson, a qualified elector and a resident of the District, expressed an interest in serving on District Board. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Encinas and passed unanimously to *appoint* Mr. Seth Patterson (Seat #4) to the unexpired 2-year term of office and said term of office will expire in November 2022.

Mr. Silva, Notary Public in the State of Florida, administered the Oath of Office to Mr. Seth Patterson and reminded him of the responsibilities and duties as a Board Member/Elected Official, with emphasis on Government in the Sunshine, Financial Disclosure requirements and Public Records Law.

- III. Mr. Silva stated that he was in possession of a resignation letter from Ms. Teresa Baluja, effective June 15, 2022, and it would be in order to consider her resignation. A discussion ensued after which;

A **motion** was made by Ms. Encinas, seconded by Ms. Gomez and passed unanimously to accept the resignation of Teresa, effective June 15, 2022.

Mr. Silva stated that due to the recent resignation, there is now a vacancy in Seat #2.

- IV. Mr. Silva stated that as a result of the recent changes to the District Board it would be in order to re-elect officers. The following slate of names was provided for election:

- Chairperson – Corissa Nguyen
- Vice Chairperson – Seth Patterson
- Secretary/Treasurer – Armando Silva
- Assistant Secretaries – Monica Encinas, Nilka Gomez, Nancy Nguyen and Gloria Perez

A discussion ensued after which:

A **motion** was made by Ms. Encinas, seconded by Ms. Gomez and unanimously passed electing the officers as listed and stated above.

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

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

F. APPROVAL OF MINUTES

1. October 20, 2021, Regular Board Meeting

Mr. Silva presented the October 20, 2021, 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. Gomez, seconded by Ms. Encinas and unanimously passed to approve the October 20, 2021, Regular Board Meeting minutes, *as presented*.

G. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Consider Resolution No. 2022-01– Adopting a Fiscal Year 2022/2023 Proposed Budget

Resolution No. 2022-01 was presented, entitled:

RESOLUTION NO. 2022-01

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 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title into the record and stated that no carryover amount would be required to balance the budget from the fund balance as of 9/30/2022. He further stated that since the overall assessments were not increasing over the 2021/2022 assessments, letters to property owners would not be required. In addition, Mr. Silva stated as part of Resolution No. 2022-01, the Board must set a date for the public hearing to adopt the fiscal year 2022/2023 final budget and assessment roll. Further discussion took place on the proposed budget after which;

A **motion** was made by Ms. Encinas, seconded by Ms. Gomez and passed unanimously to approve and adopt Resolution No. 2022-01, *as amended*; Adding Supervisor Compensation and Payroll Taxes to the budget; and thus setting the Public Hearing for August 17, 2022, at 6:30 p.m. in the Artesa Clubhouse located at 11690 SW 248th Street, Homestead, FL 33032; and further authorizes the publication of the notice of public hearing, as required by law.

2. Consider Resolution No. 2022-02 – Calling for Final Landowners’ Meeting

Mr. Silva presented Resolution No. 2022-02, entitled:

RESOLUTION NO. 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ORDERING AND CALLING FOR THE FINAL LANDOWNERS’ MEETING AND PUBLIC NOTICE THEREOF FOR THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT’S ELECTION OF MEMBERS TO THE BOARD OF SUPERVISORS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva gave an explanation and purpose for the resolution and provided at the meeting the Election Procedures, proxy forms and sample ballots. Furthermore, Mr. Silva stated that information related to the Landowners’ Election will be available in the District’s official records office and via email (if requested). A discussion ensued after which;

A **motion** was made by Ms. Encinas, seconded by Ms. Gomez and passed unanimously to approve and adopt Resolution No. 2022-03, *as presented* and sets the Landowners’ Meeting on November 16, 2022 at

6:30 p.m. in the Artesa Clubhouse located at 11690 SW 248th Street, Homestead, FL 33032; and authorizes publication of the Final Landowners' Meeting as required by law.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There was no Staff Report at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board member & staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Gomez, seconded by Ms. Encinas and passed unanimously to adjourn the Regular Board Meeting at 11:21 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

Miscellaneous Notices



Published in Miami Daily Business Review on July 28, 2022

Location

Miami-Dade County,

Notice Text

NOTICE OF PUBLIC HEARING 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 a Public Hearing and a Regular Board Meeting on August 17, 2022, at 6:30 p.m., or as soon thereafter as can be heard, at the Artesa Clubhouse located at 11590 SW 248th Lane, Homestead, Florida 33032.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2022/2023 Proposed Final Budget and Non-Ad Valorem Assessment Roll. 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 (786) 313-3661 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 (786) 313-3661 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.

Meetings may be cancelled from time to time without advertised notice.

Coco Palms Community Development District

www.cocopalmscdd.org

7/28 8/4 22-17/0000610370M

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2022/2023 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 2022/2023 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 2022/2023 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 August, 2022.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Coco Palms Community Development District

**Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2016)**
- IV DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2019)**
- V ASSESSMENT COMPARISON**

FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
Administrative Assessments	88,641
Maintenance Assessments	62,674
Debt Assessments (2016)	695,856
Debt Assessments (2019)	400,000
Developer Contribution - 2019 Debt	0
Other Revenues	0
Interest Income	360
TOTAL REVENUES	\$ 1,247,531
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	4,000
Payroll Taxes	306
Management	32,976
Legal	12,000
Assessment Roll	7,800
Audit Fees	4,800
Arbitrage Rebate Fee	1,300
Insurance	6,575
Legal Advertisements	900
Miscellaneous	1,100
Postage	475
Office Supplies	575
Dues & Subscriptions	175
Trustee Fees	7,000
Continuing Disclosure Fee	1,500
Website Management	2,000
Administrative Contingency	200
Total Administrative Expenditures	\$ 83,682
Maintenance Expenditures	
Annual Engineer's Report/Inspections	1,800
Field Operations Management	1,200
Lawn & Landscape Tract Maintenance	13,000
Entrance Feature Maintenance	2,000
Irrigation System Maintenance/Upkeep	2,000
Irrigation System - Water	5,000
Roadway/Drainage System Maintenance/Upkeep	5,600
Common Driveway Maintenance/Upkeep	10,000
Fountain Maintenance/Upkeep	5,000
FP&L Power/Utility	6,000
Lake - Aquatic Maintenance	4,200
Miscellaneous Maintenance	2,614
Signs	500
Total Maintenance Expenditures	\$ 58,914
TOTAL EXPENDITURES	\$ 142,596
REVENUES LESS EXPENDITURES	\$ 1,104,935
Bond Payments (2016)	(654,105)
Bond Payments (2019)	(376,000)
BALANCE	\$ 74,830
County Appraiser & Tax Collector Fee	(24,943)
Discounts For Early Payments	(49,887)
EXCESS/ (SHORTFALL)	\$ -
Carryover Funds From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	86,011	84,607	88,641	Expenditures Less Interest/.94
Maintenance Assessments	66,723	66,723	62,674	Expenditures Less Carryover/.94
Debt Assessments (2016)	695,856	695,856	695,856	Bond Payments/.94
Debt Assessments (2019)	547,070	400,000	400,000	Bond Payments/.94
Developer Contribution - 2019 Debt	0	0	0	
Other Revenues	811	0	0	
Interest Income	3,267	360	360	Interest Projected At \$30 Per Month
TOTAL REVENUES	\$ 1,399,738	\$ 1,247,546	\$ 1,247,531	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	4,000	Supervisor Fees
Payroll Taxes	0	0	306	Supervisor Fees * 7.65%
Management	31,584	32,016	32,976	CPI Adjustment (Capped at 3%)
Legal	9,393	12,000	12,000	No Change From 2021/2022 Budget
Assessment Roll	7,800	7,800	7,800	As Per Contract Plus Expansion Area
Audit Fees	4,400	4,600	4,800	\$200 Increase From 2021/2022 Budget
Arbitrage Rebate Fee	1,300	1,300	1,300	No Change From 2021/2022 Budget
Insurance	5,645	6,400	6,575	Insurance Estimate
Legal Advertisements	697	1,200	900	\$300 Decrease From 2021/2022 Budget
Miscellaneous	552	1,300	1,100	\$200 Decrease From 2021/2022 Budget
Postage	86	625	475	\$150 Decrease From 2021/2022 Budget
Office Supplies	231	775	575	\$200 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fees	7,000	7,000	7,000	No Change From 2021/2022 Budget
Continuing Disclosure Fee	1,000	1,500	1,500	No Change From 2021/2022 Budget
Website Management	2,000	2,000	2,000	No Change From 2021/2022 Budget
Administrative Contingency	0	1,200	200	Administrative Contingency
Total Administrative Expenditures	\$ 71,863	\$ 79,891	\$ 83,682	
Maintenance Expenditures				
Annual Engineer's Report/Inspections	10,085	1,800	1,800	No Change From 2021/2022 Budget
Field Operations Management	1,200	1,200	1,200	No Change From 2021/2022 Budget
Lawn & Landscape Tract Maintenance	13,224	13,000	13,000	No Change From 2021/2022 Budget
Entrance Feature Maintenance	31,125	2,000	2,000	No Change From 2021/2022 Budget
Irrigation System Maintenance/Upkeep	0	2,000	2,000	No Change From 2021/2022 Budget
Irrigation System - Water	8,121	5,000	5,000	Irrigation System - Water
Roadway/Drainage System Maintenance/Upkeep	1,445	5,600	5,600	No Change From 2021/2022 Budget
Common Driveway Maintenance/Upkeep	280	14,000	10,000	\$4,000 Decrease From 2021/2022 Budget
Fountain Maintenance/Upkeep	0	5,000	5,000	No Change From 2021/2022 Budget
FP&L Power/Utility	7,419	6,000	6,000	No Change From 2021/2022 Budget
Lake - Aquatic Maintenance	3,164	4,200	4,200	No Change From 2021/2022 Budget
Miscellaneous Maintenance	3,178	2,920	2,614	\$306 Decrease From 2021/2022 Budget
Signs	500	0	500	New Line Item
Total Maintenance Expenditures	\$ 79,741	\$ 62,720	\$ 58,914	
TOTAL EXPENDITURES	\$ 151,604	\$ 142,611	\$ 142,596	
REVENUES LESS EXPENDITURES	\$ 1,248,134	\$ 1,104,935	\$ 1,104,935	
Bond Payments (2016)	(662,668)	(654,105)	(654,105)	2023 P & I Payments Less Earned Interest
Bond Payments (2019)	(521,374)	(376,000)	(376,000)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 64,092	\$ 74,830	\$ 74,830	
County Appraiser & Tax Collector Fee	(13,275)	(24,943)	(24,943)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(52,823)	(49,887)	(49,887)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (2,006)	\$ -	\$ -	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (2,006)	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2016)

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	66	25	25	Projected Interest For 2022/2023
NAV Tax Collection	662,668	654,105	654,105	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	
Total Revenues	\$ 662,734	\$ 654,130	\$ 654,130	
EXPENDITURES				
Principal Payments	210,000	205,000	215,000	Principal Payment Due In 2023
Interest Payments	457,738	446,394	437,213	Interest Payments Due In 2023
Bond Redemption	0	2,736	1,918	Estimated Excess Debt Collections
Total Expenditures	\$ 667,738	\$ 654,130	\$ 654,130	
Excess/ (Shortfall)	\$ (5,004)	\$ -	\$ -	

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 1/1/22 =	\$9,425,000		

DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2019)

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	37	25	25	Projected Interest For 2022/2023
Payment By Developer	0	0	0	
NAV Tax Collection	521,374	376,000	376,000	Maximum Debt Service Collection
Total Revenues	\$ 521,411	\$ 376,025	\$ 376,025	
EXPENDITURES				
Principal Payments	100,000	105,000	110,000	Principal Payment Due In 2023
Interest Payments	273,888	268,359	264,463	Interest Payments Due In 2023
Bond Redemption	0	2,666	1,562	Estimated Excess Debt Collections
Total Expenditures	\$ 373,888	\$ 376,025	\$ 376,025	
Excess/ (Shortfall)	\$ 147,523	\$ -	\$ -	

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 1/1/22 =	\$5,715,000		

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
<u>Original Units</u>				
Administrative For Single Family Units	\$ 82.63	\$ 82.60	\$ 82.47	\$ 86.40
Maintenance For Single Family Units	\$ 65.04	\$ 65.04	\$ 65.04	\$ 61.09
Debt For Single Family Units	\$ 1,053.00	\$ 1,053.00	\$ 1,053.00	\$ 1,053.00
Total For Single Family Units	\$ 1,200.67	\$ 1,200.64	\$ 1,200.51	\$ 1,200.49
Administrative For Townhome Units	\$ 82.63	\$ 82.60	\$ 82.47	\$ 86.40
Maintenance For Townhome Units	\$ 65.04	\$ 65.04	\$ 65.04	\$ 61.09
Debt For Townhomes Units	\$ 948.00	\$ 948.00	\$ 948.00	\$ 948.00
Total For Townhomes Units	\$ 1,095.67	\$ 1,095.64	\$ 1,095.51	\$ 1,095.49
Administrative For Villa Units	\$ 82.63	\$ 82.60	\$ 82.47	\$ 86.40
Maintenance For Villa Units	\$ 65.04	\$ 65.04	\$ 65.04	\$ 61.09
Debt For Villa Units	\$ 843.00	\$ 843.00	\$ 843.00	\$ 843.00
Total For Villa Units	\$ 990.67	\$ 990.64	\$ 990.51	\$ 990.49
<u>Expansion Area Units</u>				
Administrative For Townhome Units	\$ 82.63	\$ 82.60	\$ 82.47	\$ 86.40
Maintenance For Townhome Units	\$ 65.04	\$ 65.04	\$ 65.04	\$ 61.09
Debt For Townhomes Units	\$ 1,474.47	\$ 1,474.47	\$ 1,474.47	\$ 1,474.47
Total For Townhomes Units	\$ 1,622.14	\$ 1,622.11	\$ 1,621.98	\$ 1,621.96
Administrative For Villa Units	\$ 82.63	\$ 82.60	\$ 82.47	\$ 86.40
Maintenance For Villa Units	\$ 65.04	\$ 65.04	\$ 65.04	\$ 61.09
Debt For Villa Units	\$ 1,369.15	\$ 1,369.15	\$ 1,369.15	\$ 1,369.15
Total For Villa Units	\$ 1,516.82	\$ 1,516.79	\$ 1,516.66	\$ 1,516.64

* 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
<u>Villa Units</u>	<u>253</u>
Total Units	743

Total Units

Original Units	743
<u>Expansion Area Units</u>	<u>283</u>
Total Units	1,026

Expansion Area Units

Townhomes Units	119
<u>Villa Units</u>	<u>164</u>
Total Units	283

Townhomes (Original Units) Information

Total Units	309
<u>Prepayments</u>	<u>1</u>
Billed For Debt	308

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 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 2022/2023; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 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 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 17th day of August, 2022.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 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 Artesa Clubhouse located at 11690 SW 248th Street, Homestead, FL 33032 at **6:30 p.m.** on the following dates:

2nd Wednesday or the 3rd Tuesday

**October __, 2022
November __, 2022
March __, 2023
April __, 2023
June __, 2023
July __, 2023
September __, 2023**

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 786-313-3661 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 786-313-3661 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 00/00/22

RESOLUTION NO. 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Coco Palms Community Development District ("District") has established a District checking/operating account in order for the District to expend public funds of the District as authorized and required; and

WHEREAS, the Board of Supervisors (the "Board") of the District shall designate authorized staff and/or District officials to approve expenditures, via electronic or non-electronic approval processes, from the checking/operating account;

WHEREAS, the Board of the District has selected Todd Wodraska, Jason Pierman, Patricia LasCasas, Armando Silva and _____ to serve as the signatories, as required, on the District checking/operating account; and

WHEREAS, all resolutions or parts thereof of the District in conflict with the provisions contained herein are to the extent of any such conflict, hereby superseded and repealed.

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

Section 1. The above recitals are hereby adopted.

Section 2. Each expenditure from the checking/operating account will require a minimum of two (2) approvals and a designated member of the Board, by an electronic approval procedure, will have an opportunity to review the District's expenditure(s) prior to release of payment(s).

Section 3. When necessary to write checks, the signatures of two (2) of the designated signatories named herein will be required on all District checks tendered from the District checking/operating account, as approved.

PASSED, ADOPTED and becomes EFFECTIVE this 17th day of August, 2022.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson