



**COCO PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
APRIL 27, 2026
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 248th Street
Homestead, FL 33032
REGULAR BOARD MEETING & PUBLIC HEARING
April 27, 2026
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. February 23, 2026 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 14
- J. Administrative & Operational Matters
 - 1. Statement of Financial Interests – Form 1
 - 2. Announcing the Qualifying Period – Noon, Monday, June 8, 2026 – Noon, Friday, June 12, 2026
- K. Board Member & Staff Closing Comments
- L. Adjourn

AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification | Order PO | Cols | Depth |
|-----------|--------------|-----------------------|----------|------|-------|
| 57942 | IPL0327005 | Legal Ad - IPL0327005 | | 1.0 | 75.0L |

ATTENTION: Coco Palms Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

2.0 insertion(s) published on:
 04/07/26 Print, 04/14/26 Print

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**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 April 27, 2026, 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 2026/2027 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 this Public Hearing 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
 IPL0327005
 Apr 7, 14 2026

Sworn to and subscribed before
 me on



**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 23, 2026**

A. CALL TO ORDER

District Manager Armando Silva called the February 23, 2026, Regular Board Meeting of the Coco Palms Community Development District (the “District”) to order at 6:32 p.m. in the Artesa Clubhouse located at 11690 SW 248th 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 Herald* on October 1, 2025, 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: Supervisors Charles Handal, Nilka Gomez, and Monica Encinas.

Staff in attendance included: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; District Counsel Liza Smoker of Billing Cochran P.A..

Others in attendance: Elvira Santmaria, Miami, Fl

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 27, 2025, Regular Board Meeting

Mr. Silva presented the October 27, 2025, Regular Board Meeting minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Ms. Gomez, seconded by Ms. Encinas and unanimously passed approving the October 27, 2025, Regular Board Meeting minutes, *as presented*.

G. OLD BUSINESS

There was no Old Business at this time.

H. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Mr. Silva presented Resolution No. 2026-01, entitled:

RESOLUTION NO. 2026-01

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 2026/2027 AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and reviewed the proposed budget. He advised that since overall proposed assessments were not increasing in the fiscal year 2026/2027, letters to residents would not be required. Furthermore, Mr. Silva stated as part of Resolution No. 2026-01, the Board must set a date for the public hearing to adopt the 2026/2027 final fiscal year budget and assessments. A discussion ensued after which:

A **motion** was made by Ms. Encinas, seconded by Mr. Handal and unanimously passed approving and adopting Resolution No. 2026-01, *as presented*, setting the public hearing to consider the fiscal year 2026/2027 final budget and assessments for April 27, 2026, at 6:30 p.m. in the Artesa Clubhouse located at 11690 SW 248th Street, Homestead, Florida 33032; and further authorizes publication/notice of the budget public hearing, as required by law.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

Mr. Handal informed District management that a light in one of the lake fountains was not currently functioning. Mr. Jerez informed Mr. Handal and the rest of the Board he would request a service call to repair the lights.

Since Chairwoman Corissa Nguyen and Vice Chairman Seth Patterson were not physically present at the meeting, Mr. Silva recommended that the Board elect a Chairperson for the meeting for the purpose of executing District documents.

A **motion** was made by Ms. Encinas, seconded by Mr. Handal and unanimously passed appointing Ms. Gomez as the temporary Chairperson for today's meeting for the purpose of executing District documents required for recordkeeping purposes.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further comments at this time.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Gomez, seconded by Mr. Handal and passed unanimously adjourning the Regular Board Meeting at approximately 6:45 p.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

AFFIDAVIT OF PUBLICATION

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**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 April 27, 2026, 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 2026/2027 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.

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If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing 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
 IPL0327005
 Apr 7, 14 2026

Sworn to and subscribed before
 me on



RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2026/2027 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 2026/2027 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 2026/2027 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 27th day of April, 2026.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Coco Palms
Community Development District

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

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- V ASSESSMENT COMPARISON

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

| | FISCAL YEAR 2026/2027 BUDGET |
|---|------------------------------------|
| REVENUES | |
| 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 |
| TOTAL REVENUES | \$ 1,256,506 |
| EXPENDITURES | |
| Administrative Expenditures | |
| 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 |
| Total Administrative Expenditures | \$ 90,617 |
| Maintenance Expenditures | |
| 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 |
| Total Maintenance Expenditures | \$ 86,800 |
| TOTAL EXPENDITURES | \$ 177,417 |
| REVENUES LESS EXPENDITURES | \$ 1,079,089 |
| Bond Payments (2016) | (654,105) |
| Bond Payments (2019) | (374,614) |
| BALANCE | \$ 50,370 |
| County Appraiser & Tax Collector Fee | (24,910) |
| Discounts For Early Payments | (49,820) |
| EXCESS/ (SHORTFALL) | \$ (24,360) |
| Carryover Funds From Prior Year | 24,360 |
| NET EXCESS/ (SHORTFALL) | \$ - |

DETAILED FINAL 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 |
|---|------------------------------------|------------------------------------|------------------------------------|--|
| REVENUES | | | | |
| 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 |
| TOTAL REVENUES | \$ 1,269,825 | \$ 1,256,422 | \$ 1,256,506 | |
| EXPENDITURES | | | | |
| Administrative Expenditures | | | | |
| 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 |
| Total Administrative Expenditures | \$ 82,403 | \$ 89,332 | \$ 90,617 | |
| Maintenance Expenditures | | | | |
| 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 |
| Total Maintenance Expenditures | \$ 66,975 | \$ 86,800 | \$ 86,800 | |
| TOTAL EXPENDITURES | \$ 149,378 | \$ 176,132 | \$ 177,417 | |
| REVENUES LESS EXPENDITURES | \$ 1,120,447 | \$ 1,080,290 | \$ 1,079,089 | |
| 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 |
| BALANCE | \$ 78,756 | \$ 51,571 | \$ 50,370 | |
| 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 |
| EXCESS/ (SHORTFALL) | \$ 18,781 | \$ (23,160) | \$ (24,360) | |
| Carryover Funds From Prior Year | 0 | 23,160 | 24,360 | Carryover Funds From Prior Year |
| NET EXCESS/ (SHORTFALL) | \$ 18,781 | \$ - | \$ - | |

DETAILED FINAL 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 |
| Total Revenues | \$ 695,022 | \$ 655,305 | \$ 655,605 | |
| EXPENDITURES | | | | |
| 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 |
| Total Expenditures | \$ 657,000 | \$ 655,305 | \$ 655,605 | |
| Excess/ (Shortfall) | \$ 38,022 | \$ - | \$ - | |

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 FINAL 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 | 0 | 0 | |
| Total Revenues | \$ 420,690 | \$ 375,814 | \$ 376,114 | |
| EXPENDITURES | | | | |
| 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 | 1,314 | 6,051 | Estimated Excess Debt Collections |
| Total Expenditures | \$ 398,300 | \$ 375,814 | \$ 376,114 | |
| Excess/ (Shortfall) | \$ 22,390 | \$ - | \$ - | |

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> |
| Total For Single Family Units | \$ 1,200.38 | \$ 1,200.36 | \$ 1,200.35 | \$ 1,200.30 |
| | | | | |
| 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> |
| Total For Townhomes Units | \$ 1,095.38 | \$ 1,095.36 | \$ 1,095.35 | \$ 1,095.30 |
| | | | | |
| 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> |
| Total For Villa Units | \$ 990.38 | \$ 990.36 | \$ 990.35 | \$ 990.30 |
| | | | | |
| <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> |
| Total For Townhomes Units | \$ 1,621.85 | \$ 1,621.83 | \$ 1,621.82 | \$ 1,621.77 |
| | | | | |
| 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> |
| Total For Villa Units | \$ 1,516.53 | \$ 1,516.51 | \$ 1,516.50 | \$ 1,516.45 |

* 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 NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 27th day of April, 2026.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 26, 2026
November 23, 2026
February 22, 2027
March 22, 2027
April 26, 2027
May 24, 2027
June 28, 2027
July 26, 2027
August 23, 2027**

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 XX/XX/26