

Coco Palms
Community Development District

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

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

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Administrative Assessments	88,641	90,246	90,246
Maintenance Assessments	62,674	62,678	62,678
Debt Assessments (2016)	695,856	695,858	695,858
Debt Assessments (2019)	400,000	400,002	400,002
Other Revenues (Aldi, Orion, Wawa Cost Share)	0	9,800	9,800
Interest Income	360	9,881	9,781
TOTAL REVENUES	\$ 1,247,531	\$ 1,268,465	\$ 1,268,365
EXPENDITURES			
Supervisor Fees	4,000	1,000	1,000
Payroll Taxes	306	77	77
Management	32,976	32,976	32,976
Legal	12,000	12,500	11,020
Assessment Roll	7,800	7,800	7,800
Audit Fees	4,800	4,800	4,800
Arbitrage Rebate Fee	1,300	1,300	1,300
Insurance	6,575	6,281	6,281
Legal Advertisements	900	1,100	938
Miscellaneous	1,100	750	320
Postage	475	240	228
Office Supplies	575	450	424
Dues & Subscriptions	175	175	175
Trustee Fees	7,000	7,000	7,000
Continuing Disclosure Fee	1,500	1,000	1,000
Website Management	2,000	2,000	2,000
Administrative Contingency	200	200	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 83,682	\$ 79,649	\$ 77,339
MAINTENANCE EXPENDITURES			
Annual Engineer's Report/Inspections	1,800	1,300	1,131
Field Operations Management	1,200	1,200	1,200
Lawn & Landscape Tract Maintenance	13,000	26,000	24,192
Entrance Feature Maintenance	2,000	7,500	6,565
Irrigation System Maintenance/Upkeep	2,000	1,000	0
Irrigation System - Water	5,000	1,000	0
Roadway/Drainage System Maintenance/Upkeep	5,600	18,500	17,825
Common Driveway Maintenance/Upkeep	10,000	1,000	0
Fountain Maintenance/Upkeep	5,000	51,500	50,458
FP&L Power/Utility	6,000	12,304	12,304
Lake - Aquatic Maintenance	4,200	3,525	3,525
Miscellaneous Maintenance	2,614	15,000	12,888
Signs	500	250	0
TOTAL MAINTENANCE EXPENDITURES	\$ 58,914	\$ 140,079	\$ 130,088
TOTAL EXPENDITURES	\$ 142,596	\$ 219,728	\$ 207,427
REVENUES LESS EXPENDITURES	\$ 1,104,935	\$ 1,048,737	\$ 1,060,938
Bond Payments - 2016	(654,105)	(662,582)	(662,582)
Bond Payments - 2019	(376,000)	(380,874)	(380,874)
BALANCE	\$ 74,830	\$ 5,281	\$ 17,482
County Appraiser & Tax Collector Fee	(24,943)	(12,003)	(12,003)
Discounts For Early Payments	(49,887)	(47,649)	(47,649)
EXCESS/ (SHORTFALL)	\$ -	\$ (54,371)	\$ (42,170)
Carryover From Prior Year			0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (54,371)	\$ (42,170)

FUND BALANCE AS OF 9/30/22	
FY 2021/2022 ACTIVITY	
FUND BALANCE AS OF 9/30/23	

\$164,877
(\$54,371)
\$110,506

AMENDED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income	25	25,711	25,611
NAV Tax Collection	654,105	662,582	662,582
Total Revenues	\$ 654,130	\$ 688,293	\$ 688,193
EXPENDITURES			
Principal Payments	215,000	215,000	215,000
Interest Payments	437,213	442,050	442,050
Bond Redemption	1,917	0	0
Total Expenditures	\$ 654,130	\$ 657,050	\$ 657,050
Excess/ (Shortfall)	\$ -	\$ 31,243	\$ 31,143

FUND BALANCE AS OF 9/30/22	\$648,733
FY 2022/2023 ACTIVITY	\$31,243
FUND BALANCE AS OF 9/30/23	\$679,976

Notes

Reserve Fund Balance = \$334,077*. Revenue Fund Balance = \$340,216*

Prepayment Fund Balance = \$5,683*

Revenue Fund Balance To Be Used To Make 11/1/2023 Interest Payment Of \$216,188.

* 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 9/30/23 =	\$9,005,000	

AMENDED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2019
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET 10/1/22 - 9/30/23	AMENDED FINAL BUDGET 10/1/22 - 9/30/23	YEAR TO DATE ACTUAL 10/1/22 - 9/29/23
REVENUES			
Interest Income	25	16,841	16,741
NAV Assessment Collection	376,000	380,874	380,874
Total Revenues	\$ 376,025	\$ 397,715	\$ 397,615
EXPENDITURES			
Principal Payments	110,000	110,000	110,000
Interest Payments	264,463	266,456	266,456
Bond Redemption	1,562	0	0
Total Expenditures	\$ 376,025	\$ 376,456	\$ 376,456
Excess/ (Shortfall)	\$ -	\$ 21,259	\$ 21,159

FUND BALANCE AS OF 9/30/22	\$374,897
FY 2022/2023 ACTIVITY	\$21,259
FUND BALANCE AS OF 9/30/23	\$396,156

Notes

Reserve Fund Balance = \$190,392*. Revenue Fund Balance = \$205,764*

Revenue Fund To Be Used To Make 12/15/2023 Interest Payment Of \$131,234.

* 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 9/30/23 =	\$5,500,000	