



Coral Bay
Community Development District

www.coralbaycdd.com

John Hall, Chairman

Tony Spavento, Vice Chairman

Tina Hagen, Treasurer

George Mizusawa, Assistant Secretary

Ronald Gallucci, Assistant Secretary

June 11, 2026



Coral Bay

Community Development District

Agenda

Seat 4: John Hall – (C.)	
Seat 2: Tony Spavento – (V. C.)	
Seat 1: Tina Hagen – (Treasurer)	
Seat 5: George Mizusawa – (A.S.)	
Seat 3: Ronald Gallucci – (A.S.)	

Thursday
June 11, 2026
7:00p.m.

Coral Bay Recreation Center
3101 South Bay Drive, Margate, FL 33063
<https://us02web.zoom.us/j/89617331237>
1-305-224-1968 or 1-646-931-3860
Meeting ID: 896 1733 1237

1. Roll Call and Pledge of Allegiance
2. Presentations/Reports
3. Audience Comments / Supervisors Comments
4. Consideration of Resolution XXXX-XX Approving the Major Projects Loan with Regions Bank
5. Staff Reports
 - A. Attorney
 - B. Engineer – CDD Dock Railing Proposals with Tropic Fence, Inc. – **Page 3**
 - C. Treasurer
 - 1) Approval of Check Run Summary and Invoices – **Page 11**
 - 2) Approval of Unaudited Financials – **Page 17**
 - D. Field Manager
 - 1) Monthly Report – **Page 30**
 - 2) Janitorial Service – 911 Commercial Pressure Cleaning 5% increase FY2027 – **Page 44**
 - 3) Porter Services – 911 Commercial Pressure Cleaning 5% increase FY2027
 - 4) Shinto Landscaping 2% Increase for Landscape, Irrigation, and Annuals – **Page 45**
 - 5) Estimate with JM Holiday Lighting, Inc. – **Page 46**
 - E. CDD Manager
 - 1) Approval of the Minutes of the May 14, 2026 Meeting – **Page 52**
 - 2) Future Agenda Template and Formatting – **Page 64**
 - 3) Envera Invoice Reconciliation – **Page 81**
6. Old Business
7. New Business
8. 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>



Tropic Fence, Inc.

"The only fence company you'll ever need"
1864 NW 21st Street, Pompano Beach, FL 33069
Phone 954-978-1250 Fax 954-960-1432
tropidfence@bellsouth.net

PROPOSAL

DATE: 06/02/2026

PAGE: 1 OF 2

KCI TECHNOLOGIES INC.
1425 W Cypress Creek Road, Suite 101,
Fort Lauderdale, FL 33309
jonathan.geiger@kci.com
o: 954.776.1616 | d: 954.839.6716 |
c: 954.464.8895
www.kci.com

FOR: CORAL BAY CDD - CLUBHOUSE

3101 SOUTH BAY DR,
MARGATE, FL 33063

SCOPE OF WORK & MATERIAL LIST

Scope of Work

Provide and install approximately 107 linear feet of 42-inch-high aluminum picket railing, including one (1) single swing gate measuring 5 feet wide by 42 inches high.

Materials & Specifications

- Posts: 2" x 2" x 1/8" square aluminum posts
- Base Plates: Two (2) 5" x 5" x 1/4" thick aluminum plates per post
- Installation Method: Sandwich-mounted connection system
- Anchorage Hardware: Stainless steel 1/2" diameter x 6" threaded screws with stainless steel nuts and washers
- Pickets: 3/4" aluminum pickets
- Top & Bottom Rails: 1" x 1-1/2" aluminum channel
- Railing Height: 42 inches
- Total Railing Length: 107 linear feet
- Gate Size: 5' wide x 42" high
- Gate Type: Single swing gate
- Powder-coated aluminum finish
- All required mounting hardware included
- The powder coating process will incorporate a Kynar 500 Powder polymer-based coating, or an equivalent polyvinylidene fluoride (PVDF) coating.

Installation

- Fabrication and installation of aluminum railing system
- Fabrication and installation of one single swing gate
- Sandwich-mounted base plate installation system
- Layout, fitting, and secure attachment to existing structure
- Standard latch hardware for gate
- Cleanup of work area upon completion

TOTAL CHANGE ORDER COST = \$19,061.00

PRICE IS SUBJECT TO CHANGE BASED UPON SITE INSPECTION AND VERIFICATION OF QUANTITIES.

NOTE: IF PRIVATE LOCATES ARE REQUIRED, A MINIMUM FEE OF \$2,400.00 PER DAY WILL BE REIMBURSED TO TROPIC FENCE, INC.

INCLUDE: PERMIT COSTS, PERMIT PROCESSING FEES, ENGINEER DRAWINGS AND CALCULATIONS, IF NEEDED.

NOTES & QUALIFICATIONS; SEE PAGE 2

ADDENDUM __ OF __ SEEN.

DUE TO THE IMPENDING PRICE INCREASES, PRICING CAN BE HELD FOR ONLY 30 DAYS

Tropic Fence, Inc. hereby proposes to furnish all labor, trucks, concrete, equipment and insurance necessary to install the above-described materials as per ground plan herewith. Quotation is subject to the attached applicable Terms & Conditions located on page 2. Title to the above property shall remain in the name of Tropic Fence, Inc. until payment in full is received. In the event the money due or any portion has to be collected on demand by an Attorney or by lawsuit, the purchaser agrees to pay all costs of collection including interest at the highest legal rate and a reasonable attorney's fee. This is a retain title contract.

QUOTATION PREPARED BY: JOSE DEL VALLE
TROPIC FENCE, INC 954-978-1250
TITLE: ASST. PROJECT MANAGER

PROPOSAL AND TERMS ACCEPTED:
BY: _____
TITLE: _____
DATE: _____

THANK YOU FOR YOUR BUSINESS!

TROPIC FENCE IS A STATE CERTIFIED MINORITY & BROWARD COUNTY CERTIFIED CBE COMPANY

TERMS & CONDITIONS

1. **LEAD TIMES:** TROPIC FENCE WILL PROCEED WITHIN 4-6 WEEKS AFTER RECEIPT OF A NOTICE TO COMMENCE WORK, APPROVED SHOP DRAWINGS AND PERMITS ARE OBTAINED. PLEASE ALLOW 2 WEEKS FOR PREPARATION OF SHOP DRAWINGS AND DESIGN CALCULATIONS AFTER RECEIPT OF PURCHASE ORDER OR EXECUTED SUBCONTRACT AGREEMENT. PLEASE ALLOW 1 WEEK FOR REVISIONS TO SHOP DRAWINGS FOR RE-SUBMITTAL. MANUFACTURING LEAD TIMES ARE SUBJECT TO CHANGE DUE TO WORKLOAD AT TIME OF PRODUCTION.
2. PRICES ARE GOOD FOR **30 DAYS** FROM THE DATE OF THE PROPOSAL
3. WHERE THE PRICE OF MATERIALS, EQUIPMENT OR ENERGY INCREASES DURING THE TERM OF THE CONTRACT THROUGH NO FAULT OF TROPIC FENCE INC., THE CONTRACT PRICE SHALL BE EQUITABLY ADJUSTED BY A CHANGE ORDER. A PRICE INCREASE MEANS A CHANGE IN THE PRICE FROM THE DATE THE CONTRACT WAS EXECUTED TO THE DATE OF PERFORMANCE. SUCH PRICE INCREASE SHALL BE DOCUMENTED BY VENDOR QUOTES, INVOICES OR OTHER DOCUMENTS OF COMMERCIAL.
4. MATERIALS WILL NOT BE ORDERED UNTIL THE PERMIT IS OBTAINED
5. GC TO LOCATE AND MARK BOTH NEW AND EXISTING UTILITY & IRRIGATION LINES THAT ARE **NOT** THE RESPONSIBILITY OF UNCLE AND/OR SUNSHINE LOCATORS. TROPIC FENCE WILL **NOT** ASSUME RESPONSIBILITY FOR ANY AND ALL DAMAGE TO UNDERGROUND LINES, PIPES, WIRE, ETC. THAT ARE NOT CLEARLY MARKED.
6. GC TO ESTABLISH LAYOUT POINTS, CLEAR FENCE LINES, AND FINISH GRADE FOR FENCE LINES PRIOR TO INSTALLATION.
7. TROPIC FENCE IS TO BE PAID FOR ANY REPAIRS/REPLACEMENTS DUE TO THIRD PARTY DAMAGE.
8. CONTRACTOR TO PROVIDE SCHEDULE UPON EXECUTION OF SUBCONTRACT AGREEMENT.
9. WHERE THE DELIVERY OF SPECIAL-ORDER MATERIALS IS DELAYED THROUGH NO FAULT OF TROPIC FENCE, THE CONTRACTOR SHALL NOT HOLD TROPIC FENCE LIABLE FOR COSTS ASSOCIATED WITH SUCH DELAY.
10. PRICE PREDICATED ON MOBILIZING TWICE FOR ALL REQUIRED WORK, FENCE INSTALLATION PRIOR TO LANDSCAPE AND SPRINKLER INSTALLATION.
11. IF BONDS ARE REQUIRED, ALL COSTS AND PROCESSING FEES FOR THE BONDS WILL BE REIMBURSED TO TROPIC FENCE, INC. AT THE RATE OF 2.5% OF THE TOTAL JOB INCLUDING CHANGE ORDERS
12. IF ENGINEERED DRAWINGS AND CALCULATIONS ARE NECESSARY, ALL COSTS AND PROCESSING FEES WILL BE REIMBURSED TO TROPIC FENCE, INC.
13. IF A PERMIT IS REQUIRED, ALL COSTS OF THE PERMIT AND PROCESSING FEES TO OBTAIN THE PERMIT WILL BE REIMBURSED TO TROPIC FENCE, INC.
14. **EXCLUSIONS:** UNDERGROUND UTILITY LOCATIONS VERIFIED BY HYDRO EXCAVATION (ALSO REFERRED TO AS POTHOLING OR DAYLIGHTING), SOFT DIGGING, ANY AND ALL ELECTRICAL WORK, SURVEYS, GRADING, ALL CONCRETE WORK INCLUDING PADS AND FOOTINGS, PRIVATE LOCATES, CLEARING OF FENCE LINES, GRUBBING, STAKING, ROCK EXCAVATION, SURVEYS, TEMPORARY FENCING AND FENCE REMOVAL EXCEPT WHEN SPECIFICALLY STATED DIFFERENTLY ON THE PROPOSAL.
15. SPECIAL ORDER OF SHOP FABRICATED ORDERS ARE TO BE PRODUCED AS A SINGLE RELEASE. IF REQUIRED, PARTIAL RELEASES OR DEDICATED SHIPMENTS CAN BE INCLUDED FOR AN ADDITIONAL COST.
16. NO RETAINAGE WILL BE HELD ON CONTRACT AMOUNTS \$10,000.00 OR LESS.
17. TROPIC FENCE INC SHALL HAVE NO DEALINGS WITH ANY PARTY OTHER THAN GENERAL CONTRACTOR IN REGARD TO PERFORMANCE, CHANGES, ADDITIONS OR OMISSIONS ASSOCIATED WITH THIS WORK. THE SUBCONTRACT CANNOT BE CHANGED EXCEPT BY A PROPERLY EXECUTED WRITTEN CHANGE ORDER. NO WORK SHALL BE COMMENCED BY TROPIC FENCE IN CONNECTIONS WITH ANY CHANGES OR ADDITIONS TO THE WORK OR CHANGES IN THE CONTRACT REQUIREMENTS UNTIL TROPIC FENCE INC RECEIVES A WRITTEN ORDER FROM THE UNDERSIGNED OFFICER OR HIS SUCCESSOR OF THE GENERAL CONTRACTOR. UPON SUCH ORDER, TROPIC FENCE INC SHALL PERFORM THE EXTRA WORK, MAKE SUBSTITUTIONS IN THE WORK, OR DELETE SUCH WORK AS THE GENERAL CONTRACTOR MAY DIRECT. IN NO EVENT SHALL ANY CHANGE ORDER EXCEED THE PROPORTIONATE ADJUSTMENT MADE TO THE GENERAL CONTRACT BY THE OWNER, AND THE WRITTEN ORDER COVERING THE CHANGE SHALL STATE THE SPECIFIC AMOUNTS TO BE ADDED OR DEDUCTED FROM THE SUBCONTRACT.
18. SUBMITTAL DRAWINGS: INCLUDED IN THIS QUOTATION IS ONE SET OF DRAWINGS IN PORTABLE DOCUMENT FORM (PDF) FOR APPROVAL. IF DESIGN OR SIZE CHANGES DICTATE ADDITIONAL SUBMITTALS ARE REQUIRED, ADDITIONAL CHARGES MAY BE ASSESSED TO THE PROJECT
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FOR: CORAL BAY CDD - PENINSULA PARK

3147 CAPE CIRCLE,
MARGATE, FL 33063

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TOTAL CHANGE ORDER COST = \$18,874.00

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QUOTATION PREPARED BY: JOSE DEL VALLE
TROPIC FENCE, INC 954-978-1250
TITLE: ASST. PROJECT MANAGER

PROPOSAL AND TERMS ACCEPTED:
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Proposed Railing



Alt. #1



Alt. #2

globalfence.en.alibaba.com





Coral Bay
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
Checks		
05/19/26	20811	\$ 975.00
05/22/26	20812	4,197.08
06/11/26	20813-20831	106,984.36
TOTAL		\$ 112,156.44

Date	Check Numbers	Amount
ACH		
05/31/26	800058-800064	\$ 1,067.22
06/01/26	800065	4,262.47
TOTAL		\$ 5,329.69

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
5/19/26	00138	5/19/26	06-BID-8 202605 320-53800-54000 PERMIT #06-60-00701		*	325.00		
5/19/26		5/19/26	06-BID-8 202605 320-53800-54000 PERMIT #06-60-00702		*	325.00		
5/19/26		5/19/26	06-BID-8 202605 320-53800-54000 PERMIT #06-60-00700		*	325.00		
FLORIDA DEPARTMENT OF HEALTH							975.00	020811
5/22/26	00272	5/20/26	16071 202605 320-53800-46408 DEPOSIT POOL FURNITURE	FURNITURE LEISURE, INC.	*	4,197.08	4,197.08 020812	
6/11/26	00009	4/30/26	198567 202604 310-51300-31500 SVCS 04/26	BILLING COCHRAN PA	*	5,710.00	5,710.00 020813	
6/11/26	00012	5/01/26	26050703 202604 320-53800-34502 SECURITY SVCS 04/26		*	1,566.00		
		5/15/26	26052817 202605 320-53800-34502 SECURITY SVCS 05/26		*	243.00		
		5/15/26	26052818 202605 320-53800-34502 SECURITY SVCS 05/26		*	1,218.00		
CITY OF MARGATE-POLICE DEPARTMENT							3,027.00	020814
6/11/26	00013	5/21/26	230058-0 202604 320-53800-43100 SVCS 04/26		*	835.49		
		5/21/26	230064-0 202604 320-53800-43100 SVCS 04/26		*	299.19		
		5/21/26	23060-04 202604 320-53800-43100 SVCS 04/26		*	801.39		
		5/21/26	239260-0 202604 320-53800-43100 SVCS 04/26		*	19.11		
CITY OF MARGATE-UTILITIES							1,955.18	020815
6/11/26	00267	4/21/26	0322 202604 320-53800-46000 50% FINAL PAYMENT 04/26	DELMAR BUILDERS GROUP LLC	*	1,250.00	1,250.00 020816	
6/11/26	00017	5/01/26	768244 202606 320-53800-34500 MONITORING 06/26		*	6,279.28		
		5/01/26	768245 202606 320-53800-34500 MONITORING 06/26		*	2,976.75		
ENVERA SYSTEMS							9,256.03	020817
6/11/26	00053	4/28/26	92747764 202604 310-51300-42000 DELIVERY THRU 04/23/26		*	32.48		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		5/05/26	92843996	202604	310-51300-42000		DELIVERY THRU 04/27/26	*	47.58		
		5/12/26	92929679	202605	310-51300-42000		DELIVERY THRU 05/01/26	*	45.08		
							FEDEX			125.14	020818
6/11/26	00020	5/22/26	0526	202605	320-53800-43000		SVCS 05/26	*	9,293.10		
							FPL			9,293.10	020819
6/11/26	00195	5/08/26	ARIV1061	202604	310-51300-31100		SVCS 03/27-04/30/26	*	1,375.00		
		5/08/26	ARIV1061	202604	320-53800-46405		SVCS 03/27-04/30/26	*	1,711.25		
		5/08/26	ARIV1061	202604	310-51300-31100		SVCS 03/27-04/30/26	*	231.25		
		5/08/26	ARIV1061	202604	320-53800-46611		SVCS 03/27-04/30/26	*	1,295.00		
		5/08/26	ARIV1061	202604	320-53800-46419		SVCS 03/27-04/30/26	*	370.00		
							KCI TECHNOLOGIES, INC.			4,982.50	020820
6/11/26	00263	5/14/26	15019	202605	320-53800-46420		MAINT 05/26	*	490.00		
							REDLINE IGUANA REMOVAL			490.00	020821
6/11/26	00259	4/23/26	38371	202605	320-53800-46411		LANDSCAPE INSTALL 05/26	*	8,105.47		
		6/01/26	38928	202605	320-53800-46202		LANDSCAPE MAINT 05/26	*	9,441.00		
		6/01/26	38929	202605	320-53800-46203		IRRIGATION MAINT 05/26	*	3,214.00		
							SHINTO LANDSCAPING LLC			20,760.47	020822
6/11/26	00271	5/12/26	2046	202605	320-53800-46407		MAINT 05/26	*	2,741.66		
							SOUTHEAST LAND AND WATER MANAGEMENT			2,741.66	020823
6/11/26	00198	5/27/26	05272026	202605	320-53800-46401		PEST CONTROL 05/26	*	1,833.76		
							SOUTHERN PLANT AND PEST SERVICES			1,833.76	020824
6/11/26	00251	5/02/26	106	202604	320-53800-46400		JANITORAL SVCS 04/26	*	3,500.00		
		5/02/26	1356	202604	320-53800-46201		PORTER SVCS 04/26	*	3,158.33		
							911 COMMERCIAL CLEANING CORP			6,658.33	020825

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6/11/26	00032	5/31/26	4295	202606 320-53800-46418			*	2,887.50		
			SVCS 06/26							
		5/31/26	4296	202605 320-53800-46408			*	290.00		
			SUPPLIES 05/26							
									3,177.50	020826

6/11/26	00001	6/01/26	418	202606 320-53800-34000			*	4,641.42		
			FIELD SVCS 06/26							
		6/01/26	419	202606 310-51300-34000			*	6,675.00		
			MGMT FEE 06/26							
		6/01/26	419	202606 310-51300-35100			*	83.33		
			COMPUTER TIME 06/26							
		6/01/26	419	202606 310-51300-35101			*	208.33		
			WEB ADMIN 06/26							
		6/01/26	419	202606 310-51300-51000			*	14.72		
			OFFICE SUPPLIES 06/26							
		6/01/26	419	202606 310-51300-42000			*	144.59		
			POSTAGE&DELIVERY 06/26							
		6/01/26	419	202606 310-51300-42500			*	41.40		
			COPIES 06/26							
		6/01/26	419	202606 310-51300-48000			*	117.52		
			TRIBUNE 69219 06/26							
									11,926.31	020827

6/11/26	00109	6/01/26	29536	202606 310-51300-32200			*	1,500.00		
			AUDIT FYE 09/30/25							
									1,500.00	020828

6/11/26	00250	6/01/26	5633	202605 320-53800-46410			*	5,000.00		
			ANNUAL PALM TRIMMING 5/26							
									5,000.00	020829

6/11/26	00259	5/20/26	38804	202605 320-53800-46412			*	9,220.00		
			SOD INSTALL 05/26							
		5/26/26	39102	202605 320-53800-46409			*	1,419.05		
			FOXXTAIL PALM 05/26							
									10,639.05	020830

6/11/26	00251	5/31/26	107	202605 320-53800-46400			*	3,500.00		
			JANITORIAL SVCS 05/26							
		5/31/26	1357	202605 320-53800-46201			*	3,158.33		
			PORTER SVCS 05/26							
									6,658.33	020831

								TOTAL FOR BANK C	112,156.44	

CBAY **CORAL BAY** JWASSERMAN										

AP300R
*** CHECK NOS. 020811-020831

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
CORAL BAY CDD - GF
BANK C GENERAL FUND - WELLS

RUN 6/02/26

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						112,156.44	

CBAY **CORAL BAY** JWASSERMAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/31/26	00234	4/09/26	0526	202605		320-53800-41000				*	183.86		
			SVCS 05/26						COMCAST - AUTO PAY			183.86	800058
5/31/26	00034	4/11/26	0526	202605		320-53800-41000				*	137.90		
			SVCS 05/26						COMCAST - AUTO PAY			137.90	800059
5/31/26	00173	5/02/26	0526	202605		320-53800-41000				*	142.90		
			SVCS 05/26						COMCAST - AUTO PAY			142.90	800060
5/31/26	00174	5/03/26	0526	202605		320-53800-41000				*	137.90		
			SVCS 05/26						COMCAST - AUTO PAY			137.90	800061
5/31/26	00175	4/22/26	0526	202605		320-53800-41000				*	137.90		
			SVCS 05/26						COMCAST - AUTO PAY			137.90	800062
5/31/26	00176	4/22/26	0526	202605		320-53800-41000				*	142.90		
			SVCS 05/26						COMCAST - AUTO PAY			142.90	800063
5/31/26	00233	4/08/26	0526	202605		320-53800-41000				*	183.86		
			SVCS 05/26						COMCAST - AUTO PAY			183.86	800064
6/01/26	00269	5/26/26	43268928	202606		310-51700-71000			CANON FINANCIAL 6.1.26	*	4,109.64		
		5/26/26	43268928	202606		310-51700-72000			CANON FINANCIAL 6.1.26	*	152.83		
									CANON FINANCIAL SERVICES INC			4,262.47	800065
TOTAL FOR BANK Z											5,329.69		
TOTAL FOR REGISTER											5,329.69		

Coral Bay
Community Development District

Unaudited Financial Reporting
May 31, 2026



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Coral Bay
Community Development District
Balance Sheet
May 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 28,189	\$ -	\$ 28,189
Investments:			
State Board of Administration	888,013	-	888,013
BankUnited Money Market	141,819	-	141,819
Electric Deposits	218	-	218
Total Assets	\$ 1,058,239	\$ (0)	\$ 1,058,239
Liabilities:			
Accounts Payable	\$ 68,760	\$ -	\$ 68,760
Deposits	460	-	460
Total Liabilities	\$ 69,220	\$ -	\$ 69,220
Fund Balance:			
Nonspendable:			
Deposits	\$ 218	\$ -	\$ 218
Assigned for:			
Security Services	60,605	-	60,605
Capital Reserves	20,500	-	20,500
Unassigned	907,697	-	907,697
Total Fund Balances	\$ 989,020	\$ (0)	\$ 989,020
Total Liabilities & Fund Balance	\$ 1,058,239	\$ (0)	\$ 1,058,239

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended May 31, 2026

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	5/31/26	5/31/26	Variance	4 Months	9/30/26	Variance
Revenues:							
Special Assessments - On Roll	\$ 1,618,089	\$ 1,618,089	\$ 1,602,978	\$ (15,111)	\$ 15,111	\$ 1,618,089	\$ -
Interest Income	15,000	10,000	22,232	12,232	8,337	30,569	15,569
Toscana Contributions	2,500	2,500	2,857	357	-	2,857	357
Miscellaneous Income	-	-	500	500	-	500	500
Transponders/Stickers	4,000	2,667	4,725	2,058	1,181	5,906	1,906
Total Revenues	\$ 1,639,589	\$ 1,633,256	\$ 1,633,292	\$37	\$ 24,629	\$ 1,657,922	\$ 18,332
Expenditures:							
<i>General and Administrative:</i>							
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 7,800	\$ 200	\$ 4,000	\$ 11,800	\$ 200
FICA Expense	918	612	597	15	306	903	15
Engineering	45,000	30,000	15,043	14,958	18,750	33,793	11,208
Attorney	50,000	33,333	32,888	446	20,833	53,721	(3,721)
Commissions/Tax Collector	18,849	18,849	18,007	842	211	18,218	631
Annual Audit	3,500	2,333	-	2,333	3,500	3,500	-
Trustee Fees	3,500	2,333	-	2,333	3,500	3,500	-
Management Fees	80,100	53,400	53,400	(0)	26,700	80,100	-
Information Technology	1,000	667	667	0	333	1,000	-
Website Administration	2,500	1,667	1,667	0	833	2,500	-
Postage and Delivery	2,500	1,667	885	782	1,042	1,927	573
Insurance	89,331	89,331	83,475	5,856	-	83,475	5,856
Printing and Binding	1,500	1,000	541	459	387	928	572
Legal Advertising and Other	4,000	2,667	1,431	1,236	1,667	3,097	903
Office Supplies	300	200	0	200	25	25	275
Dues, Licenses	175	175	175	-	-	175	-
Total General and Administrative	\$ 315,173	\$ 246,234	\$ 216,574	\$ 29,660	\$ 82,087	\$ 298,661	\$ 16,512

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended May 31, 2026

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	5/31/26	5/31/26	Variance	4 Months	9/30/26	Variance
<u>Operations and Maintenance</u>							
Field Management Fees	\$ 55,697	\$ 37,132	\$ 37,131	\$ 0	\$ 18,566	\$ 55,697	\$ -
Contractual-Security	111,072	74,048	74,048	-	37,024	111,072	-
Contractual-Security Equipment	51,150	34,100	34,100	-	17,050	51,150	-
Security Patrols	37,000	24,667	18,254	6,413	16,958	35,212	1,788
Parking Enforcement	8,400	5,600	1,400	4,200	7,000	8,400	-
Fire and Security System Monitoring	500	333	315	18	105	420	80
Telephone	12,000	8,000	8,083	(83)	4,268	12,351	(351)
Water and Sewer	18,000	12,000	13,516	(1,516)	9,655	23,171	(5,171)
Electric	107,625	71,750	73,374	(1,624)	36,687	110,060	(2,435)
Pest Control	22,725	15,150	15,170	(20)	7,335	22,505	220
Community Maintenance	175,857	117,238	117,238	-	58,619	175,857	-
Porter Services	39,416	26,277	25,267	1,011	12,633	37,900	1,516
Other Maintenance	12,000	8,000	3,600	4,400	8,400	12,000	-
Irrigation Pumps Maintenance and Repair	35,000	23,333	27,833	(4,499)	14,583	42,416	(7,416)
Wall Maintenance and Repair	3,000	3,000	13,506	(10,506)	-	13,506	(10,506)
Park and Pool Maintenance/Repair	50,000	33,333	19,680	13,653	16,667	36,347	13,653
Pool Maintenance - Contract	31,500	21,000	20,788	213	11,550	32,338	(838)
Janitorial	43,042	28,695	28,000	695	14,000	42,000	1,042
Iguana Removal	5,880	3,920	3,920	-	1,960	5,880	-
Landscape Repairs and Improvements:							
Pruning/Trimming/Tree Removals	40,000	26,667	44,820	(18,153)	-	44,820	(4,820)
Mulch	5,000	5,000	23,243	(18,243)	-	23,243	(18,243)
Landscape Replacement/Removals	45,000	30,000	24,289	5,711	20,711	45,000	-
Storm Cleanup	-	-	2,700	(2,700)	-	2,700	(2,700)
Lake Maintenance/Repair	35,268	23,512	19,908	3,604	13,305	33,213	2,055
Fountain Maintenance/Repair	1,000	667	597	70	403	1,000	0
Drainage Maintenance	26,000	17,333	4,250	13,083	21,750	26,000	-
Road Maintenance/Repair	20,000	13,333	20,235	(6,902)	-	20,235	(235)
Sidewalk Maintenance/Repair	20,000	13,333	22,000	(8,667)	-	22,000	(2,000)
Sign Maintenance/Repair	10,000	6,667	-	6,667	10,000	10,000	-
Pressure Cleaning	41,000	28,967	28,967	-	12,033	41,000	-
Electrical Repair and Replacement	26,000	17,333	29,247	(11,914)	10,833	40,081	(14,081)
Holiday Decorations	32,615	16,095	16,095	-	16,095	32,190	425
Gate Repairs and Replacements:	16,000	10,667	2,289	8,378	13,711	16,000	-

Coral Bay
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended May 31, 2026

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	5/31/26	5/31/26	Variance	4 Months	9/30/26	Variance
<u>Operations and Maintenance (Continued)</u>							
Major Projects:	180,000	120,000	158,313	(38,313)	21,687	180,000	-
Clubhouse - Dock Extension	-	-	91,112	-	-	-	-
Pool Resurfacing - Clubhouse Pool	-	-	46,690	-	-	-	-
Wall Replacement	-	-	18,800	-	-	-	-
Tennis Court Remediation/Resurfacing	-	-	1,711	-	-	-	-
Total Operations and Maintenance	\$ 1,317,747	\$ 877,150	\$ 932,175	\$ (55,025)	\$ 433,589	\$ 1,365,764	\$ (48,017)
Total Expenditures	\$ 1,632,920	\$ 1,123,384	\$ 1,148,749	\$ (25,366)	\$ 515,675	\$ 1,664,425	\$ (31,505)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,669	\$ 509,872	\$ 484,543	\$ 25,402	\$ (491,046)	\$ (6,503)	\$ 49,837
<u>Other Financing Sources/(Uses):</u>							
Transfer In/(Out)	\$ -	\$ -	\$ 18,279	\$ 18,279	\$ -	\$ 18,279	\$ 18,279
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 18,279	\$ 18,279	\$ -	\$ 18,279	\$ 18,279
Net Change in Fund Balance	\$ 6,669	\$ 509,872	\$ 502,822	\$ 43,681	\$ (491,046)	\$ 11,776	\$ 68,116
Fund Balance - Beginning	\$ 506,557		\$ 486,198			\$ 486,198	
Fund Balance - Ending	\$ 513,226		\$ 989,020			\$ 497,973	

Coral Bay
Community Development District
Schedule of Approved Major Projects

	Total Spent	Actuals Through	Projected Through	Total
	FY 2025	5/31/26	9/30/26	Projected Cost
Expenditures:				
<i>Non-Landscaping Projects</i>				
Entrance Monuments	\$ -	\$ -	\$ -	\$ 34,000
Basketball Court Lights (\$5,500 per pole - 4 in total expected)	-	-	-	22,000
LED Signs at Entrances (1-3 at Entryways)	-	-	-	30,000
Roads - Additional Speed Humps (\$8,500 each - 4 in total expected)	-	-	-	34,000
Replace Tennis/Pickleball Court Fence	-	-	-	25,000
Pickleball Court/Tennis Courts Remediation/Resurfacing (North Bay Park)	14,695	1,711	1,711	166,406
Clubhouse - New Lake Fountain	-	-	-	50,000
Clubhouse - Addition of Pool Heater	-	-	-	59,000
Clubhouse/Peninsula Park - Dock Extensions	17,198	91,112	124,706	141,904
Handrails for the Clubhouse/Peninsula Park - Dock Extensions *	-	-	-	63,000
Clubhouse and Fay's Cove Pool Areas - Roof Replacement	-	-	-	63,000
Pool Resurfacing - Clubhouse Pool	24,310	46,690	54,460	78,770
Pool Resurfacing - Fay Cove Pool	5,500	-	-	71,500
Wall Replacement	-	18,800	18,800	18,800
New Pool Shading	-	-	-	50,000
Hot Tub/Spa at Pool(s)	-	-	-	60,000
Perimeter wall section drain cutout cover panels	-	-	-	50,000
<i>Landscaping Projects</i>				
Southwind Lane Hedge Removal and Replacement	-	-	-	65,000
Additional Landscaping Enhancements	-	-	-	180,000
Projects reported under "Major Projects" Line Item	\$ 61,703	\$ 158,313	\$ 199,677	\$ 1,199,380

* Estimates are in process

Coral Bay

Community Development District

General Fund Forecast Comments

For The Period Ended May 31, 2026

REVENUES	PROJECTION METHOD	COMMENTS
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 Lake/Fountain Maintenance billed to Toscana.

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	Actual Spent	Invoice for May hasn't been received.
Engineering Fees	Budget to Actual	Invoice for May hasn't been received.
Annual Audit	Based on Contracts	Engagement Letter for FY 2025 audit is \$3,500.
Trustee Fees	Actual Spent	No Comments
Management Services	Based on Contract	No Comments
Website Administration	Based on Contract	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	Budget to Actual	Used for Department of Community Affairs (DCA)

FIELD:

Field Management Services	Based on Contract	No Comments
Contractual-Security	Based on Contracts	Envera-Monthly Gate Monitoring \$9,256.03
Contractual-Security Equipment	Based on Contracts	Canon Financial \$4,262.47/mo.
Security Patrols	Budget to Actual	City Police Detail (\$56/Hour @ 57 Hours per month).
Parking Enforcement	Budget to Actual	Parking Patrol \$700 per month. Invoices for December - May haven't been received.
Fire and Security System Monitoring	Based on Contracts	Quarterly Monitoring-Security & Fire Systems
Telephone	Actual Spent Averaged	Reflects Comcast DSL which is paid via autopay.
Electric	Highest Cost	No Comments
Water & Sewer	Highest Cost	Invoices for May haven't been received.
Pest Control, Fertilization and Weed	Actual Contract	Southern Plant and Pest Services-Monthly Contract Amount \$1,833.76.
Community Maintenance	Actual Contract	Shinto-Landscape Maintenance-Monthly Contract Amount \$9,441/Flower Installation \$23,997 Annually
		Shinto-Irrigation System Maintenance-Monthly Contract Amount \$3,214
Porter Services	Actual Contract	911 Commercial Cleaning Corp.-Monthly Contract Amount \$3,158.33.
Other Maintenance	Straight Line Budget	No Comments
Irrigation Pumps Maintenance & Repair	Actual Contract	No Comments
Wall Maintenance & Repair	Straight Line Budget	No Comments
Lake & Fountain Maintenance/Repair	Straight Line Budget	Annual Contract Amount with Southeast Land and Water Management \$2,741.66 monthly. Invoice for May hasn't been received.
Park & Pool Maintenance/Repair	Straight Line Budget	This line includes repairs, supplies, and maintenance.
Pool Maintenance - Contract	Straight Line Budget	East River Pools-monthly pool cleaning cost \$2,887.50.
Janitorial Services	Actual Contract	911 Janitorial-Monthly Contract Amount \$3,500.
Iguana Removal	Actual Contract	Redline Iguana Removal-Monthly Contract Amount \$490.
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	No Comments
Holiday Decorations	Actual Contract	No Comments
Major Projects	Straight Line Budget	See Schedule of Major Projects

Coral Bay
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ended May 31, 2026

	Adopted Budget	Prorated Budget	Actuals Through	Actual
	Fiscal Year 2026	5/31/26	5/31/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,134	\$ 1,134
Total Revenues	\$ -	\$ -	\$ 1,134	\$ 1,134
Expenditures:				
Interest - 11/1	\$ 2,338	\$ 2,338	\$ 2,598	\$ -
Interest - 5/1	2,338	-	-	-
Principal - 5/1	85,000	85,000	85,000	-
Total Expenditures	\$ 89,675	\$ 87,338	\$ 87,598	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (89,675)	\$ (87,338)	\$ (86,464)	\$ 1,134
Other Financing Sources/(Uses):				
Other Fees	\$ -	\$ -	\$ (1,700)	\$ (1,700)
Transfer Out	-	-	(18,279)	(18,279)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (19,979)	\$ (19,979)
Net Change in Fund Balance	\$ (89,675)	\$ (87,338)	\$ (106,443)	\$ 1,134
Fund Balance - Beginning	\$ 106,442		\$ 106,442	
Fund Balance - Ending	\$ 16,767		\$ (0)	

Coral Bay
Community Development District
Long Term Debt Report

Series 2012, Special Assessment Bonds		
Interest Rate:	5.50%	
Maturity Date:	5/1/2026	
Reserve Fund Requirement	\$0	
Reserve Fund Balance	\$0	
Bonds Outstanding - 3/29/2012		\$890,000
Less: Principal Payment - 5/1/12		(\$25,000)
Less: Principal Payment - 5/1/13		(\$40,000)
Less: Principal Payment - 5/1/14		(\$45,000)
Less: Principal Payment - 5/1/15		(\$45,000)
Less: Principal Payment - 5/1/16		(\$50,000)
Less: Principal Payment - 5/1/17		(\$55,000)
Less: Principal Payment - 5/1/18		(\$55,000)
Less: Principal Payment - 5/1/19		(\$60,000)
Less: Principal Payment - 5/1/20		(\$60,000)
Less: Principal Payment - 5/1/21		(\$65,000)
Less: Principal Payment - 5/1/22		(\$70,000)
Less: Principal Payment - 5/1/23		(\$75,000)
Less: Principal Payment - 5/1/24		(\$80,000)
Less: Principal Payment - 5/1/25		(\$80,000)
Less: Principal Payment - 11/21/25		(\$85,000)
Current Bonds Outstanding		\$0

Coral Bay
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 119,055	\$ 1,362,206	\$ 25,661	\$ 16,977	\$ 13,379	\$ 46,337	\$ 19,363	\$ -	\$ -	\$ -	\$ -	\$ 1,602,978
Interest Income	1,186	617	1,579	4,595	3,784	3,885	3,315	3,270	-	-	-	-	22,232
Toscana Contributions	-	-	-	2,857	-	-	-	-	-	-	-	-	2,857
Miscellaneous Income	-	-	-	-	-	100	400	-	-	-	-	-	500
Transponders/Stickers	-	1,225	-	-	1,470	-	2,030	-	-	-	-	-	4,725
Total Revenues	\$ 1,186	\$ 120,897	\$ 1,363,785	\$ 33,114	\$ 22,231	\$ 17,364	\$ 52,082	\$ 22,633	\$ -	\$ -	\$ -	\$ -	\$ 1,633,292

Expenditures:													
General and Administrative:													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 7,800
FICA Expense	77	77	77	77	77	61	77	77	-	-	-	-	597
Engineering	2,445	2,901	900	1,058	3,410	2,723	1,606	-	-	-	-	-	15,043
Attorney	4,113	5,393	4,875	3,003	4,033	5,763	5,710	-	-	-	-	-	32,888
Commissions/Tax Collector	-	1,191	15,616	247	170	133	457	193	-	-	-	-	18,007
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,675	6,675	6,675	6,675	6,675	6,675	6,675	6,675	-	-	-	-	53,400
Information Technology	83	83	83	83	83	83	83	83	-	-	-	-	667
Website Administration	208	208	208	208	208	208	208	208	-	-	-	-	1,667
Postage and Delivery	85	170	50	74	168	91	108	139	-	-	-	-	885
Insurance	83,475	-	-	-	-	-	-	-	-	-	-	-	83,475
Printing and Binding	115	178	35	27	29	61	97	-	-	-	-	-	541
Legal Advertising and Other	143	180	179	64	177	183	168	337	-	-	-	-	1,431
Office Supplies	-	0	-	-	-	0	-	-	-	-	-	-	0
Dues, Licenses	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General and Administrative	\$ 98,593	\$ 18,056	\$ 29,699	\$ 12,514	\$ 16,030	\$ 16,780	\$ 16,190	\$ 8,713	\$ -	\$ -	\$ -	\$ -	\$ 216,574

Operations and Maintenance													
Field Management Fees	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ -	\$ -	\$ -	\$ -	\$ 37,131
Contractual-Security	9,256	9,256	9,256	9,256	9,256	9,256	9,256	9,256	-	-	-	-	74,048
Contractual-Security Equipment	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	-	-	-	-	34,100
Security Patrols	1,426	1,983	3,038	1,856	2,679	2,784	3,027	1,461	-	-	-	-	18,254
Parking Enforcement	700	700	-	-	-	-	-	-	-	-	-	-	1,400
Fire and Security System Monitoring	-	105	-	-	105	-	-	105	-	-	-	-	315
Telephone	993	993	993	1,009	1,009	1,009	1,009	1,067	-	-	-	-	8,083
Water and Sewer	1,148	3,307	1,911	1,786	1,504	1,906	1,955	-	-	-	-	-	13,516
Electric	9,049	8,489	8,726	9,895	9,688	9,137	9,098	9,293	-	-	-	-	73,374
Pest Control	2,234	1,834	1,834	1,834	1,834	1,834	1,834	1,834	-	-	-	-	15,170
Community Maintenance	12,655	20,654	12,655	12,655	12,655	20,654	12,655	12,655	-	-	-	-	117,238
Porter Services	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	-	-	-	-	25,267
Other Maintenance	-	-	-	-	1,100	-	1,250	1,250	-	-	-	-	3,600
Irrigation Pumps Maintenance and Repair	-	4,045	6,749	9,705	2,850	3,246	1,238	-	-	-	-	-	27,833
Wall Maintenance and Repair	2,868	740	3,378	3,099	740	971	1,711	-	-	-	-	-	13,506
Park and Pool Maintenance/Repair	5,015	150	2,568	3,782	2,288	345	1,045	4,487	-	-	-	-	19,680
Pool Maintenance - Contract	2,625	2,625	2,888	2,888	2,063	1,925	2,888	2,888	-	-	-	-	20,788
Janitorial	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	-	-	-	-	28,000
Iguana Removal	490	490	490	490	490	490	490	490	-	-	-	-	3,920
Pruning/Trimming/Tree Removals	28,200	1,500	2,200	-	800	2,700	4,420	5,000	-	-	-	-	44,820

Coral Bay
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Mulch	-	15,138	-	-	-	-	-	8,105	-	-	-	-	23,243
Landscape Replacement/Removals	3,700	4,000	-	-	-	-	5,950	10,639	-	-	-	-	24,289
Storm Cleanup	-	1,400	1,300	-	-	-	-	-	-	-	-	-	2,700
Lake Maintenance/Repair	1,443	5,161	2,661	2,661	2,661	2,661	2,661	-	-	-	-	-	19,908
Fountain Maintenance/Repair	113	81	81	81	81	81	81	-	-	-	-	-	597
Drainage Maintenance	-	-	-	-	4,250	-	-	-	-	-	-	-	4,250
Road Maintenance/Repair	-	509	1,148	1,804	1,943	14,000	833	-	-	-	-	-	20,235
Sidewalk Maintenance/Repair	-	-	-	-	-	22,000	-	-	-	-	-	-	22,000
Sign Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	26,500	-	-	-	2,467	-	-	-	-	-	-	-	28,967
Electrical Repair and Replacement	5,208	3,558	2,669	1,576	2,977	2,737	10,521	-	-	-	-	-	29,247
Holiday Decorations	-	16,095	-	-	-	-	-	-	-	-	-	-	16,095
Gate Repairs and Replacements	2,194	-	-	-	-	95	-	-	-	-	-	-	2,289
Major Projects	-	40,020	93	17,273	42,896	29,415	26,953	1,665	-	-	-	-	158,313
Subtotal Field Expenditures	\$ 131,376	\$ 158,493	\$ 80,198	\$ 97,211	\$ 121,896	\$ 142,807	\$ 114,436	\$ 85,757	\$ -	\$ -	\$ -	\$ -	\$ 932,175
Total Operations & Maintenance	\$ 131,376	\$ 158,493	\$ 80,198	\$ 97,211	\$ 121,896	\$ 142,807	\$ 114,436	\$ 85,757	\$ -	\$ -	\$ -	\$ -	\$ 932,175
Total Expenditures	\$ 229,969	\$ 176,549	\$ 109,897	\$ 109,725	\$ 137,926	\$ 159,587	\$ 130,626	\$ 94,470	\$ -	\$ -	\$ -	\$ -	\$ 1,148,749
Excess (Deficiency) of Revenues over Expenditures	\$ (228,783)	\$ (55,652)	\$ 1,253,889	\$ (76,611)	\$ (115,695)	\$ (142,223)	\$ (78,543)	\$ (71,837)	\$ -	\$ -	\$ -	\$ -	\$ 484,543
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 872	\$ 17,407						\$ 18,279
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 872	\$ 17,407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,279
Net Change in Fund Balance	\$ (228,783)	\$ (55,652)	\$ 1,253,889	\$ (76,611)	\$ (115,695)	\$ (141,351)	\$ (61,136)	\$ (71,837)	\$ -	\$ -	\$ -	\$ -	\$ 502,822

Coral Bay
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Broward County

Gross Assessments \$ 1,685,508.26 \$ 1,685,508.26
 Net Assessments \$ 1,601,232.85 \$ 1,601,232.85

ON ROLL ASSESSMENTS

1,620,081.93

Allocation in % 100.00% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	Total
11/21/25	11/1/25-11/15/25	\$ 124,093.69	\$ 5,038.37	\$ 1,190.55	\$ -	\$ 117,864.77	\$ 117,864.77	\$ 117,864.77
12/5/25	11/1/25-11/30/25	\$225,726.29	\$9,006.67	\$2,167.20	\$0.00	214,552.42	214,552.42	214,552.42
12/19/25	12/1/25-12/12/25	\$1,164,754.97	\$46,450.18	\$11,183.05	\$0.00	1,107,121.74	1,107,121.74	1,107,121.74
12/31/25	12/13/25-12/23/25	\$28,004.08	\$823.27	\$271.81	\$0.00	26,909.00	26,909.00	26,909.00
01/16/26	12/1/25-12/31/25	25,512.29	782.30	247.29	-	24,482.70	24,482.70	24,482.70
01/23/26	INTEREST	-	-	-	931.46	931.46	931.46	931.46
2/13/26	1/1/26-1/31/26	\$17,291.84	\$315.01	\$169.77	\$0.00	16,807.06	16,807.06	16,807.06
03/13/26	2/1/26-2/28/26	13,549.88	170.09	133.80	-	13,245.99	13,245.99	13,245.99
04/10/26	3/1/26-3/31/26	45,612.89	5.53	456.07	-	45,151.29	45,151.29	45,151.29
04/24/26	INTEREST	-	-	-	728.52	728.52	728.52	728.52
05/15/26	4/1/26-4/30/26	18,946.45	-	193.64	417.41	19,170.22	19,170.22	19,170.22
TOTAL		\$ 1,663,492.38	\$ 62,591.42	\$ 16,013.18	\$ 2,077.39	\$ 1,586,965.17	\$ 1,586,965.17	\$ 1,586,965.17

98.69%	Percent Collected
\$ 22,015.88	Balance Remaining to Collect

#	Description/Task/Location	Initial Discussion	Board /Mgt Approval	Completion Closed & Tabled Date	Completion / Status	Comments	Cost
<u>DISTRICT MANAGER</u>							
1	District Easement and Encroachments	Jun-23	May-24	-	APPROVED/ IN PROGRESS	Update will be provided at the Board Meeting.	N/A
2	Envera Gate Process	Jan-25	Jan-25	-	APPROVED/ PENDING CONTRACTOR	Update will be provided at the Board Meeting.	N/A
3	CV Pro Lighting Holiday Lighting Billing	Aug-25	Oct-25	Jan-26	IN-PROGRESS	Update will be provided at the Board Meeting.	Contracted
<u>LAKE AND CANALS</u>							
1	<i>Southeast Land & Water Management (SE L&WM)</i>	<i>Monthly</i>	<i>Contracted</i>	<i>Monthly</i>	<i>ON-GOING</i>	<u>See Tab A</u> Southeast Land & Water Management Report	Contracted
2	Indian Key Culvert Repair	Nov-26	Dec-26	-	IN-PROGRESS	Update will be provided at the Board Meeting.	\$28,110
3	Broward County South Canal Maintenance Update	Aug-26	-	-	PENDING	Broward County is in the process to start maintaining the South Canal	N/A
4	Peninsula Park and Clubhouse Dock Renovations	May-23	-	-	APPROVED/IN PROGRESS	<p align="center"><u>Completed Phases</u></p> <p>Phase 1 - Revised Plans - Completed 7/25 Phase 2 - Change Order - Completed 7/25 Phase 3 - Env/County Permit - Completed 10/25 Phase 4 - City Permit - Completed 1/26 Phase 5 - Frame - Completed at CH & Penn Pk Phase 6 - Deck Installation 6/26 (Pending Final Inspection & <i>Dumpster Fees</i>) Phase 8 - Railings Started Obtaining Proposals (Not Contracted with SoFL Dock & Seawall)</p>	\$103,372
<u>LANDSCAPING</u>							
1	Proposal to Remove Washingtonians	Oct-25	Oct-25	-	PENDING	22 Identified for removal with Arborist Terry Glyn <u>Obtained Proposals</u> Shinto - \$15,990.00 / JCJ \$17,820.00 Obtaining Estimates for Palm Replacement	N/A
2	Las Brisas Road Triangle Landscape	Feb-26	-	-	PENDING	Revising Shinto Proposal for landscape changes	

COMMUNITY ITEMS

>	<i>Envera Gate Report</i>	<i>Mar-24</i>	<i>N/A</i>	<i>Monthly</i>	<i>ON-GOING</i>	<i>Envera has not provided Reports</i>	<i>N/A</i>
>	<i>Envera New Resident Forms</i>	<i>May-24</i>	<i>N/A</i>	<i>Monthly</i>	<i>ON-GOING</i>	<i>Monthly</i>	<i>N/A</i>
>	<i>Redline Iguana Removals</i>	<i>Nov-24</i>	<i>Nov-24</i>	<i>Monthly</i>	<i>ON-GOING</i>	<i>Bi-Monthly</i>	<i>N/A</i>
1	Repair SBD Road Pavers Near Exit	May-26	May-26	-	PENDING	<u>Being Scheduled</u>	
2	SBD Entrance Deco Coach Light Vehicle Damage	Mar-26	Mar-26	-	PENDING	Update will be provided at the Board Meeting.	
3	Several Sub-Division & 30th St Lights Vandalism	Mar-26	Mar-26	-	IN-PROGRESS	Update will be provided at the Board Meeting.	
4	Investigation of Peninsula Park Expose Conduit	Mar-26	Mar-26	-	IN-PROGRESS	<ul style="list-style-type: none"> - Electrician confirmed conduit was not high-voltage - Envera confirmed not part of their current system - Electrician identified: Envera's former conduit <li style="padding-left: 20px;">- All wiring has been removed. - Contacted Envera to remove or bury conduit - Update will be provided at the Board Meeting. 	N/A
5							
6	Peninsula Park Damaged Light Pole Replacement	Feb-26	-	-	PENDING	Update will be provided at the Board Meeting.	N/A
7	Islamorada Circle Wall Damage Insurance Claim	Sep-25	Sep-25	-	IN-PROGRESS	Update will be provided at the Board Meeting.	\$18,800
8	Found Bicycles Procedure	Dec-25	-	-	PENDING	<p align="center"><u>MPD</u></p> <p align="center">Not Stolen - 3 / Not - 1</p>	N/A
9	Replace and Refurbish Damaged Pool Furniture	Jul-25	Jul-25	-	IN-PROGRESS	<p align="center"><u>Pool Furniture</u></p> <p align="center">(Purchase - Refurbish - Dispose)</p> <p align="center">Phase 1 - Separated Furniture - (Completed)</p> <p align="center">Phase 2 - Obtaining Proposals (Completed)</p> <p align="center">Phase 3 - Ordered (In progress)</p> <p align="center"><u>Tabled</u></p> <p align="center">Phase 3 - Dispose of non-repairable furniture</p>	N/A
10	Islamorada Trellis Repairs - Removal/Replacement	Jul-25	-	-	PENDING	<p align="center">Phase 1 - Inspection of Trellis - (Completed)</p> <p align="center">Phase 2 - Trellis Repairs Specifications (Completed)</p> <p align="center"><u>Phase 3 - Inspect Columns</u></p> <p align="center">Obtaining proposals to remove wood for inspection</p>	TBD
<u>90 DAYS HISTORY OF COMPLETED, CLOSED, & TABLED ITEMS</u>							
1	Removal of Branch Blocking SBD Street	Jun-26	Jun-26	Jun-26	COMPLETED	-	
2	Removal of Branch Blocking SBD Sidewalk	Jun-26	Jun-26	Jun-26	COMPLETED	-	

3	Las Brisas Del Mar-Replace Entrance Rotten Fence	Apr-26	May-26	May-26	COMPLETED	-	\$2,500
4	Upgrade Comcast Internet Service	Apr-26	May-26	May-26	COMPLETED	-	
5	North Bay Drive Reduction of Beds with Sod	Jan-26	Jan-26	May-26	COMPLETED	-	\$9,220
6						-	
7	North Bay Drive Reduction of Beds with Sod	Jan-26	Jan-26	May-26	COMPLETED	-	\$9,220
8	Peninsula Park Bike Rack Painting	Feb-26	Mar-26	Apr-26	COMPLETED	-	N/A
9	Quarterly Pool Facilities Pressure Cleaning	Mar-26	Mar-26	Apr-26	COMPLETED	-	N/A
10	Islamorada, Port Antigua, Fay's Cove, & 30th St, Vandalism of Lights Repairs	Mar-26	Mar-26	Apr-26	COMPLETED	-	N/A
11	Peninsula Park Safety Removal and Trimming	Mar-26	Mar-26	Apr-26	COMPLETED	-	\$1,950
12	Remove Tot Lot and Clubhouse Palms	Mar-26	Mar-26	Apr-26	COMPLETED	-	\$410
13	Install Annual Spring Mulch	Mar-26	Mar-26	Apr-26	COMPLETED	-	\$5,950
14	Install Playground Mulch at Tot Lot & North Bay Park	Feb-26	Mar-26	Apr-26	COMPLETED	-	\$8,105
15	Quarterly Tot Lot/30th St. Preserve & Maintenance	Mar-26	Mar-26	Mar-26	COMPLETED	-	\$2,700
16	30th Street Swing Gate Repairs	Jan-26	Jan-26	Mar-26	COMPLETED	-	N/A
17	Islamorada Road Island at Cul-De-Sac Curbing	Oct-25	Jan-26	Mar-26	COMPLETED	-	\$14,000
18	NBD Click to Enter Repair	Jan-26	Jan-26	Mar-26	COMPLETED	-	N/A
19	New Pool Lift Bracket	Feb-26	Feb-26	Mar-26	COMPLETED	-	\$36
20	Clubhouse Main Gate Lock Replacement	Feb-26	Feb-26	Mar-26	COMPLETED	-	N/A



Waterway Inspection Report

General Information:

Date	5-26-26
Location	Coral Bay

Technician(s):

Joey

Weather Conditions:

Temperature	85	Wind Speed	5-12	Wind Direction	N/A
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SITE/ LAKE #	INSPEC- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
Lake	✓		✓							Low
Can1	✓	✓	✓		✓	✓	✓	✓	✓	All
Can2	✓	✓	✓		✓	✓		✓	✓	

Wildlife Observations:

Ducks, Fish, Birds, Turtles

Comments:

Today we treated for bottom/surface algae & floating weeds. Water levels are down from last treatment. Overall lake and Canals are looking healthy at this time.













Waterway Inspection Report

General Information:

Date	6-3-26
Location	Coral Bay

Technician(s):

Joey

Weather Conditions:

Temperature	77	Wind Speed	5-12	Wind Direction	N/A
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SITE/ LAKE #	INSPEC- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
Lake	✓	✓	✓			✓		✓	✓	Low
C-1	✓	✓	✓			✓		✓	✓	All
C-2	✓	✓	✓			✓		✓	✓	

Wildlife Observations:

Ducks

Comments:

Today we treated for surface algae, mixed with floating aquatic plants. We also started spraying shoreline grasses (Started raining). Water levels are low in Lake and canals at this time.









Dear Coral Bay CDD Board Members,

We hope this message finds you well.

First, we would like to thank you for the opportunity to work with you and for the trust placed in our Porter Service and Janitorial Service.

We are writing to inform you that, due to the continued increase in operational costs over the past several months, we find it necessary to implement a 5% adjustment to the pricing previously outlined in our proposal.

Some of the factors impacting our costs include:

- The rise in fuel prices, as our operations require constant travel throughout the workday
- Increases in labor costs and the need to retain qualified personnel
- Higher costs for cleaning products, chemicals, and supplies
- Equipment maintenance and operational expenses
- General market inflation affecting overall service costs

We have made every effort to maintain our original pricing for as long as possible without compromising the quality of our services. This adjustment will allow us to continue providing reliable, efficient service while maintaining the standards you expect from us.

Updated Pricing:

- **Janitorial Service** Annual: \$44,100
Monthly: \$3,675
- **Porter Service** Annual: \$39,795
Monthly: \$3,316.25

Please note that 911 Commercial Cleaning Corp. company holidays will only be observed on Thanksgiving Day and Christmas Day as company holidays.

We appreciate your understanding and remain available for any questions or further coordination.

Sincerely,

Edsel Muchevicz

CEO

911 Commercial Cleaning Corp.

Hello Jorge,

Per our conversation, this email is to confirm that Shinto will be requesting a 2% increase for the current agreements for Coral Bay CDD – Landscape, Irrigation, and Annuals for Fiscal Year 2027, taking effect from October 1, 2026, through September 30, 2027.

Regards,

Julio Padilla, *Manager*

Governmental Management Services South FL, LCC- GMS -SF, LLC

5385 N. Nob Hill Road | Sunrise, FL 33351

office: 954-721-8681 ext. 213 | mobile: 786-352-1110 | fax: 954-721-9202

email: jpadilla@gmssf.com | web: <http://www.govmgtsvc.com>

Board members should not "reply to all" in order to maintain compliance with the Sunshine Laws

Estimate

for

Coral Bay
3101 S Bay Dr
Margate, FL 33063-9309
9547218681 ext 226

JM Holiday Lighting Inc.

1941 NW 40th Ct
Pompano Beach, FL 33064
954-482-6800
561-573-7090

jmholidaylighting@gmail.com

Estimate No. 25409 Issued on Wed May 20, 2026

Qty	Name	Description	Rate	Amount	Tax
1	Area A	Area A: MAIN ENTRANCE - LEFT & RIGHT SIDES - NORTH BAY DRIVE	\$0.00	\$0.00	NON
140	C9: (b) L.E.D. 12in (51- 100ft)	C9: Install 70 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the Top Edge & End Columns on Each of the 2 Monument Sides 1 Per Side of Main Entrance-way	\$5.00	\$700.00	TAX
1	Manager Notes		\$0.00	\$0.00	NON
18	4in WARM WHITE	TRUNK: Spiral wrap 2 SYLVESTER DATE PALM trees located (1 Per Side) on the Inside Corner of Each Monument Sign with 9 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	\$30.00	\$540.00	TAX
6	4in RED	COLLAR: Install a 3 set 4in Watertight RED Collar on the Nut of the 2 SYLVESTER DATE PALM trees listed above	\$30.00	\$180.00	TAX
60	4in GREEN	FRONDS: Light 30 Fronds in Each of the 2 SYLVESTER DATE PALM trees located (1 Per Side) on the Inside Corner of Each Monument Sign with 4in Watertight GREEN L.E.D. mini lights	\$32.00	\$1,920.00	TAX
1	Manager Notes		\$0.00	\$0.00	NON
2	Specialty Item	Install a (3) Present Custom Sign Enhancer on Each of the 2 Monument Signs Located at the North Bay Drive Main Entrance-way ** Presents will be Approximately 4ft, 6ft & 8ft in Height	\$4,745.00	\$9,490.00	TAX
1	Manager Notes		\$0.00	\$0.00	NON
24	4in WARM WHITE	TRUNK: Spiral wrap 8 BOTTLENECK PALM trees located (4 Per Side) in Front of Each Monument Sign with an Average of 3 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	\$30.00	\$720.00	TAX
8	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 8 BOTTLENECK trees listed above	\$30.00	\$240.00	TAX
1	Manager Notes		\$0.00	\$0.00	NON
1	Area B	Area B: MAIN ENTRANCE - CENTER ISLAND - NORTH BAY DRIVE	\$0.00	\$0.00	TAX
1	Manager Notes		\$0.00	\$0.00	NON
24	4in WARM WHITE	TRUNK: Spiral wrap 3 MEDJOOOL DATE PALM trees located in the Center Island with 8 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	\$30.00	\$720.00	TAX
18	4in RED	COLLAR: Install a 6 set 4in Watertight RED Collar On the Nut of the 3 MEDJOOOL DATE PALM trees listed above ** LIGHT THE ENTIRE NUT AS THE COLLAR	\$30.00	\$540.00	TAX
84	4in	FRONDS: Light 28 Fronds in Each of the 3 MEDJOOOL DATE PALM trees located	\$32.00	\$2,688.00	TAX

	GREEN	in the Center Island with 4in Watertight GREEN L.E.D. mini lights		
1	Manager	Notes	\$0.00	\$0.00 NON
1	Area C	Area C: 2ND ENTRANCE - LEFT & RIGHT SIDES - SOUTH BAY DRIVE	\$0.00	\$0.00 NON
140	C9: (b) L.E.D. 12in (51- 100ft)	C9: Install 70 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the Top Edge & End Columns on Each of the 2 Monument Sides 1 Per Side of Main Entrance-way	\$5.00	\$700.00 TAX
1	Manager	Notes	\$0.00	\$0.00 NON
2	Specialty Item	Install a (3) Present Custom Sign Enhancer on Each of the 2 Monument Signs Located at the North Bay Drive Main Entrance-way ** Presents will be Approximately 4ft, 6ft & 8ft in Height	\$4,745.00	\$9,490.00 TAX
1	Manager	Notes	\$0.00	\$0.00 NON
25	4in WARM WHITE	TRUNK: Spiral wrap 8 BOTTLENECK PALM trees located (4 Per Side) in Front of Each Monument Sign with an Average of 3 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree ** 1 Tree Gets and Extra Set	\$30.00	\$750.00 TAX
8	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 8 BOTTLENECK trees listed above	\$30.00	\$240.00 TAX
1	Manager	Notes	\$0.00	\$0.00 NON
1	Area D	Area D: 2ND ENTRANCE - CENTER ISLAND - SOUTH BAY DRIVE	\$0.00	\$0.00 NON
65	C9: (b) L.E.D. 12in (51- 100ft)	C9: Install 65 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the UNDER-HANG of the Guard House	\$5.00	\$325.00 TAX
1	Manager	Notes	\$0.00	\$0.00 NON
42	4in WARM WHITE	TRUNK: Spiral wrap 3 ROYAL PALM trees located in the Center Island with 40 TOTAL sets of 4in Watertight WARM WHITE L.E.D. mini lights	\$30.00	\$1,260.00 TAX
9	4in RED	COLLAR: Install a 3 set 4in Watertight RED Collar at the Top of the 3 ROYAL PALM trees listed above	\$30.00	\$270.00 TAX
30	4in GREEN	FRONDS: Light 10 Fronds in Each of the 3 ROYAL PALM trees located in the Center Island with 4in Watertight GREEN L.E.D. mini lights ** LIGHT ALL FRONDS IN EACH TREE	\$45.00	\$1,350.00 TAX
1	Manager	Notes	\$0.00	\$0.00 NON
1	Area E	Area E: CLUB HOUSE	\$0.00	\$0.00 NON
26	4in WARM WHITE	TRUNK: Spiral wrap 13 ROBELLINI PALM trees located (9) on the Left Side & 4 on the Right Side of the Club House Front Entrance-way with an Average of 2 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	\$28.00	\$728.00 TAX
13	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar On the Nut of the 13 ROBELLINI PALM trees listed above	\$28.00	\$364.00 TAX
1	Manager	Notes	\$0.00	\$0.00 NON
1	Area F	Area F: 3RD ENTRANCE - CENTER ISLANDS - NE 30TH ST & N BAY DR	\$0.00	\$0.00 NON
1	Manager	Notes	\$0.00	\$0.00 NON
3	4in	TRUNK: Spiral wrap 1 BOTTLENECK PALM tree located in the Front Center	\$30.00	\$90.00 TAX

	WARM WHITE	Island with 3 sets of 4in Watertight WARM WHITE L.E.D. mini lights		
1	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 1 BOTTLENECK PALM tree listed above	\$30.00	\$30.00 TAX
1	Manager Notes		\$0.00	\$0.00 NON
20	4in WARM WHITE	TRUNK: Spiral wrap 4 CHRISTMAS PALM trees located Just Inside the Gate with 5 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	\$30.00	\$600.00 TAX
4	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 4 CHRISTMAS PALM trees listed above	\$30.00	\$120.00 TAX
1	Manager Notes		\$0.00	\$0.00 NON
8	4in WARM WHITE	TRUNK: Spiral wrap 2 BOTTLENECK PALM trees located (1 Per Side) of the Coral Bay Resident Entrance Monument Sign located Just Past the Resident Gate with 4 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	\$30.00	\$240.00 TAX
2	4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar at the Top of the 2 BOTTLENECK PALM trees listed above	\$30.00	\$60.00 TAX
1	Manager Notes		\$0.00	\$0.00 NON
20	C9: (b) L.E.D. 12in (51-100ft)	C9: Install 20 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the Top Edge & End Columns of the (1) Monument Sign located Behind the Resident Gate	\$5.00	\$100.00 TAX
1	Manager Notes		\$0.00	\$0.00 NON
1	Specialty Item	Install a (1) Present Custom Sign Enhancer on the Monument Sign Located at the Resident Gate ** Present Will Be Approximately 6ft in Height	\$1,400.00	\$1,400.00 TAX
1	Manager Notes		\$0.00	\$0.00 NON
1	Area G	Area G: VARIOUS SUBDIVISIONS	\$0.00	\$0.00 NON
730	C9: (b) L.E.D. 12in (51-100ft)	C9: Install 730 feet of 12in WARM WHITE L.E.D. C-9 lighting to Outline the TOP EDGE & END COLUMNS on 18 VARIOUS SUBDIVISION MONUMENT SIGNS located Through out the Community: 2 Las Brisas Del Mar 1 Las Brisas 1 East Mallory Harbor 2 Las Brisas 1 The Cape 1 Mallory Harbor 1 Mallory Harbor 1 The Cape 2 Islamorada 2 Port Antigua 1 Fays Cove 1 Port Antigua 2 Indian Key	\$5.00	\$3,650.00 TAX
	Subtotal	Subtotal		\$39,505.00
1	Discount Percent	Discount Per Year for Signing a 3-Year Agreement in 2026	-10.00%	\$-3,950.50 TAX
23	Specialty Item	Holiday Lighting Monitoring Agreement: CUSTOMER REQUESTED TO HAVE SERVICE DONE ON AN EVERY OTHER DAY BASIS TO ENSURE LIGHTING IS OPERATING PROPERLY AT ALL	\$40.00	\$920.00 TAX

TIMES.

WE HAVE PRICED IT AT \$40. PER NIGHT & 23 NIGHTS OF SERVICE

*November 16th - December 30th of Each Season

	tax	\$0.00
	estimated total	\$36,474.50
	Deposit Due	\$18,237.25

THANK YOU for considering **JM Holiday Lighting**

"Confidentiality Notice": This proposal and its contents are confidential and intended solely for the recipient named above. This proposal contains proprietary information that is intended only for the recipient and may be legally privileged. Any dissemination, distribution, or copying of this proposal by anyone other than the intended recipient(s) is strictly prohibited. We request that you treat this information confidentially and refrain from sharing it with any third parties, including competitors. Thank you for your cooperation.

JM Holiday Lighting, Inc.'s warranty covers all of its services and materials for seasonal lighting until December 31st of each year. All trees must be properly trimmed before the installation date or additional pruning charges will be billed separately. Sprinkler system timers must be changed to **NOT** run while lights are turned on at night. All service issues will be resolved within 48 hours of us receiving notice. GFI outlets are notorious for tripping particularly when it rains heavily. **Customers are responsible for resetting GFI outlets once they are dry.** Please check the GFI outlets regularly to insure power is getting to the lights. **Service calls placed due to this issue alone will be subjected to a service fee.** A 50% deposit is REQUIRED before installation of any lighting.

JM HOLIDAY LIGHTING, INC. SEASONAL SERVICE AGREEMENT

This Service Agreement is made effective as of Current Date Wed May 20, 2026 , until January 1st, 2029, by and between of Coral Bay, 3101 S Bay Dr Margate, FL 33063-9309, and JM Holiday Lighting, Inc. of 1941 NW 40th Court, Pompano Beach, FL, 33064.

1. **DESCRIPTION OF SERVICES** Commercial properties will be installed between September 15th and October 31st of each season who have paid their deposit check. Residential customers will be installed after November 1st of each season. If booking services after November 1st, your installation date will be provided to you after your deposit has been received. All Customers lighting will be "Turned On" at our (4) week window options we will provide you at the time of booking. All customers lighting will be removed January 1st thru February 14th of each season. JM Holiday Lighting, Inc. will provide to Coral Bay for the services described in the attached "Estimate".

2. **PAYMENT FOR SERVICES.** In exchange for services, Coral Bay will pay JM Holiday Lighting, Inc. according to the following schedule: A pre-installation deposit in the amount of \$18,237.25 must be provided a minimum of 21 days before installation each season. Receipt of your deposit will secure your installation date prior to each season. You will be added to the installation list in the order at which your deposit was received. The remaining \$18,237.25 must be paid by December 31st of each season. There will be a 2% per month late fee assessed on your unpaid balance beginning 30 days after the December 31st final payment deadline of each season. You will receive an updated invoice for the unpaid balance at the end of each month with the fee(s) assessed until the balance has been paid in full.

3. **WARRANTY.** JM Holiday Lighting, Inc.'s warranty covers all of its workmanship and services until **December 31st** of each year. JM Holiday Lighting, Inc. shall provide its services and meet its obligations under this Agreement in a timely and workmanlike manner, using knowledge and recommendations for performing the services which meet generally acceptable standards in JM Holiday Lighting, Inc.'s community and region, and will provide a standard of care equal to, or superior to, care used by service providers similar to JM Holiday Lighting, Inc. on similar projects. JM Holiday Lighting, Inc. DOES NOT warranty the following: vandalism, hurricane, severe weather damage, accidental damage due to an outside party (e.g., landscapers), the resetting of GFI outlets and sprinkler system damage. Lights serviced with sprinkler systems still running at night will be billed for a service charge to all damaged sets.

If it is determined that the service call generated was not the fault of JM Holiday Lighting, Inc.'s products or services there will be a \$125.00 per hour service charge, in addition to any materials needed to repair the damage. A service call generated due to a GFI issue alone will be billed a minimum

of 1 hour/\$125.00. All damages to the products of JM Holiday Lighting, Inc. while on recipients' premises must be repaired by JM Holiday Lighting Inc. at the owner's expense, not to exceed the original value of materials stated in attached Agreement (Estimate/Proposal). **Service calls** will be handled within 48 hours with the exception of hurricanes or other severe weather damage in which a service call may take longer.

3a. Severe Weather Damages Clause: JM Holiday Lighting, Inc. is not responsible for any damages caused by severe weather, including hurricanes and heavy rain. Clients acknowledge that severe weather can lead to outages, damage to the lighting, and tripped GFI outlets. Clients must restore lighting back to contracted design. Any repairs required due to severe weather damages will be billed at a rate of \$125.00 per hour, plus the cost of materials based on proposal price, and service calls for such repairs will not interfere with any installations that are already scheduled.

3b. Ground Fault Circuit Interrupter Clause: GFCI or GFI outlets are notorious for tripping particularly when it rains heavily. Customers are responsible for resetting GFI outlets once they are dry. Sprinkler system timers must be changed to NOT run while lights are turned on at night as this causes unnecessary outages, damage to the lighting, and causes GFI outlets to trip.

4. DEFAULT. The occurrence of any of the following shall constitute a material default under this Agreement:

- a. The failure to make a required payment when due.
- b. The insolvency or bankruptcy of either party.
- c. The subjection of any of either party's property to any levy, seizure, general assignment for the benefit of creditors, application or sale for or by any creditor or government agency.

5. REMEDIES. In addition to any and all other rights a party may have available according to law, if a party defaults by failing to substantially perform any provision, term or condition of this Agreement (including without limitation the failure to make a monetary payment when due), the other party may terminate the Agreement by providing written notice to the defaulting party. Any remaining years to the Agreement will be terminated on the effective date of such notice. This notice shall describe with sufficient detail the nature of the default. The party receiving such notice shall have 14 days from the effective date of such notice to cure the default(s). If a balance is remaining, payment will be due in full within 14 days from the effective date of such notice. Unless waived by a party providing notice, the failure to cure the default(s) within such time period shall result in the automatic termination of this Agreement.

6. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Agreement. This Agreement supersedes any prior written or oral agreements between the parties.

7. SEVERABILITY If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision will be deemed to be written, construed, and enforced as so limited.

8. AMENDMENT. This Agreement may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

9. GOVERNING LAW. This Agreement shall be construed in accordance with the laws of the State of Florida.

10. NOTICE. Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such other address as one party may have furnished to the other in writing.

11. ASSIGNMENT. Neither party may assign or transfer this Agreement without the prior written consent of the non-assigning party, which approval shall not be unreasonably withheld.

12. MULTI-YEAR OPT-OUT Should you choose to cancel the agreement prior to fulfilling all contracted terms, you must provide written notice of cancellation. In such cases, any discounts applied under the Multi-Year Agreement will be forfeited, and the discounted amount previously received will become due and payable.

13. CONTRACT TOTAL. Estimate Number: 25409 Total Amount: \$36,474.50

Service Recipient:

Coral Bay

By: _____

Please sign the above line & initial each of the following below to acknowledge that you have read, understood and agreed to the terms of this specific agreement.

1) Please acknowledge that you have read section 2. "**Payment for Services**" portion of this Agreement and fully understand your payment schedule to JM Holiday Lighting, Inc. as well as how late fees are assessed.

Customer Initial Here >> _____

2) Please acknowledge that you have read section 3. "**Warranty**" portion of this Agreement and fully understand what is covered and not covered by JM Holiday Lighting, Inc.

Customer Initial Here >> _____

3) Please acknowledge that you will have all of your trees and shrubbery **properly trimmed** before the installation of any lighting or this will result in additional pruning charges billed separately by JM Holiday Lighting, Inc.

Customer Initial Here >> _____

4) Please acknowledge that you are responsible for **resetting your GFI** and will NOT have your sprinkler systems set to run while the lights are on at night.

Customer Initial Here >> _____

Service Provider:

JM Holiday Lighting, Inc.

By

President

Marc J. Gotta

Vice President

Jena Thompson

Chief Administrative Officer

Gianni Lazzara

Chief Operating Officer

Brandon Lawerance

QUESTIONS? CONTACT US

jmholidaylighting@gmail.com
561-573-7090
954-482-6800

TERMS & CONDITIONS

We accept payment by Check, Cash, Zelle, ACH, or Credit Card (with a 3% Convenience Fee). We accept Visa, Mastercard, & Discover. For Amex, please let us know as a specific link will need to be sent.

NEW MAILING ADDRESS: 1941 NW 40TH COURT, POMPANO BEACH, FL, 33064

NOTE:

MINUTES OF THE MAY 14, 2026 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, May 14, 2026
7:00 p.m.

Coral Bay Recreation Center
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.

<u>Attendee Name</u>	<u>Title</u>	<u>Status</u>
John Hall	Chairman	Present
Tony Spavento	Vice Chairman	Present
Tina Hagen	Treasurer	Present
Ronald Gallucci	Supervisor	Present
George Mizusawa	Supervisor	Present

Attendance in person were; Liza Smoker, District Counsel; Jonathan Geiger, District Engineer; Andrew Gill, GMS; Julio Padilla, GMS; Sarah Geiler, Holiday Outdoor Décor; Gianni Lazzara, JM Holiday Lightng, Inc.; Emilio Gomila, Shinto Landscaping; Jorge Galarza, Shinto Landscaping/Cutters Edge; Mr. Michael, Shinto Landscaping/Cutters Edge; and several residents in attendance in any format.

1. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order. (Tape Time: 0:00:03)

2. Presentations/Reports

A. Holiday Lights Season

- 1) **Holiday Outdoor Décor – Sarah Geiler**
- 2) **JM Holiday Lighting, Inc. – Gianni Lazzara**
- 3) **Shinto Landscaping, LLC – Emilio Gomila**

Mr. Hall (Tape Time: 0:00:52) stated they had a few presentations on the agenda for the holiday light season and the first one was Holiday Outdoor Décor with Sarah Geiler.

(At this time (Tape Time: 0:00:58) Ms. Geiler from Holiday Outdoor Décor introduced herself and stated they were previously known as Christmas Designers. She then presented a short video relating to the company's background and services and presented her proposal to the Board)

(A Q&A session (Tape Time 0:07:16) was held among the Board members and Ms. Geiler relating to her presentation and proposal)

Mr. Hall (Tape Time: 0:13:36) stated the next presentation was JM Holiday Lighting with Gianni Lazzara.

(At this time (Tape Time: 0:13:47) Mr. Lazzara from JM Holiday Lighting introduced himself and stated he printed out his proposal, along with a breakdown by area for the Board members to review. He gave a little background on his company stating they specialize both in commercial and residential holiday décor and then presented his proposal to the Board)

(A Q&A session (Tape Time 0:28:19) was held among the Board members and Mr. Lazzara relating to his presentation and proposal)

Mr. Hall (Tape Time: 0:35:57) stated the next presentation was Shinto Landscaping with Emilio Gomila.

(At this time (Tape Time: 0:37:02) Mr. Gomila from Shinto Landscaping introduced himself stating they are the current landscaping company for the Coral Bay community and presented his proposal to the Board)

(A Q&A session (Tape Time 0:39:59) was held among the Board members and Mr. Gomila relating to his proposal)

**B. LMC Landscape Partners – Shinto
Landscaping/Cutters Edge Integration
1) Shinto Landscaping – Jorge Galarza, Account
Manager**

Mr. Hall (Tape Time: 0:44:35) stated there was one more presentation on the agenda from LMC Landscape Partners - Shinto Landscaping/Cutters Edge with account manager, Jorge Galarza.

(At this time (Tape Time: 0:44:40) Mr. Galarza introduced himself stating Shinto Landscaping had recently united with Cutters Edge and they are now called Cutters Edge.. Mr. Galarza then a gave brief background on the new company along with his associate Mr. Michael)

(At this point (Tape Time: 0:46:44) a discussion was held among the Board members and staff relating to the new company and if the current contract with Shinto Landscaping would need to be amended)(Mr. Michael stated everything would stay exactly the same with the current contract in place)

3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments or Supervisor’s comments at this time. (Tape Time: 0:49:01)

A resident (Tape Time: 0:50:24) stated he had submitted an application for shoreline erosion control which he believed was an item on the agenda.

Mr. Gill (Tape Time: 0:50:43) stated that he had received his resident’s application, and the District engineer was reviewing it to make sure everything was correct before presenting it to the Board.

Mr. Geiger (Tape Time: 0:50:57) stated he had reviewed the application prior to the meeting, however, the Board had not yet seen the application but he would approve it per his review and if the Board wished he would be happy to comment on it. (The Board had no objection and agreed to have Mr. Geiger comment on the application at this time). Mr. Geiger then stated (Tape Time: 0:51:26)that the Board had previously seen an older version of the application at a prior meeting, and had requested some additional information be provided per District rules. He also stated the applicant had complied with the survey requirements, and everything else necessary and then made some additional comments relating to the application and the shoreline erosion control procedure.

(At this point (Tape Time: 0:52:39) a discussion was held among the Board members, Mr. Geiger and Mr. Gill relating to the homeowner’s application)

MOTION:	To approve the homeowner’s submitted application for shoreline erosion control procedure per District rules, and consistent with the District Engineer’s redlined copy review, once the District Manager receives it
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor

RESULT: The Homeowner’s submitted application for shoreline erosion control procedure per District rules, and consistent with the District Engineer’s redlined copy review, once the District Manager receives it was approved

Tape time: 0:53:11

Mr. Hall asked if there were any other audience or Supervisor’s comments at this time.
(Tape Time: 0:55:13)

A resident (Tape Time: 0:55:21) from Port Antigua asked if it was possible to rent the clubhouse for a 3 hour community event.

(At this point (Tape Time: 0:56:01) a discussion was held among the Board members, Ms. Hagen, Mr. Padilla and the resident relating to her question)

Mr. Hall asked if there were any other audience or Supervisor’s comments at this time.
(Tape Time: 0:58:21) (There were no other comments at this time)

4. Consideration of Resolution #2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Hall (Tape Time: 0:58:29) moved on to item 4A, resolution #2026-01 approving the proposed FY2026 budget and setting the public hearing.

(At this point (Tape Time: 0:58:47) a discussion was held among the Board members, Ms. Hagen and District staff relating to the proposed budget and setting August 13th as the public hearing to adopt the budget with no increase in assessments)

MOTION: Approve Resolution #2026-01 Approving the proposed Fiscal Year 2026 Budget, and setting the Public Hearing

MOVER: Tony Spavento

SECONDER: Tina Hagen

VOTE: All in favor

RESULT: Approved Resolution #2026-01, setting the proposed Fiscal Year 2027 Budget with no increase in the assessments, and setting the Public Hearing on August 13, 2026 at 7:00 p.m. at 3101 South Bay Drive, Margate Florida.

Tape time: 1:04:12

5. Discussion of:

A. Outstanding Envera Invoices and Payments

B. Envera Gate Strike Report

Mr. Hall (Tape Time: 1:04:52) moved to item No. 5A and 5B, discussion of outstanding Envera invoices and payments and Envera gate strike report and asked Mr. Mizusawa to present this item.

Mr. Mizusawa (Tape Time: 1:05:08) stated at the last Board meeting there was a request for GMS to contract Envera again, and schedule a meeting to reconcile the outstanding invoices and payments not made to them due to their lack of sufficient documentation. He also stated that Mr. Gill had sent out an email to the Envera account manager, Evan, but he had not seen any response back from Envera as of this date. Mr. Mizusawa also made some additional comments relating to Mr. Gill's email with Mr. Mizusawa's attached files, and gave a brief overview of the spreadsheets that were provided by Envera.

(At this point (Tape Time: 1:11:10) a discussion was held among the Board members, Mr. Gill and Ms. Smoker relating to this item)(The Board requested Mr. Gill to go back to Envera's account manager and schedule a meeting to sit down and go over all the invoices)(Mr. Gill indicated (Tape Time: 1:24:52) he would wait until the account manager was back from vacation and would review the details with him then)

C. Dock Railing System

D. Dock Framing Weatherization

Mr. Hall (Tape Time: 1:44:40) moved to item No. 5C and 5D, dock railing system and the dock framing weatherization and asked Mr. Mizusawa to present this item.

Mr. Mizusawa (Tape Time: 1:45:50) gave a brief summary of the dock railing system and the dock framing weatherization stating they were getting closer to having the docks completed but, he hadn't yet verified if they had passed final inspection. Mr. Mizusawa also

made some additional comments stating he spoke with Mr. Padilla about obtaining railing quotes, and also did some research on his own and found 8 companies, and then contacted 5 of those, and vetted 3 of them and also created an RFP for railing system on the general requirements that would be needed.

Mr. Geiger (Tape Time: 1:46:19) also made some additional comments stating they would not need engineering drawings since generally with railings, it would be just a shop drawing, and whatever calculations they need, and then enter into a contract with the company who would be installing them.

(At this point (Tape Time: 1:50:03) a discussion was held among the Board members, Mr. Mizusawa and Mr. Geiger relating to this item)

E. Comcast Internet Services

Mr. Hall (Tape Time: 1:55:02) moved to item No. 5E, Comcast internet services and asked Mr. Mizusawa to present this item.

Mr. Mizusawa (Tape Time: 1:55:04) gave a brief summary of this item stating at the last meeting he noticed the Comcast internet costs were not being documented in the check register, but should have been based on a previous request. He also made some additional comments relating to Comcast's available rate plans.

(At this point (Tape Time: 1:59:12) a discussion was held among the Board members and Mr. Mizusawa relating to this item)

F. Islamorada Pergolas

Mr. Hall (Tape Time: 2:00:53) moved to item No. 5E, Islamorada pergolas, and asked Mr. Mizusawa to present this item.

Mr. Mizusawa (Tape Time: 2:00:56) gave a brief summary of this item stating he created an RFQ just to keep things uniform between the quotes that they already received, because if they asked the companies to provide engineering drawings along with the permitting services, they would then acquire different responses at varied costs. Mr. Mizusawa then made some additional comments and suggested having KCI generate a set of engineering drawings for design of the pergolas.

Mr. Geiger (Tape Time: 2:01:56) also made some additional comments stating he believed this item would need plans because it was a vertical structure and would therefore need to comply with new building codes, whether KCI did it or another vendor did. He stated that he could provide a price back to the Board for a structural design.

(At this point (Tape Time: 2:03:45) a discussion was held among the Board members, Mr. Mizusawa and Mr. Geiger relating to this item)(Mr. Spavento suggested if it was a safety issue perhaps they should remove the pergola, strip down the poles then take another look at it and see what they needed to do or obtain engineering drawings at that time) (The Board directed staff to work with Mr. Spavento to obtain a proposal for potential demolition of the pergola but, leave the existing columns for further inspection)

G. Procedures for General Election

Mr. Hall (Tape Time: 2:13:00) moved to item No. 5G, procedures for the general election and asked Mr. Gill to present this item.

Mr. Gill (Tape Time: 2:13:09) stated the procedures for the general election were included in the agenda and there were three seats coming up for election in November, They are seat #3 (Ron Gallucci, incumbent), seat #4 (John Hall, incumbent), and seat #5 (George Mizusawa, incumbent). He also stated the qualifying period would be from 12:00 noon on June 8th to 12:00 noon on June 12th so anyone wishing to run for those particular seats would be able to qualify during that time period.

(At this point (Tape Time: 2:13:41) a discussion was held among the Board members, Mr. Gill, and Ms. Smoker relating to this item))

6. Staff Reports

Mr. Hall (Tape Time: 2:16:49) moved to item No. 6A, attorney, and asked Ms. Smoker if she had anything to report.

A. Attorney

Ms. Smoker (Tape Time: 2:16:52) stated Mr. Pawelczyk would be attending the next Board meeting where he would be discussing the Regions loan since he was the one that was taking the lead on those documents. She also stated they received draft documents late yesterday afternoon from Regions attorney which were under review by District counsel for the next Board meeting.

B. Engineer

Mr. Hall (Tape Time: 2:18:13) moved on to item No. 6B, engineer, and asked Mr. Geiger for any further report.

Mr. Geiger (Tape Time: 2:18:16) stated they had already discussed the docks and they haven't scheduled the deck inspection yet. Therefore, there would still need to be a final inspection and he would keep an eye on that, and that should be scheduled soon. He also

stated the other project they were working on was the erosion of the headwall at Indian Key and the City of Margate had some permit comments, one of which was that they needed the approval from the CDD in the form of a “No objection” letter stating this was CDD- approved project. Mr. Geiger stated he would get together with Mr. Padilla to obtain that letter just stating that on the specific Board meeting date, the Board approved the project, and they could also attach a copy of the Board meeting minutes when the approval occurred. Mr. Geiger made some additional comments relating to this item as well the major project list and the tennis court resurfacing. He specifically stated that he was able to get an updated proposal for the tennis courts from the paving company, which he just received, and hat the contractor was waiting to hear back from the Sports Court company to update that number, but that the proposal had increased from \$99,655 to \$109,520.

(At this point (Tape Time: 2:20:51) a discussion was held among the Board members, and Mr. Geiger relating to this item)(Mr. Gill suggested entertaining a motion from the Board for the pickleball/tennis court remediation project. This would allow the project to move forward while waiting for the loan documentation; that is, would be an authorization for staff to draft a contract with the vendor as stated by Mr. Geiger, to be potentially amended before Board approval, and to start the permitting process pending additional communication with the vendor)

MOTION:	To authorize staff to draft a contract for the pickleball/tennis court remediation project with the vendor as stated by Mr. Geiger, to be potentially amended before Board approval, and to start the permitting process pending any additional communication from the vendor
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	Approved authorizing staff to draft a contract for the pickleball/tennis court remediation project with the vendor as stated by Mr. Geiger, to be potentially amended before Board approval, and to start the permitting process pending any additional communication from the vendor.

Tape time: 2:23:59

C. Treasurer

1) Approval of Check Run Summary and Invoices

2) Approval of Unaudited Financials

(A copy of the unaudited financials was enclosed)

Mr. Hall (Tape Time: 2:26:01) moved to item 6C, treasurer and asked for any questions, or a motion to approve the financials.

(At this point (Tape Time: 2:26:26) a discussion was held among the Board members, and Mr. Spavento relating to the iguana charges on the Check Run Summary)(Mr. Padilla (Tape Time: 2:26:38) stated they were still catching iguanas and they had a contract with the vendor, they come onsite every 2 weeks for 2 hours to catch them)

MOTION:	Approve Check Run Summary and Invoices
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Check Run Summary and the Unaudited financials were approved
Tape time: 2:27:14	

D. Field Manager – Monthly Report

Mr. Hall (Tape Time: 2:27:41) moved to item 6D, field manager and asked Mr. Padilla for his report.

Mr. Gill (Tape Time: 2:28:36) gave a brief update on the District’s easement and encroachment letters, stating those letters were sent out again as a reminder to the residents located on the lake that these are the rules and they may be required to remove any and/or all plantings or structural encroachments if the District needed to access those areas any time in the future.

Mr. Padilla (Tape Time: 2:28:48) then gave a brief update on several pending and in-progress items listed on his field manager’s report relating to lakes and canals, landscaping and community items.

(At this point (Tape Time: 2:29:08) a discussion was held among the Board members and Mr. Padilla relating to a few of the items on the field manager’s report and any updates referenced on the report)

Mr. Padilla (Tape Time: 2:31:54) continued with his field report giving a few additional updates.

(At this point (Tape Time: 2:34:41) a discussion was held among the Board members, Mr. Padilla and Mr. Gill relating to a few of the items on the field manager’s report and any updates referenced on the report)

Mr. Padilla (Tape Time: 2:39:51) again continued with his field report stating he had an update on proposals to replace and refurbish damaged pool furniture that he wanted to share with the Board. He then pulled up some pricing information on the screen for the Board to review.

(At this point (Tape Time: 2:40:10) a discussion was held among the Board members, and Mr. Padilla relating to this item)

MOTION:	To authorize staff to purchase new pool furniture from Furniture Leisure
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Approved authorizing staff to purchase new pool furniture from Furniture Leisure
Tape time: 2:47:08	

E. CDD Manager - Approval of the Minutes of the April 9, 2026 Meeting

Mr. Hall (Tape Time: 2:50:42) asked for a motion to approve the April 9, 2026 minutes.

MOTION:	Approve the Minutes of the April 9, 2026 Meeting
MOVER:	Tina Hagen

SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The April 9, 2026 meeting minutes were approved
Tape time:	2:50:57

(At this point (Tape Time: 2:52:10) a discussion was held among the Board members, and Mr. Gill relating to the status of the Regions Bank loan for capital projects)

Ms. Hagen (Tape Time: 2:52:40) then gave a brief overview of the capital projects that the Board had previously agreed to, and stated the \$400,000 bank loan would cover the first 4 projects on the list which would be the two dock replacements, the pool resurfacing at Fay’s Cove, the pickleball/tennis courts with fence.

Mr. Hall stated (Tape Time: 2:56:28) he didn’t believe the price of the docks had included the railings so that amount would need to be updated.

Mr. Gill (Tape Time: 2:58:12) also gave a status update on the Regions Bank loan. He stated that when he originally reached out to the bank previously, he had given them the top 4 projects on the list, and the bank had not indicated what was required to do each of the draws but, stated that contacts needed to be in place with each particular vendor.

(At this point (Tape Time: 3:03:49) a discussion was held among the Board members, Mr. Gill and Mr. Padilla relating the proposals provided relating to the holiday lighting)

Mr. Gallucci stated (Tape Time: 3:03:58) out of the 3 proposals presented only one of was within the budgeted amount and the other two were over budget.

Mr. Gill stated (Tape Time 3:04:04) stated the budgeted amount was \$35,000.

(The Board agreed to eliminate the proposal from Shinto Landscaping because they did not consider them to be a qualified bidder) (The Board agreed JM Holiday Lighting was the most professional and qualified vendor and if that company were to lower its price, the Board would like to go with them)

Mr. Gill (Tape Time: 3:08:35) stated he and Mr. Padilla could go back to JM Holiday Lighting and try to get a lower proposal from them more in line with the budgeted amount, with the desired Christmas lights included, and then present that to the Board at the next meeting. *(The Board was in agreement with Mr. Gill’s suggestion)*

7. Old Business

Mr. Hall asked (Tape Time: 3:15:19) if there was any old business to discuss. (There was no old business)

8. New Business

Mr. Hall asked (Tape Time: 3:15:30) if there was any new business to discuss. (There was no new business)

9. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	Meeting adjourned at 10:20 p.m.
Tape time: 3:16:53	

Secretary/Assistant Secretary

Chairman/Vice Chairman

Coral Bay

Community Development District

Agenda

Seat 4: John Hall – (C.)	
Seat 2: Tony Spavento – (V. C.)	
Seat 1: Tina Hagen – (Treasurer)	
Seat 5: George Mizusawa – (A.S.)	
Seat 3: Ronald Gallucci – (A.S.)	

Thursday
June 11, 2026
7:00p.m.

Coral Bay Recreation Center
3101 South Bay Drive, Margate, FL 33063
<https://us02web.zoom.us/j/89617331237>
1-305-224-1968 or 1-646-931-3860
Meeting ID: 896 1733 1237

The Board of Supervisors of the Baytree Community Development District will meet Wednesday, June 3, 2026 at 1:30 p.m. at the Baytree National Golf Links, 8207 National Drive, Melbourne, Florida. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Landscape Report
4. Engineer's Report
 - A. Review of Revised Engineer Roadway Report
5. Community Updates
 - A. Security
 - B. BCA
6. Consent Agenda
 - A. Approval of Minutes of the May 6, 2026 Board of Supervisors Meeting
7. Staff Reports
 - A. Attorney
 - B. District Manager
 - i. CDD Action Items
 - ii. Reminder of Form 1 Filing Deadline – July 1st
 - C. Field Manager
8. Treasurer's Report
 - A. Consideration of Check Register
 - B. Balance Sheet and Income Statement
9. Supervisor's Requests
10. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

Jeremy LeBrun

Jeremy LeBrun,
District Manager

AGENDA

- I. Roll Call
- II. Pledge of Allegiance
- III. Meeting Properly Advertised
- IV. Approval of Consent Agenda
 - A. Approval of Minutes of April 14, 2026 Meeting & May 1, 2026 Special Meeting **EXHIBIT 1**
 - B. April 2026 Financial Statements **EXHIBIT 2**
- V. Supervisors Report
- VI. Consideration of Resolution 2026-04 Approving the Proposed Budget for Fiscal Year 2027 & Setting a Public Hearing Date for Adoption **EXHIBIT 3**
- VII. District Manager Report
 - A. Ethics Training for Board Members – Due by December 31st
 - B. Qualifying Period for General Election – June 8th through June 12th Noon to Noon
- VIII. Supervisor Comments
- IX. Public Comments
- X. Adjournment

Board of Supervisors Meeting

- I. Call to Order/Roll Call
- II. Pledge of Allegiance
- III. Audience Comments (*Audience Comments Limited to 3 Minutes per Person*)
- IV. Staff Reports
 - A. Aquatics Report – Monthly
 - B. Landscape Maintenance Monthly Report (*to be provided under separate cover*)
 1. Irrigation Report (*to be provided under separate cover*)
 - C. Field Manager
 1. Action Items List
 2. Field Report
 - D. District Engineer
 - E. District Counsel
 - F. Onsite Manager
 1. Report
 2. Proposals for Umbrella Bases
 - i. Admiral Outdoor - \$3,606.31
 - ii. Florida Patio Furniture - \$3,977.25
 - iii. Global Industrial – \$149.95/each plus shipping
 - iv. Amazon - \$86.99/each plus shipping
 - G. District Manager – Number of Registered Voters in the District – 1,467
- V. Business Items:
 - A. Consideration of Resolution 2026-09 Approving the Proposed Budget for Fiscal Year 2027 & Setting a Public Hearing Date for Adoption (*proposed budget to be provided under separate cover*)
 - B. Acceptance of Audit Engagement Letter with Berger, Toombs, Elam, Gaines & Frank to Perform the Audit for Fiscal Year 2026
 - C. Discussion of Office Rental Area
 - D. Discussion of Amendments to Landscape Management Agreement with Yellowstone
- VI. Consent Agenda
 - A. Minutes of April 8, 2026 Meeting
 - B. Acceptance of April 8, 2026 Audit Committee Minutes

C. Approval of Check Register

D. Balance Sheet & Income Statement

E. Special Assessment Receipt Schedule

VII. Supervisor Requests or Comments

VIII. Audience Comments (Audience Comments Limited to 3 Minutes per Person)

IX. Next Board Meeting is Scheduled for **Wednesday, June 10, 2026** at 6:00 p.m. at the Ventana CDD Clubhouse, 11101 Ventana Groves Blvd., Riverview, FL 33578

X. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- II. Audience Comments on Specific Items on the Agenda (Audience Comments Limited to 3 Minutes per Person)
- III. Organizational Matters
 - A. Acceptance of Resignation Letter from Doug Draper, Seat #2
 - B. Discussion of Appointment to Fill Seat #2
 - C. Review of Resumes
 1. Barbara Kargol
 2. Harry P. Gibson
 - D. Consideration of Resolution 2026-07 Election of Officers
- IV. Field Manager
 - A. Field Report
 - B. Action Items List
 - C. Proposal for Fence Installation - \$1,300
 - D. Proposal for Dog Station & Trash Can Installation - \$1,709
 - E. Sidewalk Evaluation
 - F. Status of Hillsborough County Violations
 - G. Landscape Maintenance Report - *Florida Commercial Care*
 1. Consideration of Proposals
 - a. Annuals Installation - \$8,550.47
 - b. Replacement Plants due to Freeze - \$24,106.98
 - c. Fire Ant Treatment on Boulevard - \$1,283.76
 - d. Irrigation Repairs - \$2,000.16
 - e. Palm Trimming - \$19,045
 2. Consideration of Contract Renewal for 2027
 - H. Aquatic Maintenance Report - *Steadfast Environmental*
 1. Ratification of Proposal for Magnetic Contractor for Main Gate Fountain - \$480
 2. Consideration of Proposal for Midge Fly Treatment - \$4,465
- V. District Engineer
 - A. Consideration of Proposal from Zeus Safety & Marking, LLC for Solar Powered Pedestrian Signs
 - B. Discussion of Tot Lot
 - C. Consideration of Professional Services Agreement Change Order - \$26,000

- VI. Business Items:
 - A. Report from Arbitrage Rebate Counselors, LLC for Bond Series 2016
 - B. Consideration of Opening Bank United Money Market Account
 - C. Consideration of Resolution 2026-09 Approving the Proposed Budget for Fiscal Year 2027 & Setting a Public Hearing Date for Adoption
 - D. Consideration of Resolution 2026-10 Disbursement of Funds for Payment of Certain Expenses
 - E. Ratification of Proposal from ECS Integrations for Gate Repairs - \$3,775
 - F. Consideration of Proposal from ECS Integrations for Preventative Maintenance Services - \$840/per inspection
 - G. Ratification of Invoice from C&S Pump Service & Repair, Inc. for Lift Station Repairs
 - H. Ratification of Estimate from C&S Pump Service & Repair, Inc. for Lift Station Repairs
 - I. Consideration of Preventative Maintenance Agreement with C&S Pump Service & Repair, Inc. to Service the Lift Station
- VII. Staff Reports
 - A. District Counsel
 - B. District Manager
 - 1. Streetlight Repair Spreadsheet
 - 2. Discussion of the May 11, 2026 Meeting
- VIII. Consent Agenda
 - A. Approval of Minutes of the February 9, 2026 Meeting
 - B. Approval of Check Registers
 - 1. January 2026
 - 2. February 2026
 - C. Balance Sheet & Income Statement
 - D. Special Assessment Receipt Schedule
- IX. Supervisors Requests
- X. Audience Comments - New Business - (Audience Comments Limited to 3 Minutes per Person)
- XI. Next Regularly Scheduled Board Meeting is **Monday, May 11, 2026, at 6:30 p.m.** at Vista Palms Clubhouse
- XII. Adjournment

The Meeting of the Board of Supervisors of the Six Mile Creek Community Development District will be held Wednesday, May 13, 2026 at 1:00 p.m. at Good News Church, 573 West Twincourt Trail, St. Augustine, Florida 32095.

- I. Roll Call
- II. Invocation by Pastor Clint
- III. The Pledge of Allegiance
- IV. Audience Comments (*regarding agenda items listed below*)
- V. Landscape & Lake Maintenance Updates
 - A. Brightview (TrailMark)
 1. Communication Report
 2. Brightview QSA
 3. Proposal for Coverly Pocket Park/Sod
 - B. (Reverie)
 1. United – Report
 2. Brightview
 - a. Proposal for Plant Replacement
 - C. Florida Waterways
 1. TrailMark Report
 2. Reverie Report
- VI. Discussion Items:
 - A. Resident Awards Program
 - B. Suspension Letters
- VII. Consideration of Community Requests:
 - A. The Capacity Reset
- VIII. Consideration of Proposals:
 - A. TrailMark
 1. Pool Leak Repair
 2. Resurfacing Basketball Courts
 3. Paver Path
 - B. Reverie
 1. Envera – 3-Year Service Agreement & Cellular Cradle Point
 2. Envera – Service Agreement Addendum
 3. Envera – Barrier Arms

4. Hi-Tech – Alternative to Envera for Access Control System

5. AED Machines

IX. Public Hearing to Adopt Parking & Towing Policies Adding a New Area for Parking Enforcement, Resolution 2026-09

X. Update Regarding Phase 2 and Phase 3 Pond Banks (Reverie)

XI. Consideration of Proposals for Recreation Pond Inspection

XII. Consideration of RFQ for District Engineering Services

XIII. Approval of Consent Agenda

A. Engineer Items

1. Ratification of Requisition Nos. 343 – 345, 2016A Capital Improvement Bonds

2. Approval of Requisition No. 41, 2024 Capital Improvement Revenue Bonds (Series 2024) 2024 Project Area

B. Approval of the Minutes of the April 8, 2026 Meeting

C. Ratification of Agreement with Brightview Landscape Services, Inc. for Individual Resident Landscape Project (Reverie)

D. Ratification of Agreement with Tison, Inc. for Pool Speaker Repair (Reverie)

E. Ratification of Agreement with Brightview Landscape Services, Inc. for Landscape and Well Pump Installation (Recreation Pond Area)

F. Balance Sheet as of March 31, 2026 and Statement of Revenues and Expenses for the Period Ending March 31, 2026

G. Assessment Receipt Schedule

H. Check Register

XIV. Other Business

XV. Staff Reports

A. Attorney

B. Engineer – Update Regarding TrailMark & Pacetti Road Traffic Signal Improvements

C. Manager

1. Report on the Number of Registered Voters (3,133)

2. 2026 General Elections

3. Annual Form 1 Filing & Annual Ethics Training

D. TrailMark Operations & Amenities

1. Report

2. Update on Gym Equipment

E. Reverie Reports

1. DFH Updates

2. Operations (*First Service*) - Report

3. Lifestyles (*OnPlace*) - Report

XVI. Supervisor's Requests

XVII. Audience Comments

XVIII. Next Scheduled Meeting: June 10, 2026 at 1:00 p.m. @ Good News Church (WGV)

XIX. Adjournment

Board Oversight

Supervisor Brofford – Pond Maintenance

Supervisor Sutton – Landscape Maintenance

Supervisor Dunn – TrailMark Amenity Center

Supervisor Gellman – Reverie Amenity Center

Supervisor Hartley - Lifestyles

The Meeting of the Board of Supervisors of the Capital Region Community Development District is scheduled for **Thursday, May 14, 2026 at 6:30 p.m.** at the **SouthWood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments (regarding agenda items listed below)
- III. Approval of Consent Agenda
 - A. Approval of the Minutes of the April 9, 2026 Meeting
 - B. Balance Sheet as of March 31, 2026 and Statement of Revenues & Expenditures for the Period Ending March 31, 2026
 - C. Allocation of Assessment Receipts
 - D. Check Register
- IV. Consideration of Agreements:
 - A. Vendor License Agreement with Zomad Bakeries, LLC
 - B. Leon County Tax Collector for Uniform Method of Collection
 - C. Memorial Donation Agreements
- V. Consideration of Work Authorization with All Pro Regarding Fuel Surcharge
- VI. Consideration of Resolution 2026-05, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date for Adoption (August 13, 2026)
- VII. Consideration of Resolution 2026-06, Setting a Public Hearing Date to Adopt the Revised Rules of Procedure
- VIII. Staff Reports
 - A. Attorney
 - B. District Manager
 1. 2026 General Elections
 2. Report on the Number of Registered Voters (5,211)
 3. Annual Form 1 Filing & Annual Ethics Training
 - C. Property Management
 1. All Pro Reports
 2. Operations Memorandum
- IX. Supervisors Requests
- X. Audience Comments
- XI. Next Scheduled Meeting: June 11, 2026 @ 6:30 p.m.

XII. Adjournment

I look forward to seeing you at the meeting. If you have any questions, please feel free to call.

Sincerely,
Corbin deNagy
Corbin deNagy
District Manager

Community Interest:

- A. Roadways – *Supervisor Urban*
- B. Landscaping Conservation Areas – *Supervisor Reglat*
- C. Parks and Recreation/Bike Paths/Trail System – *Supervisor Reglat*
- D. Budget / Bond Refinancing – *Supervisor Christensen*
- E. HOA Coordination – *Supervisor Rojas*
- F. City/County Coordination – *Supervisor Vogel*
- G. Community Liaison – *Supervisor Vogel*

The Double Branch Community Development District Board of Supervisors Meeting is scheduled for **Monday, June 8, 2026 at 4:00 p.m. at the Plantation Oaks Amenity Center, 845 Oakleaf Plantation Parkway, Orange Park, Florida 32065.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Audience Comments (limited to three minutes)
- III. Approval of Consent Agenda
 - A. Minutes of the May 11, 2026 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- IV. Consideration of Resolution 2026-03, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager – Reminder of Ethics Training and Upcoming General Election
 - D. Operations Manager
 1. Memorandum
 2. Discussion of Landscape Contract
- VI. Audience Comments (limited to three minutes) / Supervisors' Requests
- VII. Next Scheduled Meeting – July 13, 2026 at 4:00 p.m. the Plantation Oaks Amenity Center
- VIII. Adjournment

I look forward to seeing you at the meeting. If you have any questions, please feel free to call.

Sincerely,

Marilee Giles

Marilee Giles
District Manager

The Sampson Creek Community Development District Meeting is scheduled for **Thursday, May 21, 2026, at 6:00 p.m. at the St. Johns Golf & Country Club Meeting Room, 219 St. Johns Golf Drive, St. Augustine, Florida 32092.**

Following is the advance agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. Public Comment (*regarding agenda items listed below*)
- IV. Amenities Booking Requests
 - A. Athletic Field One-Time Use
 - B. Tennis Court July – September Use
 - C. On-Deck and Rec Room Storage Use
- V. Staff Reports
 - A. Landscape Team
 1. Report
 2. Proposal for Freeze Damage Plants
 3. Proposal for Median Sod Repair
 4. Proposal for St. Johns Golf Drive Curblineline Redesign
 5. Proposal for St. Johns Golf Drive Shade Tolerant Plants
 6. Proposal for Amenity Sign Design
 - B. Attorney
 - C. Engineer
 - D. District Manager
 1. Report on the Number of Registered Voters (1,930)
 2. Reminder of Upcoming General Election
 - E. General Manager
 1. Amenities and Operations Report
 2. Lake Doctors
 3. Athletic Field Report
 4. Proposal for Crosswalk Striping
 5. Proposal for Pool Controller
 6. Landscaping Projects

7. Proposal for Amenity Center Sign

VI. Discussion of Future Amenity Capital Improvements

- A. Pool Deck Renovation
- B. Amenity Meeting Room Upgrade
- C. Tennis Court Resurfacing and Basketball Court Resurfacing/Rebuild
- D. Tennis Court Landscape Demo
- E. Tennis Court Relandscaping
- F. Paver Installation Between Tennis Courts

VII. Acceptance of the Fiscal Year 2025 Audit Report

VIII. Consideration of Resolution 2026-03, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date

IX. Consideration of Resolution 2026-04, Setting a Public Hearing to Adopt Revised Rules of Procedure

X. Contracts Review

XI. Supervisors' Request

XII. Public Comments

XIII. Approval of Consent Agenda

- A. Minutes of the April 16, 2026 Meeting
- B. Financial Statements as of April 30, 2026
- B. Check Register

XIV. Next Scheduled Meeting – June 18, 2026 @ 6:00 p.m. @ St. Johns Golf & Country Club Meeting Room

XV. Adjournment

The Durbin Crossing Community Development District and Board of Supervisors Meeting is scheduled for **Monday, May 18, 2026 at 6:00 p.m.** at the Durbin Crossing South Amenity Center, 145 South Durbin Parkway, St. Johns, Florida 32259.

Following is the agenda for the meeting:

- I. Pledge of Allegiance
- II. Roll Call
- III. Audience Comments
- IV. Review of Action Items
- V. Approval of Consent Agenda
 - A. Minutes of the April 27, 2026 Meeting
 - B. Financial Statements
 - C. Assessment Receipts Schedule
 - D. Check Register
- VI. Acceptance of the Fiscal Year 2025 Audit Report
- VII. Consideration of Resolution 2026-05, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date
- VIII. Discussion of Fiscal Year 2027 Wish List Items
- IX. Discussion of Adding Benches in Community
- X. Discussion of Towing Policies
- XI. Staff Reports
 - A. Landscape & Irrigation Maintenance Team
 1. Report
 2. Revised Proposal for Redesign of Four Corners Monument
 3. Proposals for Woodline Pushback at Longleaf Parkway, North Durbin and South Durbin
 - B. District Counsel – Memorandum Regarding Traffic Regulation
 - C. District Engineer
 - D. District Manager
 1. Report on the Number of Registered Voters (4,414)
 2. Reminder of Upcoming General Election
 - E. General Manager – Report

F. Amenity Manager – Report

G. Lifestyle Manager – Report

XII. Supervisors' Request and Audience Comments

XIII. Review of Action Items

XIV. Next Scheduled Meeting – June 22, 2026 at 6:00 p.m. at the Durbin South Amenity Center

XV. Adjournment

I look forward to seeing you at the meeting. If you have any questions, please feel free to call.

Sincerely,

Daniel Laughlin

Daniel Laughlin
District Manager

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>

Envera Invoice Reconciliation Report 2022 – 2025

Invoices

- Range: July 14, 2022 – Oct 24, 2025
- Fields included (*format changed over years*):
 - **Invoice #** = unique invoice identifier
 - **Ticket Number** = unique identifier
 - **Completed Date** = Invoice date (?)
 - **Payment Amount**
 - **Account & Contact Information**
 - **Work Details:**
 - **Subject** = Site location (*conflicts w/ Address exist*)
 - **Address** = Site address (*conflicts w/ Subject exist*)
 - **Root Cause** (*conflicts w/ description of work exist*)
 - **Time on Site**
 - **Work Performed:**
 - **Description** (*conflicts w/ site & root cause exist*)
 - **Work Performed** (*conflicts w/ root cause exist*)
 - **Parts & Materials:**
 - **Trip Charges**
 - **Service Labor**
 - **Hardware**

Incident Report (i.e., Gate Strike Report)

- Range: Jan 7, 2022 – Dec 28, 2025
- Fields included:
 - **Case #** = unique identifier for every incident
 - **Account** = “Coral Bay CDD – Margate, FL”
 - **Subject** = Site location (North, South, 30th...)
 - **2022**: Not identified (*included in description*)
 - **2023 – 2025**:
 - Location + Exit/Entry (*varies*) identified
 - **Data entries inconsistent in format/content**
 - **Description** = **Month/Day/Time** + **Description**
 - Data entries inconsistent in content/format
 - Internal Envera-Use (metrics):
 - **Date/Time Opened** = Case opened
 - **Date/Time Closed** = Case closed
 - **Days to Close** (% of Day)

Envera Invoices

- Date Range: **July 14, 2022 – Oct 24, 2025**
- Invoice Qty = **216 (\$60,589.66)**

Invoices		
Year	Qty	Total
2022	29	\$ 9,925.00
2023	107	\$ 28,918.24
2024	70	\$ 19,170.42
2025	10	\$ 2,576.00
TOTAL	216	\$ 60,589.66

- **Duplicate?**
 - **67384** (Service Labor \$185 + Trip \$60) & **67385** (Service Labor \$185)
 - Same "Completed Date": 7/28/2023
 - **Same "Ticket #": 03717996** (does not match any Gate Strike Report Case #)
 - Same "Address" (West Gate address)
 - "Subject" location differs; *67385 address conflicts with "Subject" location.*
 - "Description" identifies different Barrier Arm but references same date **"7/27"**.
 - **Result: Invoices are unreconcilable and require correction or removal.**

Envera Incident Report (i.e., “Gate Strike Report”)

- Date Range: **Jan 7, 2022 – Dec 28, 2025**
- **Incidents Qty = 596** (*680 thru Mar 27, 2026*)
 - 2022 = **58**
 - 2023 = **54**
 - 2024 = **133**
 - 2025 = **351**
 - **2026 = 84** (*invoices should be expected*)
- 2022 – 2023: Many duplicate incidents, each with unique Case#
 - Differences only exist in metrics data (i.e., Date/Time opened, closed...)
- 2024 – 2025: Duplication reduced.

Envera Incident Reporting Accuracy

2022 - 2025 Gate Strike Report - BY YEAR							
YEAR	# Reported (CASE #'s) Incidents	# Gate Strikes Incidents Noted	# UNIQUE (Actual) Gate Strike Incidents	OTHER Incidents	# UNIQUE OTHER Incidents	Total UNIQUE Incidents	Reported vs Actual Error Rate
2022	58	53	29	5	5	34	45.0%
2023	54	49	36	5	5	41	27.0%
2024	133	132	125	1	1	126	5.0%
2025	351	351	350			350	0.3%
TOTALS	596	585	540	11	11	551	

2022 - 2025 Gate Strike Report - BY SITE						
SITE	# Reported (CASE #'s) Incidents	# Gate Strikes Incidents Noted	# UNIQUE (Actual) Gate Strike Incidents	OTHER Incidents	# UNIQUE OTHER Incidents	Total UNIQUE Incidents
SOUTH GATE	32	32	22			22
NORTH GATE	178	174	160	4	4	164
WEST GATE (30th St.)	383	377	356	6	6	362
UNKNOWN	3	2	2	1	1	3
TOTALS	596	585	540	11	11	551

“**Gate Strike**” is any instance in which a barrier arm and/or swing gate are physically manipulated that they become inoperable (i.e., vehicle strike, manually manipulation).

“**Other Incident**” is an incident that does not involve a gate strike (i.e., equipment, power, ISP failures, malfunctioning alarms, false gate strike notifications).

“**UNIQUE**” = Duplicate incident entries are removed (i.e., multiple case #'s for same incident)

Envera Invoice Reconciliation Criteria 2022 – 2025

- **Tier 1**: Non-gate strike related invoices: Qty 22 @ \$18,136.42
 - Barrier Arm Restock (Qty 2)
 - Camera Realignment or Camera System Repair (Qty 3)
 - CDD Requested BA Replacement (Stock) (1)
 - Comcast Internet Setup or Repair (Qty 4)
 - Equipment Replacement (i.e., Battery, Loop Detector, Comm's...) (Qty 7)
 - Gate Access Stickers (Qty 1)
 - Swing Gate Reset (Qty 4)
- **Tier 2**: Correlated to Gate Strike Report: Qty 27 @ \$5,933.24
 - Invoice Ticket # = GSR Case#
- Total **Tier 1 & Tier 2** = 48 invoices @ \$24,069.66

Tier 1 & 2 Invoice Reconciliation

ALL YEARS (2022 - 2025) - Tier 1 & 2						
Category (Based on Invoice)	Qty	Invoice Total	MATCHED Ticket# = GSR Case#	Non-Gate Strike Related	RECONCILED Invoice Total	RECONCILED Invoices
BA Reset into Cradle	64	\$ 13,750.00	2		\$ 305.00	2
Barrier Arm Restock	2	\$ 7,165.00		2	\$ 7,165.00	2
Camera Realignment	1	\$ 245.00		1	\$ 245.00	1
Camera System Repair	2	\$ 565.00		2	\$ 565.00	2
CDD Requested BA Replacement (Stock)	1	\$ 245.00		1	\$ 245.00	1
Comcast Setup	4	\$ 1,570.00		4	\$ 1,570.00	4
Equipment Replacement (BA)	1	\$ 431.00		1	\$ 431.00	1
Equipment Replacement (Battery)	1	\$ 190.00		1	\$ 190.00	1
Equipment Replacement (Boom Contact)	2	\$ 1,057.42		2	\$ 1,057.42	2
Equipment Replacement (Communications)	1	\$ 50.00		1	\$ 50.00	1
Equipment Replacement (Door Handle)	1	\$ 335.00		1	\$ 335.00	1
Equipment Replacement (Loop Detector)	1	\$ 473.00		1	\$ 473.00	1
Gate Access Stickers	1	\$ 4,725.00		1	\$ 4,725.00	1
GS - BA Replacement	4	\$ 880.00			\$ -	
GS - BA Reset into Cradle	125	\$ 27,578.24	24		\$ 5,628.24	24
SG Stuck Open/BA Reset	4	\$ 1,085.00	1	3	\$ 1,085.00	4
UNKOWN	1	\$ 245.00			\$ -	
TOTALS	216	\$ 60,589.66	27	21	\$ 24,069.66	48
				% of Total	40%	22%

DEFINITIONS:

BA = Barrier Arm

GS = Gate Strike

SG = Swing Gate

GSR Case# = Case# assigned to incident on "Gate Strike Report"

Tier 1 & 2 Invoice Reconciliation

2022 - 2025 ENVERA Invoice Reconciliation - PER YEAR						
YEAR	# of Invoices	Invoice Total	Reconciled Invoice Charges	Reconciled Invoices	Outstanding Invoice Total	Outstanding Invoices
2022	29	\$ 9,925.00	\$ 5,970.00	7	\$ 3,955.00	22
2023	107	\$ 28,918.24	\$ 10,213.24	21	\$ 18,705.00	86
2024	70	\$ 19,170.42	\$ 7,210.42	18	\$ 11,960.00	52
2025	10	\$ 2,576.00	\$ 676.00	2	\$ 1,900.00	8
TOTAL	216	\$ 60,589.66	\$ 24,069.66	48	\$ 36,520.00	168

2022 - 2025 ENVERA Invoice Reconciliation - PER SITE						
SITE	# of Invoices	Invoice Total	Reconciled Invoice Charges	Reconciled Invoices	Outstanding Invoice Total	Outstanding Invoices
SOUTH GATE	25	\$ 6,702.24	\$ 3,417.24	10	\$ 3,285.00	15
NORTH GATE	39	\$ 12,665.28	\$ 6,830.28	10	\$ 5,835.00	29
WEST GATE (30th St.)	141	\$ 34,114.14	\$ 7,944.14	23	\$ 26,170.00	118
Clubhouse	8	\$ 6,290.00	\$ 5,060.00	2	\$ 1,230.00	6
Peninsula Park	2	\$ 460.00	\$ 460.00	2	\$ -	0
Fays Cove Pool	0	\$ -	\$ -	0	\$ -	0
North Bay Park	1	\$ 358.00	\$ 358.00	1	\$ -	0
TOTAL	216	\$ 60,589.66	\$ 24,069.66	48	\$ 36,520.00	168

Tier 1 & 2 Invoice Reconciliation

2022 ENVERA Invoice RECONCILIATION					
Invoice Number	Invoice Ticket Number	Invoice \$	Gate Strike Report Case # = Invoice Ticket Number?	Non-Gate Strike Related (i.e., Equipment, ISP, Power, Gate Access Sticker)	Reconciled Invoice Charge
49993		\$ 215.00		Yes	\$ 215.00
54922		\$ 190.00		Yes	\$ 190.00
55728	3138713	\$ 215.00		Yes	\$ 215.00
55899		\$ 207.00		Yes	\$ 207.00
55966		\$ 50.00		Yes	\$ 50.00
56475		\$ 473.00		Yes	\$ 473.00
56864		\$ 4,620.00		Yes	\$ 4,620.00
Total Invoices		\$ 5,282.00	Total RECONCILED Invoices		\$ 5,970.00

Tier 1 & 2 Invoice Reconciliation

2023 ENVERA Invoice RECONCILIATION					
Invoice Number	Invoice Ticket Number	Invoice \$	Gate Strike Report Case # = Invoice Ticket Number?	Non-Gate Strike Related (i.e., Equipment, ISP, Power, Gate Access Sticker)	Reconciled Invoice Charge
60065	3354212	\$ 60.00	Yes		\$ 60.00
60759		\$ 235.00		Yes	\$ 235.00
61138	3406219	\$ 185.00	Yes		\$ 185.00
61286	3413003	\$ 245.00	Yes		\$ 245.00
61586	3425668	\$ 245.00	Yes		\$ 245.00
62030	3441514	\$ 185.00	Yes		\$ 185.00
62395		\$ 555.00		Yes	\$ 555.00
62833	3479836	\$ 245.00	Yes		\$ 245.00
62927	3481868	\$ 185.00	Yes		\$ 185.00
63688	3552747	\$ 245.00	Yes		\$ 245.00
63140	3491179	\$ 245.00		Yes	\$ 245.00
63734	3554444	\$ 245.00	Yes		\$ 245.00
64442	3584661	\$ 293.24	Yes		\$ 293.24
64547	3590184	\$ 245.00	Yes		\$ 245.00
65962	3640117	\$ 555.00		Yes	\$ 555.00
65458		\$ 335.00		Yes	\$ 335.00
67484	3722417	\$ 245.00	Yes		\$ 245.00
70610	3845356	\$ 245.00	Yes		\$ 245.00
71076	3861501	\$ 245.00	Yes		\$ 245.00
71888	3893557	\$ 450.00		Yes	\$ 450.00
6822		\$ 4,725.00		Yes	\$ 4,725.00
Total Invoices		\$ 28,918.24	Total RECONCILED Invoices		\$ 10,213.24

Tier 1 & 2 Invoice Reconciliation

2024 ENVERA Invoice RECONCILIATION					
Invoice Number	Invoice Ticket Number	Invoice \$	Gate Strike Report Case # = Invoice Ticket Number?	Non-Gate Strike Related (i.e., Equipment, ISP, Power, Gate Access Sticker)	Reconciled Invoice Charge
76167		\$ 245.00		Yes	\$ 245.00
79987		\$ 454.14		Yes	\$ 454.14
80160	4243136	\$ 245.00	Yes		\$ 245.00
80211	4243849	\$ 245.00	Yes		\$ 245.00
80499	4254180	\$ 185.00	Yes		\$ 185.00
80846	4264473	\$ 245.00	Yes		\$ 245.00
80973	4269201	\$ 245.00	Yes		\$ 245.00
81240	4290185	\$ 245.00	Yes		\$ 245.00
81315	4297852	\$ 245.00	Yes		\$ 245.00
84734		\$ 358.00		Yes	\$ 358.00
84937	4483234	\$ 245.00	Yes		\$ 245.00
86103	4540255	\$ 245.00	Yes		\$ 245.00
86652		\$ 603.28		Yes	\$ 603.28
87467	4610618	\$ 185.00	Yes		\$ 185.00
87726	4624055	\$ 245.00	Yes		\$ 245.00
87972		\$ 2,545.00		Yes	\$ 2,545.00
89516	4691107	\$ 185.00	Yes		\$ 185.00
89993		\$ 245.00		Yes	\$ 245.00
Total Invoices		\$ 7,210.42	Total RECONCILED Invoices		\$ 7,210.42

Tier 1 & 2 Invoice Reconciliation

2025 ENVERA Invoice RECONCILIATION					
Invoice Number	Invoice Ticket Number	Invoice \$	Gate Strike Report Case # = Invoice Ticket Number?	Non-Gate Strike Related (i.e., Equipment, ISP, Power, Gate Access Sticker)	Reconciled Invoice Charge
90237	4716245	\$ 431.00		Yes	\$ 431.00
92156	4764218	\$ 245.00	Yes		\$ 245.00
Total Invoices		\$ 676.00	Total RECONCILED Invoices		\$ 676.00

Tier 3 Invoice Reconciliation

- **Tier 3 (Optional)**: 2022 Outstanding Invoices: Qty 22 @ \$3955.00
 - Prior Envera systems; 4-years ago

2022 - Tier 1 - 3						
Category (Based on Invoice)	Qty	Invoice Total	MATCHED Ticket# = GSR Case#	Non-Gate Strike Related	RECONCILED Invoice Total	RECONCILED Invoices
BA Reset into Cradle	14	\$ 2,415.00			\$ 2,415.00	14
Barrier Arm Restock	1	\$ 4,620.00		1	\$ 4,620.00	1
Camera Realignment		\$ -			\$ -	
Camera System Repair	1	\$ 207.00		1	\$ 207.00	1
CDD Requested BA Replacement (Stock)		\$ -			\$ -	
Comcast Setup	1	\$ 215.00		1	\$ 215.00	1
Equipment Replacement (BA)		\$ -			\$ -	
Equipment Replacement (Battery)	1	\$ 190.00		1	\$ 190.00	1
Equipment Replacement (Boom Contact)		\$ -			\$ -	
Equipment Replacement (Communications)	1	\$ 50.00		1	\$ 50.00	1
Equipment Replacement (Door Handle)		\$ -			\$ -	
Equipment Replacement (Loop Detector)	1	\$ 473.00		1	\$ 473.00	1
Gate Access Stickers		\$ -			\$ -	
GS - BA Replacement	1	\$ 205.00			\$ 205.00	1
GS - BA Reset into Cradle	7	\$ 1,335.00			\$ 1,335.00	7
SG Stuck Open/BA Reset	1	\$ 215.00		1	\$ 215.00	1
UNKOWN		\$ -			\$ -	
TOTALS	29	\$ 9,925.00		7	\$ 9,925.00	29
				% of Total	100%	100%

Envera Invoice Reconciliation Criteria 2022 – 2025

ALL YEARS (2022 - 2025) - Tier 1 - 3						
Category (Based on Invoice)	Qty	Invoice Total	MATCHED Ticket# = GSR Case#	Non-Gate Strike Related	RECONCILED Invoice Total	RECONCILED Invoices
BA Reset into Cradle	64	\$ 13,750.00	2		\$ 2,720.00	16
Barrier Arm Restock	2	\$ 7,165.00		2	\$ 7,165.00	2
Camera Realignment	1	\$ 245.00		1	\$ 245.00	1
Camera System Repair	2	\$ 565.00		2	\$ 565.00	2
CDD Requested BA Replacement (Stock)	1	\$ 245.00		1	\$ 245.00	1
Comcast Setup	4	\$ 1,570.00		4	\$ 1,570.00	4
Equipment Replacement (BA)	1	\$ 431.00		1	\$ 431.00	1
Equipment Replacement (Battery)	1	\$ 190.00		1	\$ 190.00	1
Equipment Replacement (Boom Contact)	2	\$ 1,057.42		2	\$ 1,057.42	2
Equipment Replacement (Communications)	1	\$ 50.00		1	\$ 50.00	1
Equipment Replacement (Door Handle)	1	\$ 335.00		1	\$ 335.00	1
Equipment Replacement (Loop Detector)	1	\$ 473.00		1	\$ 473.00	1
Gate Access Stickers	1	\$ 4,725.00		1	\$ 4,725.00	1
GS - BA Replacement	4	\$ 880.00			\$ 205.00	1
GS - BA Reset into Cradle	125	\$ 27,578.24	24		\$ 6,963.24	31
SG Stuck Open/BA Reset	4	\$ 1,085.00	1	3	\$ 1,085.00	4
UNKOWN	1	\$ 245.00			\$ -	
TOTALS	216	\$ 60,589.66	27	21	\$ 28,024.66	70
				% of Total	46%	32%

DEFINITIONS:

BA = Barrier Arm

GS = Gate Strike

SG = Swing Gate

GSR Case# = Case# assigned to incident on "Gate Strike Report"

Unreconciled Invoices

- Invoices that:
 - Lack a Ticket#.
 - Have Ticket #'s that do not correlate to a GSR Case#.
 - Are incomplete:
 - **Invoice #101676, Dated: Oct 24, 2025**
 - No description of work performed.
 - No Ticket#.
 - Duplicate:
 - **67384** (Service Labor \$185 + Trip \$60) & **67385** (Service Labor \$185)

Unreconciled Invoices


ENVERA
 Hidden Eyes LLC
 d/b/a Envera Systems
 P.O. Box 2086
 Hicksville, NY 11802

Number:	101676
Page:	1
Date:	10/24/2025

Sold To: Coral Bay CDD GMS-SF, LLC 3101 South Bay Dr Margate, FL 33063 Attn: Julio Padilla
--

Ship To: (268G1) Coral Bay - 30th St. Gate 6800 NW 30th Street Margate, FL 33063

Reference - P.O. No.	Customer No.	Salesperson	Ship Via	Terms Code
COMPLETED 10/07/25	000268			NET30

Description/Comments	Amount
Service Labor	185.00
Trip Charge	60.00

Remit To:
 Hidden Eyes LLC
 d/b/a Envera Systems
 P.O. Box 2086
 Hicksville, NY 11802

Subtotal before taxes	245.00
Total taxes	0.00
Total amount	245.00
Credit Amount	0.00
Payment received	0.00
Discount taken	0.00
Amount due	245.00

Invoice

Unreconciled Invoices – Base on Tier 1& 2 Approval

ALL YEARS (2022 - 2025) - Tier 1 & 2						
Category (Based on Invoice)	Qty	Invoice Total	OUTSTANDING Invoice Total	OUTSTANDING Invoices	MISSING Invoice Ticket#	MISMATCH Ticket#/GSR Case#
BA Reset into Cradle	64	\$ 13,750.00	\$ 13,445.00	62	50	12
Barrier Arm Restock	2	\$ 7,165.00	\$ -			
Camera Realignment	1	\$ 245.00	\$ -			
Camera System Repair	2	\$ 565.00	\$ -			
CDD Requested BA Replacement (Stock)	1	\$ 245.00	\$ -			
Comcast Setup	4	\$ 1,570.00	\$ -			
Equipment Replacement (BA)	1	\$ 431.00	\$ -			
Equipment Replacement (Battery)	1	\$ 190.00	\$ -			
Equipment Replacement (Boom Contact)	2	\$ 1,057.42	\$ -			
Equipment Replacement (Communications)	1	\$ 50.00	\$ -			
Equipment Replacement (Door Handle)	1	\$ 335.00	\$ -			
Equipment Replacement (Loop Detector)	1	\$ 473.00	\$ -			
Gate Access Stickers	1	\$ 4,725.00	\$ -			
GS - BA Replacement	4	\$ 880.00	\$ 880.00	4	1	3
GS - BA Reset into Cradle	125	\$ 27,578.24	\$ 21,950.00	101	38	63
SG Stuck Open/BA Reset	4	\$ 1,085.00	\$ -			
UNKOWN	1	\$ 245.00	\$ 245.00	1	1	
TOTALS	216	\$ 60,589.66	\$ 36,520.00	168	90	78
			60%	78%		

DEFINITIONS:

BA = Barrier Arm

GS = Gate Strike

SG = Swing Gate

GSR Case# = Case# assigned to incident on "Gate Strike Report"

Unreconciled Invoices

2022 Unreconciled Envera Invoices - Tier 1 & 2 Approval							
YEAR	Invoice #	Completed Date	Work	Grand Total	Invoice Ticket #	MISSING Invoice Ticket#	MISMATCH Ticket#/GSR Case#
2022	50449	7/25/2022	BA Reset into Cradle	\$ 155.00		Yes	
2022	50460	7/25/2022	BA Reset into Cradle	\$ 215.00		Yes	
2022	50660	7/27/2022	BA Reset into Cradle	\$ 155.00		Yes	
2022	54537	10/10/2022	BA Reset into Cradle	\$ 155.00		Yes	
2022	54918	10/17/2022	BA Reset into Cradle	\$ 155.00	3104649		Yes
2022	55777	11/1/2022	GS - BA Reset into Cradle	\$ 155.00	3144367		Yes
2022	55788	11/1/2022	BA Reset into Cradle	\$ 155.00		Yes	
2022	55998	11/7/2022	BA Reset into Cradle	\$ 50.00	3155275		Yes
2022	56142	11/9/2022	BA Reset into Cradle	\$ 215.00		Yes	
2022	56241	11/11/2022	BA Reset into Cradle	\$ 215.00		Yes	
2022	56329	11/14/2022	BA Reset into Cradle	\$ 205.00	3181912		Yes
2022	56683	11/21/2022	BA Reset into Cradle	\$ 215.00		Yes	
2022	56813	11/22/2022	BA Reset into Cradle	\$ 215.00		Yes	
2022	57217	12/5/2022	BA Reset into Cradle	\$ 155.00		Yes	
2022	57417	12/9/2022	GS - BA Reset into Cradle	\$ 205.00		Yes	
2022	57467	12/9/2022	BA Reset into Cradle	\$ 155.00		Yes	
2022	57733	12/16/2022	GS - BA Reset into Cradle	\$ 205.00		Yes	
2022	57792	12/19/2022	GS - BA Reset into Cradle	\$ 155.00	3250125		Yes
2022	57802	12/19/2022	GS - BA Reset into Cradle	\$ 205.00		Yes	
2022	57959	12/22/2022	GS - BA Replacement	\$ 205.00		Yes	
2022	58022	12/23/2022	GS - BA Reset into Cradle	\$ 205.00	3259733		Yes
2022	58117	12/28/2022	GS - BA Reset into Cradle	\$ 205.00		Yes	

Unreconciled Invoices

2023 Unreconciled Envera Invoices - Tier 1 & 2 Approval

YEAR	Invoice #	Completed Date	Work	Grand Total	Invoice Ticket #	MISSING Invoice Ticket#	MISMATCH Ticket#/GSR Case#
2023	58241	1/3/2023	GS - BA Reset into Cradle	\$ 155.00	3271034		Yes
2023	58338	1/4/2023	BA Reset into Cradle	\$ 155.00	3276842		Yes
2023	58622	1/10/2023	BA Reset into Cradle	\$ 205.00		Yes	
2023	58820	1/13/2023	GS - BA Reset into Cradle	\$ 205.00		Yes	
2023	58843	1/16/2023	GS - BA Reset into Cradle	\$ 205.00		Yes	
2023	59152	1/23/2023	GS - BA Reset into Cradle	\$ 205.00	3315896		Yes
2023	59271	1/25/2023	GS - BA Reset into Cradle	\$ 155.00		Yes	
2023	59498	1/30/2023	GS - BA Reset into Cradle	\$ 215.00	3329869		Yes
2023	59644	2/2/2023	GS - BA Reset into Cradle	\$ 245.00		Yes	
2023	59783	2/6/2023	GS - BA Reset into Cradle	\$ 50.00	3343281		Yes
2023	59919	2/8/2023	GS - BA Reset into Cradle	\$ 50.00	3350069		Yes
2023	60020	2/9/2023	GS - BA Reset into Cradle	\$ 50.00		Yes	
2023	60449	2/21/2023	GS - BA Reset into Cradle	\$ 185.00		Yes	
2023	60610	2/24/2023	BA Reset into Cradle	\$ 185.00	3380840		Yes
2023	61221	3/13/2023	GS - BA Reset into Cradle	\$ 185.00	3409364		Yes
2023	61359	3/15/2023	GS - BA Reset into Cradle	\$ 185.00	3416404		Yes
2023	61846	3/27/2023	GS - BA Reset into Cradle	\$ 245.00	3436559		Yes
2023	61918	3/28/2023	GS - BA Reset into Cradle	\$ 245.00	3438640		Yes
2023	61977	3/29/2023	GS - BA Reset into Cradle	\$ 245.00		Yes	
2023	62014	3/30/2023	GS - BA Reset into Cradle	\$ 245.00	3442443		Yes
2023	62108	4/3/2023	GS - BA Reset into Cradle	\$ 245.00	3447530		Yes
2023	62173	4/4/2023	GS - BA Reset into Cradle	\$ 245.00	3451393		Yes
2023	62276	4/6/2023	GS - BA Reset into Cradle	\$ 245.00	3455609		Yes
2023	62393	4/11/2023	GS - BA Reset into Cradle	\$ 245.00	3463366		Yes
2023	62514	4/13/2023	BA Reset into Cradle	\$ 245.00	3468343		Yes
2023	62627	4/17/2023	GS - BA Reset into Cradle	\$ 185.00	3472288		Yes
2023	62628	4/17/2023	GS - BA Reset into Cradle	\$ 245.00	3472303		Yes
2023	62901	4/21/2023	GS - BA Reset into Cradle	\$ 245.00	3482794		Yes
2023	62974	4/24/2023	GS - BA Reset into Cradle	\$ 245.00	3484670		Yes

Unreconciled Invoices

2023 Unreconciled Envera Invoices - Tier 1 & 2 Approval (cont.)							
2023	62985	4/24/2023	GS - BA Reset into Cradle	\$ 245.00	3484455		Yes
2023	63088	4/26/2023	GS - BA Reset into Cradle	\$ 245.00	3490449		Yes
2023	63239	4/28/2023	GS - BA Reset into Cradle	\$ 185.00		Yes	
2023	63282	5/1/2023	GS - BA Reset into Cradle	\$ 185.00	3499148		Yes
2023	63563	5/8/2023	GS - BA Reset into Cradle	\$ 245.00	3546295		Yes
2023	63598	5/8/2023	GS - BA Replacement	\$ 245.00	3549776		Yes
2023	63830	5/15/2023	GS - BA Reset into Cradle	\$ 245.00	3563783		Yes
2023	63836	5/15/2023	GS - BA Reset into Cradle	\$ 245.00	3564608		Yes
2023	63953	5/17/2023	GS - BA Reset into Cradle	\$ 185.00	3568381		Yes
2023	63954	5/17/2023	GS - BA Reset into Cradle	\$ 245.00	3568375		Yes
2023	64000	5/17/2023	GS - BA Reset into Cradle	\$ 245.00	3569924		Yes
2023	64018	5/18/2023	GS - BA Reset into Cradle	\$ 245.00	3571043		Yes
2023	64086	5/19/2023	GS - BA Reset into Cradle	\$ 185.00	3572584		Yes
2023	64176	5/22/2023	GS - BA Replacement	\$ 245.00	3574502		Yes
2023	64359	5/24/2023	GS - BA Reset into Cradle	\$ 245.00	3581944		Yes
2023	64481	5/26/2023	GS - BA Reset into Cradle	\$ 245.00	3585719		Yes
2023	64549	5/30/2023	BA Reset into Cradle	\$ 245.00	3588787		Yes
2023	64745	6/2/2023	GS - BA Reset into Cradle	\$ 245.00	3598201		Yes
2023	64891	6/6/2023	GS - BA Reset into Cradle	\$ 245.00	3604696		Yes
2023	65000	6/8/2023	GS - BA Reset into Cradle	\$ 245.00	3608805		Yes
2023	65081	6/9/2023	GS - BA Reset into Cradle	\$ 245.00	3610912		Yes
2023	65177	6/12/2023	BA Reset into Cradle	\$ 185.00	3612265		Yes
2023	65322	6/14/2023	GS - BA Reset into Cradle	\$ 185.00	3622499		Yes
2023	65400	6/15/2023	GS - BA Reset into Cradle	\$ 245.00	3626959		Yes
2023	65500	6/19/2023	GS - BA Reset into Cradle	\$ 245.00	3629197		Yes
2023	65835	6/23/2023	GS - BA Reset into Cradle	\$ 185.00	3642460		Yes
2023	65990	6/27/2023	BA Reset into Cradle	\$ 185.00	3649798		Yes
2023	66006	6/27/2023	BA Reset into Cradle	\$ 185.00		Yes	
2023	66183	6/29/2023	BA Reset into Cradle	\$ 245.00		Yes	

Unreconciled Invoices

2023 Unreconciled Envera Invoices - Tier 1 & 2 Approval (cont.)							
2023	66369	7/6/2023	GS - BA Reset into Cradle	\$ 245.00	3665119		Yes
2023	66370	7/6/2023	GS - BA Reset into Cradle	\$ 185.00	3663766		Yes
2023	66477	7/10/2023	GS - BA Reset into Cradle	\$ 245.00	3673725		Yes
2023	66781	7/14/2023	GS - BA Reset into Cradle	\$ 245.00	3691041		Yes
2023	66799	7/15/2023	GS - BA Reset into Cradle	\$ 245.00	3692881		Yes
2023	66955	7/19/2023	GS - BA Reset into Cradle	\$ 245.00		Yes	
2023	67384	7/28/2023	GS - BA Reset into Cradle	\$ 245.00	3717996		Yes (Duplicate)
2023	67385	7/28/2023	GS - BA Reset into Cradle	\$ 185.00	3717996		Yes (Duplicate)
2023	67546	8/1/2023	GS - BA Reset into Cradle	\$ 245.00	3724928		Yes
2023	67726	8/4/2023	GS - BA Reset into Cradle	\$ 245.00	3730700		Yes
2023	67735	8/4/2023	BA Reset into Cradle	\$ 245.00		Yes	
2023	67801	8/7/2023	GS - BA Reset into Cradle	\$ 245.00	3732908		Yes
2023	68096	8/10/2023	GS - BA Reset into Cradle	\$ 245.00	3743486		Yes
2023	68225	8/14/2023	GS - BA Reset into Cradle	\$ 185.00		Yes	
2023	68324	8/15/2023	GS - BA Reset into Cradle	\$ 245.00		Yes	
2023	68531	8/18/2023	GS - BA Reset into Cradle	\$ 245.00		Yes	
2023	68957	8/28/2023	GS - BA Reset into Cradle	\$ 245.00		Yes	
2023	70097	9/21/2023	GS - BA Reset into Cradle	\$ 185.00		Yes	
2023	70244	9/25/2023	GS - BA Reset into Cradle	\$ 245.00	3829244		Yes
2023	70530	9/29/2023	GS - BA Reset into Cradle	\$ 185.00	3841866		Yes
2023	71215	10/13/2023	BA Reset into Cradle	\$ 245.00		Yes	
2023	71335	10/17/2023	BA Reset into Cradle	\$ 245.00		Yes	
2023	71464	10/19/2023	BA Reset into Cradle	\$ 245.00		Yes	
2023	71537	10/23/2023	GS - BA Replacement	\$ 185.00	3880740		Yes
2023	71538	10/23/2023	BA Reset into Cradle	\$ 245.00	3880740		Yes
2023	73576	12/4/2023	BA Reset into Cradle	\$ 185.00	3978280		Yes
2023	74011	12/13/2023	GS - BA Reset into Cradle	\$ 245.00	3995127		Yes
2023	74307	12/19/2023	GS - BA Reset into Cradle	\$ 185.00	3985552		Yes

Unreconciled Invoices

2024 Unreconciled Envera Invoices							
YEAR	Invoice #	Completed Date	Work	Grand Total	Invoice Ticket #	MISSING Invoice Ticket#	MISMATCH Ticket#/GSR Case#
2024	77208	2/26/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	77481	3/1/2024	GS - BA Reset into Cradle	\$ 245.00		Yes	
2024	77919	3/11/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	79445	4/16/2024	GS - BA Reset into Cradle	\$ 245.00	4218160		Yes
2024	79652	4/19/2024	GS - BA Reset into Cradle	\$ 245.00		Yes	
2024	79783	4/23/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	80259	5/3/2024	GS - BA Reset into Cradle	\$ 245.00		Yes	
2024	80291	5/6/2024	GS - BA Reset into Cradle	\$ 245.00		Yes	
2024	80931	5/17/2024	GS - BA Reset into Cradle	\$ 245.00	4267335		Yes
2024	81529	5/31/2024	BA Reset into Cradle	\$ 245.00	4303928		Yes
2024	81580	6/3/2024	GS - BA Reset into Cradle	\$ 245.00	4305518		Yes
2024	81769	6/5/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	81930	6/10/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	82139	6/13/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	83484	7/10/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	83581	7/12/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	83677	7/16/2024	GS - BA Reset into Cradle	\$ 245.00		Yes	
2024	83813	7/18/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	83869	7/19/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	83953	7/22/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	84108	7/24/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	84246	7/26/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	84368	7/30/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	84474	8/1/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	84965	8/12/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	85034	8/12/2024	BA Reset into Cradle	\$ 245.00		Yes	

Unreconciled Invoices

2024 Unreconciled Envera Invoices - Tier 1 & 2 Approval (cont.)							
2024	85176	8/15/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	85239	8/16/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	85311	8/19/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	85478	8/22/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	85725	8/28/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	86516	9/18/2024	GS - BA Reset into Cradle	\$ 245.00	4555483		Yes
2024	86568	9/19/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	86607	9/20/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	87025	10/3/2024	BA Reset into Cradle	\$ 245.00		Yes	
2024	87519	10/22/2024	BA Reset into Cradle	\$ 185.00		Yes	
2024	87809	10/29/2024	BA Reset into Cradle	\$ 185.00		Yes	
2024	88001	11/4/2024	BA Reset into Cradle	\$ 185.00		Yes	
2024	88419	11/13/2024	GS - BA Reset into Cradle	\$ 245.00		Yes	
2024	88493	11/14/2024	GS - BA Reset into Cradle	\$ 245.00		Yes	
2024	88614	11/18/2024	GS - BA Reset into Cradle	\$ 185.00		Yes	
2024	88735	11/19/2024	GS - BA Reset into Cradle	\$ 245.00		Yes	
2024	88811	11/20/2024	BA Reset into Cradle	\$ 185.00		Yes	
2024	88925	11/22/2024	GS - BA Reset into Cradle	\$ 245.00		Yes	
2024	89168	12/2/2024	GS - BA Reset into Cradle	\$ 185.00		Yes	
2024	89252	12/4/2024	GS - BA Reset into Cradle	\$ 185.00		Yes	
2024	89314	12/5/2024	GS - BA Reset into Cradle	\$ 185.00		Yes	
2024	89356	12/6/2024	GS - BA Reset into Cradle	\$ 185.00		Yes	
2024	89384	12/9/2024	GS - BA Reset into Cradle	\$ 185.00		Yes	
2024	89651	12/16/2024	GS - BA Reset into Cradle	\$ 185.00		Yes	
2024	89843	12/19/2024	BA Reset into Cradle	\$ 185.00		Yes	
2024	90099	12/30/2024	GS - BA Reset into Cradle	\$ 185.00		Yes	

Unreconciled Invoices

2025 Unreconciled Envera Invoices							
YEAR	Invoice #	Completed Date	Work	Grand Total	Invoice Ticket #	MISSING Invoice Ticket#	MISMATCH Ticket#/GSR Case#
2025	91025	1/7/2025	GS - BA Reset into Cradle	\$ 185.00		Yes	
2025	91515	1/21/2025	GS - BA Reset into Cradle	\$ 245.00		Yes	
2025	91636	1/23/2025	GS - BA Reset into Cradle	\$ 245.00		Yes	
2025	92367	2/12/2025	GS - BA Reset into Cradle	\$ 245.00	4776224		Yes
2025	92993	3/3/2025	BA Reset into Cradle	\$ 245.00		Yes	
2025	95100	4/21/2025	GS - BA Reset into Cradle	\$ 245.00	4860100		Yes
2025	95313	4/25/2025	BA Reset into Cradle	\$ 245.00		Yes	
2025	101676	10/24/2025	UNKOWN	\$ 245.00		Yes	