

Coco Palms  
Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

# **CONTENTS**

- I      PROPOSED BUDGET**
- II     DETAILED PROPOSED BUDGET**
- 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 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2026/2027 BUDGET
<b>REVENUES</b>	
Administrative Assessments	84,699
Maintenance Assessments	66,426
Debt Assessments (2016)	695,856
Debt Assessments (2019)	398,525
Other Revenues - Cost Share	9,800
Interest Income	1,200
<b>TOTAL REVENUES</b>	<b>\$ 1,256,506</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	4,000
Payroll Taxes	306
Management	36,936
Legal	12,000
Assessment Roll	7,800
Audit Fees	5,400
Arbitrage Rebate Fee	1,300
Insurance	8,600
Legal Advertisements	2,200
Miscellaneous	825
Postage	375
Office Supplies	500
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>\$ 90,617</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 (Storm Drain, Etc.)	11,100
<b>Total Maintenance Expenditures</b>	<b>\$ 86,800</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 177,417</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,079,089</b>
Bond Payments (2016)	(654,105)
Bond Payments (2019)	(374,614)
<b>BALANCE</b>	<b>\$ 50,370</b>
County Appraiser & Tax Collector Fee	(24,910)
Discounts For Early Payments	(49,820)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (24,360)</b>
Carryover Funds From Prior Year	24,360
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	84,557	83,459	84,699	Expenditures Less Interest & Cost Share/.94
Maintenance Assessments	68,732	67,702	66,426	Expenditures Less Carryover/.94
Debt Assessments (2016)	695,856	695,856	695,856	Bond Payments/.94
Debt Assessments (2019)	398,528	398,525	398,525	Bond Payments/.94
Other Revenues - Cost Share	9,800	9,800	9,800	Cost Share Revenue
Interest Income	12,352	1,080	1,200	Interest Projected At \$100 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,269,825</b>	<b>\$ 1,256,422</b>	<b>\$ 1,256,506</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	3,000	4,000	4,000	Supervisor Fees
Payroll Taxes	304	306	306	Supervisor Fees * 7.65%
Management	34,968	35,976	36,936	CPI Adjustment
Legal	9,605	12,000	12,000	No Change From 2025/2026 Budget
Assessment Roll	7,800	7,800	7,800	No Change From 2025/2026 Budget
Audit Fees	5,200	5,400	5,400	\$200 Increase From 2025/2026 Budget
Arbitrage Rebate Fee	1,300	1,300	1,300	No Change From 2025/2026 Budget
Insurance	7,726	8,200	8,600	Fiscal Year 2025/2026 Expenditure Was \$8,190
Legal Advertisements	1,675	2,200	2,200	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	540	850	825	\$25 Decrease From 2025/2026 Budget
Postage	78	400	375	\$25 Decrease From 2025/2026 Budget
Office Supplies	332	525	500	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	7,000	7,000	7,000	No Change From 2025/2026 Budget
Continuing Disclosure Fee	700	1,000	1,000	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Administrative Contingency	0	200	200	No Change From 2025/2026 Budget
<b>Total Administrative Expenditures</b>	<b>\$ 82,403</b>	<b>\$ 89,332</b>	<b>\$ 90,617</b>	
<b>Maintenance Expenditures</b>				
Annual Engineer's Report/Inspections	2,264	2,300	2,300	No Change From 2025/2026 Budget
Field Operations Management	1,200	1,200	1,200	No Change From 2025/2026 Budget
Lawn & Landscape Maintenance - HOA Contribution	26,000	26,000	26,000	No Change From 2025/2026 Budget
Irrigation System Maintenance/Upkeep	0	2,000	2,000	No Change From 2025/2026 Budget
Irrigation System - Water	0	5,000	5,000	No Change From 2025/2026 Budget
Roadway/Drainage System Maintenance/Upkeep	0	7,000	7,000	No Change From 2025/2026 Budget
Common Driveway Maintenance/Upkeep	0	10,000	10,000	No Change From 2025/2026 Budget
Fountain Maintenance/Upkeep	3,048	5,000	5,000	No Change From 2025/2026 Budget
FP&L Power/Utility	12,774	13,000	13,000	No Change From 2025/2026 Budget
Lake - Aquatic Maintenance	3,864	4,200	4,200	No Change From 2025/2026 Budget
Miscellaneous Maintenance (Storm Drain, Etc.)	17,825	11,100	11,100	No Change From 2025/2026 Budget
<b>Total Maintenance Expenditures</b>	<b>\$ 66,975</b>	<b>\$ 86,800</b>	<b>\$ 86,800</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 149,378</b>	<b>\$ 176,132</b>	<b>\$ 177,417</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,120,447</b>	<b>\$ 1,080,290</b>	<b>\$ 1,079,089</b>	
Bond Payments (2016)	(662,352)	(654,105)	(654,105)	2027 P & I Payments Less Earned Interest
Bond Payments (2019)	(379,339)	(374,614)	(374,614)	2027 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 78,756</b>	<b>\$ 51,571</b>	<b>\$ 50,370</b>	
County Appraiser & Tax Collector Fee	(11,982)	(24,910)	(24,910)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(47,993)	(49,821)	(49,820)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 18,781</b>	<b>\$ (23,160)</b>	<b>\$ (24,360)</b>	
Carryover Funds From Prior Year	0	23,160	24,360	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 18,781</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2016)**  
**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	32,670	1,200	1,500	Projected Interest For 2026/2027
NAV Tax Collection	662,352	654,105	654,105	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 695,022</b>	<b>\$ 655,305</b>	<b>\$ 655,605</b>	
<b>EXPENDITURES</b>				
Principal Payments	235,000	245,000	255,000	Principal Payment Due In 2027
Interest Payments	422,000	406,163	394,663	Interest Payments Due In 2027
Bond Redemption	0	4,142	5,942	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 657,000</b>	<b>\$ 655,305</b>	<b>\$ 655,605</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 38,022</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 1/1/26 =	\$8,540,000		

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2019)**

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	21,501	1,200	1,500	Projected Interest For 2026/2027
NAV Tax Collection	379,339	374,614	374,614	Maximum Debt Service Collection
Prepaid Bond Collection	19,850	374,614	0	
<b>Total Revenues</b>	<b>\$ 420,690</b>	<b>\$ 750,428</b>	<b>\$ 376,114</b>	
<b>EXPENDITURES</b>				
Principal Payments	120,000	125,000	125,000	Principal Payment Due In 2027
Interest Payments	258,300	249,500	245,063	Interest Payments Due In 2027
Bond Redemption	20,000	375,928	6,051	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 398,300</b>	<b>\$ 750,428</b>	<b>\$ 376,114</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 22,390</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 1/1/26 =	\$5,245,000		

## COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
<u>Original Units</u>				
Administrative For Single Family Units	\$ 82.47	\$ 80.37	\$ 81.35	\$ 82.56
Maintenance For Single Family Units	\$ 64.91	\$ 66.99	\$ 66.00	\$ 64.74
<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>\$ 1,200.38</b>	<b>\$ 1,200.36</b>	<b>\$ 1,200.35</b>	<b>\$ 1,200.30</b>
Administrative For Townhome Units	\$ 82.47	\$ 80.37	\$ 81.35	\$ 82.56
Maintenance For Townhome Units	\$ 64.91	\$ 66.99	\$ 66.00	\$ 64.74
<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>\$ 1,095.38</b>	<b>\$ 1,095.36</b>	<b>\$ 1,095.35</b>	<b>\$ 1,095.30</b>
Administrative For Villa Units	\$ 82.47	\$ 80.37	\$ 81.35	\$ 82.56
Maintenance For Villa Units	\$ 64.91	\$ 66.99	\$ 66.00	\$ 64.74
<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>\$ 990.38</b>	<b>\$ 990.36</b>	<b>\$ 990.35</b>	<b>\$ 990.30</b>
<u>Expansion Area Units</u>				
Administrative For Townhome Units	\$ 82.47	\$ 80.37	\$ 81.35	\$ 82.56
Maintenance For Townhome Units	\$ 64.91	\$ 66.99	\$ 66.00	\$ 64.74
<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>\$ 1,621.85</b>	<b>\$ 1,621.83</b>	<b>\$ 1,621.82</b>	<b>\$ 1,621.77</b>
Administrative For Villa Units	\$ 82.47	\$ 80.37	\$ 81.35	\$ 82.56
Maintenance For Villa Units	\$ 64.91	\$ 66.99	\$ 66.00	\$ 64.74
<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>\$ 1,516.53</b>	<b>\$ 1,516.51</b>	<b>\$ 1,516.50</b>	<b>\$ 1,516.45</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