

**LAKES AT COCOA
GROVE**

**COMMUNITY DEVELOPMENT
DISTRICT**

May 19, 2026

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**LAKES AT COCOA
GROVE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Lakes at Cocoa Grove Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

<https://lakesatcocoagrovecdd.net/>

May 12, 2026

Board of Supervisors
Lakes at Cocoa Grove Community Development District

Dear Board Members:

The Board of Supervisors of the Lakes at Cocoa Grove Community Development District will hold a Regular Meeting on May 19, 2026 at 12:00 p.m., at the offices of BSE Consultants Inc., 312 S. Harbor City Blvd., Melbourne, Florida 32901. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2026-01, Approving Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2026-02, Designating a Date, Time and Location for Landowners' Meeting and Election; Providing for Publication; Establishing Forms for the Landowner Election; and Providing for Severability and an Effective Date [**November 3, 2026** - Seats 3, 4 & 5]
5. Consideration of Resolution 2026-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date
6. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
7. Acceptance of Unaudited Financial Statements as of March 31, 2026
8. Approval of August 19, 2025 Public Hearing and Regular Meeting Minutes

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

9. Staff Reports

- A. District Counsel: *Kilinski | Van Wyk PLLC*
- B. District Engineer: *BSE Consultants Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Property Insurance on Vertical Assets
 - Form 1 Submission and Ethics Training
 - NEXT MEETING DATE: June 16, 2026 at 12:00 PM

○ QUORUM CHECK

SEAT 1	ANA LAURA ROBAYNA	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	BRIAN DOMINGUEZ	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	RAFAEL NUÑEZ	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	OMAR MESA	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	ALICIA QUIÑONES	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

10. Board Members' Comments/Requests

11. Public Comments

12. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Jamie Otero at (561) 512-9027.

Sincerely,



Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 131 733 0895

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Lakes at Cocoa Grove Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2026

HOUR: 12:00 p.m.

LOCATION: Offices of B.S.E. Consultants, Inc.
312 S. Harbor City Boulevard
Melbourne, Florida 32901

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Cocoa and Brevard County, Florida at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF MAY, 2026.

ATTEST:

**LAKES AT COCOA GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Exhibit A: Proposed Budget for Fiscal Year 2027

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027**

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
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**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
REVENUES					
Landowner contribution	\$ 105,235	\$ 18,510	\$ 37,433	\$ 55,943	\$ 110,525
Total revenues	<u>105,235</u>	<u>18,510</u>	<u>37,433</u>	<u>55,943</u>	<u>110,525</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	12,000	12,000	24,000	48,000
Legal	25,000	1,350	10,000	11,350	25,000
Engineering	2,000	242	1,758	2,000	2,000
Engineering - stormwater reporting	-	-	-	-	5,000
Audit	4,445	-	4,445	4,445	4,600
Arbitrage rebate calculation*	500	-	-	-	500
Dissemination agent*	1,000	-	-	-	1,000
Trustee*	6,500	-	-	-	6,500
EMMA software service*	1,500	-	1,500	1,500	1,500
Telephone	200	100	100	200	200
Postage	500	10	490	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	238	3,000	3,238	6,500
Annual special district fee	175	175	-	175	175
Insurance	6,000	5,565	-	5,565	6,200
Contingencies/bank charges	1,500	526	974	1,500	1,500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	-	145	145
Total expenditures	<u>105,235</u>	<u>21,306</u>	<u>34,517</u>	<u>55,823</u>	<u>110,525</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,796)	2,916	120	-
Fund balance - beginning (unaudited)	-	(120)	(2,916)	(120)	-
Fund balance - ending (projected)	Assigned				
Working capital	-	-	-	-	-
Unassigned	-	(2,916)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (2,916)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and Eng maintenance of the District's facilities.</p>	
Engineering - stormwater reporting	5,000
Audit	4,600
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
EMMA software service*	1,500
Trustee*	6,500
Telephone	200
Postage	500
<p>Telephone and fax machine.</p>	
Printing & binding	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Legal advertising	6,500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Annual special district fee	175
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Insurance	6,200
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Contingencies/bank charges	1,500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	145
Total expenditures	<u><u>\$ 110,525</u></u>

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**LAKES AT COCOA
GROVE
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, Lakes at Cocoa Grove Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Brevard County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the effective date of The City of Cocoa Ordinance No. 27-2023 creating the District (the "Ordinance") is January 8, 2024; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 3rd day of November, 2026 at 11:15 a.m., at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935.

SECTION 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 3. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 19th day of May, 2026. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of May, 2026.

Attest:

**LAKES AT COCOA GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Lakes at Cocoa Grove Community Development District (the "District") in Brevard County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2026
TIME: 11:15 a.m.
PLACE: 2651 W. Eau Gallie Boulevard, Suite A
Melbourne, Florida 32935

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing wrathellc@whhassociates.com or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager

Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 3, 2026**

TIME: **11:15 a.m.**

LOCATION: **2651 W. Eau Gallie Boulevard, Suite A
Melbourne, Florida 32935**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
LANDOWNERS' MEETING – November 3, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Lakes at Cocoa Grove Community Development District to be held at 11:15 a.m., on November 3, 2026 at 2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935, and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT
BREVARD COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 3, 2026**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Lakes at Cocoa Grove Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: _____

Signed: _____

Printed Name: _____

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2026/2027 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Lakes at Cocoa Grove Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2026/2027 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING FISCAL YEAR 2026/2027 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 19th day of May, 2026.

ATTEST:

**LAKES AT COCOA GROVE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE		
LOCATION		
<i>Offices of B.S.E. Consultants, Inc. 312 S. Harbor City Boulevard, Melbourne, Florida 32901 ¹2651 W. Eau Gallie Boulevard, Suite A, Melbourne, Florida 32935</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 20, 2026	Regular Meeting	12:00 PM
November 3, 2026¹	Landowners' Meeting	11:15 AM
November 17, 2026	Regular Meeting	12:00 PM
December 15, 2026	Regular Meeting	12:00 PM
January 19, 2027	Regular Meeting	12:00 PM
February 16, 2027	Regular Meeting	12:00 PM
March 16, 2027	Regular Meeting	12:00 PM
April 20, 2027	Regular Meeting	12:00 PM
May 18, 2027	Regular Meeting	12:00 PM
June 15, 2027	Regular Meeting	12:00 PM
July 20, 2027	Regular Meeting	12:00 PM
August 17, 2027	Regular Meeting	12:00 PM
September 21, 2027	Regular Meeting	12:00 PM

LAKES AT COCOA GROVE

COMMUNITY DEVELOPMENT DISTRICT

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**LAKES AT COCOA
GROVE
COMMUNITY DEVELOPMENT DISTRICT**

6A

**Lakes at Cocoa Grove Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes No Not Applicable

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No Not Applicable

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes No Not Applicable

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes No Not Applicable

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No Not Applicable

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No Not Applicable

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No Not Applicable

[Signature]
District Manager

Janeeri Sanchez
Print Name

8/20/24
Date

[Signature]
Chair/Vice Chair, Board of Supervisors

Ana Robayna
Print Name

8/20/24
Date

**LAKES AT COCOA
GROVE
COMMUNITY DEVELOPMENT DISTRICT**

6B

**Lakes at Cocoa Grove Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

**LAKES AT COCOA
GROVE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2026**

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 5,635	\$ -	\$ -	\$ 5,635
Due from Landowner	2,747	-	-	2,747
Total assets	<u>\$ 8,382</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,382</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 2,551	\$ -	\$ -	\$ 2,551
Due to Landowner	-	14,825	409	15,234
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>8,551</u>	<u>14,825</u>	<u>409</u>	<u>23,785</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	2,747	-	-	2,747
Total deferred inflows of resources	<u>2,747</u>	<u>-</u>	<u>-</u>	<u>2,747</u>
Fund balances:				
Restricted for:				
Debt service	-	(14,825)	-	(14,825)
Unassigned	(2,916)	-	(409)	(3,325)
Total fund balances	<u>(2,916)</u>	<u>(14,825)</u>	<u>(409)</u>	<u>(18,150)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 8,382</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,382</u>

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Landowner contribution	\$ 2,117	\$ 18,510	\$ 105,235	18%
Total revenues	<u>2,117</u>	<u>18,510</u>	<u>105,235</u>	18%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	2,000	12,000	48,000	25%
Legal	483	1,350	25,000	5%
Engineering	-	242	2,000	12%
Audit	-	-	4,445	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	6,500	0%
EMMA software service	-	-	1,500	0%
Telephone	16	100	200	50%
Postage	10	10	500	2%
Printing & binding	41	250	500	50%
Legal advertising	-	238	6,500	4%
Annual special district fee	-	175	175	100%
Insurance	-	5,565	6,000	93%
Contingencies/bank charges	85	526	1,500	35%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	145	210	69%
Total expenditures	<u>2,635</u>	<u>21,306</u>	<u>105,235</u>	20%
Excess/(deficiency) of revenues over/(under) expenditures	(518)	(2,796)	-	
Fund balances - beginning	(2,398)	(120)	-	
Fund balances - ending	<u>\$ (2,916)</u>	<u>\$ (2,916)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(14,825)	(14,825)
Fund balances - ending	\$ (14,825)	\$ (14,825)

**LAKES AT COCOA GROVE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2013
FOR THE PERIOD ENDED MARCH 31, 2026**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Beginning fund balance	(409)	(409)
Ending fund balance	\$ (409)	\$ (409)

**LAKES AT COCOA
GROVE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lakes at Cocoa Grove Community Development District held a Public Hearing and Regular Meeting on August 19, 2025 at 12:00 p.m., at the offices of BSE Consultants Inc., 312 S. Harbor City Blvd., Melbourne, Florida 32901.

Present:

Brian Dominguez	Vice Chair
Rafael Nuñez	Assistant Secretary
Omar Mesa	Assistant Secretary

Also present:

Jamie Sanchez	District Manager
Chris Loy (via telephone)	District Counsel
Hassan Kamal	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Sanchez called the meeting to order at 12:01 p.m.

Supervisors Dominguez, Nuñez and Mesa were present. Supervisors Quiñones and Robayna were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2025-05, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending

37 **September 30, 2026; Authorizing Budget Amendments; and Providing an Effective**
38 **Date**

39 Ms. Sanchez reviewed the proposed Fiscal Year 2026 budget, highlighting increases,
40 decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the
41 reasons for any changes. This is a Landowner-contribution budget with expenses paid as they
42 are incurred.

43 **On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor,**
44 **the Public Hearing was opened.**

45
46 No affected property owners or members of the public spoke.

47 **On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor,**
48 **the Public Hearing was closed.**

49
50 Ms. Sanchez presented Resolution 2025-05 and read the title.

51 **On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor,**
52 **Resolution 2025-05, Relating to the Annual Appropriations and Adopting the**
53 **Budget for the Fiscal Year Beginning October 1, 2025, and Ending September**
54 **30, 2026; Authorizing Budget Amendments; and Providing an Effective Date,**
55 **was adopted.**

56
57
58 **FOURTH ORDER OF BUSINESS** **Consideration of Fiscal Year 2026 Funding**
59 **Agreement**
60

61 Ms. Sanchez presented the Fiscal Year 2026 Funding Agreement.

62 **On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor,**
63 **Fiscal Year 2026 Funding Agreement, was approved.**

64
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66 **FIFTH ORDER OF BUSINESS** **Presentation of Audited Annual Financial**
67 **Report for the Fiscal Year Ended**
68 **September 30, 2024, Prepared by Berger,**
69 **Toombs, Elam, Gaines & Frank**
70

71 Ms. Sanchez presented the Audited Financial Report for the Fiscal Year ended
72 September 30, 2024 and noted the pertinent information. There were no findings,

73 recommendations, deficiencies on internal control or instances of non-compliance; it was a
74 clean audit.

75 Ms. Sanchez noted that, since the agenda was printed, the auditor made a slight change
76 involving correcting the date the CDD was established. The original version listed the date as
77 December 12, 2023; the date has been corrected to January 8, 2024. This is not a significant
78 change and does not impact the audit status.

79 **A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Annual Financial**
80 **Report for the Fiscal Year Ended September 30, 2024**

81 **On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor,**
82 **Resolution 2025-06, Hereby Accepting the Audited Annual Financial Report for**
83 **the Fiscal Year Ended September 30, 2024, was adopted.**

84
85

86 **SIXTH ORDER OF BUSINESS** **Consideration of Special Districts**
87 **Performance Measures and Standards**
88 **Reporting FY2026**

89
90 Ms. Sanchez presented the Goals and Objectives Reporting Fiscal Year 2026
91 Performance Measures and Standards. She noted that it will be necessary to authorize the
92 Chair to approve the findings related to the 2025 Goals and Objectives.

- 93 • **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives**
94 **Reporting**

95 **On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor,**
96 **the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures**
97 **and Standards and authorizing the Chair to approve the findings related to the**
98 **2025 Goals and Objectives Reporting, were approved.**

99
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101 **SEVENTH ORDER OF BUSINESS** **Ratification of BSE Consultants, Inc. Work**
102 **Authorization Number 1 [Public Facilities**
103 **Report]**

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105 Ms. Sanchez presented BSE Consultants, Inc. Work Authorization Number 1 for the
106 Public Facilities Report.

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On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, BSE Consultants, Inc. Work Authorization Number 1 for the Public Facilities Report, was ratified.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

On MOTION by Mr. Dominguez and seconded by Mr. Nuñez, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

NINTH ORDER OF BUSINESS

Approval of May 20, 2025 Regular Meeting Minutes

Ms. Sanchez presented the May 20, 2025 Regular Meeting Minutes.

On MOTION by Mr. Nuñez and seconded by Mr. Dominguez, with all in favor, the May 20, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kilinski | Van Wyk PLLC

Mr. Loy reminded the Board Members to complete the required four hours of ethics training by December 31, 2025. Completion of the requirement will be noted when filing File Form 1 in 2026.

B. District Engineer: BSE Consultants Inc.

Mr. Kamal stated the Public Facilities Report should be ready next week and it will be distributed thereafter.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **Property Insurance on Vertical Assets**
- **Form 1 Submission and Ethics Training**
- **Goals and Objectives Reporting**
- **Hard Copy Agendas vs Tablets**

The Board prefers tablets rather than hard copy agendas.

- **NEXT MEETING DATE: September 16, 2025 at 12:00 PM**

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Secretary/Assistant Secretary

Chair/Vice Chair

**LAKES AT COCOA
GROVE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

LAKES AT COCOA GROVE COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

*Offices of B.S.E. Consultants, Inc.
312 S. Harbor City Boulevard, Melbourne, Florida 32901*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 21, 2025 CANCELED	Regular Meeting	12:00 PM
November 18, 2025 CANCELED	Regular Meeting	12:00 PM
December 16, 2025 CANCELED	Regular Meeting	12:00 PM
January 20, 2026 CANCELED	Regular Meeting	12:00 PM
February 17, 2026 CANCELED	Regular Meeting	12:00 PM
March 17, 2026 CANCELED	Regular Meeting	12:00 PM
April 21, 2026 CANCELED	Regular Meeting	12:00 PM
May 19, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	12:00 PM
June 16, 2026	Regular Meeting	12:00 PM
July 21, 2026	Regular Meeting	12:00 PM
August 18, 2026	Regular Meeting	12:00 PM
September 15, 2026	Regular Meeting	12:00 PM