



**COCO PALMS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
APRIL 28, 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**  
April 28, 2025  
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. October 28, 2024 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2025-01 – Accepting Completion of 2019 Establishing Area.....Page 5
  - 2. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 9
  - 3. Consider Resolution No. 2025-03 – Registered Agent Change.....Page 17
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn



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	602960	Print Legal Ad-IPL01996540 - IPL0199654	Coco Palms CDD - Fiscal Y	\$654.44	2	43 L

**Attention:** Laura J. Archer

Coco Palms Community Development District  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
LArcher@sdsinc.org

**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**

**PUBLISH: MIAMI HERALD 10/18/24**

IPL0199654

Oct 18 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

1 insertion(s) published on:

10/18/24

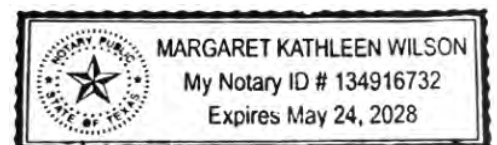
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of two years 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 18th day of October in the year of 2024

*Margaret K. Wilson*

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!

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 28, 2024**

**A. CALL TO ORDER**

District Manager Armando Silva called the October 28, 2024, Regular Board Meeting of the Coco Palms Community Development District (the “District”) to order at 6:35 p.m. in the Artesa Community Clubhouse, located at 11590 SW 248<sup>th</sup> Lane, Homestead, Florida 33032

**B. PROOF OF PUBLICATION**

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 18, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, 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: Chairperson Corissa Nguyen, Vice-Chairperson Seth Patterson and Supervisors Carmen Orozco, Monica Encinas and Nilka Gomez.

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

**D. ADDITIONS OR DELETIONS TO THE 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. June 24, 2024, Regular Board Meeting and Public Hearing**

Mr. Silva presented the June 24, 2024, Regular Board Meeting and Public Hearing minutes and asked if there were any comments and/or changes.

There being no comments or changes, a **motion** was made by Ms. Nguyen, seconded by Ms. Orozco and unanimously passed approving the June 24, 2024, Regular Board Meeting and Public Hearing 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. 2024-04 – Adopting a Fiscal Year 2023/2024 Amended Budget**

Mr. Silva presented Resolution No. 2024-04, entitled:

#### **RESOLUTION NO. 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva read the title of the resolution into the record and provided an explanation for the document. He further stated that the Operating Fund as of September 30, 2024, had a positive balance. A discussion ensued after which;

A **motion** was made by Ms. Gomez, seconded by Ms. Encinas and unanimously passed approving and adopting Resolution No. 2024-04, *as presented*, thereby setting the amended/revised final budget for the 2023/2024 fiscal year.

### **2. Consider Resolution 2024-05 – Adopting Goals and Objectives**

Mr. Silva presented Resolution No. 2024-05, entitled:

#### **RESOLUTION 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva explained that new legislation stated that beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievements of these goals and objectives. Mr. Gregory further explained that the goals and objectives of the resolution were items that were currently requirements of the District pursuant to Florida Statutes. It was further explained that at the end of the fiscal year, the Board would have the opportunity to determine if the goals had been met.

A **motion** was made by Ms. Nguyen, seconded by Ms. Encinas and unanimously passed adopting Resolution No. 2024-05, further establishing the Coco Palms Community Development District's goals, objectives, and performance measures.

### **3. Consider Approval of Auditor Renewal**

At the October 20, 2021, meeting, the firm of Grau & Associates was selected to perform the 9-30-2021, 9-30-2022 and 9-30-2023 year end audits of the District with an option to perform the 9-30-

2024 and 9-30-2025 audits. The fees for the 9-30-2021 audit was \$4,600. The fees for the 9-30-2022 audit was \$4,800. And the fees for the 9-30-2023 audit were \$5,000. The proposed fees for the 9-30-2024 audit is \$5,200, which is the budgeted amount for audit fees for fiscal year 2023/2024. The proposed fee for the 9-30-25 audit is \$5,400.

Management is pleased with the professionalism and competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the fiscal years ending 9-30-2024 and 9-30-2025 audits for Grau & Associates

A **motion** was made by Ms. Gomez, seconded by Ms. Nguyen and unanimously passed approving the renewal option with Grau & Associates to perform the audits for the fiscal years ending in 2024 and 2025 at a cost of \$5,200 and \$5,400, respectively.

**J. ADMINISTRATIVE & OPERATIONAL MATTERS**

There were no Administrative Matters to come before the Board.

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

There were no Board Member or Staff closing comments.

**L. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Patterson, seconded by Ms. Gomez and passed unanimously adjourning the Regular Board Meeting at approximately 6:58 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice-Chairperson

## **RESOLUTION NO. 2025 – 01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT DECLARING CERTAIN PUBLIC IMPROVEMENTS WITHIN THE ORIGINAL BOUNDARIES OF THE DISTRICT RELATED TO THE SERIES 2019 EXPANSION AREA PROJECT TO BE COMPLETE; ACCEPTING SAME; AND ESTABLISHING THE THIRTY (30) DAY PERIOD PROVIDED IN SECTION 170.09, *FLORIDA STATUTES* (“*F.S.*”), WITHIN WHICH PROPERTY OWNERS WITHIN THE EXPANSION AREA WITHIN THE DISTRICT MAY PRE-PAY THEIR DEBT ASSESSMENTS WITHOUT INTEREST; AND PROVIDING AN AFFECTIVE DATE.**

**WHEREAS**, the Coco Palms Community Development District (the “District”) was established on November 13, 2015, by Ordinance No. 15-123 (the “Establishment Ordinance”) enacted by the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Chapter 190, *F.S.*; and

**WHEREAS**, the boundaries of the District were subsequently expanded pursuant to Chapter 190, *F.S.*, and Ordinance No. 18-55 (the “Expansion Ordinance”) enacted by the Board of County Commissioners of Miami-Dade County, Florida; and

**WHEREAS**, pursuant to the Expansion Ordinance, certain lands (the “Expansion Area”) were added to the District; and

**WHEREAS**, Section 190.012, *F.S.*, authorized the District, within the boundaries of the Expansion Area, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructure for public benefit including, but not limited to, stormwater management improvements, water distribution improvements, wastewater collection improvements, and roadway improvements; and

**WHEREAS**, in order to provide funding for such public infrastructure improvements to serve the development of the lands located within the Expansion Area within the District, the District issued on February 21, 2019 its Special Assessment Bonds (Expansion Area Project), Series 2019, in the par amount of \$5,915,000 (the “Series 2019 Bonds”); and

**WHEREAS**, the specific public infrastructure improvements funded by the District through the issuance of the Series 2019 Bonds (the “Improvements”) (a/k/a the “Expansion Area Project”) are described in the First Supplemental Engineer’s Report of dated May 16, 2018, prepared by Alvarez Engineers, Inc., as amended and supplemented (the “Engineer’s Report”); and

**WHEREAS**, in order to provide the revenue necessary to pay the debt service on the Series 2019 Bonds, the District’s Board of Supervisors adopted Resolution No. 2018-10 on August 22, 2018, pursuant to Section 170.05, *F.S.*, levying debt special assessments on the lands located in the District’s original boundaries benefitted by the Improvements (Expansion Area Project); and

**WHEREAS**, Section 170.09, *F.S.* provides that the owners of parcels of non-exempt real property within the Expansion Area within the District that is subject to such a debt special assessment may pay his/her/its pro rata share of the special assessment without interest at any time within thirty (30) days

after the Improvements (Expansion Area Project) are completed and a resolution accepting same has been adopted by the governing authority of the District; and

**WHEREAS**, the District Engineer has submitted a certificate dated October 29, 2024 to the District Board of Supervisors certifying to the District that the original boundary Improvements (Expansion Area Project) have been completed, a copy of which certificate is attached hereto as Exhibit “A”;

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

1. The Improvements (Expansion Area Project), funded through the issuance of the Series 2019 Bonds are hereby declared to be complete and, by adoption of this Resolution, are accepted by the District.
2. Unless otherwise waived by a property owner expressly or by operation of law, the 30-day period provided in Section 170.09, *F.S.*, shall run from the date of adoption of this Resolution, within which period the owners of non-exempt real property within the District’s original boundaries shall have the right to pre-pay without interest the debt special assessment allocated to their non-exempt real property.

**PASSED, ADOPTED and EFFECTIVE** this 28th day of April, 2025.

**ATTEST:**

**COCO PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

By: \_\_\_\_\_

Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

Print name: \_\_\_\_\_  
Chairperson/Vice Chairperson



**EXHIBIT “A”**

**DISTRICT ENGINEER’S CERTIFICATE**



FL Certificate of Authorization No. 7538  
8935 NW 35 Lane, Suite 101  
Doral, FL 33172  
Tel. (305) 640-1345  
E-Mail: [Juan.Alvarez@AlvarezEng.com](mailto:Juan.Alvarez@AlvarezEng.com)

October 29, 2024

Mr. Armando Silva  
District Manager  
Coco Palms Community Development District  
Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Certificate of Completion  
Special Assessment Bonds, Series 2019 Project  
The Expansion Area**

**Via: [asilva@sdsinc.org](mailto:asilva@sdsinc.org)**

Dear Mr. Silva:

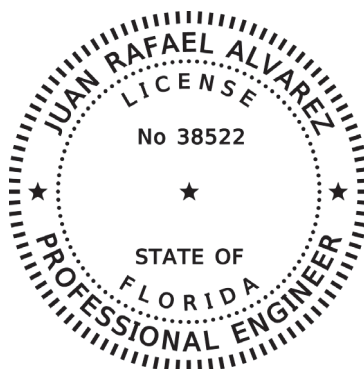
This Certificate is furnished pursuant to Section 5.01 (c) of the Master Trust Indenture between Coco Palms Community Development District (the "District") and Regions Bank (the "Trustee") dated as of February 1, 2016 (the "Indenture"), and is intended to evidence to the Trustee the completion of the Special Assessment Bonds, Series 2019 project (the "Expansion Area Project") undertaken by the District as described in the First Supplemental Engineer's Report accepted by the District's Board of Supervisors on May 16, 2018, and in the Acquisition Agreement between the District and Lennar Homes, LLC (the "Developer") dated as of January 16, 2019.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate, or which may subsequently come into being.

Sincerely,

**Alvarez Engineers, Inc.**

Juan R. Alvarez, PE  
District Engineer  
FL Engineer License No. 38522  
Date: October 29, 2024



This item has been digitally signed and sealed by  
Juan R. Alvarez, PE on October 29, 2024.

Printed copies of this document are not  
considered signed and sealed and the signature  
must be verified on any electronic copies.

**RESOLUTION NO. 2025-02**

**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 2025/2026 AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Coco Palms Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for July 28, 2025 at 6:30 p.m. in the Artesa Clubhouse, located at 11590 SW 248<sup>th</sup> Street, Homestead, Florida 33032, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 28<sup>th</sup> day of April, 2025.

**ATTEST:**

**COCO PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

# Coco Palms Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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

**PROPOSED BUDGET**  
**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	83,459
Maintenance Assessments	67,702
Debt Assessments (2016)	695,856
Debt Assessments (2019)	398,525
Other Revenues - Cost Share	9,800
Interest Income	1,080
<b>TOTAL REVENUES</b>	<b>\$ 1,256,422</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	4,000
Payroll Taxes	306
Management	35,976
Legal	12,000
Assessment Roll	7,800
Audit Fees	5,400
Arbitrage Rebate Fee	1,300
Insurance	8,200
Legal Advertisements	2,200
Miscellaneous	850
Postage	400
Office Supplies	525
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>\$ 89,332</b>
<b>Maintenance Expenditures</b>	
Annual Engineer's Report/Inspections	2,300
Field Operations Management	1,200
Lawn & Landscape Maintenance - HOA 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>\$ 176,132</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,080,290</b>
Bond Payments (2016)	(654,105)
Bond Payments (2019)	(374,614)
<b>BALANCE</b>	<b>\$ 51,571</b>
County Appraiser & Tax Collector Fee	(24,910)
Discounts For Early Payments	(49,821)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (23,160)</b>
Carryover Funds From Prior Year	23,160
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	86,606	82,451	83,459	Expenditures Less Interest & Cost Share/.94
Maintenance Assessments	66,596	68,723	67,702	Expenditures Less Carryover/.94
Debt Assessments (2016)	695,856	695,856	695,856	Bond Payments/.94
Debt Assessments (2019)	400,000	400,000	398,525	Bond Payments/.94
Other Revenues - Cost Share	9,800	9,800	9,800	Cost Share Revenue
Interest Income	14,247	720	1,080	Interest Projected At \$90 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,273,105</b>	<b>\$ 1,257,550</b>	<b>\$ 1,256,422</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	2,400	4,000	4,000	Supervisor Fees
Payroll Taxes	183	306	306	Supervisor Fees * 7.65%
Management	33,960	34,968	35,976	CPI Adjustment
Legal	9,675	12,000	12,000	No Change From 2024/2025 Budget
Assessment Roll	7,800	7,800	7,800	No Change From 2024/2025 Budget
Audit Fees	5,000	5,200	5,400	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fee	1,300	1,300	1,300	No Change From 2024/2025 Budget
Insurance	7,428	8,000	8,200	Fiscal Year 2024/2025 Expenditure Was \$7,726
Legal Advertisements	1,930	2,200	2,200	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	661	900	850	\$50 Decrease From 2024/2025 Budget
Postage	157	425	400	\$25 Decrease From 2024/2025 Budget
Office Supplies	422	550	525	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	7,000	7,000	7,000	No Change From 2024/2025 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
Administrative Contingency	0	200	200	No Change From 2024/2025 Budget
<b>Total Administrative Expenditures</b>	<b>\$ 81,091</b>	<b>\$ 88,024</b>	<b>\$ 89,332</b>	
<b>Maintenance Expenditures</b>				
Annual Engineer's Report/Inspections	2,200	2,300	2,300	No Change From 2024/2025 Budget
Field Operations Management	1,200	1,200	1,200	No Change From 2024/2025 Budget
Lawn & Landscape Maintenance - HOA Contribution	9,365	26,000	26,000	No Change From 2024/2025 Budget
Irrigation System Maintenance/Upkeep	0	2,000	2,000	No Change From 2024/2025 Budget
Irrigation System - Water	0	5,000	5,000	No Change From 2024/2025 Budget
Roadway/Drainage System Maintenance/Upkeep	0	7,000	7,000	No Change From 2024/2025 Budget
Common Driveway Maintenance/Upkeep	4,015	10,000	10,000	No Change From 2024/2025 Budget
Fountain Maintenance/Upkeep	0	5,000	5,000	No Change From 2024/2025 Budget
FP&L Power/Utility	12,651	13,000	13,000	No Change From 2024/2025 Budget
Lake - Aquatic Maintenance	3,630	4,200	4,200	No Change From 2024/2025 Budget
Miscellaneous Maintenance	1,071	11,100	11,100	No Change From 2024/2025 Budget
<b>Total Maintenance Expenditures</b>	<b>\$ 34,132</b>	<b>\$ 86,800</b>	<b>\$ 86,800</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 115,223</b>	<b>\$ 174,824</b>	<b>\$ 176,132</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,157,882</b>	<b>\$ 1,082,726</b>	<b>\$ 1,080,290</b>	
Bond Payments (2016)	(661,549)	(654,105)	(654,105)	2026 P & I Payments Less Earned Interest
Bond Payments (2019)	(381,605)	(376,000)	(374,614)	2026 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 114,728</b>	<b>\$ 52,621</b>	<b>\$ 51,571</b>	
County Appraiser & Tax Collector Fee	(11,996)	(24,940)	(24,910)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(47,981)	(49,881)	(49,821)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 54,751</b>	<b>\$ (22,200)</b>	<b>\$ (23,160)</b>	
Carryover Funds From Prior Year	0	22,200	23,160	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 54,751</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2016)**  
**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	37,656	500	1,200	Projected Interest For 2025/2026
NAV Tax Collection	661,549	654,105	654,105	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 699,205</b>	<b>\$ 654,605</b>	<b>\$ 655,305</b>	
<b>EXPENDITURES</b>				
Principal Payments	230,000	235,000	245,000	Principal Payment Due In 2026
Interest Payments	432,375	416,963	406,163	Interest Payments Due In 2026
Bond Redemption	0	2,642	4,142	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 662,375</b>	<b>\$ 654,605</b>	<b>\$ 655,305</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 36,830</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 1/1/25 =	\$8,775,000		



# DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2019)

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	24,329	500	1,200	Projected Interest For 2025/2026
NAV Tax Collection	381,605	376,000	374,614	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 405,934</b>	<b>\$ 376,500</b>	<b>\$ 375,814</b>	
<b>EXPENDITURES</b>				
Principal Payments	115,000	120,000	125,000	Principal Payment Due In 2026
Interest Payments	262,469	255,900	249,500	Interest Payments Due In 2026
Bond Redemption	0	600	1,314	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 377,469</b>	<b>\$ 376,500</b>	<b>\$ 375,814</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 28,465</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 1/1/25 = \$5,385,000

# COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
<u>Original Units</u>				
Administrative For Single Family Units	\$ 86.40	\$ 82.47	\$ 80.37	\$ 81.35
Maintenance For Single Family Units	\$ 61.09	\$ 64.91	\$ 66.99	\$ 66.00
<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>
<b>Total For Single Family Units</b>	<b>\$ 1,200.49</b>	<b>\$ 1,200.38</b>	<b>\$ 1,200.36</b>	<b>\$ 1,200.35</b>
Administrative For Townhome Units	\$ 86.40	\$ 82.47	\$ 80.37	\$ 81.35
Maintenance For Townhome Units	\$ 61.09	\$ 64.91	\$ 66.99	\$ 66.00
<u>Debt For Townhomes Units</u>	<u>\$ 948.00</u>	<u>\$ 948.00</u>	<u>\$ 948.00</u>	<u>\$ 948.00</u>
<b>Total For Townhomes Units</b>	<b>\$ 1,095.49</b>	<b>\$ 1,095.38</b>	<b>\$ 1,095.36</b>	<b>\$ 1,095.35</b>
Administrative For Villa Units	\$ 86.40	\$ 82.47	\$ 80.37	\$ 81.35
Maintenance For Villa Units	\$ 61.09	\$ 64.91	\$ 66.99	\$ 66.00
<u>Debt For Villa Units</u>	<u>\$ 843.00</u>	<u>\$ 843.00</u>	<u>\$ 843.00</u>	<u>\$ 843.00</u>
<b>Total For Villa Units</b>	<b>\$ 990.49</b>	<b>\$ 990.38</b>	<b>\$ 990.36</b>	<b>\$ 990.35</b>
<u>Expansion Area Units</u>				
Administrative For Townhome Units	\$ 86.40	\$ 82.47	\$ 80.37	\$ 81.35
Maintenance For Townhome Units	\$ 61.09	\$ 64.91	\$ 66.99	\$ 66.00
<u>Debt For Townhomes Units</u>	<u>\$ 1,474.47</u>	<u>\$ 1,474.47</u>	<u>\$ 1,474.47</u>	<u>\$ 1,474.47</u>
<b>Total For Townhomes Units</b>	<b>\$ 1,621.96</b>	<b>\$ 1,621.85</b>	<b>\$ 1,621.83</b>	<b>\$ 1,621.82</b>
Administrative For Villa Units	\$ 86.40	\$ 82.47	\$ 80.37	\$ 81.35
Maintenance For Villa Units	\$ 61.09	\$ 64.91	\$ 66.99	\$ 66.00
<u>Debt For Villa Units</u>	<u>\$ 1,369.15</u>	<u>\$ 1,369.15</u>	<u>\$ 1,369.15</u>	<u>\$ 1,369.15</u>
<b>Total For Villa Units</b>	<b>\$ 1,516.64</b>	<b>\$ 1,516.53</b>	<b>\$ 1,516.51</b>	<b>\$ 1,516.50</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>
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

Townhomes (Expansion Information)

Total Units: 119
<u>Prepayments: 1</u>
Billed For Debt: 118

## **RESOLUTION 2025-03**

### **A RESOLUTION OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE**

**WHEREAS**, Section 189.014, Florida Statutes requires that the Coco Palms Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

**WHEREAS**, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

**WHEREAS**, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

**WHEREAS**, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

**Section 1.** The foregoing recitals are hereby incorporated as findings of fact of the Board.

**Section 2.** Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

**Section 3.** The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

**Section 4.** Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

**Section 5.** All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

**Section 6.** If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 7.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS 28<sup>th</sup> DAY OF April, 2025.**

**COCO PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_

Print name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_

Print name: \_\_\_\_\_  
Chair/Vice-Chair, Board of Supervisors