



**COCO PALMS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JUNE 24, 2024  
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 248<sup>th</sup> Street  
Homestead, FL 33032  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
June 24, 2024  
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. March 25, 2024 Regular Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 5
  - 2. Receive Public Comments on Adopting a Fiscal Year 2024/2025 Final Budget
  - 3. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 6
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule.....Page 14
- 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 ROSANA SALGADO, 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, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

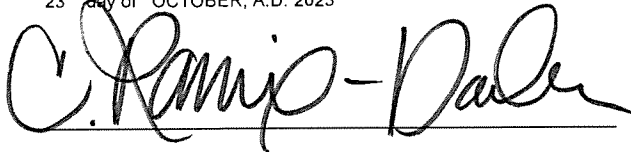
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT -  
FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

in the XXXX Court,  
was published in a newspaper by print in the issues of Miami  
Daily Business Review f/k/a Miami Review on

10/23/2023

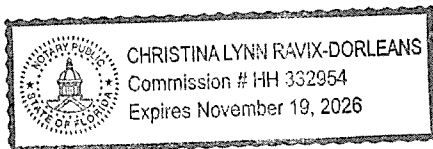
Affiant further says that the newspaper complies with all  
legal requirements for publication in chapter 50, Florida  
Statutes.

Sworn to and subscribed before me this  
23 day of OCTOBER, A.D. 2023



(SEAL)

ROSANA SALGADO personally known to me



### COCO PALMS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 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, Florida 33032 at 6:30 p.m. on the following dates:

November 27, 2023  
March 25, 2024  
April 22, 2024  
June 24, 2024  
July 22, 2024  
September 23, 2024

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 ensure 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](http://www.cocopalmscdd.org)

10/23

23-12/0000690089M

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 25, 2024**

**A. CALL TO ORDER**

District Manager Armando Silva called the March 25, 2024, Regular Board Meeting of the Coco Palms Community Development District (the “District”) to order at 6:35 p.m. in the Artesa Clubhouse located at 11690 SW 248<sup>th</sup> Street, Homestead, Florida 33032.

**B. PROOF OF PUBLICATION**

Armando Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 23, 2023, as legally required.

**C. ESTABLISH A QUORUM**

Armando Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Chairperson Corissa Nguyen, Vice Chairperson Seth Patterson and Supervisors Charles Handal and Nilka Gomez.

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

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**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 12, 2023, Special Board Meeting**

Mr. Silva presented the October 12, 2023, Special Board Meeting minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Mr. Handal, seconded by Ms. Gomez and unanimously passed approving the October 12, 2023, Special 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. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget**

Mr. Silva presented Resolution No. 2024-01, entitled:

## **RESOLUTION NO. 2024-01**

### **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 2024/2025 AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva provided an explanation for the document and explained that the proposed 2024/2025 fiscal year budget would be balanced by designating a carryover of approximately \$22,200 from the projected fund balance as of September 30, 2023. Mr. Silva advised that since the overall proposed assessments were not increasing in the fiscal year 2024/2025, letters to the residents would not be required. Furthermore, Mr. Silva stated as part of Resolution No. 2024-01, the Board must set a date for the public hearing to adopt the fiscal year 2024/2025 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Ms. Gomez, seconded by Ms. Nguyen and unanimously passed to approve and adopt Resolution No. 2024-01, *as presented*, setting the public hearing to adopt the fiscal year 2024/2025 final budget and assessments for June 24, 2024, at 6:30 p.m. in the Artesa Clubhouse located at 11690 SW 248<sup>th</sup> Street, Homestead, Florida 33032; and further authorizes publication/notice of the budget public hearing, as required by law.

#### **2. Discussion Regarding Ethics Training**

Mr. Silva presented a memorandum from SDS, Inc. which will serve as a reminder that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws.

#### **3. Discussion Regarding Expansion of Lanes on 248<sup>th</sup> Street and 117<sup>th</sup> Avenue**

Mr. Handal stated that he would like an update regarding the expansion of roads located along SW 248th Street and SW 117<sup>th</sup> Avenue. Mr. Silva stated that the aforementioned roads are outside of the District boundaries and he would have District Field Operations Staff contact the Miami-Dade County Department of Transportation for an update.

#### **4. Discussion Regarding Adding Turnpike Sound Wall and Street Lights on 112<sup>th</sup> Avenue**

Mr. Handal asked if it was possible to add a sound barrier wall along the southern portion of the District bordering the Turnpike. Mr. Silva stated that the sound barrier wall request is usually made by Florida Department of Transportation and he would have District Field Operations Staff contact the Florida Department of Transportation for an update.

### **L. ADMINISTRATIVE & OPERATIONAL MATTERS**

Mr. Silva advised the Board that the two (2) seats whose terms are expiring in November 2024 are Seat #1 (Monica Encinas) and Seat #2 (Charles Handal). Mr. Silva further explained that the qualifying period to run for the District election on the general election ballot would be from noon on June 10, 2024, through noon on June 14, 2024.

**M. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no board member or staff closing comments.

**N. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Patterson, seconded by Mr. Handal and passed unanimously to adjourn the Regular Board Meeting at approximately 7:06 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice-Chairperson



The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Bradenton Herald  
The Charlotte Observer  
The State  
Ledger-Enquirer

Durham | The Herald-Sun  
Fort Worth Star-Telegram  
The Fresno Bee  
The Island Packet  
The Kansas City Star  
Lexington Herald-Leader  
The Telegraph - Macon  
Merced Sun-Star  
Miami Herald  
El Nuevo Herald

The Modesto Bee  
The Sun News - Myrtle Beach  
Raleigh News & Observer  
Rock Hill | The Herald  
The Sacramento Bee  
San Luis Obispo Tribune  
Tacoma | The News Tribune  
Tri-City Herald  
The Wichita Eagle  
The Olympian

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142125	559569	Print Legal Ad-IPL01764430 - IPL0176443		\$1,227.71	2	42 L

**Attention:** Laura J. Archer  
Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410

larcher@sdsinc.org

**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 June 24, 2024, 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 2024/2025 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](http://www.cocopalmscdd.org)  
IPL0176443  
Jun 5, 12 2024

**PUBLISHED DAILY  
MIAMI-DADE-FLORIDA**

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

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

2 insertion(s) published on:

06/05/24, 06/12/24

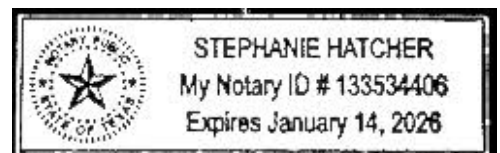
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in 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/she has neither paid or 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(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Mary Castro*

Sworn to and subscribed before me this 12th day of June in the year of 2024

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!

**RESOLUTION NO. 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2024/2025 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 2024/2025 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 2024/2025 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 24<sup>th</sup> day of June, 2024.

**ATTEST:**

**COCO PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



# Coco Palms Community Development District

**Final Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

# **CONTENTS**

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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 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	82,451
Maintenance Assessments	68,723
Debt Assessments (2016)	695,856
Debt Assessments (2019)	400,000
Other Revenues - Cost Share	9,800
Interest Income	720
<b>TOTAL REVENUES</b>	<b>\$ 1,257,550</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	4,000
Payroll Taxes	306
Management	34,968
Legal	12,000
Assessment Roll	7,800
Audit Fees	5,200
Arbitrage Rebate Fee	1,300
Insurance	8,000
Legal Advertisements	2,200
Miscellaneous	900
Postage	425
Office Supplies	550
Dues & Subscriptions	175
Trustee Fees	7,000
Continuing Disclosure Fee	1,000
Website Management	2,000
Administrative Contingency	200
<b>Total Administrative Expenditures</b>	<b>\$ 88,024</b>
<b>Maintenance Expenditures</b>	
Annual Engineer's Report/Inspections	2,300
Field Operations Management	1,200
Lawn & Landscape Maintenance Contribution	26,000
Irrigation System Maintenance/Upkeep	2,000
Irrigation System - Water	5,000
Roadway/Drainage System Maintenance/Upkeep	7,000
Common Driveway Maintenance/Upkeep	10,000
Fountain Maintenance/Upkeep	5,000
FP&L Power/Utility	13,000
Lake - Aquatic Maintenance	4,200
Miscellaneous Maintenance	11,100
<b>Total Maintenance Expenditures</b>	<b>\$ 86,800</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 174,824</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,082,726</b>
Bond Payments (2016)	(654,105)
Bond Payments (2019)	(376,000)
<b>BALANCE</b>	<b>\$ 52,621</b>
County Appraiser & Tax Collector Fee	(24,940)
Discounts For Early Payments	(49,881)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (22,200)</b>
Carryover Funds From Prior Year	22,200
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	90,246	84,607	82,451	Expenditures Less Interest & Cost Share/.94
Maintenance Assessments	62,678	66,596	68,723	Expenditures Less Carryover/.94
Debt Assessments (2016)	695,858	695,856	695,856	Bond Payments/.94
Debt Assessments (2019)	400,002	400,000	400,000	Bond Payments/.94
Other Revenues - Cost Share	9,800	5,000	9,800	Cost Share Revenue
Interest Income	10,260	360	720	Interest Projected At \$60 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,268,844</b>	<b>\$ 1,252,419</b>	<b>\$ 1,257,550</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	1,000	4,000	4,000	Supervisor Fees
Payroll Taxes	77	306	306	Supervisor Fees * 7.65%
Management	32,976	33,960	34,968	CPI Adjustment (Capped at 3%)
Legal	12,915	12,000	12,000	No Change From 2023/2024 Budget
Assessment Roll	7,800	7,800	7,800	No Change From 2023/2024 Budget
Audit Fees	4,800	5,000	5,200	Accepted Amount For 2023/2024 Audit
Arbitrage Rebate Fee	1,300	1,300	1,300	No Change From 2023/2024 Budget
Insurance	6,281	6,800	8,000	Fiscal Year 2023/2024 Expenditure Was \$7,428
Legal Advertisements	938	850	2,200	Costs Will Increase Due To Closing Of The Miami Business Review
Miscellaneous	320	1,000	900	\$100 Decrease From 2023/2024 Budget
Postage	228	425	425	\$25 Decrease From 2023/2024 Budget
Office Supplies	424	575	550	\$25 Decrease From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fees	7,000	7,000	7,000	No Change From 2023/2024 Budget
Continuing Disclosure Fee	1,000	1,500	1,000	\$500 Decrease From 2023/2024 Budget
Website Management	2,000	2,000	2,000	No Change From 2023/2024 Budget
Administrative Contingency	0	200	200	No Change From 2023/2024 Budget
<b>Total Administrative Expenditures</b>	<b>\$ 79,234</b>	<b>\$ 84,891</b>	<b>\$ 88,024</b>	
<b>Maintenance Expenditures</b>				
Annual Engineer's Report/Inspections	1,203	2,300	2,300	No Change From 2023/2024 Budget
Field Operations Management	1,200	1,200	1,200	No Change From 2023/2024 Budget
Lawn & Landscape Maintenance Contribution	24,192	15,000	26,000	\$11,000 Increase From 2023/2024 Budget
Irrigation System Maintenance/Upkeep	0	2,000	2,000	No Change From 2023/2024 Budget
Irrigation System - Water	0	5,000	5,000	No Change From 2023/2024 Budget
Roadway/Drainage System Maintenance/Upkeep	17,825	7,000	7,000	No Change From 2023/2024 Budget
Common Driveway Maintenance/Upkeep	0	10,000	10,000	No Change From 2023/2024 Budget
Fountain Maintenance/Upkeep	50,458	5,000	5,000	No Change From 2023/2024 Budget
FP&L Power/Utility	12,304	13,000	13,000	No Change From 2023/2024 Budget
Lake - Aquatic Maintenance	3,525	4,200	4,200	No Change From 2023/2024 Budget
Miscellaneous Maintenance	21,803	9,100	11,100	\$2,000 Increase From 2023/2024 Budget
<b>Total Maintenance Expenditures</b>	<b>\$ 132,510</b>	<b>\$ 73,800</b>	<b>\$ 86,800</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 211,744</b>	<b>\$ 158,691</b>	<b>\$ 174,824</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,057,100</b>	<b>\$ 1,093,728</b>	<b>\$ 1,082,726</b>	
Bond Payments (2016)	(662,582)	(654,105)	(654,105)	2025 P & I Payments Less Earned Interest
Bond Payments (2019)	(380,874)	(376,000)	(376,000)	2025 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 13,644</b>	<b>\$ 63,623</b>	<b>\$ 52,621</b>	
County Appraiser & Tax Collector Fee	(12,003)	(24,941)	(24,940)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(47,649)	(49,882)	(49,881)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (46,008)</b>	<b>\$ (11,200)</b>	<b>\$ (22,200)</b>	
Carryover Funds From Prior Year	0	11,200	22,200	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (46,008)</b>	<b>\$ -</b>	<b>\$ -</b>	

# DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2016)

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	28,608	250	500	Projected Interest For 2024/2025
NAV Tax Collection	662,582	654,105	654,105	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 691,190</b>	<b>\$ 654,355</b>	<b>\$ 654,605</b>	
<b>EXPENDITURES</b>				
Principal Payments	215,000	225,000	235,000	Principal Payment Due In 2025
Interest Payments	442,050	427,313	416,963	Interest Payments Due In 2025
Bond Redemption	0	2,042	2,642	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 657,050</b>	<b>\$ 654,355</b>	<b>\$ 654,605</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 34,140</b>	<b>\$ -</b>	<b>\$ -</b>	

## 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 1/1/24 =	\$9,005,000		

# DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2019)

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2022/2023	2023/2024	2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	18,487	250	500	Projected Interest For 2024/2025
NAV Tax Collection	380,874	376,000	376,000	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 399,361</b>	<b>\$ 376,250</b>	<b>\$ 376,500</b>	
<b>EXPENDITURES</b>				
Principal Payments	110,000	115,000	120,000	Principal Payment Due In 2025
Interest Payments	266,456	260,384	255,900	Interest Payments Due In 2025
Bond Redemption	0	866	600	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 376,456</b>	<b>\$ 376,250</b>	<b>\$ 376,500</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 22,905</b>	<b>\$ -</b>	<b>\$ -</b>	

## 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 1/1/24 = \$5,500,000

# COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
<u>Original Units</u>				
Administrative For Single Family Units	\$ 82.47	\$ 86.40	\$ 82.47	\$ 80.37
Maintenance For Single Family Units	\$ 65.04	\$ 61.09	\$ 64.91	\$ 66.99
Debt For Single Family Units	\$ 1,053.00	\$ 1,053.00	\$ 1,053.00	\$ 1,053.00
<b>Total For Single Family Units</b>	<b>\$ 1,200.51</b>	<b>\$ 1,200.49</b>	<b>\$ 1,200.38</b>	<b>\$ 1,200.36</b>
Administrative For Townhome Units	\$ 82.47	\$ 86.40	\$ 82.47	\$ 80.37
Maintenance For Townhome Units	\$ 65.04	\$ 61.09	\$ 64.91	\$ 66.99
Debt For Townhomes Units	\$ 948.00	\$ 948.00	\$ 948.00	\$ 948.00
<b>Total For Townhomes Units</b>	<b>\$ 1,095.51</b>	<b>\$ 1,095.49</b>	<b>\$ 1,095.38</b>	<b>\$ 1,095.36</b>
Administrative For Villa Units	\$ 82.47	\$ 86.40	\$ 82.47	\$ 80.37
Maintenance For Villa Units	\$ 65.04	\$ 61.09	\$ 64.91	\$ 66.99
Debt For Villa Units	\$ 843.00	\$ 843.00	\$ 843.00	\$ 843.00
<b>Total For Villa Units</b>	<b>\$ 990.51</b>	<b>\$ 990.49</b>	<b>\$ 990.38</b>	<b>\$ 990.36</b>
<u>Expansion Area Units</u>				
Administrative For Townhome Units	\$ 82.47	\$ 86.40	\$ 82.47	\$ 80.37
Maintenance For Townhome Units	\$ 65.04	\$ 61.09	\$ 64.91	\$ 66.99
Debt For Townhomes Units	\$ 1,474.47	\$ 1,474.47	\$ 1,474.47	\$ 1,474.47
<b>Total For Townhomes Units</b>	<b>\$ 1,621.98</b>	<b>\$ 1,621.96</b>	<b>\$ 1,621.85</b>	<b>\$ 1,621.83</b>
Administrative For Villa Units	\$ 82.47	\$ 86.40	\$ 82.47	\$ 80.37
Maintenance For Villa Units	\$ 65.04	\$ 61.09	\$ 64.91	\$ 66.99
Debt For Villa Units	\$ 1,369.15	\$ 1,369.15	\$ 1,369.15	\$ 1,369.15
<b>Total For Villa Units</b>	<b>\$ 1,516.66</b>	<b>\$ 1,516.64</b>	<b>\$ 1,516.53</b>	<b>\$ 1,516.51</b>

\* 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>
<b>Total Units</b>	<b>743</b>

### Total Units

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

### Expansion Area Units

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

### Townhomes (Original Units) Information

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

**RESOLUTION NO. 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 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 2024/2025; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 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 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 24<sup>th</sup> day of June, 2024.

**ATTEST:**

**COCO PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson



**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025 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, Florida 33032 at **6:30 p.m.** on the following dates:

**October 28, 2024  
November 25, 2024  
February 24, 2025  
March 24, 2025  
April 28, 2025  
May 26, 2025  
June 23, 2025  
July 28, 2025  
August 25, 2025**

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 ensure 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](http://www.cocopalmscdd.org)**

**PUBLISH: MIAMI DAILY BUSINESS REVIEW 00/00/2024**