

***Adopted Budget  
Fiscal Year 2020***

***Coral Bay  
Community Development District***

***June 13, 2019***



# **Coral Bay**

## **Community Development District**

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# Coral Bay

## Community Development District

## General Fund

Description	Adopted Budget FY 2019	Actual Thru 5/31/2019	Projected Next 4 Months	Total Projected 9/30/2019	Adopted Budget FY 2020
<b>Revenues</b>					
Maintenance Assessments	\$1,258,557	\$1,241,421	\$17,136	\$1,258,557	\$1,258,557
Interest Income	\$750	\$951	\$475	\$1,426	\$750
Gate Damage Proceeds	\$0	\$750	\$0	\$750	\$0
Toscana Contributions	\$2,000	\$0	\$2,000	\$2,000	\$2,000
Insurance Claim Proceeds	\$0	\$0	\$42,334	\$42,334	\$0
FEMA Reimbursement	\$0	\$0	\$40,447	\$40,447	\$0
Undesignated Fund Balance	\$731,223	\$618,141	\$0	\$618,141	\$595,901
<b>TOTAL REVENUES</b>	<b>\$1,992,530</b>	<b>\$1,861,263</b>	<b>\$102,393</b>	<b>\$1,963,655</b>	<b>\$1,857,209</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisor's Fees	\$13,000	\$7,400	\$4,000	\$11,400	\$13,000
FICA Expense	\$995	\$566	\$306	\$872	\$995
Attorney's Fees	\$35,000	\$15,998	\$11,427	\$27,425	\$35,000
Engineering Fees	\$15,000	\$3,760	\$5,000	\$8,760	\$15,000
Annual Audit	\$3,850	\$0	\$3,850	\$3,850	\$3,850
Trustee Fees	\$7,218	\$7,217	\$0	\$7,217	\$7,218
Management Services	\$63,285	\$42,190	\$21,095	\$63,285	\$65,183
Computer Time	\$1,000	\$667	\$333	\$1,000	\$1,000
Commissions/Tax Collector	\$15,491	\$15,319	\$171	\$15,490	\$15,491
Postage and Delivery	\$750	\$341	\$171	\$512	\$750
Printing and Binding	\$2,000	\$1,095	\$547	\$1,642	\$2,000
Insurance	\$50,000	\$32,524	\$9,940	\$42,464	\$50,000
Legal Advertising & Other	\$1,000	\$1,083	\$541	\$1,624	\$1,000
Office Supplies	\$300	\$217	\$108	\$325	\$300
Dues, Licenses, Subs	\$1,200	\$1,150	\$0	\$1,150	\$1,200
Website Compliance	\$500	\$333	\$167	\$500	\$1,000
Bond Interest	\$14,088	\$14,088	\$0	\$14,088	\$7,194
Bond Principal	\$158,855	\$158,855	\$0	\$158,855	\$165,750
<b>TOTAL ADMINISTRATIVE</b>	<b>\$383,532</b>	<b>\$302,804</b>	<b>\$57,657</b>	<b>\$360,461</b>	<b>\$385,930</b>
<b>Facilities Maintenance</b>					
Field Management Fees	\$21,493	\$14,329	\$7,164	\$21,493	\$21,493
Contractual-Security	\$158,929	\$108,724	\$50,205	\$158,929	\$158,929
Security Patrols	\$32,000	\$27,569	\$13,785	\$41,354	\$32,000
Security System Lease	\$500	\$315	\$105	\$420	\$500
Telephone	\$32,500	\$14,955	\$11,300	\$26,255	\$32,500
Water & Sewer	\$10,000	\$7,713	\$3,857	\$11,570	\$13,000
Electric	\$82,700	\$53,117	\$26,558	\$79,675	\$82,700
Pest Control	\$3,500	\$1,270	\$635	\$1,905	\$3,500
Community Maintenance	\$231,868	\$154,576	\$77,288	\$231,864	\$242,670
Other Maintenance	\$1,000	\$650	\$350	\$1,000	\$1,000
Irrigation Pumps Maintenance & Repair	\$5,000	\$3,628	\$611	\$4,239	\$5,000
Wall Maintenance & Repair	\$3,000	\$16,200	\$0	\$16,200	\$3,000
Park & Pool Maintenance/Repair	\$60,000	\$32,152	\$16,076	\$48,227	\$55,000
Landscape Repairs & Improvement	\$55,000	\$10,708	\$44,292	\$55,000	\$55,000
Lake Maintenance/Repair	\$15,000	\$12,600	\$8,000	\$20,600	\$15,600
Fountain Maintenance/Repair	\$4,000	\$1,120	\$2,880	\$4,000	\$4,000
Drainage Maintenance	\$20,000	\$15,850	\$4,150	\$20,000	\$20,000
Road & Sidewalk Maintenance/Repair	\$7,000	\$9,775	\$0	\$9,775	\$7,000

# Coral Bay

## Community Development District

## General Fund

Description	Adopted Budget FY 2019	Actual Thru 5/31/2019	Projected Next 4 Months	Total Projected 9/30/2019	Adopted Budget FY 2020
<i>Facilities Maintenance (Continued)</i>					
Sign Maintenance/Repair	\$2,000	\$4,420	\$0	\$4,420	\$2,200
Pressure Cleaning	\$13,500	\$25,925	\$0	\$25,925	\$13,500
Electrical Repair & Replacement	\$25,000	\$15,265	\$6,000	\$21,265	\$25,000
Holiday Decorations	\$35,724	\$36,224	\$0	\$36,224	\$36,224
Gate Repair & Replacement	\$27,000	\$17,308	\$6,402	\$23,710	\$27,000
Storm Cleanup	\$0	\$0	\$0	\$0	\$0
Traffic Accident Repairs	\$0	\$29,600	\$0	\$29,600	\$0
Major Projects-FY 2018	\$0	\$0	\$0	\$0	\$0
Major Projects-FY 2019 <sup>(2)</sup>	\$90,000	\$77,976	\$29,667	\$107,642	\$90,000
<b>TOTAL MAINTENANCE</b>	<b>\$936,714</b>	<b>\$691,968</b>	<b>\$309,325</b>	<b>\$1,001,293</b>	<b>\$946,816</b>
<i>Capital Reserves</i>					
Road Resurfacing	\$0	\$0	\$0	\$0	\$0
Wall Repainting	\$6,000	\$4,000	\$2,000	\$6,000	\$6,000
<b>TOTAL CAPITAL RESERVES</b>	<b>\$6,000</b>	<b>\$4,000</b>	<b>\$2,000</b>	<b>\$6,000</b>	<b>\$6,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$1,326,245</b>	<b>\$998,772</b>	<b>\$368,982</b>	<b>\$1,367,754</b>	<b>\$1,338,746</b>
<b>UNASSIGNED FUND BALANCE</b>	<b>\$666,284</b>	<b>\$862,491</b>	<b>(\$266,590)</b>	<b>\$595,901</b>	<b>\$518,463</b>

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Total Net Maintenance Assessment	\$1,160,208	\$1,160,208	\$1,245,946	\$1,243,066	\$1,243,066
Total Net Debt Assessment	\$89,138	\$89,138	\$91,163	\$91,163	\$91,163
Discounts 4%	\$52,649	\$52,649	\$53,484	\$56,238	\$56,238
Collections 1%	\$12,241	\$12,241	\$13,371	\$13,497	\$13,497
Property Appraiser (\$2 Per Unit)	\$1,994	\$1,994	\$1,994	\$1,994	\$1,994
Gross Assessment	\$1,316,229	\$1,316,229	\$1,405,958	\$1,405,958	\$1,405,958
# of Units	997	997	997	997	997
Gross Assessment Per Unit	\$1,320.19	\$1,320.19	\$1,410.19	\$1,410.19	\$1,410.19

<sup>(1)</sup> Refer to Debt Service Fund Budget on Page 10.

<sup>(2)</sup> Refer to Major Project Schedule on Page 3.

**CORAL BAY  
COMMUNITY DEVELOPMENT DISTRICT**

Schedule of Major Projects  
FY 2019

Project Description	Budgeted/Approved	PRIOR YEAR COSTS	ACTUALS 5/31/2019	PROJECTED NEXT 6 MONTHS	TOTAL PROJECTED at 9/30/2019	TOTAL PROJECT COST
Perimeter Wall/Other Areas Painting <sup>(3)</sup>		\$0	\$0	\$37,000	\$37,000	\$37,000
Speed Hump Project		\$16,990	\$60,231	\$5,000	\$65,231	\$82,221
Table Set		\$2,032	\$5,412	\$0	\$5,412	\$7,443
	<b>\$0</b>	<b>\$19,022</b>	<b>\$65,642</b>	<b>\$42,000</b>	<b>\$107,642</b>	<b>\$126,664</b>

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
ADOPTED GENERAL FUND BUDGET  
Fiscal Year 2020

**REVENUES:**

**Maintenance Assessment**

The District will levy a non-ad valorem assessment on all platted property within the District in order to pay the Administrative and facility maintenance expenses incurred during the fiscal year.

**Interest Income**

The District will invest surplus funds with a Money Market Savings Account.

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**EXPENDITURES:**

**Administrative:**

**Supervisor Fees**

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all 5 supervisors attending the estimated 13 annual meetings.

**FICA Taxes**

Related payroll taxes of 7.65% for above.

**Engineering Fees**

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

**Attorney**

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

**Annual Audit**

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

**Trustee**

The District issued Series 2004 Special Assessment Bonds and Series 2012 Special Assessment Bonds. The annual trustee fee is based on 2 Basis Points plus reimbursable expenses.

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
ADOPTED GENERAL FUND BUDGET  
Fiscal Year 2020

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

**Computer Time**

The District processes all of its financial activities, i.e., accounts payable, financial statements, etc. on a mainframe computer leased by Governmental Management Services-South Florida.

**Commissions/Tax Collector**

The Broward County Property appraiser charges \$2 per unit for placing the assessments on the County Tax Roll. Also included in this amount is the 1% commission the tax collector receives for collecting the assessments for the District.

**Postage**

Mailing of agenda packages, overnight deliveries, correspondence, etc.

**Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

**Insurance**

The District's General Liability & Public Officials Liability Insurance policy is with Florida Municipal Insurance Trust (FMIT). FMIT specializes in providing insurance coverage to governmental agencies.

**Legal Advertising and Other**

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation. Also included are bank charges and any other miscellaneous expenses that are incurred during the year.

**Office Supplies**

Miscellaneous office supplies.

**Bond Interest/Bond Principal**

Annual interest and principal paid on the Series 2004 Special Assessment Bonds. Calculations of interest expense and principal expense can be found on the Amortization Schedule on page 10.

**Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Economic Opportunity of \$175.

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
ADOPTED GENERAL FUND BUDGET  
Fiscal Year 2020

**Website Compliance**

Per Section 189.069 F.S., all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated as required by the Statute.

**Field:**

**Field Management Fees**

The District has contracted with Governmental Management Services-South Florida for the supervision and on-site management of Coral Bay Community Development District. Their responsibilities include reviewing contracts and other maintenance related items.

**Contractual-Security**

This includes off-site monitoring and control of the District's security gates twenty-four hours per day and assisting the District with updating the database of owners, residents, and authorized guests.

**Security Patrols**

The District has a contracted with Capitol Security and Parking Enforcement for parking control monitoring. The District has also contracted with the Margate Police Department for security patrol throughout the District.

**Security System Lease**

The District has a contracted with Protection One Alarm Systems Inc; the total annual charge for System maintenance is \$400.

**Telephone**

The District currently has two accounts with AT&T AND Services with Comcast. Services include business lines and broadband services for the security gates and pool areas. Based on actual FY19 expenses, for FY 2020, \$32,500 has been budgeted for this expense.

**Water/Wastewater**

The District is currently responsible for the following accounts with The City of Margate:

Account Name
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3101 S Bay Drive  
6532 Buena Vista Drive  
3135 Cape Circle

Based on FY19 actual expenses, for FY 20 \$13,000 has been budgeted for this expense.



**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
ADOPTED GENERAL FUND BUDGET  
Fiscal Year 2020

**Electric**

The District is currently responsible for the following accounts with Florida Power & Light:

<b><u>Account Number</u></b>	<b><u>Description</u></b>
41796-58242	3135 CAPE CIR # LT HSE
01876-54298	3060 PALM OL #WALL LIGHT
02828-41394	6301 N BAY DR #GATE-N
12630-77271	6607 SALTAIRE TER #LT
24086-87511	3101 S BAY DR #REC
31926-57215	6841 S BAY DR #PMP
32639-56223	3121 W BUENA VISTA DR #EN
35016-61338	6215 JAMES ST #LIGHTS
36843-86182	6543 SALTAIRE TER #ENT LT
42444-54239	6301 N BAY DR #3
62351-75079	3101 S BAY DR #GATE
62816-77069	3190 S BAY DR #ENT LIGHTS
68934-49550	3101 S BAY DR #REC-OL
71290-25230	6245 SEMINOLE TER # SIGN
77878-08034	6615 SALTAIRE TER #LT
78254-51367	6800 NW 30TH ST #GATE-W
79197-09001	6801 N BAY DR #TENNIS CT
82089-52229	6532 BUENA VISTA DR #CABANA
88896-23339	3101 S BAY DR
91434-70418	6400 S BAY DR #PMP
92769-58262	6690 N BAY DR #PMP
11388-84505	3401 NW 62ND AVE #SL
34915-61928	3401 NW 62 ST #SL

Based on FY19 actual expenses, for FY 2020 \$82,700 has been budgeted for this expense.

**Pest Control**

Services include the interior service treatment of pest, insects and rodents.

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
ADOPTED GENERAL FUND BUDGET  
Fiscal Year 2020

**Community Maintenance:**

*Services provided by Innovative Grounds Management of Florida, LLC for the following:*

**Janitorial Contract Labor:**

*The District has contracted with Innovative Grounds Management of Florida, LLC for janitorial services at the main clubhouse, Faye's Cove, Peninsula Park, and the Common Areas. Services will include the following:*

- Pick up trash/fallen palm fronds/Blow off common areas*
- Restock supplies , clean restrooms, and check equipment*
- Check lighting for bulb replacement*
- Clean floors, mirrors, and glass three times per week*
- Cobweb removal once per week from all bathrooms and structures*

*The amount budgeted is based on 4 hours per day (Monday-Friday) and 3 hours per day on Saturday.*

**Landscaping Maintenance:**

*The District has contracted with Innovative Grounds Management of Florida, LLC for its annual common area landscape maintenance. The monthly maintenance services will include:*

- Grass Mowing*
- Grass Trimming*
- Grass Edging*
- Plant Trimming*
- Tree Trimming*
- Weeding & Clearing*
- Mulching*
- Fertilization*
- Insect and Pest Control/Disease Control*
- Annuals Removal, Replacement and Installation - including topsoil*

**Porter Services-Street Cleanup:**

*The District has contracted with Innovative Grounds Management for the collection of debris and trash throughout the interior streets of the Community.*

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
ADOPTED GENERAL FUND BUDGET  
Fiscal Year 2020

**Community Maintenance (continued):**

**Irrigation Maintenance & Repair:**

*The District has contracted with Innovative Grounds Management of Florida, LLC to maintain and repair the irrigation system. Services will include making adjustments and repairs as required.*

**Irrigation Water Treatment:**

*The Treatment of rust and irrigation staining throughout the District.*

**Other Maintenance**

Any unscheduled repairs and maintenance that the District should incur during the fiscal year.

**Irrigation Pumps Maintenance & Repair**

*The District has contracted with Innovative Grounds Management of Florida, LLC to maintain and repair the irrigation system. Services will include making unscheduled repairs and replacements as required.*

**Wall Maintenance & Repair**

All expenses to maintain the perimeter wall surrounding the District.

**Park and Pool Maintenance & Repairs**

Any expense related to maintaining the park and pools within the District.

**Landscape Repairs & Plant Replacement**

Replacement of plants and landscaping throughout the District.

**Lake Maintenance**

The District is contracted with Lake and Wetland Management for the monthly, semi-annual and yearly maintenance. Their services include:

- Control algae
- Border Grass and Brush Control to Water's Edge
- Monthly Water Testing
- Fish Stocking
- Biological Control Agent Permit Application
- Management Reporting

**Fountain Maintenance**

The District is contracted with Lake and Wetland Management for the bi-monthly maintenance of the fountain.

**CORAL BAY**  
**COMMUNITY DEVELOPMENT DISTRICT**  
ADOPTED GENERAL FUND BUDGET  
Fiscal Year 2020

**Drainage Maintenance**

*Repairs and maintenance to the District's drainage system. Also includes a storm drainage inspection report. This expense is 1/3 of total system expense.*

**Road & Sidewalk Maintenance & Repair**

*Unscheduled repairs and maintenance to the District's roads and sidewalks.*

**Signage**

Represents estimated cost for repairing or replacing District signage. Based on past expenses, \$2,000 has been budgeted for FY 2020.

**Pressure Cleaning**

Annual pressure cleaning of sidewalks, entrance walls, clubhouse, park and pools, etc.

**Electrical Repair & Replacement**

Scheduled and unscheduled electrical maintenance and repairs throughout the District.

**Holiday Decorations**

The District has contracted for Florida CDI, LLC for the annual Holiday Lighting of the District.

**Gate Repairs & Replacement**

Scheduled repairs and performance maintenance on the Gates as well as any unscheduled repairs that may occur.

**Major Projects**

Capital projects for repair and replacement of District's Capital Assets.

# Coral Bay

Community Development District

## Amortization Schedule

Series 2004, Special Assessment Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
05/01/19	\$ 324,605	4.34%	\$ 158,855.39	\$ 14,087.86	\$ 172,943.25
05/01/20	\$ 165,750	4.34%	\$ 165,749.64	\$ 7,193.53	\$ 172,943.17
Total			\$ 324,605.03	\$ 21,281.39	\$ 345,886.42

# Coral Bay

Community Development District

Debt Service Fund

Series 2012A Special Assessment Revenue Bonds

Description	Adopted Budget FY 2019	Actual Thru 5/31/2019	Projected Next 4 Months	Total Projected 9/30/2019	Adopted Budget FY 2020
<b>Revenues</b>					
Debt Assessments - A Bonds	\$91,163	\$91,882	\$0	\$91,882	\$91,163
Interest Income	\$0	\$1,299	\$650	\$1,949	\$0
Carry Forward Surplus <sup>(1)</sup>	\$25,374	\$24,173	\$0	\$24,173	\$26,379
<b>TOTAL REVENUES</b>	<b>\$116,537</b>	<b>\$117,354</b>	<b>\$650</b>	<b>\$118,004</b>	<b>\$117,541</b>
<b>Expenditures</b>					
<u>Series 2012A</u>					
Interest - 11/01	\$15,813	\$15,813	\$0	\$15,813	\$14,163
Interest - 05/01	\$15,813	\$15,813	\$0	\$15,813	\$14,163
Principal - 05/01	\$60,000	\$60,000	\$0	\$60,000	\$60,000
<b>TOTAL EXPENDITURES</b>	<b>\$91,625</b>	<b>\$91,625</b>	<b>\$0</b>	<b>\$91,625</b>	<b>\$88,325</b>
<b>EXCESS REVENUES</b>	<b>\$24,912</b>	<b>\$25,729</b>	<b>\$650</b>	<b>\$26,379</b>	<b>\$29,216</b>

11/1/20 Interest	
2012A	\$12,512.50
	<u>\$12,512.50</u>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement

# Coral Bay

Community Development District

## Amortization Schedule

Series 2012, Special Assessment Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/19	\$ 575,000	5.50%	\$ 60,000.00	\$ 15,812.50	\$ -
11/01/19	\$ 515,000	5.50%	\$ -	\$ 14,162.50	\$ 89,975.00
05/01/20	\$ 515,000	5.50%	\$ 60,000.00	\$ 14,162.50	\$ -
11/01/20	\$ 455,000	5.50%	\$ -	\$ 12,512.50	\$ 86,675.00
05/01/21	\$ 455,000	5.50%	\$ 65,000.00	\$ 12,512.50	\$ -
11/01/21	\$ 390,000	5.50%	\$ -	\$ 10,725.00	\$ 88,237.50
05/01/22	\$ 390,000	5.50%	\$ 70,000.00	\$ 10,725.00	\$ -
11/01/22	\$ 320,000	5.50%	\$ -	\$ 8,800.00	\$ 89,525.00
05/01/23	\$ 320,000	5.50%	\$ 75,000.00	\$ 8,800.00	\$ -
11/01/23	\$ 245,000	5.50%	\$ -	\$ 6,737.50	\$ 90,537.50
05/01/24	\$ 245,000	5.50%	\$ 80,000.00	\$ 6,737.50	\$ -
11/01/24	\$ 165,000	5.50%	\$ -	\$ 4,537.50	\$ 91,275.00
05/01/25	\$ 165,000	5.50%	\$ 80,000.00	\$ 4,537.50	\$ -
11/01/25	\$ 85,000	5.50%	\$ -	\$ 2,337.50	\$ 86,875.00
05/01/26	\$ 85,000	5.50%	\$ 85,000.00	\$ 2,337.50	\$ 87,337.50
<b>Total</b>			<b>\$ 575,000.00</b>	<b>\$ 135,437.50</b>	<b>\$ 710,437.50</b>