

Coco Palms
Community Development District

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

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET - SERIES 2016**
- III AMENDED FINAL DEBT SERVICE FUND BUDGET - SERIES 2019**

AMENDED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Administrative Assessments	82,451	84,557	84,557
Maintenance Assessments	68,723	68,732	68,732
Debt Assessments (2016)	695,856	695,856	695,856
Debt Assessments (2019)	400,000	398,528	398,528
Other Revenues (Aldi, Orion, Wawa Cost Share)	9,800	9,800	9,800
Interest Income	720	12,000	11,814
TOTAL REVENUES	\$ 1,257,550	\$ 1,269,473	\$ 1,269,287
EXPENDITURES			
Supervisor Fees	4,000	3,000	3,000
Payroll Taxes	306	304	304
Management	34,968	34,968	34,968
Legal	12,000	10,600	9,105
Assessment Roll	7,800	7,800	7,800
Audit Fees	5,200	5,200	5,200
Arbitrage Rebate Fee	1,300	1,300	1,300
Insurance	8,000	7,726	7,726
Legal Advertisements	2,200	2,700	1,675
Miscellaneous	900	750	540
Postage	425	100	78
Office Supplies	550	375	332
Dues & Subscriptions	175	175	175
Trustee Fees	7,000	7,000	7,000
Continuing Disclosure Fee	1,000	700	700
Website Management	2,000	2,000	2,000
Administrative Contingency	200	100	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 88,024	\$ 84,798	\$ 81,903
MAINTENANCE EXPENDITURES			
Annual Engineer's Report/Inspections	2,300	2,264	2,264
Field Operations Management	1,200	1,200	1,200
Lawn & Landscape Tract Maintenance	26,000	26,000	26,000
Irrigation System Maintenance/Upkeep	2,000	1,000	0
Irrigation System - Water	5,000	1,000	0
Roadway/Drainage System Maintenance/Upkeep	7,000	1,000	0
Common Driveway Maintenance/Upkeep	10,000	1,000	0
Fountain Maintenance/Upkeep	5,000	4,100	3,048
FP&L Power/Utility	13,000	12,774	12,774
Lake - Aquatic Maintenance	4,200	4,200	3,864
Miscellaneous Maintenance (Storm Drain Maintenance, etc.)	11,100	21,000	17,825
TOTAL MAINTENANCE EXPENDITURES	\$ 86,800	\$ 75,538	\$ 66,975
TOTAL EXPENDITURES	\$ 174,824	\$ 160,336	\$ 148,878
REVENUES LESS EXPENDITURES	\$ 1,082,726	\$ 1,109,137	\$ 1,120,409
Bond Payments - 2016	(654,105)	(662,352)	(662,352)
Bond Payments - 2019	(376,000)	(379,339)	(379,339)
BALANCE	\$ 52,621	\$ 67,446	\$ 78,718
County Appraiser & Tax Collector Fee	(24,940)	(11,982)	(11,982)
Discounts For Early Payments	(49,881)	(47,993)	(47,993)
EXCESS/ (SHORTFALL)	\$ (22,200)	\$ 7,471	\$ 18,743
Carryover From Prior Year	22,200	22,200	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 29,671	\$ 18,743

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$173,622
\$7,471
\$181,093

Notes

Carryover from prior year of \$22,200 was used to reduce Fiscal Year 2024/2025 Assessments.
\$23,160 of Fund Balance to be used to reduce 2025/2026 Assessments.

AMENDED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	500	30,100	29,983
NAV Tax Collection	654,105	662,352	662,352
Total Revenues	\$ 654,605	\$ 692,452	\$ 692,335
EXPENDITURES			
Principal Payments	235,000	235,000	235,000
Interest Payments	416,963	422,000	422,000
Bond Redemption	2,642	0	0
Total Expenditures	\$ 654,605	\$ 657,000	\$ 657,000
Excess/ (Shortfall)	\$ -	\$ 35,452	\$ 35,335

FUND BALANCE AS OF 9/30/24	\$719,704
FY 2024/2025 ACTIVITY	\$35,452
FUND BALANCE AS OF 9/30/25	\$755,156

Notes

Reserve Fund Balance = \$368,008*. Revenue Fund Balance = \$387,148*

Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$205,713.

* 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 9/30/25 =	\$8,540,000	

AMENDED FINAL BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2019
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	500	19,750	19,607
NAV Assessment Collection	376,000	379,339	379,339
Total Revenues	\$ 376,500	\$ 399,089	\$ 398,946
EXPENDITURES			
Principal Payments	120,000	120,000	120,000
Interest Payments	255,900	258,300	258,300
Bond Redemption	600	0	0
Total Expenditures	\$ 376,500	\$ 378,300	\$ 378,300
Excess/ (Shortfall)	\$ -	\$ 20,789	\$ 20,646

FUND BALANCE AS OF 9/30/24	\$426,267
FY 2024/2025 ACTIVITY	\$20,789
FUND BALANCE AS OF 9/30/25	\$447,056

Notes

Reserve Fund Balance = \$189,995*. Revenue Fund Balance = \$257,061*

Revenue Fund To Be Used To Make 12/15/2025 Interest Payment Of \$126,750.

* 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 9/30/25 =	\$5,265,000	