Coral Bay
Community Development District

www.coralbaycdd.com

Daniel Dean, Chairman

John Hall, Vice Chairman

Tina Hagen, Treasurer

Ronald Gallucci, Assistant Secretary

Tony Spavento, Assistant Secretary

July 11, 2019

GMS
Governmental
Management Services

Coral Bay
Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351
Phone: 954-721-8681 - Fax: 954-721-9202

July 3, 2019

Board of Supervisors
Coral Bay
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Coral Bay Community Development District** will be held on **July 11, 2019 at 7:00 p.m. at the Coral Bay Recreation Center, 3101 South Bay Drive, Margate, Florida 33063.** Following is the agenda for the meeting:

1. Roll Call and Pledge of Allegiance
2. Presentations
   A. Solitude Lake Management
3. Audience Comments/ Supervisors Responses
4. Staff Reports
   A. Attorney
   B. Engineer
   C. Treasurer
      1) Approval of Check Run Summary and Invoices
      2) Combined Balance Sheet, Statement of Revenues and Expenditures
   D. Field Manager - Monthly Report
   E. CDD Manager
      1) Approval of the Minutes of the June 13, 2019 Meeting
      2) Discussion of Financial Disclosure Report from the Commission on Ethics – *everyone has filed*
   F. ASG Report
5. New Business
   A. Acceptance of Audit for Fiscal Year Ending September 30, 2018
   B. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2019
   C. Discussion on Holiday Proposal Comparison
6. Old Business
   A. Discussion on Gate Access/ Transponder Signoff Form
   B. Shoreline Restoration Process Discussion
7. Adjournment

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 will need to ensure that a verbatim record of the proceedings is made at his or her own expense and which records include 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 (954) 721-8681 at least seven (7) days prior to the date of the particular meeting. Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: ***http://coralbaycdd.com/***

SŌLITUDE
LAKE MANAGEMENT

June 12, 2019

Mr Dennis Baldis,
Coral Bay CDD
5385 N. Nob Hill Road
Sunrise, FL 33351

Dear Mr Baldis

At your request, on May 28th, we surveyed the lake and canals located at **Coral Bay CDD** We recommend that our integrated **Solitude Lake Management** program of waterway management be initiated as soon as possible. Your property consist of (1) One Lake & (3) Three Canals with a total of 19,733 Total Linear Feet of Shoreline and 75.12 Total Acres of Water.

Algae Management: Please recognize that some algae is a benefit to the water quality and food chain , enhancing the total ecosystem.

Management of all existing noxious aquatic weeds in the waterways.

Scheduled inspections, with treatment as necessary, to prevent growth of new aquatic weed species through introductions by drainage or other processes.

Management of the shoreline grasses in the water to the water's edge.

Establishment of a professional reporting system for the property management administration.

During our survey we noticed an abundant amount of submersed vegetation growing within the lake. the species of weeds identified are known as hydrilla this particular weed is can be difficult to control, We have included and initial herbicide application using Sonar this treatment will be the first treatment applied to the lake to gain control of the hydrilla. We are certified by Sepro the manufacture of this product to apply it. We are confident that giving the opportunity that we can, and will, greatly improve the conditions of your waterways. Our program includes (24) Twenty four scheduled visits. Our local office is located minutes from your property to ensure we will be responsive should the need arise.

We also would recommend the stocking of Triploid Grass Carp into the system to help control the submersed vegetation long term. These fish are specifically designed to eat hydrilla.

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Solitude Lake Management is a largest lake management service in the United States, please visit our website www.solitudelake.com, Solitude Lake Management provides monthly webinars, you can also sign up to receive emails to get the latest information regarding aquatic weed control, this will ensure that the homeowners can better understand the services we provide and as to what to expect regarding your lakes.

Ms Cardona, a waterway system thrives on the oxygen-producing and nutrient up-taking properties of its plant life. It is the intent of **Solitude Lake Management**, to provide an ecological balance so that both the waterway ecosystem, including fish, animal life, and neighboring community can benefit.

If you have any further questions regarding our proposal please feel free to contact me, I am also available to meet with you to discuss our proposal.

We look forward to serving **Coral Bay CDD**

Gary Wilhelm
Senior Business Development Consultant
Solitude Lake Management
(954) 275-1498
GWilhelm@Solitudelake.com

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SŌLITUDE
LAKE MANAGEMENT

ANNUAL LAKE MANAGEMENT CONTRACT

PROPERTY NAME: Coral Bay CDD
CONTRACT TERM: July 1, 2019-June 30, 2020
SUBMITTED TO: Dennis Baldis
SUBMITTED BY: Gary Wilhelm
SPECIFICATIONS: **(1) One Lake & (3) Three Canals (19,732 Linear Feet, 75.12 Total Acres)**

Lake Aquatic Weed Control

1. Lake(s) & Canals will be inspected on a ***Two (2) times per month*** basis during the months of ***January through December.***
2. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the lake(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of wetland plants to prosper.

Shoreline Aquatic Weed Control:

1. Shoreline areas will be inspected on **Two *(2) times per month*** basis during the months of ***January through December.***
2. Any growth of cattails, torpedo grasses or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

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Water Quality Monitoring:

1. Lake water samples will be taken and tested **one (1) per year** for the following parameters or as needed.

   Temperature Dissolved Oxygen
   pH

1. The results of the tests along with recommendations and analysis of the results will be provided to the client in a written report following each testing period.
2. Any data collected that needs immediate action to resolve an issue will be brought to the client's attention at once.

Lake Algae Control:

1. Lake(s) & Canals will be inspected on a ***Two (2) times per month*** basis during the months of ***January through December.***
2. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Service Reporting:

1. Client will be provided with a monthly service report detailing all of the work performed as part of this contract.

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General:

1. Contractor is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Contractor is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions, and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our clients' lakes and ponds as part of an overall integrated pest management program.
4. Contractor guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the contractor's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Contractor will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Contractor will furnish personnel, equipment, boats, materials, and other items required to provide the foregoing at his expense.
7. Contractor will maintain general liability and workman's compensation insurance.
8. Client understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat their lakes. The client is responsible for notifying the contractor in advance of the contract signing and the start of the contract treatment if they utilize any of the water in their lakes for irrigation purposes. The client accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the client for irrigation without the consent or knowledge of the contractor.
9. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, any time there is an extreme infestation of algae and aquatic weeds, there is a risk of dissolved oxygen drops as a result of large masses of algae and aquatic weeds dying and decomposing simultaneously. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at

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their lowest levels. Often lakes will experience natural fish kills under these conditions even if no treatment is performed. Every effort, to include the method and timing of application, the choice of products, and the skill and training of the applicators is made to avoid such problems. This risk is especially mitigated by the use of systemic herbicides wherever possible, which results in a very slow steady control of the target weed species. However, the client understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of the contractor that will result in the death of some fish and other aquatic life. The client also understands and accepts that similar risks would remain if the algae or submersed invasive vegetation present in the lake goes uncontrolled, as it will over time interfere with the health and well-being of the existing fish population. The client agrees to hold the contractor harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the contractor, unless there is willful negligence on the part of the contractor.

10. Contractor shall be reimbursed by the client for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the contractor by the client that are not covered specifically by the written specifications of this contract.
11. The term of this agreement is for a period of twelve (12) months, with payment to be made in twelve (12) equal monthly payments due by the last day of each month. As a courtesy, the client will be invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The client is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of the contractor to invoice or send any other sort of reminder or notice. The Annual Contract Price is based on the total value of services to be provided over a period of twelve (12) months. For the convenience of the client, we offer Monthly Contract Pricing that is simply an even twelve (12) month amortization of the Annual Contract Price. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.
12. Contract will automatically renew annually at the end of the contract period for subsequent one (1) year terms, with a three percent (3%) escalation in the Annual Contract Price and Additional Enhancements each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.
13. The client agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the client.

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14. The client covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses of SŌLitude Lake Management® for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.

CONTRACT PRICE: **$31,056.00 Total**
$2,588.00 Monthly for twelve (12) months

APPROVED: _____ SŌLitude Lake Management®

_____ **Coral Bay C.D.D.**
(Authorized Client Signature)

_____
(Print Name and Title)

_____
(Date)

SePRO PREFERRED Applicator
The Stewards of Water

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SŌLITUDE
LAKE MANAGEMENT

INITIAL LAKE TREATMENT CONTRACT

PROPERTY NAME: Coral Bay CDD
CONTRACT DATE: June 12, 2019
SUBMITTED TO: Dennis Baldis
SUBMITTED BY: Gary Wilhelm
SPECIFICATIONS: Initial SONAR treatment

Lake Aquatic Weed Control:

1. Initial SONAR treatment targeting Hydrilla

**Contractor will take all reasonable precautions and make every effort to avoid any damage to non-target plants within the treatment area. However, contractor makes no guarantee that such damage will not occur despite our best efforts to the contrary. By signing this contract, customer accepts this disclaimer, and acknowledges and accepts the minimal risk that such damage might occur.*

General:

1. Contractor is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Contractor is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for site specific water quality management prescriptions, and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our clients' lakes and ponds as part of an overall integrated pest management program.
4. Contractor guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the contractor's legal regulatory requirements as set forth

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by the EPA and related state agencies for NPDES and FIFRA. Contractor will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Contractor will furnish the personnel, equipment, materials, and other items required to provide the forgoing at his expense. Equipment will include trucks, boats, amphibious vehicles, all-terrain vehicles, utility vehicles, high volume tank sprayers, low volume tank sprayers, back- pack sprayers and other small equipment as required to properly access and perform treatments in the designated areas.
7. Contractor will maintain general liability and workman's compensation insurance.
8. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat their lakes and ponds. The customer is responsible for notifying the contractor in advance of the contract signing and the start of the contract treatment if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of the contractor.
9. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, any time there is an extreme infestation of algae and aquatic weeds, there is a risk of dissolved oxygen drops as a result of large masses of algae and aquatic weeds dying and decomposing simultaneously. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Often times lakes and ponds will experience natural fish kills under these conditions even if no treatment is performed. Every effort, to include the method and timing of application, the choice of products, and the skill and training of the applicators is made to avoid such problems. This risk is especially mitigated by the use of systemic herbicides wherever possible, which results in a very slow steady control of the target weed species. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of the contractor that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain if the algae or submersed invasive vegetation present in the lake goes uncontrolled, as it will over time interfere with the health and well being of the existing fish population. The customer agrees to hold the contractor harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the contractor, unless there is willful negligence on the part of the contractor.
10. Contractor is not responsible for treatment failures that result from dam or other structural failures, severe storms, flooding, or other acts of God that are outside of the control of the contractor.
11. Contractor shall be reimbursed by the client for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred

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as a result of requirements placed on the contractor by the client that are not covered specifically by the written specifications of this contract.

12. The customer agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the customer.
13. The customer covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses of SŌLitude Lake Management® for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.

CONTRACT PRICE: $10,150.00

PAYMENT TERMS: Net 30 Days

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APPROVED:

_____ SŌLitude Lake Management®

_____ **Coral Bay CDD**

(Authorized Signature)

_____ _____

(Print Name and Title) ***(Date)***

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SOLitude Lake Management

Client Description and Reference List
Some of our higher profile accounts

Shenandoah Master Association **2013-Present**
Contact: Arley Creamer, Property Manager **954-338-9662**

Large homeowner association located in Davie, with over 11 lakes.

Mirasol, Palm Beach Gardens **2006-present**
Contact: Marsha Adler, Property Manager **772-625-0030 ext103**

Description: This project consists of all homeowner lakes and two 18-hole golf courses with littoral shelves throughout this very upscale golf course community located across the street from PGA National in Palm Beach County. Mirasol was a former site for the Honda Classic. There are over 280 acres of waterways and littoral shelves with more than 155,000 perimeter feet of shoreline under management.

Southwind Lakes H.O.A. Boca Raton 2016-Present
Contact: Beth Eriksson 561-293-3612

Description: Large homeowner community in Boca Raton with (8) eight lakes.

Old Palm Golf Club, Palm Beach Gardens 2009-Present
Contact: Lee Bladen: Director of Golf Course Operations 561-472-5116

Description: This is another very high end golf course community that is located in Northern Palm Beach County. This community boasts an 18-hole Ray Floyd designed golf course. We took over the maintenance of the lakes in 2009. There are 15 lakes in this community, which include 5.10 acres of littoral shelves.

Mizner Country Club, Delray Beach 2008-Present
Contact: Alyson Ruprecht, Property Manager 561-865-4442
Newly renovated golf course located in Delray Beach, Very high end private golf course community with 19 lakes and littoral shelves. We have maintained this property since inception.

CDD Properties with Wrathell Hart, Hunt and Associates Times Listed Below
Contract: Cleo Crimsoned, Project Manager 239-498-9020

Description: We are currently maintaining six high-end golf course communities on the West Coast of Florida. These six communities are Bayside/Baycreek, The Brooks, Miromar Lakes, Mediterra, Fiddler's Creek and Verandah East and West. A brief description of each project follows: **Bayside/Baycreek CDD** is located in Lee County Florida and is comprised of over 250 acres of waterways and over 50 acres of littoral shelves. **The Brooks CDD** in Bonita Springs is comprised of over 350 acres of waterways and almost 60 miles of shoreline, which are 100 percent covered with littoral plantings. **Miromar Lakes CDD** is located in Estero, Florida and is comprised of over 500 acres of waterways. **Mediterra North and South CDD's** are located in both Lee and Collier Counties, Florida and are comprised of over 300 acres of waterways and over 75 acres of littoral shelves. **Fiddler's Creek CDD** in Collier County, Florida is comprised of over 350 acres of waterways and over 50 acres of littoral shelves. **Veranda East and West CDD's** are located in Lee County, Florida and comprise over 250 acres of waterways and over 50 acres of littoral shelves.

We have served these communities for the following periods of time: Bayside/Baycreek CDD 2003 –Present; The Brooks CDD 2002 – Present; Miromar Lakes CDD 2002 – Present; Meditrrea North and South CDD's 2000 – Present; Fiddler's Creek CDD 2004 – Present, and Veranda East and West CDD's 2008 – Present.

Bay Hill Club and Lodge, Orlando 1999-Present
Contact: Matt Beaver, Golf Course Superintendent 407-876-2402

Description: This renowned golf course community in Central Florida features 27 holes of golf and is the host of the annually televised Arnold Palmer Invitational PGA Tour Event. There are about 43 acres of lakes in this community.

Grand Cypress Resort and Golf Club, Orlando 2001-Present
Contact: Tom Alex, Golf Course Superintendent 407-239-1948

Description: This world class golf course resort has very demanding esthetic standards. We maintain over 70 acres of waterways and over 2 acres of littoral shelves. The North-South course is now featured in the telecast of the LPGA championship tournament.

Trump Doral National Golf Club, Doral, Miami **2005-Present**
Contact: Josh Hollins, Director of Golf Course Operations. **786-375-1911**

Description: This is the world famous Doral now Donald Trump is the owner we have managed this facility for over 10 years. They have over 60 lakes and 135 acres of

waterways. It host the WGC (world golf championships) that's the PGA tour event held each year very high profile facility which is televised they demand very high standards which we meet.

City of Plantation: **2016-Present**
Contact: Steve Rodgers, Director of Public Works **954-452-2535**

Manage several canals and lakes for the City of Plantation throughout, also manage Plantation Preserve Golf Course for the city as well, over 65 acres of lakes and waterways.

Seminole Hard Rock Hotel and Casino, Davie **2010-Present**
Contact: John McCallister, Operations Director **954-298-3271**

Description: This is the Famous Seminole Hard Rock Hotel and Casino located in Davie. They have a very high profile lake which encompasses dining establishments.

Turnberry Isle Resort **2005-Present**
Contact: Mark Allison, Director **305-370-8357**

World famous Golf Course and Spa located in Aventura 28 lakes and wetlands have been managing for over 14 years.

Rock Creek Master Association **2008-Present**
Contact: Carl Rosendorf, Property Manager **954-435-1727**

High profile homeowner association community located in Cooper City, with over 135 acres of waterways very similar to your community.

Isles of Wellington **2017-Present**
Contact: Bob Winterfeltd, Property Manager **561-408-2323**
High profile homeowner community in Wellington with over 19 lakes and wetlands.

SOLitude Lake Management

Customer Reference List

The following is a reference list of some of the Golf Courses and Communities that SOLitude Lake Management is maintaining. We welcome you to drive by or call on these properties to see the quality of workmanship that our company provides for our customers.

East Coast Reference List

Mirasol Golf Club / Palm Beach Gardens
Marsha Adler / Property Manager
(561) 625-0030 ext 103

Isles of Wellington / Wellington
Bob Winterfeltd / Property Manager
(561) 795-5667

Mizner Country Club / Delray Beach
Aylson Ruprecht / Property Manager
(561) 865-4442

Gleneagles Country Club / Delray Beach
Jason Bagwell / Golf Course Supt
(954) 695-9177

Trump Doral National Golf Club / Miami
Josh Hollins / Golf Course Supt
(786) 375-1911

City of Plantation / Plantation
Steve Rodgers / Director of Public Works
(954) 452-2535

City of Boynton Beach / Boynton Beach
Reginal Jonas / Director of Public Works
(561) 742-6412

City of Delray Beach / Delray Beach
Michael Karali / Project Supt.
(561) 243-7295

Boynton Beach Mall / Boynton Beach
Stephen Kogler / Property Manager
(561) 736-7902

Turnberry Isle Resort / Aventura
Mark Allison / Golf Course Supt
(305) 370-8357

Seminole Hard Rock Hotel / Davie
John McAllister / Property Manager
(954) 298-3271

Rock Creek Master / Cooper City
Carl Rosendorf / Property Manager
(954) 435-1727

Fisher Island Club / Fisher Island
Jason Richter / Golf Course Supt
(305) 310-9948

Old Palm Golf Club / Palm Beach
Lee Bladen / General Manger
(561) 472-5116

Alton / Palm Beach Gardens
Donna Wilson / Property Manager
(561) 410-5488

Miami Dade County/ Miami
Shereece George / Procurement
(305) 375-3421

Grand Orchid / Boynton Beach
Gary Budd / Property Manager
(561) 994-2334

Artistry / Palm Beach Gardens
Donna Wilson / Property Manager
(561) 410-5488

SOLitude Lake Management
Post Office Box 2300 • Palm City, Florida 34991
Toll Free: (877) 745-5729 • Phone: (772) 220-2224 • Fax: (772) 220-6603
We are an Equal Opportunity Employer operating a Drug Free Workplace.

SOLitude Lake Management

SOLitude Lake Management
Post Office Box 2300 • Palm City, Florida 34991
Toll Free: (877) 745-5729 • Phone: (772) 220-2224 • Fax: (772) 220-6603
We are an Equal Opportunity Employer operating a Drug Free Workplace.

CORAL BAY

COMMUNITY DEVELOPMENT DISTRICT

Summary of Invoices

July 11, 2019

Fund	Date	Check No.'s		Amount
General	7/11/19	13807-13830	$	107,662.91
Payroll	6/18/19	50561-50564	$	738.80
Total Invoices for Approval			**$**	**108,401.71**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/11/19	00192	6/19/19	19894194	201907	320	53800-41000				*	1,070.44		
			SERVICE THRU 07/18/2019										
									AT&T			1,070.44	013807
7/11/19	00009	5/31/19	156594	201905	310	51300-31500				*	1,215.00		
			LEGAL FEES THRU 05/31/19										
									BILLING, COCHRAN, LYLES, MAURO &			1,215.00	013808
7/11/19	00117	6/30/19	11104	201906	320	53800-34502				*	866.67		
			JUNE 2019 PARKING PATROL										
									CAPITOL SECURITY AND PARKING			866.67	013809
7/11/19	00012	6/10/19	19061005	201906	320	53800-34502				*	390.00		
			POLICE PATROL THRU 6/4										
		6/10/19	19061023	201905	320	53800-34502				*	1,755.00		
			POLICE PATROL THRU 6/6										
		6/18/19	CM190610	201906	320	53800-34502				*	180.00-		
			CREDIT										
		6/25/19	19062530	201906	320	53800-34502				*	1,755.00		
			POLICE PATROL THRU 6/21										
									CITY OF MARGATE-POLICE DEPARTMENT			3,720.00	013810
7/11/19	00013	6/21/19	230058-0	201906	320	53800-43100				*	339.89		
			6532 BUENA VISTA DRIVE										
		6/21/19	230060-0	201906	320	53800-43100				*	212.54		
			3135 CAPE CIRCLE										
		6/21/19	230064-0	201906	320	53800-43100				*	168.38		
			3101 S BAY DRIVE										
		6/21/19	239260-0	201906	320	53800-43100				*	12.31		
			3101 N BAY DR FNT										
									CITY OF MARGATE-UTILITIES			733.12	013811
7/11/19	00034	6/11/19	0605787-	201907	320	53800-41000				*	147.37		
			6801 N BAY DR TENNIS CRTS										
									COMCAST			147.37	013812
7/11/19	00173	6/02/19	1085906-	201907	320	53800-41000				*	166.25		
			6800 NW 30TH ST FNT GATE										
									COMCAST			166.25	013813
7/11/19	00174	6/03/19	1086078-	201907	320	53800-41000				*	151.25		
			3135 CAPE CIR OFC HOME										
									COMCAST			151.25	013814
7/11/19	00175	6/22/19	1084602-	201907	320	53800-41000				*	147.37		
			6532 BUENA VISTA DR POOL										
									COMCAST			147.37	013815

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/11/19	00176	6/22/19	1084966- 3101 S BAY DR CLUBHOUSE	201907	320	53800-41000				*	167.01		
									COMCAST			167.01	013816
7/11/19	00110	7/02/19	070219 TXFER-DSF 2012-ASSESSMENT	201907	300	20700-10000				*	935.69		
									CORAL BAY CDD			935.69	013817
7/11/19	00032	6/27/19	4042 JULY 2019 POOL MAINT.	201907	320	53800-46408				*	1,925.00		
		6/27/19	4042 REPLACE 2HP MOTOR	201907	320	53800-46408				*	485.00		
		6/27/19	4042 REPLACE 3HP MOTOR	201907	320	53800-46408				*	570.00		
		6/27/19	4042 REPLACE CHEMICAL FEEDER	201907	320	53800-46408				*	360.00		
									EAST RIVER POOLS AND SPAS, INC.			3,340.00	013818
7/11/19	00017	5/01/19	679700 GATE ACCESS MONITORING	201906	320	53800-34500				*	10,473.00		
		5/01/19	679700 PLATINUM SERVICE PLAN	201906	320	53800-46508				*	1,600.52		
		6/01/19	680438 POOL MONITORING	201907	320	53800-34500				*	8,313.21		
		6/11/19	00005405 EMERGENCY-REATTACH ARM	201907	320	53800-46508				*	330.00		
		6/24/19	INV00000 250-TRANSCORE E-GO DECALS	201906	320	53800-46509				*	4,050.00		
									ENVERA SYSTEMS			24,766.73	013819
7/11/19	00086	4/11/19	118094 REPLACEMENT SIGNS	201904	320	53800-46504				*	2,995.10		
									FIRST SIGN CORP.			2,995.10	013820
7/11/19	00003	6/01/19	FMIT0119 FY 2019 INSURANCE	201907	310	51300-45000				*	9,939.75		
									FLORIDA MUNICIPAL INSURANCE TRUST			9,939.75	013821
7/11/19	00020	6/21/19	JUNE-19 SERVICE THRU 6/21/2019	201906	320	53800-43000				*	6,470.55		
									FPL			6,470.55	013822
7/11/19	99999	7/11/19	VOID VOID CHECK	201907	000	00000-00000				C	.00		
									******INVALID VENDOR NUMBER******			.00	013823

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/11/19	00001	6/01/19	246	201906 310-51300-34000		*	5,273.75		
				JUNE 2019 MGMT FEES					
		6/01/19	246	201906 310-51300-35100		*	83.33		
				JUNE 2019 COMPUTER TIME					
		6/01/19	246	201906 310-51300-35101		*	41.67		
				JUNE 2019 WEBSITE ADMIN					
		6/01/19	246	201906 310-51300-51000		*	1.76		
				JUNE 2019 OFFICE SUPPLIES					
		6/01/19	246	201906 310-51300-42000		*	31.25		
				JUNE 2019 POSTAGE					
		6/01/19	246	201906 310-51300-42500		*	119.00		
				JUNE 2019 COPIES					
		6/01/19	247	201906 320-53800-34000		*	1,791.08		
				JUNE 2019 FIELD MGMT FEES					
		7/01/19	248	201907 310-51300-34000		*	5,273.75		
				JULY 2019 MGMT FEES					
		7/01/19	248	201907 310-51300-35100		*	83.33		
				JULY 2019 COMUTER TIME					
		7/01/19	248	201907 310-51300-35101		*	41.67		
				JULY 2019 WEBSITE ADMIN					
		7/01/19	248	201907 310-51300-51000		*	23.85		
				JULY 2019 OFFICE SUPPLIES					
		7/01/19	248	201907 310-51300-42000		*	39.25		
				JULY 2019 POSTAGE					
		7/01/19	248	201907 310-51300-42500		*	148.90		
				JULY 2019 COPIES					
		7/01/19	249	201907 320-53800-34000		*	1,791.08		
				JULY 2019 FIELD MGMT FEES					
					GMS-SO FLORIDA, LLC			14,743.67	013824
7/11/19	00109	6/03/19	18252	201905 310-51300-32200		*	3,800.00		
				FY18 AUDIT FEES					
					GRAU & ASSOCIATES			3,800.00	013825
7/11/19	99999	7/11/19	VOID	201907 000-00000-00000		C	.00		
				VOID CHECK					
					******INVALID VENDOR NUMBER******			.00	013826
7/11/19	00021	5/28/19	30118	201905 320-53800-46408		*	70.00		
				CLEAN UP-PENINSULA PARK					
		6/10/19	30149	201906 320-53800-46408		*	1,600.00		
				PRESSURE CLEAN/SEAL DECK					
		6/10/19	30149	201906 320-53800-46408		*	300.00		
				TRELLIS/PURGOLAS					
		6/26/19	30171	201906 320-53800-46409		*	350.00		
				INSTALL-NORTH BAY PARK					

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		6/26/19	30171	201906	320-53800-46409			*	180.00		
			INSTALL-NB ENTRANCE								
		6/26/19	30171	201906	320-53800-46409			*	30.00		
			INSTALL-MAIN CLUBHOUSE								
		6/26/19	30171	201906	320-53800-46409			*	90.00		
			INSTALL-MAIN CLUBHOUSE								
		6/26/19	30171	201906	320-53800-46409			*	150.00		
			INSTALL-NBD SOUTHWIND LN								
		6/26/19	30171	201906	320-53800-46409			*	35.00		
			HALF YARD OF TOPSOIL								
		6/26/19	30171	201906	320-53800-46409			*	90.00		
			INSTALL-NB GATE								
		6/27/19	30173	201906	320-53800-46408			*	351.00		
			JUNE 2019 ADDL MAINTENANC								
		6/27/19	30173	201906	320-53800-46408			*	149.92		
			COST OF SUPPLIES								
		6/27/19	30173	201906	320-53800-46408			*	1,683.00		
			INSTALL CHIPPY CHIP-PLGR								
		7/01/19	30172	201907	320-53800-46202			*	19,322.00		
			JULY 2019 GROUNDS MAINT.								
							INNOVATIVE GROUNDS MANAGEMENT, LLC			24,400.92	013827
7/11/19	00195	4/09/19	643970B	201902	320-53800-46406			*	1,200.00		
			SERVICE THTU 02/28/2019								
		4/09/19	643970C	201902	320-53800-46617			*	2,939.72		
			SERVICE THRU 02/28/2019								
		4/09/19	643970D	201902	320-53800-46406			*	3,335.00		
			SERVICE THTU 02/28/2019								
							KCI TECHNOLOGIES, INC.			7,474.72	013828
7/11/19	00027	5/21/19	SSC67600	201905	310-51300-48000			*	326.30		
			NOTICE OF PUBLIC HEARING								
							SUN-SENTINEL			326.30	013829
7/11/19	00180	6/11/19	6112019C	201906	320-53800-46401			*	85.00		
			PEST CONTROL-3 POOLS/2GH								
							TROPICAL PLANT AND PEST SERVICES			85.00	013830
								TOTAL FOR BANK A	107,662.91		
								TOTAL FOR REGISTER	107,662.91		

CORAL BAY

COMMUNITY DEVELOPMENT DISTRICT

INNOVATIVE GROUNDS MANAGEMENT, LLC

CHECK #13827

CHECK DATE	INVOICE DA	INV#	YR/MO GL ACCOUNT #	INVOICE DESCRIPTION	BUDGET CATEGORY	AMOUNT
7/11/2019	5/28/19	30118	201905 320-53800-46408	CLEAN UP-PENINSULA PARK	MAINTENANCE - PARK/POOL	$70.00
	6/10/19	30149	201906 320-53800-46408	PRESSURE CLEAN/SEAL DECK	MAINTENANCE - PARK/POOL	$1,600.00
	6/10/19	30149	201906 320-53800-46408	TRELLIS/PURGOLAS	MAINTENANCE - PARK/POOL	$300.00
	6/26/19	30171	201906 320-53800-46409	INSTALL-NORTH BAY PARK	MAINTENANCE - LANDSCAPE REPLACEMENT	$350.00
	6/26/19	30171	201906 320-53800-46409	INSTALL-NB ENTRANCE	MAINTENANCE - LANDSCAPE REPLACEMENT	$180.00
	6/26/19	30171	201906 320-53800-46409	INSTALL-MAIN CLUBHOUSE	MAINTENANCE - LANDSCAPE REPLACEMENT	$30.00
	6/26/19	30171	201906 320-53800-46409	INSTALL-MAIN CLUBHOUSE	MAINTENANCE - LANDSCAPE REPLACEMENT	$90.00
	6/26/19	30171	201906 320-53800-46409	INSTALL-NBD SOUTHWIND LN	MAINTENANCE - LANDSCAPE REPLACEMENT	$150.00
	6/26/19	30171	201906 320-53800-46409	HALF YARD OF TOPSOIL	MAINTENANCE - LANDSCAPE REPLACEMENT	$35.00
	6/26/19	30171	201906 320-53800-46409	INSTALL-NB GATE	MAINTENANCE - LANDSCAPE REPLACEMENT	$90.00
	6/27/19	30173	201906 320-53800-46408	JUNE 2019 ADDL MAINTENANC	MAINTENANCE - PARK/POOL	$351.00
	6/27/19	30173	201906 320-53800-46408	COST OF SUPPLIES	MAINTENANCE - PARK/POOL	$149.92
	6/27/19	30173	201906 320-53800-46408	INSTALL CHIPPY CHIP-PLGR	MAINTENANCE - PARK/POOL	$1,683.00
	7/01/19	30172	201907 320-53800-46202	JULY 2019 GROUNDS MAINT.	MAINTENANCE - COMMUNITY	$19,322.00
						$24,400.92

001.320.53800.46202	MAINTENANCE - COMMUNITY	$19,322.00
001.320.53800.46408	MAINTENANCE - PARK/POOL	$4,153.92
001.320.53800.46409	MAINTENANCE - LANDSCAPE REPLACEMENT	$925.00
	TOTAL CHECK	**$24,400.92**

001 CORAL BAY CDD

Employee	Fed. M	Dp	State.. Cd	M	Dp	Chk Cod	Pay Desc	Hours	Rate	Earnings	Fn-Dp	--Account--	----Taxes----- Desc	Amount	----Misc Ded--- Desc	Amount	Check Amount	Check Number /Date
1	S	1	FL	S	1	R	REGPAY	1.00	200.0000	200.00	001-310	-51300-11000--	Fd Tx	.00			184.70	50564
ANTONIO D. SPAVENTO													St TX	.00				6/18/2019
													FICA	15.30				6/13/2019
													CITY	.00				
3	S		FL	S		R	REGPAY	1.00	200.0000	200.00	001-310	-51300-11000--	Fd Tx	.00			184.70	50563
JOHN W. HALL III													St TX	.00				6/18/2019
													FICA	15.30				6/13/2019
													CITY	.00				
4	S	1	FL	S	1	R	REGPAY	1.00	200.0000	200.00	001-310	-51300-11000--	Fd Tx	.00			184.70	50561
RONALD P. GALLUCCI													St TX	.00				6/18/2019
													FICA	15.30				6/13/2019
													CITY	.00				
5	S	1	FL	S	1	R	REGPAY	1.00	200.0000	200.00	001-310	-51300-11000--	Fd Tx	.00			184.70	50562
TINA HAGEN													St TX	.00				6/18/2019
													FICA	15.30				6/13/2019
													CITY	.00				

CORAL BAY

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2019

ASSESSMENTS - TAX COLLECTOR

							$1,308,092.75 FY 2019 .36300.10000 93.04%	$97,866.68 FY 2019 .36300.10000 6.96%	$1,405,959.43 TOTAL 100.00%
DATE	DESCRIPTION	GROSS AMOUNT	ISCOUNTS/PENALTII	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/21/2018	11/01/18-11/14/18	$216,148.87	$8,739.50	$2,074.09	$0.00	$205,335.28	$191,042.21	$14,293.07	$205,335.28
12/7/2018	11/01/18-11/30/18	$1,034,587.96	$41,367.41	$9,932.21	$0.00	$983,288.34	$914,843.15	$68,445.19	$983,288.34
12/14/2018	12/01/18-12/05/18	$23,273.51	$895.66	$223.78	$0.00	$22,154.07	$20,611.96	$1,542.11	$22,154.07
12/21/2018	12/06/18-12/19/18	$17,585.27	$563.94	$170.21	$0.00	$16,851.12	$15,678.14	$1,172.98	$16,851.12
1/15/2019	12/01/18-12/31/18	$15,717.54	$471.66	$152.47	$0.00	$15,093.41	$14,042.78	$1,050.63	$15,093.41
1/25/2019	INTEREST	$0.00	$0.00	$0.00	$739.28	$739.28	$687.82	$51.46	$739.28
2/15/2019	01/01/19-01/31/19	$13,493.89	$291.03	$132.02	$0.00	$13,070.84	$12,161.00	$909.84	$13,070.84
3/15/2019	02/01/19-02/28/19	$20,419.29	$225.60	$201.94	$0.00	$19,991.75	$18,600.15	$1,391.60	$19,991.75
4/15/2019	03/01/19-03/31/19	$30,226.98	$0.00	$302.26	$0.00	$29,924.72	$27,841.71	$2,083.01	$29,924.72
4/25/2019	INTEREST	$0.00	$0.00	$0.00	$86.75	$86.75	$80.71	$6.04	$86.75
5/15/2019	04/01/19-04/30/19	$13,370.77	($207.28)	$135.79	$0.00	$13,442.26	$12,506.56	$935.70	$13,442.26
6/15/2019	05/01/19-05/31/19	$2,820.38	($84.61)	$29.05	$0.00	$2,875.94	$2,675.75	$200.19	$2,875.94
	TOTAL	$1,387,644.46	$52,262.91	$13,353.82	$826.03	$1,322,853.76	$1,230,771.94	$92,081.82	$1,322,853.76

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	$1,308,092.75	93.0392%	$1,230,771.94	($1,230,771.94)	($1,230,771.94)	$0.00
012 DEBT SERVIC	$97,866.68	6.9608%	$92,081.82	($92,081.82)	($90,945.94)	$1,135.88
TOTAL	$1,405,959.43	100.00%	$1,322,853.76	($1,322,853.76)	($1,321,717.88)	$1,135.88

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	AMOUNT
12/13/2018	13659	$14,293.07
1/10/2019	13678	$71,160.29
2/14/2019	13704	$1,102.09
3/14/2019	13729	$909.84
5/9/2019	13773	$3,480.65
TOTAL		$90,945.94
Amount due:		$1,135.88

98.70%	**Gross Collected**
$18,314.97	**Gross Balance**

CORAL BAY

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

June 30, 2019

	Major Funds		Total
	General Fund	Debt Service Fund	Governmental Funds
ASSETS:			
Cash-BOA	$25,839	---	$25,839
Cash-BOA	$2,107	---	$2,107
Due from Other Funds	---	$1,136	$1,136
Investments:			
Investment - BOA Savings	$599,008	---	$599,008
Investment - BOA Savings	$234,245	---	$234,245
Investment - State Board	$34,728	---	$34,728
SERIES 2012 BONDS			
Investment - 2012 Reserve	---	$45,409	$45,409
Investment - 2012 Revenue	---	$22,939	$22,939
Investment - 2012 Interest	---	$5	$5
Investment - 2012 Principal	---	$1,979	$1,979
Electric Deposits	$218	---	$218
Total Assets	$896,144	$71,468	$967,613
LIABILITIES:			
Accounts Payable	$59,151	---	$59,151
Due to other Funds	$1,136	---	$1,136
Deposits - Dock	$460	---	$460
Total Liabilities	$60,747	$0	$60,747
FUND BALANCES:			
Nonspendable:			
Deposits and prepaid items	$218	---	$218
Restricted for:			
Debt Service	---	$71,468	$71,468
Assigned to:			
Capital Reserve - Wall Painting [1]	$52,500	---	$52,500
Unassigned	$782,680	---	$782,680
Total Fund Balances	$835,398	$71,468	$906,866
TOTAL LIABILITIES & FUND BALANCES	$896,144	$71,468	$967,613

[1] Includes FY 2011, FY 2012, FY 2013, FY 2014, 2015, 2016, 2017, 2018 and FY 2019 Prorated Budget amounts.

CORAL BAY

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the Period Ended June 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/19	ACTUAL THRU 06/30/19	ACTUAL VARIANCE	PROJECTED NEXT 3 MONTHS	FY 2019 TOTAL PROJECTED	PROJECTED VARIANCE
REVENUES:							
Maintenance Assessments - Levy	$1,258,557	$1,258,557	$1,244,126	($14,432)	$14,432	$1,258,557	$0
Interest Income	$750	$563	$1,137	$574	$568	$1,705	$955
Gate Damage Proceeds	$0	$0	$875	$875	$0	$875	$875
Toscana Contributions	$2,000	$0	$0	$0	$2,000	$2,000	$0
Insurance Proceeds	$0	$0	$0	$0	$42,334	$42,334	$42,334
FEMA Reimbursement	$0	$0	$1,113	$1,113	$39,334	$40,447	$40,447
TOTAL REVENUES	$1,261,307	$1,259,120	$1,247,251	($11,869)	$98,668	$1,345,918	$84,611
EXPENDITURES:							
ADMINISTRATIVE:							
Supervisors Fees	$13,000	$9,750	$8,200	$1,550	$3,000	$11,200	$1,800
FICA Expense	$995	$746	$627	$119	$230	$857	$138
Attorney's Fees	$35,000	$26,250	$17,213	$9,037	$8,607	$25,820	$9,181
Engineering Fees	$15,000	$11,250	$3,760	$7,490	$1,253	$5,013	$9,987
Annual Audit	$3,850	$3,850	$3,800	$50	$0	$3,800	$50
Trustee Fees	$7,218	$7,218	$7,217	$1	$0	$7,217	$1
Management Services	$63,285	$47,464	$47,464	($0)	$15,821	$63,285	($0)
Computer Time	$1,000	$750	$750	$0	$250	$1,000	$0
Commissions/Tax Collector	$15,491	$15,348	$15,348	$0	$144	$15,492	($1)
Postage and Delivery	$750	$563	$373	$190	$124	$497	$253
Printing and Binding	$2,000	$1,500	$1,214	$286	$405	$1,619	$381
Insurance	$50,000	$37,500	$32,524	$4,976	$9,940	$42,464	$7,536
Legal Advertising & Other	$1,000	$750	$1,479	($729)	$493	$1,972	($972)
Office Supplies	$300	$225	$219	$6	$73	$292	$8
Dues, Licenses, Subscriptions	$1,200	$1,200	$1,150	$50	$0	$1,150	$50
Website Compliance	$500	$375	$375	($0)	$125	$500	($0)
Bond Interest	$14,088	$14,088	$14,088	($0)	$0	$14,088	($0)
Bond Principal	$158,855	$158,855	$158,855	$0	$0	$158,855	$0
TOTAL ADMINISTRATIVE	$383,532	$337,681	$314,656	$23,025	$40,464	$355,121	$28,411
FIELD:							
Field Management Fees	$21,493	$16,120	$16,120	($0)	$5,373	$21,493	($0)
Contractual-Security	$158,929	$119,197	$119,197	$0	$39,732	$158,929	$0
Security Patrols	$32,000	$24,000	$32,156	($8,156)	$10,719	$42,875	($10,875)
Security System Lease	$500	$375	$315	$60	$105	$420	$80
Telephone	$32,500	$24,375	$16,818	$7,557	$8,475	$25,293	$7,207
Water & Sewer	$10,000	$7,500	$8,446	($946)	$2,815	$11,262	($1,262)
Electric	$82,700	$62,025	$59,587	$2,438	$19,862	$79,450	$3,250
Pest Control	$3,500	$2,625	$1,355	$1,270	$452	$1,807	$1,693
Community Maintenance	$231,868	$173,901	$173,898	$3	$57,966	$231,864	$4
Other Maintenance	$1,000	$750	$650	$100	$350	$1,000	$0
Irrigation Pumps Maintenance & Repair	$5,000	$3,750	$3,628	$122	$1,209	$4,838	$162
Wall Maintenance & Repair	$3,000	$3,000	$16,200	($13,200)	$0	$16,200	($13,200)
Park & Pool Maintenance/Repair	$60,000	$45,000	$38,231	$6,769	$12,744	$50,974	$9,026
Landscape Repairs & Improvement	$55,000	$41,250	$11,633	$29,617	$43,367	$55,000	$0
Lake Maintenance	$15,000	$11,250	$15,200	($3,950)	$3,900	$19,100	($4,100)
Fountain Maintenance/Repair	$4,000	$3,000	$1,440	$1,560	$2,560	$4,000	$0
Drainage Maintenance	$20,000	$20,000	$15,850	$4,150	$4,150	$20,000	$0
Road & Sidewalk Maintenance/Repair	$7,000	$7,000	$9,775	($2,775)	$0	$9,775	($2,775)
Sign Maintenance/Repair	$2,000	$1,500	$7,415	($5,915)	$0	$7,415	($5,415)
Pressure Cleaning	$13,500	$13,500	$25,925	($12,425)	$0	$25,925	($12,425)
Electrical Repair & Replacement	$25,000	$18,750	$15,265	$3,485	$4,500	$19,765	$5,235
Holiday Decorations	$35,724	$35,724	$36,224	($500)	$0	$36,224	($500)
Gate Repair & Replacement	$27,000	$20,250	$22,959	($2,709)	$4,802	$27,760	($760)
Storm Cleanup-Hurricane	$0	$0	$34,135	($34,135)	$0	$34,135	($34,135)
Major Projects	$90,000	$67,500	$80,915	($13,415)	$26,167	$107,082	($17,082)
TOTAL FIELD	$936,714	$722,341	$763,337	($40,996)	$249,248	$1,012,585	($75,872)
CAPITAL RESERVES							
Wall Repainting	$6,000	$4,500	$4,500	$0	$1,500	$6,000	$0
TOTAL CAPITAL RESERVES	$6,000	$4,500	$4,500	$0	$1,500	$6,000	$0
TOTAL EXPENDITURES	$1,326,245	$1,064,522	$1,082,494	($17,971)	$291,212	$1,373,706	($47,460)
Excess (deficiency) of revenues over (under) expenditures	**($64,938)**	**$194,598**	**$164,757**	**$6,102**	**($192,545)**	**($27,788)**	**$132,071**
FUND BALANCE - Beginning	$731,223		$666,141			$666,141	
FUND BALANCE - Ending	$666,284		$830,898			$638,353	

CORAL BAY

COMMUNITY DEVELOPMENT DISTRICT

Schedule of Major Projects

FY 2019

Project Description	Budgeted/Approved	PRIOR YEAR COSTS	ACTUALS THRU 06/30/19	PROJECTED 3 MONTHS	PROJECTED at 9/30/2019	TOTAL PROJECT COST
Lighting Design [1]	$24,400	$24,400	$0	$0	$0	$24,400
Pool Heater [2]	$6,860	$6,860	$0	$0	$0	$6,860
Roadway Repairs		$0	$0	$0	$0	$0
Irrigation Upgrade	$74,390	$104,823	$0	$0	$0	$104,823
Tennis Courts Lighting	$12,600	$12,600	$0	$0	$0	$12,600
Perimeter Wall/Other Areas Painting [3]		$0	$12,333	$24,667	$37,000	$37,000
North Bay Drive Lighting		$4,965	$0	$0	$0	$4,965
Curbing	$31,500	$33,233	$0	$0	$0	$33,233
Clubhouse Lighting	$0	$25,358	$0	$0	$0	$25,358
Speed Hump Project		$16,990	$63,170	$1,500	$64,670	$81,660
Lake Banks		$16,968	$0	$0	$0	$16,968
Preserve Clean-Up	$8,822	$8,822	$0	$0	$0	$8,822
Table Set		$2,032	$5,412	$0	$5,412	$7,443
Undesignated Projects		$0	$0	$0	$0	$0
	$158,572	**$257,050**	**$80,915**	**$26,167**	**$107,082**	**$364,132**

[1] There is a possible additional cost of $10,600 for additional work that may be required, but must be approved by the Board. The first half of the project was paid during FY 2016.

[2] Project has been put on hold. Total Spent to date is $7,860 ($1,000 during FY 2015) If the board decides to start project, the projected costs are as follows:

Pro Power Electrical Services	$14,500.00
2nd Panel from FPL	$15,000.00
Pool Heaters (3)	$17,500.00
Engineering Fees	$4,300.00
Contingency (5%)	$2,565.00
	$53,865.00

[3] This project will commence in FY 18 after the irrgation upgrades are made and the rainy season is complete. Actual projected cost is $89,351.85. Will use $36,000 in capital reserves towards this project.

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND FORECAST COMMENTS
For the Period Ended June 30, 2019

	PROJECTION METHOD	COMMENTS
REVENUES		
Maintenance Assessments - Levy	Budget to Actual	Collections begin in November
Interest Income	Current Interest Earnings	Based on current interest rates
Toscana Contributions	Anticipated	Portion of Fountain Maintenance billed to Toscana.
FEMA Reimbursement	Anticipated	Hurricane Irma Expenditures-See FEMA Summary
ADMINISTRATIVE:		
Supervisor's Fees	Budget to Actual	12 monthly meetings.
FICA Expense	Actual Spent	Based on all supervisors attending all scheduled meetings. Using 7.65% of gross salaries.
Attorney's Fees	Budget to Actual	Invoice for June has not been received.
Engineering Fees	Budget to Actual	No Comments
Field Management Services	Straight Line Budget	No Comments
Annual Audit	Based on Contracts	Engagement Letter for FY 2018 is $3800;
Trustee Fees	Actual Spent	Series 2004 Paid
Management Services	Based on Contracts	No Comments
Property Appraiser	Budget to Actual	$2 per lot and 1% commissions for gross assessment roll. (Property Appraiser Invoice Paid)
Postage and Delivery	Budget to Actual	No Comments
Insurance	Actual Spent	No Comments
Printing and Binding	Budget to Actual	No Comments
Legal, Advertising & Other	Budget to Actual	No Comments
Office Supplies	Budget to Actual	No Comments
Dues, Licenses, Subs	Budget to Actual	Used for DCA & Pool Permits.
Bond Interest	Budget to Actual	No Comments
Bond Principal	Budget to Actual	No Comments
FIELD:		
Contractual-Security	Based on Contracts	Quarterly Pool Monitoring $8313.21 per Quarter. Monthly Gate Monitoring $10,473.00.
Security Patrols	Budget to Actual	Parking Patrol $800 per month and City Police Detail ($31/Hour @ 40 Hours per month)
Security System Lease	Based on Contracts	1st Quarter Monitoring billed in November.
Telephone	Actual Spent Averaged	Includes current At&t bill, Comcast DSL, and 3 Payphones.
Electric	Highest Cost	No Comments
Water & Sewer	Highest Cost	No Comments
Pest Control	Budget to Actual	No Comments
Community Maintenance	Actual Contract	Landscape Maintenance/Tree Trimming/Mulch
Other Maintenance	Straight Line Budget	No Comments
Irrigation Pumps Maintenance & Repair	Straight Line Budget	No Comments
Wall Maintenance & Repair	Straight Line Budget	No Comments
Lake Maintenance	Straight Line Budget	No Comments
Fountain Maintenance/Repair	Straight Line Budget	No Comments
Park & Pool Maintenance/Repair	Straight Line Budget	No Comments
Landscape Repairs & Improvement	Budget to Actual	No Comments
Drainage Maintenance	Straight Line Budget	No Comments
Road & Sidewalk Maintenance/Repair	Straight Line Budget	No Comments
Sign Maintenance/Repair	Straight Line Budget	No Comments
Pressure Cleaning	Straight Line Budget	No Comments
Electrical Repair & Replacement	Straight Line Budget	No Comments
Gate Repair & Replacement	Straight Line Budget	Includes monthly Platinum Service Plan provided by Envera for $1600.52 per Month.
Holiday Decorations	Actual Contract	No Comments
Storm Cleanup-Hurricane	Actual	Filed claim with FEMA. See attached FEMA Reimbursement Schedule. This is the wall repair.
Major Projects	Straight Line Budget	No Comments

CORAL BAY

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2012 DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the Period Ended June 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/19	ACTUAL THRU 06/30/19	VARIANCE
REVENUES:				
Special Assessments - A Bonds	$91,163	$91,163	$92,082	$919
Interest Income	$0	$0	$1,429	$1,429
TOTAL REVENUES	**$91,163**	**$91,163**	**$93,511**	**$2,349**
EXPENDITURES:				
Series 2012				
Interest - 11/01	$15,813	$15,813	$15,813	$0
Interest - 5/01	$15,813	$15,813	$15,813	$0
Principal - 5/01	$60,000	$60,000	$60,000	$0
TOTAL EXPENDITURES	**$91,625**	**$91,625**	**$91,625**	**$0**
Excess (deficiency) of revenues over (under) expenditures	**($463)**	**($463)**	**$1,886**	**$2,349**
Net change in fund balance	**($463)**	**($463)**	**$1,886**	**$2,349**
FUND BALANCE - Beginning	$25,374		$69,582	
FUND BALANCE - Ending	$24,912		$71,468	

CORAL BAY

COMMUNITY DEVELOPMENT DISTRICT

Long Term Debt Report

FY 2019

Series 2004, Special Assessment Bonds			
Interest Rate;		4.34%	
Maturity Date:		5/1/2020	
Reserve Fund Requirement:		None	
Bonds outstanding - 9/30/2018			$324,605.03
Less:	May 1, 2019 (Mandatory)		($158,855.39)
Current Bonds Outstanding			**$165,749.64**

Series 2012, Special Assessment Bonds			
Interest Rate;		5.50%	
Maturity Date:		5/1/2026	
Reserve Fund Requirement:		$45,637.50	
Bonds outstanding - 9/30/2018			$575,000.00
Less:	May 1, 2019 (Mandatory)		($60,000.00)
Current Bonds Outstanding			**$515,000.00**

Total Current Bonds Outstanding	**$680,749.64**

CORAL BAY

COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues and Expenditures (Month by Month)

FY 2019

	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEP 2019	TOTAL
Revenues													
Maintenance Assessments - Levy	$0	$193,116	$961,459	$14,883	$12,293	$18,802	$28,225	$12,642	$2,705	$0	$0	$0	$1,244,126
FEMA Reimbursement	$0	$0	$0	$0	$0	$0	$0	$0	$1,113	$0	$0	$0	$1,113
Gate Damage Proceeds	$0	$0	$125	$0	$125	$125	$250	$125	$125	$0	$0	$0	$875
Interest Income	$140	$93	$132	$141	$133	$131	$141	$117	$110	$0	$0	$0	$1,137
Total Revenues	$140	$193,209	$961,716	$15,024	$12,551	$19,058	$28,616	$12,884	$4,053	$0	$0	$0	$1,247,251
ADMINISTRATIVE:													
Supervisors Fees	$1,000	$1,000	$800	$1,000	$800	$800	$1,000	$1,000	$800	$0	$0	$0	$8,200
FICA Expense	$77	$77	$61	$77	$61	$61	$77	$77	$61	$0	$0	$0	$627
Attorney's Fees	$1,710	$2,453	$2,093	$1,193	$3,668	$2,655	$2,228	$1,215	$0	$0	$0	$0	$17,213
Engineering Fees	$450	$0	$0	$0	$0	$2,700	$610	$0	$0	$0	$0	$0	$3,760
Annual Audit	$0	$0	$0	$0	$0	$0	$0	$3,800	$0	$0	$0	$0	$3,800
Trustee Fees	$3,717	$0	$0	$0	$0	$3,500	$0	$0	$0	$0	$0	$0	$7,217
Management Services	$5,274	$5,274	$5,274	$5,274	$5,274	$5,274	$5,274	$5,274	$5,274	$0	$0	$0	$47,464
Computer Time	$83	$83	$83	$83	$83	$83	$83	$83	$83	$0	$0	$0	$750
Commissions/Tax Collector	$0	$4,068	$10,326	$152	$132	$202	$302	$136	$29	$0	$0	$0	$15,348
Postage and Delivery	$0	$30	$9	$69	$0	$16	$159	$58	$31	$0	$0	$0	$373
Printing and Binding	$118	$132	$184	$181	$91	$99	$136	$154	$119	$0	$0	$0	$1,214
Insurance	$16,373	$0	($4,428)	$9,940	$0	$9,940	$0	$700	$0	$0	$0	$0	$32,524
Legal Advertising & Other	$73	$64	$76	$70	$82	$90	$537	$416	$70	$0	$0	$0	$1,479
Office Supplies	$41	$20	$24	$23	$24	$26	$29	$30	$2	$0	$0	$0	$219
Dues, Licenses, Subscriptions	$175	$0	$0	$0	$0	$0	$0	$975	$0	$0	$0	$0	$1,150
Website Compliance	$42	$42	$42	$42	$42	$42	$42	$42	$42	$0	$0	$0	$375
Bond Interest	$0	$0	$0	$0	$0	$0	$14,088	$0	$0	$0	$0	$0	$14,088
Bond Principal	$0	$0	$0	$0	$0	$0	$158,855	$0	$0	$0	$0	$0	$158,855
Total Administrative	$29,133	$13,242	$14,544	$18,104	$10,257	$25,488	$183,419	$13,958	$6,511	$0	$0	$0	$314,656

CORAL BAY

COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues and Expenditures (Month by Month)

FY 2019

	OCT 2018	NOV 2018	DEC 2018	JAN 2019	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEP 2019	TOTAL
FIELD:													
Field Management Fees	$1,791	$1,791	$1,791	$1,791	$1,791	$1,791	$1,791	$1,791	$1,791	$0	$0	$0	$16,120
Contractual-Security	$18,786	$10,473	$10,473	$18,786	$10,473	$10,473	$18,786	$10,473	$10,473	$0	$0	$0	$119,197
Security Patrols	$2,680	$4,347	$3,040	$1,767	$4,940	$1,880	$5,280	$5,390	$2,832	$0	$0	$0	$32,156
Security System Lease	$105	$0	$0	$0	$105	$0	$0	$105	$0	$0	$0	$0	$315
Telephone	$2,963	$780	$1,844	$4,201	$954	$804	$1,545	$1,864	$1,864	$0	$0	$0	$16,818
Water & Sewer	$1,323	$1,238	$1,050	$731	$1,206	$716	$689	$761	$733	$0	$0	$0	$8,446
Electric	$6,775	$6,629	$6,758	$7,297	$7,354	$5,288	$6,567	$6,448	$6,471	$0	$0	$0	$59,587
Pest Control	$85	$310	$85	$310	$85	$0	$85	$310	$85	$0	$0	$0	$1,355
Community Maintenance	$19,322	$19,322	$19,322	$19,322	$19,322	$19,322	$19,322	$19,322	$19,322	$0	$0	$0	$173,898
Other Maintenance	$0	$500	$150	$0	$0	$0	$0	$0	$0	$0	$0	$0	$650
Irrigation Pumps Maintenance & Repair	$377	$0	$845	$3,006	$0	($600)	$0	$0	$0	$0	$0	$0	$3,628
Landscape Repairs & Improvement	$0	$450	$1,180	$2,100	$150	$0	$4,978	$1,850	$925	$0	$0	$0	$11,633
Wall Maintenance & Repair	$4,800	$0	$0	$2,200	$0	$7,100	$0	$2,100	$0	$0	$0	$0	$16,200
Park & Pool Maintenance/Repair	$3,278	$5,229	$3,715	$4,054	$3,616	$4,773	$2,958	$4,599	$6,009	$0	$0	$0	$38,231
Lake Maintenance	$2,000	$2,000	$2,000	$2,000	$2,000	$1,300	$1,300	$1,300	$1,300	$0	$0	$0	$15,200
Fountain Maintenance/Repair	$160	$160	$160	$160	$160	$160	$160	$160	$160	$0	$0	$0	$1,440
Drainage Maintenance	$0	$0	$0	$12,250	$0	$0	$0	$3,600	$0	$0	$0	$0	$15,850
Road & Sidewalk Maintenance/Repair	$0	$0	$0	$8,600	$0	$75	$0	$1,100	$0	$0	$0	$0	$9,775
Sign Maintenance/Repair	$0	$0	$0	$33	$0	$2,090	$3,022	$2,270	$0	$0	$0	$0	$7,415
Pressure Cleaning	$0	$12,475	$13,450	$0	$0	$0	$0	$0	$0	$0	$0	$0	$25,925
Electrical Repair & Replacement	$4,870	$390	$0	$550	$1,500	$6,000	$0	$1,955	$0	$0	$0	$0	$15,265
Holiday Decorations	$18,112	$0	$18,112	$0	$0	$0	$0	$0	$0	$0	$0	$0	$36,224
Gate Repair & Replacement	$6,685	$781	$2,501	$1,001	$581	$2,181	$1,601	$1,981	$5,651	$0	$0	$0	$22,959
Storm Cleanup-Hurricane	$0	$0	$0	$29,600	$4,535	$0	$0	$0	$0	$0	$0	$0	$34,135
Traffic Accident Repairs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Major Projects	$4,412	$1,590	$5,072	$51,657	$2,940	$1,650	$13,595	$0	$0	$0	$0	$0	$80,915
Total Field Expenditures	$98,523	$68,465	$91,548	$171,416	$61,712	$65,002	$81,679	$67,379	$57,615	$0	$0	$0	$763,337
CAPITAL RESERVES													
Road Resurfacing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Wall Repainting	$500	$500	$500	$500	$500	$500	$500	$500	$500	$0	$0	$0	$4,500
Total Capital Reserve	$500	$500	$500	$500	$500	$500	$500	$500	$500	$0	$0	$0	$4,500
Subtotal Operating Expenditures	$128,155	$82,208	$106,592	$190,019	$72,469	$90,990	$265,598	$81,837	$64,626	$0	$0	$0	$1,082,494
Other Sources and Uses													
Interfund Transfer In	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Excess Revenues (Expenditures)	($128,016)	$111,002	$855,124	($174,995)	($59,918)	($71,933)	($236,982)	($68,953)	($60,573)	$0	$0	$0	$164,757

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
HURRICANE IRMA-FEMA REIMBURSEMENT SCHEDULE

Fund	Dept	Acct	Sub-Acct	Source	Description	Reference	Date	Total Cost	Vendor	*Invoice#*	Invoice Date	Check#	Vendor Name	Category	Payout	FEMA Payout Total	Insurance	5% Deductible	Total Loss	Comments
001	320	53800	46406	AP	9/15/17-LANDSCAPE TRIAGE [1]	900021	10/4/2017	$4,560.00	21	21254	9/16/2017	13338	INNOVATIVE GROUNDS MANA	B	100%	$ 4,560.00	$ -	$ -	$ -	Completed
001	320	53800	46406	AP	9/19/17-LANDSCAPE TRIAGE [1]	900021	10/4/2017	$4,340.00	21	21273	9/21/2017	13339	INNOVATIVE GROUNDS MANA	B	100%	$ 4,340.00	$ -	$ -	$ -	Completed
001	320	53800	46406	AP	9/21/17-LANDSCAPE TRIAGE [1]	900021	10/4/2017	$5,687.50	21	21274	9/22/2017	13340	INNOVATIVE GROUNDS MANA	B	100%	$ 5,687.50	$ -	$ -	$ -	Completed
001	320	53800	46406	AP	9/25/17-LANDSCAPE TRIAGE [1]	900021	10/4/2017	$5,440.00	21	21286	9/30/2017	13342	INNOVATIVE GROUNDS MANA	B	100%	$ 5,440.00	$ -	$ -	$ -	Completed
001	320	53800	46406	AP	9/30/17-LANDSCAPE TRIAGE [1]	900021	10/4/2017	$1,120.00	21	21305	10/2/2017	13349	INNOVATIVE GROUNDS MANA	B	100%	$ 1,120.00	$ -	$ -	$ -	Completed
001	320	53800	46406	AP	REMOVE DAMAGE WALL PANEL	1000070	12/6/2017	$1,750.00	70	14449	10/13/2017	13399	STANFORD & SONS TRUCKIN	B	75%	$ 1,312.50	$ -	$ -	$ (437.50)	Completed
001	320	53800	46406	AP	LANDSCAPE TRIAGE-HURR IRM	1000021	1/12/2018	$1,475.00	21	21334	10/10/2017	13414	INNOVATIVE GROUNDS MANA	B	75%	$ 1,106.25	$ -	$ -	$ (368.75)	Completed
001	320	53800	46406	AP	LANDSCAPE TRIAGE-HURR IRM	1000021	1/12/2018	$1,260.00	21	21381	10/31/2017	13414	INNOVATIVE GROUNDS MANA	B	75%	$ 945.00	$ -	$ -	$ (315.00)	Completed
001	320	53800	46406	AP	BALANCE-HURRICANE IRMA	1200085	12/22/2017	$8,150.00	85	12876	10/11/2017	13400	PEOPLE'S CHOICE PRESSUR	B	75%	$ 6,112.50	$ -	$ -	$ (2,037.50)	Completed
001	320	53800	46406	AP	HURR IRMA-STUMP REMOVALS	1200021	1/12/2018	$12,350.00	21	21503	12/22/2017	13414	INNOVATIVE GROUNDS MANA	B	75%	$ 9,262.50	$ -	$ -	$ (3,087.50)	Completed
001	320	53800	46406	AP	HURRICANE IRMA CLEANUP	100158	1/30/2018	$747.00	158	4689	1/30/2018	13418	LAKE AND WETLAND MANAGE	B	75%	$ 560.25	$ -	$ -	$ (186.75)	Completed
001	320	53800	46406	AP	IRRIGATION REPAIRS-STORM [1]	900021	10/4/2017	$697.85	21	21281	9/25/2017	13341	INNOVATIVE GROUNDS MANA	G	75%	$ -	$ -	$ -	$ (697.85)	Completed
001	320	53800	46406	AP	DEPOSIT-POOL EDGE REPAIRS	1100181	11/8/2017	$1,250.00	181	6352	11/1/2017	13374	ALL STAR PAVERS, INC.	G	75%	$ -	$ -	$ -	$ (1,250.00)	Completed
001	320	53800	46406	AP	BALANCE-POOL EDGE REPAIRS	1100181	11/8/2017	$1,273.00	181	6367	11/7/2017	13375	ALL STAR PAVERS, INC.	G	75%	$ -	$ -	$ -	$ (1,273.00)	Completed
001	320	53800	46406	AP	REPAIRED TILE ROOF	1100098	12/6/2017	$800.00	98	113017	11/30/2017	13378	A-TECH ROOFING	G	75%	$ -	$ -	$ -	$ (800.00)	Completed
001	320	53800	46406	AP	REMOVE 360' PVC FENCE	100184	1/30/2018	$8,575.00	184	26951	1/29/2018	13419	ORTIZ CONSTRUCTION SERV	G	75%	$ -	$ 8,575.00	$ (428.75)	$ (428.75)	Completed
001	320	53800	46406	AP	3/4 HP PUMP-HURR IRMA	100150	1/30/2018	$2,088.14	150	25119	1/24/2018	13420	HALL FOUNTAINS, INC.	G	75%	$ -	$ 2,088.14	$ (104.41)	$ (104.41)	Completed
001	320	53800	46406	AP	Tot Lot Playground@anopy Replacement	300145	3/29/2018	$950.00	145	29713	3/19/2018	13461	PLAY SPACE SERVICES, INC.	G	75%	$ -	$ -	$ -	$ (950.00)	Completed
001	320	53800	46406	AP	Tot Lot Playground@anopy Replacement	300186	3/29/2018	$1,318.00	186	4521	3/19/2018	13460	ARC, LLC	G	75%	$ -	$ -	$ -	$ (1,318.00)	Completed
001	320	53800	46406	AP	Perimeter Wall - Repairs	500178	5/31/2018	$3,700.00	178	1	5/31/2018	13501	PRECAST WALL SYSTEMS	G	75%	$ -	$ 3,700.00	$ (185.00)	$ (185.00)	Completed
001	320	53800	46406	AP	Perimeter Wall - Repairs	100178	2/14/2019	$29,600.00	178	2	1/31/2019	13714	PRECAST WALL SYSTEMS	G	75%	$ -	$ 29,600.00	$ (1,480.00)	$ (1,480.00)	Completed
001	320	53800	46406	AP	LIGHT REPAIR-HURR IRMA	1000178	11/1/2017	$187.14	179	2971	10/16/2017	13370	MMJ ELECTRIC	Not Qualified	0%	$ -	$ 187.14	$ (9.36)	$ (9.36)	Completed
001	320	53800	46406	AP	SERVICE THRU 11/25/2017	1100089	12/6/2017	$1,840.00	89	82974	12/4/2017	13395	KEITH AND SCHNARS, P.A.	Not Qualified	0%	$ -	$ -	$ -	$ (1,840.00)	Completed
001	320	53800	46406	AP	SERVICE THRU 12/30/2017	1200089	1/31/2018	$1,580.00	89	83078	1/8/2018	13438	KEITH AND SCHNARS, P.A.	Not Qualified	0%	$ -	$ -	$ -	$ (1,580.00)	Completed
001	320	53800	46406	AP	SIL/SOD TO DAMAGED AREAS	100021	1/12/2018	$5,860.00	21	21543	1/3/2018	13414	INNOVATIVE GROUNDS MANA	Not Qualified	0%	$ -	$ -	$ -	$ (5,860.00)	Completed
001	320	53800	46406	AP	SERVICE THRU 01/27/2018	100089	2/28/2018	$690.00	89	83279	2/7/2018	13457	KEITH AND SCHNARS, P.A.	Not Qualified	0%	$ -	$ -	$ -	$ (690.00)	Completed
001	320	53800	46406	AP	SERVICE THRU 02/24/2018	200089	4/3/2018	$3,105.00	89	83391	3/5/2018	13475	KEITH AND SCHNARS, P.A.	Not Qualified	0%	$ -	$ -	$ -	$ (3,105.00)	Completed
001	320	53800	46406	AP	SURVEYING SERVICES	200089	4/3/2018	$1,062.50	89	83392	3/5/2018	13475	KEITH AND SCHNARS, P.A.	G	n/a	$ -	$ -	$ -	$ (1,062.50)	Completed
								$111,456.13								**$40,446.50**	**$44,150.28**	**($2,207.51)**	**($29,066.86)**	

Fund	Dept	Acct	Sub-Acct	Source	Description	Reference	Date	Amount	Vendor	*Invoice#*	Invoice Date	Check#	Vendor Name	Category		Amount	Insurance	5% Deductible	Total Loss	Comments
					Insurance-Additional Electrical Work			$412.16		2970			MMJ Electric	Not Qualified			$391.55	$20.61	$20.61	

Fund	Dept	Acct	Sub-Acct	Source	Description	Reference	Date	Amount	Vendor	*Invoice#*	Invoice Date	Check#	Vendor Name	Category	Payout	Amount	Insurance	5% Deductible	Total Loss	Comments
					(Plans)			$11,840.00					KEITH and SCHNARS, P.A.	G						In progress
					Perimeter Wall-Engineer Services-Wall Damage			$2,700.00					KEITH and SCHNARS, P.A.	G						In progress
								$14,540.00								**$0.00**				

[1] Represents expenditures recorded in FY 2017.

CORAL BAY

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL RESERVE SCHEDULE

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	9/30/2019 TOTAL
Wall Repainting	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$4,500.00	**$52,500.00**

CORAL BAY CDD

FIELD MANAGER REPORT
Dennis Baldis / Julio Padilla
dbaldis@gmssf.com /jpadilla@gmssf.com
Phone# 954 520-0515 / 786 352-1110

FIELD MANAGER REPORT

LANDSCAPE

- **Annual Tree Trimming**– Supplemental palm trimming will be completed until the 12th of July. Annual tree trimming and palm trimming will be scheduled for October.

- The following items were completed:

1. Trees were trimmed along North Bay Drive and hedges shaped.
2. North Bay Park along fence and outdoor gym trees were trimmed.
3. Palms were trimmed and coconuts removed.
4. Tot Lot parking lot is clear.

PERIMETER WALL PAINTING

Current areas of work being performed:

North Bay Drive was pressure cleaned from the first wall panel to Southwind Lane

1. Pressure cleaning was completed.
2. Primer is in progress until PPG approved their primer.
3. Painting will resume once primer is completed and approved by PPG paints

INSURANCE UPDATES

- Florida League of Cities will be remailing the claim check for Hurricane Irma as they mailed it to the wrong address.

CORAL BAY CDD

FIELD MANAGER REPORT
Dennis Baldis / Julio Padilla
dbaldis@gmssf.com /jpadilla@gmssf.com
Phone# 954 520-0515 / 786 352-1110

FIELD MANAGER REPORT

LAKE REPORT

- Eco-Blue continues treatment and the date provided for the month of July service is the 5th.

COMMUNITY UPDATES

1. Pepsi is working on scheduling the delivery of the bottle soft drinks vending machine for $1.50 with quarterly 30% commissions and without a contract

2. Coke Vending Machine to be removed by week of July 5th

3. Guardhouse gutter replacement to be scheduled within two weeks

4. Paver repairs at Harbor Circle to be completed by IGM on July 10th

5. Sidewalk replacement by CDI was completed

6. All electrical work on common areas to be completed by July 10th

MINUTES OF THE JUNE 13, 2019 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, June 13, 2019	Coral Bay Recreation Center
7:00 p.m.	3101 South Bay Drive, Margate, Florida

Call to Order

The meeting was called to order at 7:00 p.m. in the Coral Bay Recreation Center.

Attendee Name	Title	Status
John Hall	Vice Chairman	Present
Tony Spavento	Supervisor	Present
Tina Hagen	Treasurer	Present
Ronald Gallucci	Supervisor	Present

Also in attendance were Michael Pawelczyk, District Counsel, Dennis Baldis, GMS, Julio Padilla, GMS, Jonathan Geiger, District Engineer, Robert Massarelli and Bob Meehan, City of Margate, Joe Campbell, Christmas Designers, Inc. and several residents. (copy of sign-in sheet attached hereto and made a part hereof)

1. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order and led the Pledge of Allegiance.

2. Presentations

A. Margate Comprehensive Plan Amendments – Public Involvement Program

(At this point a brief presentation was given by Robert Massarelli, Development Services Director for the City of Margate relating to the Margate Comprehensive Plan

Amendments) He stated that the City was very interested in getting public input to the process of updating the plan, since the plan had not been updated for 30 years. To obtain input from Coral Bay, he stated they would like to have a night meeting with the entire community, to include all people from all of our homeowners associations together for approximately 2 hours and have a Q and A session relating to the public involvement program. (A Q&A session from the Board followed the presentation) (Tape Time: 0:01:10)

Mr. Baldis commented the school might be a better location to have this particular meeting. The Board agreed. (Bob Meehan from the COM will work with staff to set up the meeting for late July) (Tape Time: 0:04:42)

B. Christmas Designers, Inc.

(A short update was given by Joe Campbell from CDI at this time relating to the holiday decoration design. Photos of the community with different colors were also provided by CDI) Ms Hagen requested that Mr Campbell provide the Board with the details of what our decorations were last year versus what they were proposing at all three entryways so that the Board could better evaluate the new proposal and its higher price. Mr. Campbell stated that he would provide that for the next meeting and also stated that the deadline to change any design elements would be the end of August. (A Q&A session followed the update) (Tape Time: 0:06:49)

3. Audience Comments/Supervisors Responses

Mr. Hall asked if there were any comments from the audience. *(Tape Time: 0:15:25)*

Mr. George Mizusawa who lives at The Cape at 6623 Bayfront Drive had some questions on maintenance, inspections, perimeter wall painting and driving speeds and speed humps near the stop signs. He also commented on the seagrass on the lake bank that was starting to increase again and asked if the spraying was continuing. (Tape Time: 0:15:38)

Mr. Hall stated that item was on Mr. Padilla's report on the agenda under the field manager.

Mr. Padilla said they were doing spraying twice a month. (Tape Time: 0:16:29)

Ms. Elaine Cancassi who lives at The Cape, 3071 Green Turtle Place, (Tape Time: 0:26:06) commented that some people were supposedly being invited by others on the internet to come to the front pool and also The Cape pool and asked about security policies for the pools.

Mr. Hall stated that item was already on the agenda for discussion. (Tape Time: 0:26:59)

Ms. Filomena Rosario who lives at 3129 Cape Circle also commented on security and people gaining access to the community. (Tape Time: 0:27:08)

Mr. Hall stated again that the item was on the agenda for discussion. (Tape Time: 0:28:56) Ms. Rosario also commented on the recent rain storms and the maintenance of palm trees and the falling palm fronds inside the community. She also mentioned that the street markers for emergency vehicles have been missing at the cul-de-sac for a long time. (Tape Time: 0:29:01)

Mr. Baldis stated he would check on that particular item. (Tape Time: 0:30:34)

Ms. Rosario also commented on the spraying of the lake maintenance weeds near the lake, stating the vendor is not spraying close enough to the shoreline for the weeds that were growing there. (Tape Time: 0:30:35)

Ms. Xiomara Cotes who lives in Las Brisas praised the Board and staff for doing a great job in the community. She also commented on the continuous graffiti that shows up on the walls at NBD and SBD. She suggested that perhaps implementing an age curfew for young adults who are on the streets at night in the community may help the situation. (Tape Time: 0:31:11)

4. Staff Reports

Mr. Hall ask Mr. Pawelczyk if he had any report for the Board. (Tape Time: 0:33:25)

A. Attorney

Mr. Pawelczyk commented on the financial disclosure forms informing the Supervisors those were due to the Supervisor of Elections by July 1st. *(Tape Time: 0:33:30)*

B. Engineer

Mr. Jonathan Geiger stated he was attending the meeting for District engineer, Bob Zuccaro, and gave a brief update on the Danielle Reyes fence near the clubhouse. (Tape Time: 0:34:08) *(A Q&A session followed the update)*

C. Treasurer

1) Approval of Check Run Summary and Invoices

2) Combined Balance Sheet, Statement of Revenues and Expenditures

Mr. Hall asked for any questions, or a motion to approve the financials. *(Tape Time: 0:36:40)*

ACTION:	Approve Check Run Summary
RESULT:	Check Run Summary approved
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
AYES:	All in favor
Tape time: 0:36:43	

A copy of the Combined Balance Sheet and Statement of Revenues and Expenditures were enclosed.

D. Field Manager – Monthly Report

Mr. Padilla gave a brief summary of his monthly field manager's report. He also commented on the coke vending machine issue listed under community updates, stating the vendor, Vending Solutions, was no longer providing services for Coke, and that the Coke Company would not provide the District with a new vending machine, however, the

District does need a new machine. Mr. Padilla went on to say that he contacted the Pepsi Company, and they are willing to come out and provide services with or without a contract and also provide 30% commission, and they are ready to do that in 2 weeks. *(Tape Time: 0:37:26)*

There was no objection from the Board to have Pepsi as the vendor replacing Coke. Mr. Pawelczyk stated the way to handle this item was to have a motion from the Board authorizing execution of any agreement or related documents that Pepsi would provide subject to final legal review. (Tape Time: 0:40:34)

ACTION:	Authorize execution of a Pepsi Agreement and any related documents to provide new vending machine and services subject to final legal review
RESULT:	Authorizing the execution of the Pepsi Agreement and all related documents subject to final legal review was approved
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 0:40:59	

Mr. Baldis gave a brief update on the lakes relating to the hydrilla stating the Board had given approval to pay the current vendor, Eco-Blue, extra money for a few months to get the hydrilla under control. Mr. Baldis commented that after the hydrilla was under control, the weather had changed, the rain stopped, the water temperature rose and the hydrilla exploded once again. He stated that he contacted another company (Solitude Lake Management) which is a much larger company than Eco-Blue, and that he also had some previous experience with them. Mr. Baldis recommended inviting them to the next

meeting to give a presentation to the Board on how to control the hydrilla. (Tape Time: 0:42:47) (The Board had no objection with Mr. Baldis' recommendation)

E. CDD Manager

1) Approval of the Minutes of the May 9, 2019 Meeting

ACTION:	Approve Minutes of May 9, 2019 meeting
RESULT:	May 9, 2019 meeting minutes approved as presented
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
AYES:	All in favor
Tape time: 0:46:40	

2) Number of Registered Voters in the District – 2,066

Mr. Hall stated that according to Broward County Supervisor of Elections there are 2,066 registered voters in the District.

3) Consideration of Proposed Fiscal Year 2020 Meeting Schedule

ACTION:	Approve Proposed Fiscal Year 2020 Meeting Schedule
RESULT:	Meeting Schedule was approved as presented
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
AYES:	All in favor
Tape time: 0:49:33	

4) Discussion of Financial Disclosure Report from the Commission on Ethics

(This item was previously discussed by Mr. Pawelczyk under Attorney's report)

(Tape Time: 0:49:56)

F. ASG Report

Mr. Hall made a brief comment on the ASG Report which was included in the agenda. (Tape Time: 0:50:50)

5. New Business

A. Public Hearing to Adopt the Fiscal Year 2020 Budget

1) Motion to Open the Public Hearing

ACTION:	Open the Public Hearing to Adopt the FY2020 Budget
RESULT:	Opening the Public Hearing
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
AYES:	All in favor
Tape Time: 0:52:51	

2) Public Comment and Discussion

Mr. Spavento mentioned that on Page 3 of the budget it shows the schedule of major projects for FY2019 and stated that appeared to be last year's schedule of projects, not FY2020 schedule of projects, i.e., tennis court lighting, etc. Ms. Hagen agreed with Mr. Spavento and commented the items listed will need to be reviewed to see what projects the Board wants to do, but the ones that were not finished will be carry over projects. (Tape Time: 0:56:03)

(At this point a back and forth discussion took place among the Board members and staff relating to the major projects list – Staff will update the list as requested by the Board.(Tape Time: 0:57:01)

Mr. Hall asked if there were any questions or comments from the audience regarding the budget. There were none. (Tape Time: 1:00:18)

3) Consideration of Resolution #2019-05 Annual Appropriation Resolution

ACTION:	Approve Resolution #2019-05 Annual Appropriation Resolution
RESULT:	The Annual Appropriation Resolution was approved subject to the indicated updates on the Schedule of Major Projects
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
AYES:	All in favor
Tape Time: 1:02:33	

4) Consideration of Resolution #2019-06 Levy of Non Ad Valorem Assessments

ACTION:	Approve Resolution #2019-06 Levy of Non Ad Valorem Assessments
RESULT:	Levy of Non Ad Valorem Assessments was approved as presented
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
AYES:	All in favor
Tape Time: 1:03:47	

5) Motion to Close the Public Hearing

ACTION:	Close the Public Hearing to Adopt the FY2020 Budget
RESULT:	Closing the Public Hearing
MOVER:	Tina Hagen
SECONDER:	Ron Gallucci
AYES:	All in favor
Tape Time: 1:04:32	

B. Appointment of Audit Selection Committee

Mr. Pawelczyk gave the Board a brief explanation of the audit selection process the audit selection committee meeting procedures, and walked them through the entire audit selection meeting at this time. (Tape Time: 1:05:03)

ACTION:	Appoint the Audit Selection Committee
RESULT:	Appointing the CBCDD Board of Supervisors to serve as the Audit Selection Committee
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
AYES:	All in favor
Tape Time: 1:05:43	

Audit Selection Committee Meeting

A) Opening Audit Selection Committee Meeting

B) Roll Call

C) Ratification of Criteria for Evaluation

ACTION:	Ratify the criteria for evaluation
RESULT:	Ratifying the criteria for evaluation
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
AYES:	All in favor
Tape Time: 1:08:25	

D) Ratification of RFP

ACTION:	Ratify the RFP
RESULT:	Ratifying the RFP
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
AYES:	All in favor
Tape Time: 1:09:47	

E) Ranking of Respondents to the RFP

ACTION:	Ranking of respondents to the RFP

RESULT:	Ranking Grau & Associates as the #1 ranked auditing firm for the District, the firm that we have been using for the past few years (Only respondent to RFP)
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
AYES:	All in favor
Tape Time: 1:11:54	

F) Adjournment

ACTION:	Adjourn the Audit Selection Committee Meeting
RESULT:	Audit Selection Committee Meeting was adjourned
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
AYES:	All in favor
Tape Time: 1:12:25	

C. Selection of Audit Firm

Mr. Pawelczyk gave a brief explanation to complete item #5C on the agenda and what would be the final step for the CBCDD Board, to select the audit firm for the District. (Tape Time: 1:13:07)

ACTION:	Selection of audit firm
RESULT:	Accepting Grau & Associates as the #1 ranked frim and authorizing staff to bring back an engagement letter to the next meeting
MOVER:	Ron Gallucci

SECONDER:	Tina Hagen
AYES:	All in favor
Tape Time: 1:13:32	

6. Old Business

A. Discussion on Pool Party at Peninsula Park

Mr. Hall asked Mr. Padilla to discuss the pool party incident at Peninsula Park. *(Tape Time: 1:14:06)*

Mr. Padilla gave the Board a short explanation about an unauthorized party that occurred at the Peninsula Park pool on the previous Saturday. (Tape Time: 1:14:24)

(At this point a lengthy back and forth discussion took place among the Board members, staff, and the audience relating to the pool incident, community access polices, and trying to enforce rules and regulations) (Tape Time: 1:15:06)

The Board gave direction to management to make changes to the off duty police officers schedule. (Tape Time: 1:43:00)

B. Discussion of Updated Right-of-Entry Agreements for Disaster Debris Removal

Mr. Padilla gave a brief explanation of this item stating in case a hurricane happens the District would need to enter into an agreement with the City of Margate giving the city authority to enter the community to do cleanup and debris removal. (Tape Time: 2:02:01)

ACTION:	Enter into an agreement with the City of Margate for debris removal after a hurricane
RESULT:	Authorizing staff to enter into an agreement with the City of Margate for hurricane debris removal to bring back to the next meeting

MOVER:	Tony Spavento
SECONDER:	Tina Hagen
AYES:	All in favor
Tape Time: 2:02:21	

C. Resident Form Discussion Update

Mr. Padilla gave a brief update on the resident form for the transponders stating the direction from the Board was to continue using the same Envera form, and adding expiration date for leases, and also asking homeowners to list all the vehicles they have, tag, make and model number. (Tape Time: 2:05:30)

Mr. Baldis commented since the HOA is asking for the information, the resident should go to the HOA management company, give them the information, then the HOA gives the resident a form to bring back to the CDD. (Tape Time: 2:07:35)

(At this point a lengthy back and forth discussion took place among the Board members and staff, relating to this item –) (Tape Time: 2:08:22)

D. Tennis Court Parking Lot Light Update

Mr. Baldis gave a brief update on this item stating they received two proposals for lighting in the parking lot and there was a big difference in pricing, one called for an aluminum pole, and one called for a concrete pole. Mr. Baldis also mentioned that he asked another company to submit a quote. (Tape Time: 2:16:39)

7. Adjournment

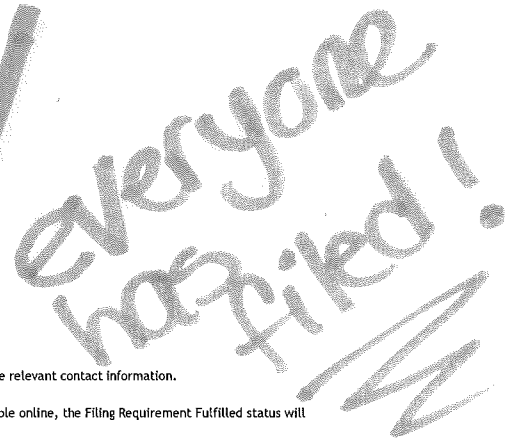
ACTION:	Adjourn the meeting
RESULT:	Meeting adjourned at 9:20 p.m.
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
AYES:	All in favor

Tape time: 2:20:53

Secretary/Assistant Secretary

Chairman/Vice Chairman

Search for Financial Disclosure Filers



Search Results

In the table below, organization names are linked to coordinator contact information. Supervisor of Election and Commission on Ethics links display the relevant contact information.

Once we have logged in a Form 6, the status will contain the date received and the message "Form Available Soon!" When the Form 6 becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form."

If you filed with the Commission or the Supervisor of Elections and no date appears in the "Filing Requirement Fulfilled" column, it means either the Supervisor or Commission has not yet recorded receipt of your form. Generally, forms are recorded within a few days of receipt. If you are concerned about the status of your form, please use the contact information under "Statutory Filing Requirement."

Section 112.31445, Florida Statutes, requires that all CE Form 6 Full and Public Disclosure of Financial Interests, other than those of judges and judges of compensation claims, be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to five business days.

Your Search for " Coral Bay Community Development District - Board of Supervisors " returned the following results:

Coordinator:
Rich Hans

Governmental Management Services
5385 N. Nob Hill Rd
Sunrise, FL, 33351
(954) 721-8681
rhans@gmssf.com

Narrow results to a particular suborg:

- All Suborganizations
- Board of Supervisors
- Employees

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
202867	2018	Dean, Daniel	• Coral Bay Community Development District-Board of Supervisors	Form 1 with Broward County SOE	06/26/2019	View Filing History
12614	2018	Gallucci, Ronald P.	• Coral Bay Community Development District-Board of Supervisors	Form 1 with Broward County SOE	05/23/2019	View Filing History
226134	2018	Hagen, Tina	• Coral Bay Community Development District-Board of Supervisors	Form 1 with Broward County SOE	06/21/2019	View Filing History
33675	2018	Hall III, John Wilson	• Coral Bay Community Development District-Board of Supervisors	Form 1 with Broward County SOE	06/17/2019	View Filing History
202868	2018	Spavento, Antonio	• Coral Bay Community Development District-Board of Supervisors	Form 1 with Broward County SOE	06/24/2019	View Filing History

Search Again

General Information about Filing Financial Disclosure

- Brochure: A Guide to the Sunshine Amendment and Code of Ethics (PDF)
- Financial Disclosure Laws
- The Commission on Ethics Rules on Financial Disclosure
- Forms and Detailed Instructions

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at disclosure@leg.state.fl.us or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

CORAL BAY
COMMUNITY DEVELOPMENT DISTRICT
BROWARD COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
BROWARD COUNTY, FLORIDA

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Coral Bay Community Development District
Broward County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Coral Bay Community Development District, Broward Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 17, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 17, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Grau & Associates

June 17, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Coral Bay Community Development District, Broward County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $16,705,203.

- The change in the District's total net position in comparison with the prior fiscal year was ($10,077), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2018, the District's governmental funds reported combined ending fund balances of $735,722, a decrease of ($25,957) in comparison with the prior fiscal year. A portion of fund balance is restricted for debt service, non-spendable for prepaid items, assigned to subsequent year's expenditures and capital reserves, and the remainder is unassigned fund balance.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, the governmental fund.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

The Governmental fund is used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental fund is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the governmental fund with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2018	2017
Current and other assets	$ 809,666	$ 811,328
Capital assets, net of depreciation	16,888,139	17,083,520
Total assets	17,697,805	17,894,848
Current liabilities	92,992	72,710
Long-term liabilities	899,610	1,106,858
Total liabilities	992,602	1,179,568
Net position		
Net investment in capital assets	15,988,529	15,976,662
Restricted	50,534	42,991
Unrestricted	666,140	695,627
Total net position	$ 16,705,203	$ 16,715,280

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2018	2017
Revenues:		
Program revenues		
Charges for services	$ 1,354,757	$ 1,268,549
Operating grants and contributions	1,227	386
General revenues	38,143	32,752
Total revenues	1,394,127	1,301,687
Expenses:		
General government	192,159	197,419
Maintenance and operations	1,160,713	1,074,216
Interest on long-term debt	51,332	60,805
Total expenses	1,404,204	1,332,440
Change in net position	(10,077)	(30,753)
Net position - beginning	16,715,280	16,746,033
Net position - ending	$ 16,705,203	$ 16,715,280

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was $1,404,204. The majority of the costs of the District's activities were paid by program revenues. Program revenues comprised primarily of assessments for both the current and prior fiscal years. The District also received funds from investment earnings which are included in general revenues.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budgeted amounts, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2018 exceeded appropriations by $4,314. The over expenditures were funded by available fund balance.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had $22,046,560 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $5,158,421 has been taken, which resulted in a net book value of $16,888,139. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2018, the District had $899,610 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

DISTRICT ACHIEVEMENTS

The District's major efforts continued to be dedicated to maintaining and improving the physical condition of the District. These efforts included maintenance and improvements to the streets, sidewalks, drainage systems, parks, pools, lighting, landscaping, irrigation, and security systems.

The major accomplishments for the fiscal year included:

COMMON AREAS
- North Bay Drive wall repairs
- Installed AT&T new faster internet for Cameras and Kiosks at North and South Bay Drive Entrances
- Sub-divisions monuments coach lights removal and addition of new LED lighting
- Sub-divisions monuments installation of GFI outlets
- Repaired street pot holes and cracks

PARKS and POOLS
- Tot Lot vegetation cleanup
- Sidewalk repairs
- Fay's Cove trellis repairs

DRAINAGE
- Cleanup headwalls, culverts, and outfalls

HURRICANE IRMA RELATED
- Cleanup and restoration
- Peninsula Park pavers repairs
- Replaced South Bay Drive canal fountain
- Replaced Tot Lot playground canopy
- South bay Drive vinyl fence repairs

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Coral Bay Community Development District's Finance Department at 5385 N. Nob Hill Road, Sunrise, Florida, 33351.

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
BROWARD COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018

	Governmental Activities
ASSETS	
Cash	$ 674,113
Investments	34,068
Interest receivable	106
Accounts receivable	2,534
Prepaids and other assets	29,369
Restricted assets:	
Investments	69,476
Capital assets:	
Nondepreciable	15,244,678
Depreciable, net	1,643,461
Total assets	17,697,805
LIABILITIES	
Accounts payable	73,944
Accrued interest payable	19,048
Non-current liabilities:	
Due within one year	218,856
Due in more than one year	680,754
Total liabilities	992,602
NET POSITION	
Net investment in capital assets	15,988,529
Restricted for debt service	50,534
Unrestricted	666,140
Total net position	$ 16,705,203

See notes to the financial statements

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
BROWARD COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:				
Governmental activities:				
General government	$ 192,159	$ 192,159	$ -	$ -
Maintenance and operations	1,160,713	1,070,645	-	(90,068)
Interest on long-term debt	51,332	91,953	1,227	41,848
Total governmental activities	1,404,204	1,354,757	1,227	(48,220)
General revenues:				
Unrestricted investment earnings				1,199
Miscellaneous income				36,944
Total general revenues				38,143
Change in net position				(10,077)
Net position - beginning				16,715,280
Net position - ending				$ 16,705,203

See notes to the financial statements

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
BROWARD COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018

	Major Funds		Total Governmental Funds
	General	Debt Service Fund	
ASSETS			
Cash	$ 674,113	$ -	$ 674,113
Investments	34,068	69,476	103,544
Interest receivable	-	106	106
Accounts receivable	2,534	-	2,534
Prepaids and other	29,369	-	29,369
Total assets	$ 740,084	$ 69,582	$ 809,666
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	$ 73,944	$ -	$ 73,944
Total liabilities	73,944	-	73,944
Fund balances:			
Nonspendable:			
Prepaid items	29,369	-	29,369
Restricted for:			
Debt service	-	69,582	69,582
Assigned to:			
Subsequent year's expenditures	60,952	-	60,952
Capital reserves	240,779	-	240,779
Unassigned	335,040	-	335,040
Total fund balances	666,140	69,582	735,722
Total liabilities and fund balances	$ 740,084	$ 69,582	$ 809,666

See notes to the financial statements

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
BROWARD COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018

Fund balance - governmental funds		$	735,722
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole			
Cost of capital assets	22,046,560		
Accumulated depreciation	(5,158,421)		16,888,139
All liabilities, both current and long-term, are reported in the government-wide financial statements.			
Accrued interest payable	(19,048)		
Bonds payable	(899,610)		(918,658)
Net position of governmental activities		$	16,705,203

See notes to the financial statements

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
BROWARD COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	$ 1,262,804	$ 91,953	$ 1,354,757
Interest and other revenues	38,143	1,227	39,370
Total revenues	1,300,947	93,180	1,394,127
EXPENDITURES			
Current:			
General government	192,159	-	192,159
Maintenance and operations	927,187	-	927,187
Debt service:			
Principal	152,248	55,000	207,248
Interest	20,695	34,650	55,345
Capital outlay	38,145	-	38,145
Total expenditures	1,330,434	89,650	1,420,084
Excess (deficiency) of revenues over (under) expenditures	(29,487)	3,530	(25,957)
Fund balances - beginning	695,627	66,052	761,679
Fund balances - ending	$ 666,140	$ 69,582	$ 735,722

See notes to the financial statements

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
BROWARD COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

Net change in fund balances - total governmental funds	$	(25,957)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized as capital assets.		38,145
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(233,526)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		207,248
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.		4,013
Change in net position of governmental activities	$	(10,077)

See notes to the financial statements

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
BROWARD COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Coral Bay Community Development District ("District") was created on November 15, 1989, by the City of Margate, Florida Ordinance No. 89-22 pursuant to the provisions, under the "Uniform Community Development District Act of 1980", otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:
1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation
The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments
Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund
The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund
The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Restricted Assets
These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Deposits and Investments
The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items
Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings and improvements other than buildings	10-20
Equipment	7
Office equipment	3

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)
In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)
Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2018:

	Amortized Cost	Credit Risk	Maturities
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	$ 34,068	S&P AAAm	Weighted average of the fund portfolio: 32 days
Wells Fargo Government Money Market Fund Class #1751	69,476	S&P AAAm	Weighted average of the fund portfolio: 35 days
Total Investments	$ 103,544		

NOTE 4 – DEPOSITS AND INVESTMENTS

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital assets activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land	$ 15,227,688	$ -	$ -	$ 15,227,688
Infrastructure in progress	83,668	38,145	104,823	16,990
Total capital assets, not being depreciated	15,311,356	38,145	104,823	15,244,678
Capital assets, being depreciated				
Buildings and improvements to land	6,426,818	104,823	-	6,531,641
Furniture, fixtures, and equipment	270,241	-	-	270,241
Total capital assets, being depreciated	6,697,059	104,823	-	6,801,882
Less accumulated depreciation for:				
Buildings and improvements to land	4,815,634	210,513	-	5,026,147
Furniture, fixtures, and equipment	109,261	23,013	-	132,274
Total accumulated depreciation	4,924,895	233,526	-	5,158,421
Total capital assets, being depreciated, net	1,772,164	(128,703)	-	1,643,461
Governmental activities capital assets, net	$ 17,083,520	$ (90,558)	$ 104,823	$ 16,888,139

Depreciation was charged to maintenance and operations.

NOTE 6 – LONG TERM LIABILITIES

Series 2004

On September 29, 2004, the District issued $2,000,000 in Bank-Qualified Assessment Revenue Bonds. The Series 2004 Bonds are due May 1, 2020 with a fixed interest rate of 4.34%. The Series 2004 Bonds were issued to refund all outstanding indebtness and to finance certain improvements for the benefit of the District. Principal and interest are to be paid serially on each May 1.

The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to follow all requirements outlined in the debt covenant.

Series 2012

On March 29, 2012, the District issued $890,000 of Special Assessment Revenue Bonds, Series 2012, due on May 1, 2026 with a fixed interest rate of 5.5%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2012 through May 1, 2026.

The Series 2012 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Balance	Additions	Reductions	Balance	One Year
Governmental activities					
Bonds payable:					
Series 2004	$ 476,858	$ -	$ 152,248	$ 324,610	$ 158,856
Series 2012	630,000	-	55,000	575,000	60,000
Total	$ 1,106,858	$ -	$ 207,248	$ 899,610	$ 218,856

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending	Governmental Activities		
September 30:	Principal	Interest	Total
2019	$ 218,856	$ 45,712	$ 264,568
2020	225,754	35,518	261,272
2021	65,000	25,025	90,025
2022	70,000	21,450	91,450
2023	75,000	17,600	92,600
2024-2026	245,000	27,225	272,225
Total	$ 899,610	$ 172,530	$ 1,072,140

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
BROWARD COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 1,262,418	$ 1,262,804	$ 386
HOA contributions	2,000	-	(2,000)
Interest and other income	750	38,143	37,393
Total revenues	1,265,168	1,300,947	35,779
EXPENDITURES			
Current:			
General government	211,263	192,159	19,104
Maintenance and operations	935,914	927,187	8,727
Debt service:			
Principal	152,248	152,248	-
Interest	20,695	20,695	-
Capital outlay	6,000	38,145	(32,145)
Total expenditures	1,326,120	1,330,434	(4,314)
Excess (deficiency) of revenues over (under) expenditures	(60,952)	(29,487)	31,465
OTHER FINANCING SOURCES			
Carryforward surplus	60,952	-	(60,952)
Total other financing sources	60,952	-	(60,952)
Net change in fund balance	$ -	(29,487)	$ (29,487)
Fund balances - beginning		695,627	
Fund balances - ending		$ 666,140	

See notes to required supplementary information

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
BROWARD COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2018 exceeded appropriations by $4,314. The over expenditures were funded by available fund balance.

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Coral Bay Community Development District
Broward County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Coral Bay Community Development District, Broward County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 17, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Brown & Associates

June 17, 2019

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Coral Bay Community Development District
Broward County, Florida

We have examined Coral Bay Community Development District, Broward County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Coral Bay Community Development District, Broward County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

June 17, 2019

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Coral Bay Community Development District
Broward County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Coral Bay Community Development District, Broward County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated June 17, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards;* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 17, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Coral Bay Community Development District, Broward County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Coral Bay Community Development District, Broward County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

Grau & Associates

June 17, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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June 28, 2019

Board of Supervisors
Attn: Patti Powers
Coral Bay Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Coral Bay Community Development District, Broward County, Florida (the "District") for the fiscal year ended September 30, 2019, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Coral Bay Community Development District for the fiscal year ended September 30, 2019, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's discussion and analysis
2. Budgetary comparison schedule

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to using the audit's report, you understand that you must obtain our prior written consent to reproduce or use our report in bond offering official statements or other documents.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Controls

Our audit will include obtaining an understanding of the District and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards.*

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants, if applicable. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards.*

Audit Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request.

If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed $3,400 for the September 30, 2019 audit. The fees for the fiscal years 2020, 2021, 2022, and 2023 will not exceed $3,500, $3,600, $3,700, and $3,800, respectively, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2016 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Coral Bay Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Coral Bay Community Development District.

By: _____

Title: _____

Date: _____

AICPA®

PEER REVIEW PROGRAM

is proud to present this

Certificate of Recognition

to

Grau & Associates

For having a system of quality control for its accounting and auditing practice in effect for the year ended June 30, 2016 which has been designed to meet the requirements of the quality control standards for an accounting and auditing practice established by the AICPA and which was complied with during the year then ended to provide the firm with reasonable assurance of conforming with professional standards.

Anita Ford

Anita Ford, Chair
AICPA Peer Review Board
2016

CORAL BAY 2015-2018 CONTRACT	Price	CORAL BAY 2019-2023 CONTRACT	Price	DIFFERENCE
Area 1	$ 8,144.00	Area 1	$ 9,789.00	$ 1,645.00
Area 2	$ 8,535.00	Area 2	$ 9,453.00	$ 918.00
Area 3	$ 7,766.00	Area 3	$ 7,876.00	$ 110.00
Area 4	$ 3,737.00	Area 4	$ 3,232.00	($505.00)
Area 5	$ 2,894.00	Area 5	$ 4,324.00	$ 1,430.00
Area 6	$ 960.00	Area 6	$ 1,638.00	$ 678.00
Area 7	$ 3,204.00	Area 7	$ 5,023.00	$ 1,819.00
Area 8	$ 1,647.00	Area 8	$ 2,501.50	$ 854.50
Area 9	$ 1,532.00	Area 9	$ 3,331.50	$ 1,799.50
SUBTOTAL	**$ 38,419.00**	**SUBTOTAL**	**$ 47,168.00**	**$ 8,749.00**
DISCOUNT	*$ 2,195.05*	*DISCOUNT*	*$ 2,358.00*	
TOTAL	**$ 36,223.95**	**TOTAL**	**$ 44,810.00**	**$ 8,586.05**

2019-2023 is $8,586.05 higher than previous Contract

Tree Wrap Pricing has increased to $28.50

Area One Differences

New Monument Sign
New Ornament Displays in Ground (4)
Addition of Multi Color Hedge Lights
Increased Wrap count on Sylvesters by two (9 wraps each)
Addition of Frond Sets on Sylvesters (20 Fronds each)

Area Two Differences

Added Polestars to Olive Trees (15 each) - Replaced Falling Snow Tubes
Increase wrap count on Medjools by two (9 wraps each)
Increased Frond Sets on Medjools by six (18 sets each)
Increased Scatter sets in Ligustrum bushes by ten (30 sets each)

Area Three Differnces

New Monument Sign
New Ornament Displays in Ground (4)

Area Four Differences

Increased wrap count on Royal Palms two (14,16,17 wraps each)
Increased light count on Silver Buttonwood Trees (180' each)

Area Five Differences

Added Polestars to Gumbo Limbo Trees (15 each) Replaced Falling Snow Tubes
New Monument Sign
Increased wrap count on Bottle Palms by two (5 wraps each)
Adjusted Hedge lights for hedges under bottle palms (10 sets)

Area Six Differences

Increase wrap count on Christmas Palms by two (7 wraps each)
Increased Frond Sets by three (6 frond sets each)

Area 7 Differences

Increased wrap count on Sabal Palms by four (10 wraps each)
Added G50 to Buttonwood Trees (120' each) Replacing Scatter Sets
Increased wrap count on Robellini by one (3 wraps each)

Area 8 Differences

Increased wrap count on Sabal Palms by three (9 wraps each)
Added G50 to Buttonwood Trees (120' each) Replacing Scatter Sets
Increased wrap count on Robellinis by one (3 wraps each)

Area 9 Differences

Increased wrap count on Coconut Palms by two (11 wraps each)
Increased wrap count on Robellini Palms by one (three wraps each)

CORAL BAY CDD

HOA NEW OWNER/TENANT

GATE ACCESS/TRANSPONDER SIGN OFF FORM

LEASE START DATE: _____ **LEASE END DATE:** _____

PRINT OWNER/TENANT NAME(S)

1. _____ 2. _____

2. _____ 4. _____

ADDRESS: _____

SUB-DIVISION NAME: _____

MANAGEMENT COMPANY NAME: _____

MANAGER NAME: _____ **TELEPHONE:** _____

EMAIL: _____

HOA Management confirms that the new owner/tenants have been approved by the HOA.

Print Name of Authorized HOA Agent: _____

Signature of Authorized HOA Agent: _____

Date: _____

KEITH & SCHNARS
ENGINEERS | PLANNERS | SURVEYORS
6500 North Andrews Avenue | Ft. Lauderdale, Florida 33309-2132
(954) 776-1616 | (800) 488-1255 | Fax (954) 771-7690 | www.KSFLA.com
CERTIFICATE OF AUTHORIZATION 1337

CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
AERIAL PHOTO DATE: 2015

LEGEND

GRAPHIC SCALE

DETAILED SPECIFICATIONS

1.01 ALTERNATIVE NO. 1 – LIMEROCK RIP-RAP

1. Materials:

   a. The limerock riprap shall be from an approved source and shall be the product of an established and reputable manufacturer.

   b. The limerock shall be naturally occurring limestone boulders, 6 inches to 1 foot in diameter.

   c. Filter fabric shall be Amoco 1198 woven geotextile, or equal.

2. Execution

   a. The area to receive riprap boulders shall be thoroughly and completely cleared and cleaned of all vegetation and debris.

   b. The limerock boulders shall be stacked and placed by approved means, to the lines and grades as indicated on the drawings.

   c. Areas designated to receive riprap shall be completely covered with limerock boulders. The rip-rap shall be placed so that it produces a dense well-graded mass of stone with a minimum of voids.

   d. The desired distribution of stones throughout the mass shall be obtained by selective loading at the quarry, controlled dumping of successive loads during final placing or a combination of these methods. The rip-rap shall be placed to its full thickness in one operation. Rip-rap shall not be placed in layers. Rip-rap shall not be placed by dumping into chutes or similar methods which are likely to cause segregation of the various stone sizes.

   e. The finished slope shall be free of pockets of small stone or clusters of large stones. Hand placing may be required to achieve the required grades and an even distribution of stone sizes.

   f. The geotextile shall be placed in such a manner that it will not excessively stretch or tear upon placement of the overlying materials.

g. Geotextile sheets shall be joined by either sewing or overlapping. Overlapped sheets shall have a minimum overlap of 18-in. except where placed underwater where the overlap shall be a minimum of 3-feet. Overlaps shall be constructed with the upstream sheet placed over the downstream sheet or the upslope sheet placed over the downslope sheet. All overlaps shall be pinned on 3-ft. centers to hold the overlap in place during stone placement. Pins are to be 3/16-in. diameter, 18-in long steel pins pointed at one end and fitted with at 1.5-in. diameter washer at the other.

h. Care shall be taken during construction to avoid contamination of the geotextile during construction. Contaminated geotextile shall be removed and replaced. Damaged geotextile shall be removed or repaired. A geotextile patch may be placed over damaged areas. The patch shall extend 3 ft. beyond the perimeter of the tear or damage.

i. Rip-rap placement shall begin at the toe and proceed up the slope. Rip-rap shall not be dropped onto the geotextile from a height of more than 1 ft. Any geotextile damaged during placement of rip-rap or gravel shall be replaced.

2.01 <u>ALTERNATIVE NO. 2 – SAND CEMENT RIP-RAP</u>:

1. Materials

a. The sacks shall be made of jute, cotton or scrim reinforced paper capable of holding the sand-cement mixture without leakage. Sacks shall be permeable and absorptive enough to permit passage of water to provide for hydration of the cement. Sacks shall be of uniform size and dimensions in order to provide uniformity of lines in the completed work.

b. Sand-cement shall be proportioned in the ratio of 5 cu-ft. of sand to 1 bag (94 lbs.) of cement.

c. Filter fabric shall be Amoco 1198 woven geotextile or equal.

2. Execution

a. The area to receive rip-rap shall be thoroughly and completely cleared and cleaned of all vegetation and debris.

b. The rip-rap bags shall be stacked and placed by approved means, to the lines and grades as indicated on the drawings.

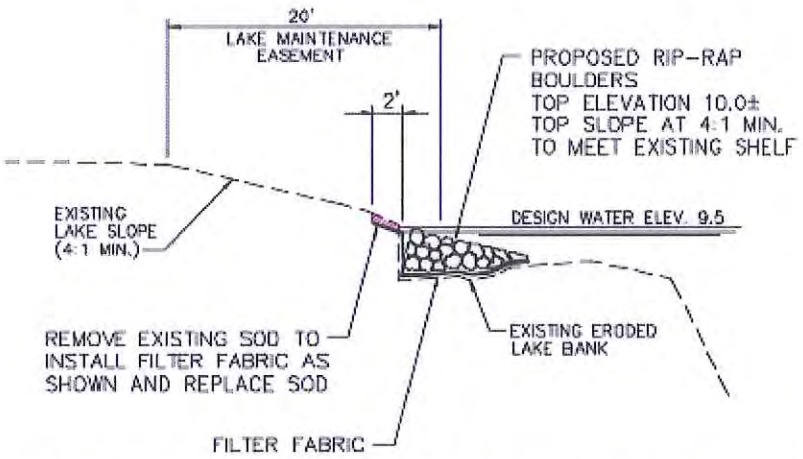
c. The top row of rip-rap bags shall be pinned using #4 reinforcing bars, 18 inches in length. Each bag shall be secured with a single bar. Bars shall be driven to one (1) inch below the surface.

d. The joints between rows of bags shall be staggered.

e. The geotextile shall be placed in such a manner that it will not excessively stretch or tear upon placement of the overlying materials.

f. Geotextile sheets shall be joined by either sewing or overlapping. Overlapped sheets shall have a minimum overlap of 18-in. except where placed underwater where the overlap shall be a minimum of 3-feet. Overlaps shall be constructed with the upstream sheet placed over the downstream sheet or the upslope sheet placed over the downslope sheet. All overlaps shall be pinned on 3-ft. centers to hold the overlap in place during stone placement. Pins are to be 3/16-in. diameter, 18-in long steel pins pointed at one end and fitted with at 1.5-in. diameter washer at the other.

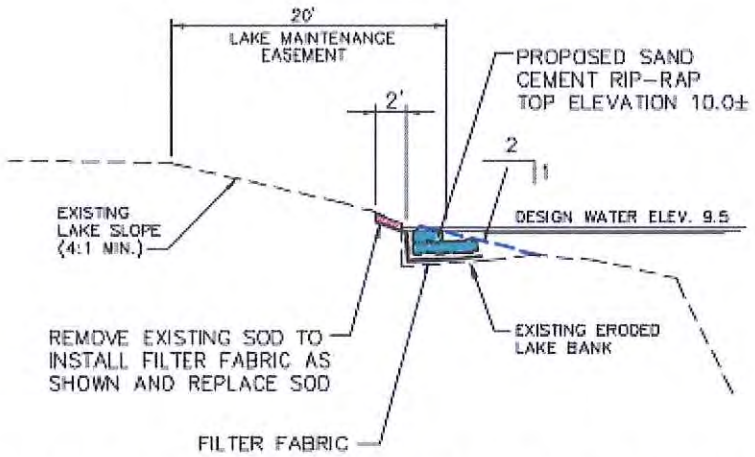
g. Care shall be taken during construction to avoid contamination of the geotextile during construction. Contaminated geotextile shall be removed and replaced. Damaged geotextile shall be removed or repaired. A geotextile patch may be placed over damaged areas. The patch shall extend 3 ft. beyond the perimeter of the tear or damage.



SHORE LINE STABILIZATION USING STONE RIP-RAP BOULDERS

NOT TO SCALE

ALTERNATE 1



SHORE LINE STABILIZATION USING SAND CEMENT RIP-RAP

NOT TO SCALE

ALTERNATE 2

NOTES :

1. BOTTOM ROW WITH BAG LAID WITH LONGWAY PERPENDICULAR TO BANK.
2. SECOND ROW WITH BAG LAID WITH LONGWAY PARALLEL TO BANK.

CRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS SURVEYORS

CORAL BAY

SHORELINE STABILIZATION EXHIBIT III

CORAL BAY
A WATERFRONT COMMUNITY

Coral Bay Community Development District Permit Application

Instructions:

Coral Bay Community Development District maintains most of the amenities in the Coral Bay community, including roadways, rights-of-way, sidewalks, fencing, pools, parks, landscaping, and waterways. While the District owns much of what it maintains, some of its responsibilities co-exist with owners of homes in the District. Many property owners seek to make improvements such as docks, patios, landscaping, and fencing, to their property. Many times, these improvements occur on or affect the maintenance of easements or property owned by the District.

Please return the completed application to the District Offices at:

Coral Bay Community Development District
c/o Governmental Management Services - South Florida
5385 N Nob Hill Road
Sunrise, Florida 33351

If you need assistance in completing the application, please call us at 954-721-8681 x 208.

Other entities may also need to review your proposed improvement for compliance with deed restrictions and building codes. *You are strongly encouraged to contact your **Homeowner's Association**, which may require an architectural review or have other rules that govern improvements to your property and the **City of Margate Building Department**, which may require a separate building and/or engineering permit.*

If you fail to get the proper approvals before you begin your proposed improvement, you may be required to restore your property to its prior condition at your expense.

The District has available for your use prototypical design plans for docks and erosion control that you are encouraged to follow. Please contact the District office for copies of these design prototypes.

Applicant Information:

Name of Property Owner: _____

Street Address of Property: _____

Mailing Address of Owner: _____

Telephone Number(s): _____

Date Application Submitted: _____

District Use Only

Date Application Received:	_____	By:	_____
Engineering Approval/Denial:	_____	By:	_____
Board Approval:	_____		
Permit Issuance Date:	_____	By:	_____

CORAL BAY
A WATERFRONT COMMUNITY

Coral Bay Community Development District Permit Application

Project Information:

A. Proposed Use Of District Facilities:

_____	Dock	_____	Fencing	_____	Other (Describe):
_____	Landscape	_____	Anchorage	_____	
_____	Structures	_____	Erosion Control	_____	
_____	Irrigation			_____	

B. Project Description:

_____

_____

_____

_____

_____

C. District Property or Easement Affected:

_____	20' Lakeshore Easement	_____	Roadway
_____	Lake	_____	Swale
_____	Fence	_____	Other: _____

CORAL BAY
A WATERFRONT COMMUNITY

Coral Bay Community Development District Permit Application

D. Project Location Sketch:

CORAL BAY
A WATERFRONT COMMUNITY

Coral Bay Community Development District Permit Application

E. Applicant Acknowledgements

1. This application, including sketches, drawings, and plans and specifications, contains a full and complete description of the proposed project and the District facilities affected. It shall be part of any permit issued by the District. All work or use of the District's facilities will be in accordance with the permit granted and with any General And Specific Criteria that may be required by the District as a condition of the permit issued.
2. The District may enter and leave your property by way of the maintenance easement and may remove any improvement or alteration, permitted or not permitted. The cost of removal and/or reinstallation shall be at the property owner's expense and the District will not be liable for any cost to remove or reinstall the improvement or alteration.
3. By accepting the approved permit, I agree that Coral Bay Community Development District shall be promptly indemnified, defended, protected, exonerated, and saved harmless from and against all expenses, attorney's fees, liabilities, claims, demands, and proceedings incurred by or imposed upon the District in connection with any claim, proceeding, demand, administrative hearing, suit, attorney's fees, appellate proceeding, or other activity, including unfounded or "nuisance" claims, in which the District may become involved, or any settlement thereof, arising out of any operations under this permit.
4. The District may at any time inspect the improvement or alteration.
5. The District may at any time require the removal, at my expense, the improvement or alteration.
6. I will maintain at all times, at my expense, the approved improvement or alteration.
7. I have obtained or will obtain the permission of the Homeowner's Association responsible for enforcing the affected property's Restrictive Covenants.
8. I have obtained or will obtain all required building and engineering permits from the City of Margate.

_____ _____

Signature of Property Owner / Applicant Date

_____ _____

Signature of Co-Property Owner / Applicant Date