COCOPLUM PHASE 1
SPECIAL TAXING DISTRICT

BALANCE SHEET
September 30, 2025

	General Fund
ASSETS:	
Cash	$14,209
Due from City of Coral Gables	$108,388
TOTAL ASSETS	$122,596
LIABILITIES:	
Accounts Payable	$31,380
	$31,380
FUND BALANCE:	
Unassigned	$91,216
TOTAL LIABILITIES AND FUND BALANCE	$122,596

COCOPLUM PHASE 1
SPECIAL TAXING DISTRICT
General Fund
Statement of Revenues & Expenditures and Changes in Fund Balance
For The Period Ending September 30, 2025

Description	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/25	ACTUAL THRU 09/30/25	VARIANCE
Revenues				
Special Assessments (Net)	$524,499	$524,499	$533,754	$9,256
Total Revenue	**$524,499**	**$524,499**	**$533,754**	**$9,256**
Expenditures				
Administrative				
Assessment Roll	$0	$0	$1,000	($1,000)
Overhead/District Management	$13,876	$13,876	$13,876	$0
City Staff Support	$2,040	$2,040	$2,087 `	($46)
Communications	$1,700	$1,700	$900	$800
Legal Advertising	$1,600	$1,600	$0	$1,600
Contingency	$500	$500	$586	($86)
Field				
Security	$475,000	$475,000	$446,068	$28,932
Printing & Mailing	$300	$300	$621	($321)
Repairs & Maintenance	$30,000	$30,000	$48,935	($18,935)
Reserves	$0	$0	$0	$0
Total Expenditures	**$525,016**	**$525,016**	**$514,072**	**$10,944**
Excess (deficiency) of revenues over (under) expenditures	**($517)**	**($517)**	**$19,683**	**$20,200**
Fund Balance - Beginning	**$517**		**$71,534**	
Fund Balance - Ending [1]	**($0)**		**$91,216**	

[1] Reserves exceed $90,000 assessment reduced to balance to 10% anticipate rate increase for Off Duty.