



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

Revised Meeting 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
 - A. Estimate with JM Holiday Lighting, Inc. – Page 4
 - B. Dock Railing Systems with Modern Railing Co. – Edward
3. Audience Comments / Supervisors Comments
4. Major Projects Loan Documents
 - A. Amortization Schedule for Loan – Page 20
 - B. Proposed Closing Statement – Page 25
 - C. **Resolution #2026-02** Approving the Note and Loan Agreement – Page 54
5. **Envera Invoice Reconciliation – Page 84**
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - 1) CDD Dock Railing Proposals with Tropic Fence, Inc. – Page 106
 - 2) Luxury Staircase Railing Proposal – Page 114
 - 3) Backer Boards Diagram – Page 115
 - 4) 3D Paving Tennis Court Restoration Proposal – Page 118
 - C. Treasurer
 - 1) Approval of Check Run Summary and Invoices – Page 130
 - 2) Approval of Unaudited Financials – Page 136
 - D. Field Manager
 - 1) Monthly Report – Page 149
 - 2) Janitorial Service – 911 Commercial Pressure Cleaning 5% increase FY2027 – Page 163

3) Porter Services – 911 Commercial Pressure Cleaning 5% increase FY2027

4) Shinto Landscaping 2% Increase for Landscape, Irrigation, and Annuals – [Page 164](#)

E. CDD Manager

1) Approval of the Minutes of the May 14, 2026 Meeting – [Page 165](#)

2) Future Agenda Template and Formatting – [Page 177](#)

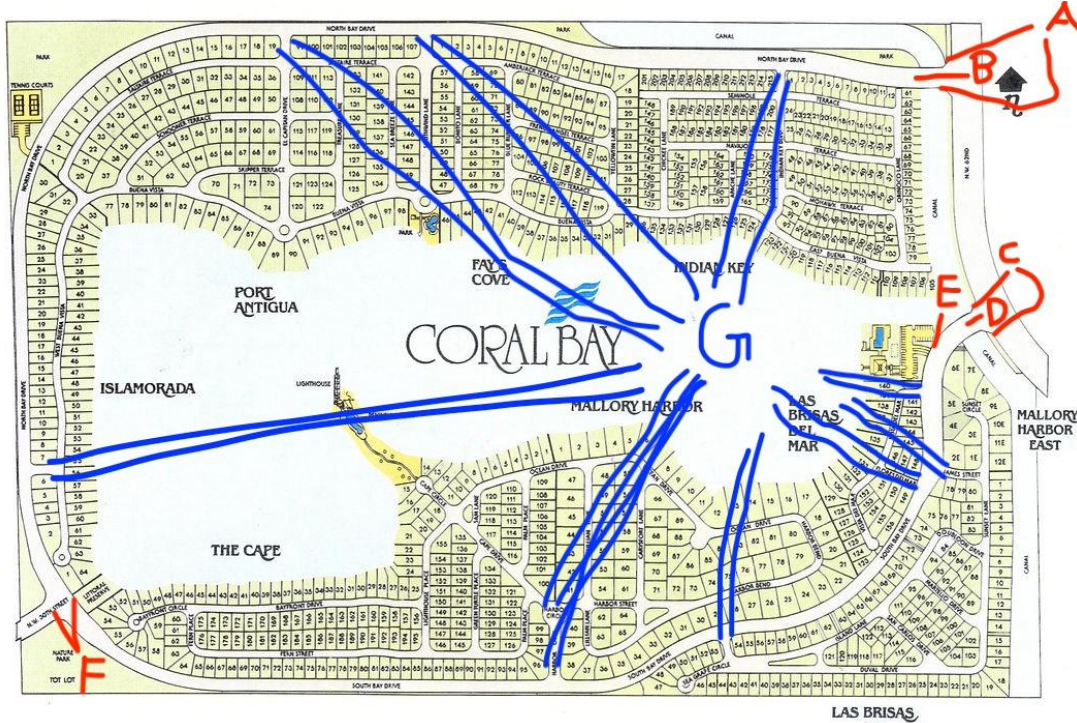
7. Old Business

8. New Business

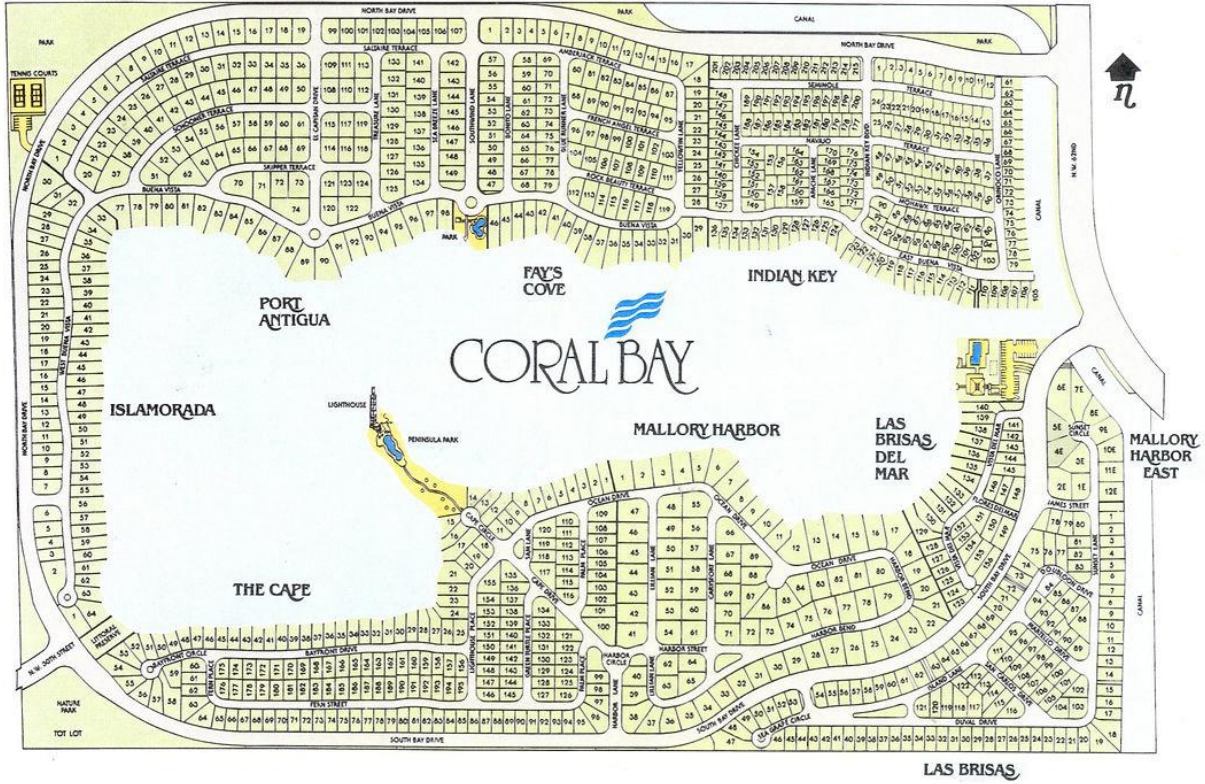
9. Adjournment

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>

Hello Julio,
Please find attached the Red line proposal showing what we removed to get closer to budget as well as a site map matching the proposal for each area that's being lit.
Thank you and have a great day
-Gianni L



On Wed, May 20, 2026 at 11:21 AM Julio Padilla <jpadilla@gmsf.com> wrote:



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. **25226** Issued on Wed Mar 11, 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	\$4,945.00	\$9,890.00	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
40	4in GREEN	BUSHES: Heavily scatter 20 sets of 4in Watertight GREEN L.E.D mini lights in the Lower GREEN ISLAND FICUS & PODACARPUS BUSHES located in Front of Each Monument Sign including the Small Sections to the Outside of the Bottleneck Palms ** Make Each side Symmetrical	\$24.00	\$960.00	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
25	4in WARM	TRUNK: Spiral wrap 7 RECLINATA PALM TREES located in a Cluster at the Front of the Center Island with 25 TOTAL sets of 4in Watertight WARM WHITE	\$30.00	\$750.00	TAX

WHITE	L.E.D. mini lights			
7 4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar On the Nut of the 7 RECLINATA PALM trees listed above	\$30.00	\$210.00 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 GREEN	FRONDS: Light 28 Fronds in Each of the 3 MEDJOOOL DATE PALM trees located in the Center Island with 4in Watertight GREEN L.E.D. mini lights	\$32.00	\$2,688.00 TAX	
1 Manager Notes		\$0.00	\$0.00 NON	
36 4in WARM WHITE	TRUNK: Spiral wrap the Branches of 3 LIGUSTRUM trees located in the Center Island Between the Medjools with 12 sets of 4in Watertight WARM WHITE L.E.D. mini lights per tree	\$35.00	\$1,260.00 TAX	
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	\$4,945.00	\$9,890.00 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	
30 4in GREEN	BUSHES: Heavily scatter 15 sets of 4in Watertight GREEN L.E.D mini lights in the Lower PODOCARPUS BUSHES located In Front of Each Monument Sign Including the Small Sections to the Outside of the Bottleneck Palms	\$24.00	\$720.00 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
60 4in WARM WHITE	TRUNK: Spiral wrap 6 SILVER BUTTONWOOD trees located in the Center Island with an Average of 10 sets of 4in Watertight WARM WHITE L.E.D. mini light per tree	\$35.00	\$2,100.00 TAX
1 Manager Notes		\$0.00	\$0.00 NON
16 4in WARM WHITE	TRUNK: Spiral wrap 5 RECLINATA PALM trees located in the Front of the Center Island with 16 TOTAL sets of 4in Watertight WARM WHITE L.E.D. mini lights	\$30.00	\$480.00 TAX
5 4in RED	COLLAR: Install a 1 set 4in Watertight RED Collar On the Nut of the 5 RECLINATA PALM trees listed above	\$30.00	\$150.00 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 WARM WHITE	TRUNK: Spiral wrap 1 BOTTLENECK PALM tree located in the Front Center Island with 3 sets of 4in Watertight WARM WHITE L.E.D. mini lights	\$30.00	\$90.00 TAX
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
7 4in GREEN	FRONDS: Light 7 Fronds in the 1 BOTTLENECK PALM tree located in the Front Center Island with 4in Watertight GREEN L.E.D. mini lights ** LIGHT ALL FRONDS	\$26.00	\$182.00 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
32 4in GREEN	FRONDS: Light 8 Fronds in Each of the 4 CHRISTMAS PALM trees located Just Inside the Gate with 4in Watertight GREEN L.E.D. mini lights ** LIGHT ALL FRONDS IN EACH TREE	\$26.00	\$832.00 TAX
1 Manager Notes		\$0.00	\$0.00 NON

Notes				
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
12 4in GREEN	FRONDS: Light 6 Fronds in Each of the 2 BOTTLENECK PALM trees located 1 per side of Coral Bay Monument Sign with 4in Watertight GREEN L.E.D. mini lights ** LIGHT ALL FRONDS IN EACH TREE	\$26.00	\$312.00	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
25 4in GREEN	BUSHES: Heavily scatter 25 sets of 4in Watertight GREEN L.E.D mini lights in the Lower GREEN ISLAND FICUS BUSHES located on Either Side of the Monument Sign	\$25.00	\$625.00	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		\$48,886.00	
1 Discount Percent	Discount Per Year for Signing a 3-Year Agreement in 2026	-10.00%	\$-4,888.60	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 TIMES. WE HAVE PRICED IT AT \$40. PER NIGHT & 23 NIGHTS OF SERVICE *November 16th - December 30th of Each Season	\$40.00	\$920.00	TAX

tax	\$0.00
estimated total	\$44,917.40
Deposit Due	\$22,458.70

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 Thu Jun 4, 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 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 \$22,458.70 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 \$22,458.70 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 part (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: 25226 Total Amount: \$44,917.40

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:

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:

365-360 Loan Calculator | Horizon Bank
www.horizonbank.com

AMORTIZATION SCHEDULE

Amount Financed	Loan Date	Maturity	Loan Term
\$400,000.00	6/12/2026	6/12/2031	60 Months
Disbursement date: 6/12/2026		Repayment schedule: Installment Monthly payments	
Interest rate:	5.75%	Calculation method:	365/360 U.S. Rule

Month	Date	Payment Amount	Interest Accrued	Principal Paid	Ending Balance
1	7/12/2026	\$7,702.65	\$1,916.67	\$5,785.98	\$394,214.02
2	8/12/2026	\$7,702.65	\$1,951.91	\$5,750.74	\$388,463.28
3	9/12/2026	\$7,702.65	\$1,923.43	\$5,779.22	\$382,684.06
4	10/12/2026	\$7,702.65	\$1,833.69	\$5,868.96	\$376,815.10
5	11/12/2026	\$7,702.65	\$1,865.76	\$5,836.89	\$370,978.21
6	12/12/2026	\$7,702.65	\$1,777.60	\$5,925.05	\$365,053.16
2026 Totals:		\$46,215.90	\$11,269.06	\$34,946.84	
7	1/12/2027	\$7,702.65	\$1,807.52	\$5,895.13	\$359,158.03
Totals:		\$462,159.00	\$62,159.00	\$400,000.00	

Month	Date	Payment Amount	Interest Accrued	Principal Paid	Ending Balance
8	2/12/2027	\$7,702.65	\$1,778.33	\$5,924.32	\$353,233.71
9	3/12/2027	\$7,702.65	\$1,579.74	\$6,122.91	\$347,110.80
10	4/12/2027	\$7,702.65	\$1,718.68	\$5,983.97	\$341,126.83
11	5/12/2027	\$7,702.65	\$1,634.57	\$6,068.08	\$335,058.75
12	6/12/2027	\$7,702.65	\$1,659.01	\$6,043.64	\$329,015.11
13	7/12/2027	\$7,702.65	\$1,576.53	\$6,126.12	\$322,888.99
14	8/12/2027	\$7,702.65	\$1,598.75	\$6,103.90	\$316,785.09
15	9/12/2027	\$7,702.65	\$1,568.53	\$6,134.12	\$310,650.97
16	10/12/2027	\$7,702.65	\$1,488.54	\$6,214.11	\$304,436.86
17	11/12/2027	\$7,702.65	\$1,507.39	\$6,195.26	\$298,241.60
18	12/12/2027	\$7,702.65	\$1,429.07	\$6,273.58	\$291,968.02
2027 Totals:		\$92,431.80	\$19,346.66	\$73,085.14	
19	1/12/2028	\$7,702.65	\$1,445.65	\$6,257.00	\$285,711.02
20	2/12/2028	\$7,702.65	\$1,414.67	\$6,287.98	\$279,423.04
21	3/12/2028	\$7,702.65	\$1,294.27	\$6,408.38	\$273,014.66
22	4/12/2028	\$7,702.65	\$1,351.80	\$6,350.85	\$266,663.81
Totals:		\$462,159.00	\$62,159.00	\$400,000.00	

Month	Date	Payment Amount	Interest Accrued	Principal Paid	Ending Balance
23	5/12/2028	\$7,702.65	\$1,277.76	\$6,424.89	\$260,238.92
24	6/12/2028	\$7,702.65	\$1,288.54	\$6,414.11	\$253,824.81
25	7/12/2028	\$7,702.65	\$1,216.24	\$6,486.41	\$247,338.40
26	8/12/2028	\$7,702.65	\$1,224.67	\$6,477.98	\$240,860.42
27	9/12/2028	\$7,702.65	\$1,192.59	\$6,510.06	\$234,350.36
28	10/12/2028	\$7,702.65	\$1,122.93	\$6,579.72	\$227,770.64
29	11/12/2028	\$7,702.65	\$1,127.78	\$6,574.87	\$221,195.77
30	12/12/2028	\$7,702.65	\$1,059.90	\$6,642.75	\$214,553.02
2028 Totals:		\$92,431.80	\$15,016.80	\$77,415.00	
31	1/12/2029	\$7,702.65	\$1,062.34	\$6,640.31	\$207,912.71
32	2/12/2029	\$7,702.65	\$1,029.46	\$6,673.19	\$201,239.52
33	3/12/2029	\$7,702.65	\$899.99	\$6,802.66	\$194,436.86
34	4/12/2029	\$7,702.65	\$962.73	\$6,739.92	\$187,696.94
35	5/12/2029	\$7,702.65	\$899.38	\$6,803.27	\$180,893.67
36	6/12/2029	\$7,702.65	\$895.67	\$6,806.98	\$174,086.69
37	7/12/2029	\$7,702.65	\$834.17	\$6,868.48	\$167,218.21
Totals:		\$462,159.00	\$62,159.00	\$400,000.00	

Month	Date	Payment Amount	Interest Accrued	Principal Paid	Ending Balance
38	8/12/2029	\$7,702.65	\$827.96	\$6,874.69	\$160,343.52
39	9/12/2029	\$7,702.65	\$793.92	\$6,908.73	\$153,434.79
40	10/12/2029	\$7,702.65	\$735.21	\$6,967.44	\$146,467.35
41	11/12/2029	\$7,702.65	\$725.22	\$6,977.43	\$139,489.92
42	12/12/2029	\$7,702.65	\$668.39	\$7,034.26	\$132,455.66
2029 Totals:		\$92,431.80	\$10,334.44	\$82,097.36	
43	1/12/2030	\$7,702.65	\$655.84	\$7,046.81	\$125,408.85
44	2/12/2030	\$7,702.65	\$620.95	\$7,081.70	\$118,327.15
45	3/12/2030	\$7,702.65	\$529.19	\$7,173.46	\$111,153.69
46	4/12/2030	\$7,702.65	\$550.37	\$7,152.28	\$104,001.41
47	5/12/2030	\$7,702.65	\$498.34	\$7,204.31	\$96,797.10
48	6/12/2030	\$7,702.65	\$479.28	\$7,223.37	\$89,573.73
49	7/12/2030	\$7,702.65	\$429.21	\$7,273.44	\$82,300.29
50	8/12/2030	\$7,702.65	\$407.50	\$7,295.15	\$75,005.14
51	9/12/2030	\$7,702.65	\$371.38	\$7,331.27	\$67,673.87
52	10/12/2030	\$7,702.65	\$324.27	\$7,378.38	\$60,295.49
Totals:		\$462,159.00	\$62,159.00	\$400,000.00	

Month	Date	Payment Amount	Interest Accrued	Principal Paid	Ending Balance
53	11/12/2030	\$7,702.65	\$298.55	\$7,404.10	\$52,891.39
54	12/12/2030	\$7,702.65	\$253.44	\$7,449.21	\$45,442.18
2030 Totals:		\$92,431.80	\$5,418.32	\$87,013.48	
55	1/12/2031	\$7,702.65	\$225.00	\$7,477.65	\$37,964.53
56	2/12/2031	\$7,702.65	\$187.98	\$7,514.67	\$30,449.86
57	3/12/2031	\$7,702.65	\$136.18	\$7,566.47	\$22,883.39
58	4/12/2031	\$7,702.65	\$113.30	\$7,589.35	\$15,294.04
59	5/12/2031	\$7,702.65	\$73.28	\$7,629.37	\$7,664.67
60	6/12/2031	\$7,702.65	\$37.98	\$7,664.67	\$0.00
2031 Totals:		\$46,215.90	\$773.72	\$45,442.18	
Totals:		\$462,159.00	\$62,159.00	\$400,000.00	

NOTICE: This is an estimated loan amortization schedule. Actual amounts may vary if payments are made on different dates or in different amounts.

Horizon Bank
502 Franklin Street
Michigan City, IN 46360

Information and interactive calculators are made available to you only as self-help tools for your independent use and are not intended to provide investment or tax advice. We cannot and do not guarantee their applicability or accuracy in regards to your individual circumstances. All examples are hypothetical and are for illustrative purposes. We encourage you to seek personalized advice from qualified professionals regarding all personal finance issues.

CLOSING STATEMENT

BORROWER: CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
BANK: REGIONS BANK
CLOSING DATE: JUNE ____, 2026

LINE OF CREDIT LOAN AMOUNT - \$400,000.00

BORROWER'S EXPENSES:

- **FASSETT, ANTHONY & TAYLOR, P.A.:**

Attorney's fees	\$ 2,300.00	
Copies, courier fees, FedEx, etc.	45.00	.....\$2,345.00

- **REGIONS BANK:**

Loan origination fee	4,000.00	
Documentary stamp tax	1,400.00	
Commercial loan doc prep fee	175.00	.....\$5,575.00

TOTAL OF BORROWER'S EXPENSES\$7,920.00

FUNDS DRAWN FROM THE LOC FOR EXPENSES\$7,920.00

APPROVED AND ACCEPTED on effective the ____ day of **June, 2026**.

The undersigned Borrower certifies that I have carefully reviewed the Closing Statement and approve and agree to the payment of all fees, costs, expenses and disbursement as reflected on the Closing Statement to be paid on behalf of the Borrower. I further certify that I have received a copy of the Closing Statement.

**CORAL BAY COMMUNITY DEVELOPMENT
DISTRICT**

(SEAL)

By: _____
JOHN HALL, Chairman, Board of Supervisors

ATTEST:

By: _____
**ANDREW GILL, Assistant Secretary
Board of Supervisors**

I have reviewed the Closing Statement, the Bank's closing instructions (if applicable) and any and all other forms relative to the escrow funds and I agree to disburse the escrow funds in accordance with the terms of this transaction and Florida law.

FASSETT, ANTHONY & TAYLOR, P.A.

REGIONS BANK
PROMISSORY NOTE

U.S. \$400,000.00

June __, 2026

BEING INDEBTED, for value received, **CORAL BAY COMMUNITY DEVELOPMENT DISTRICT**, jointly and severally if more than one (sometimes hereinafter referred to as the “**undersigned**” or the “**Borrower**”), promises to pay to the order of **REGIONS BANK**, or any subsequent holder of this note (“**Lender**”) at its principal offices located at 111 N. Orange Avenue, Suite 600, Orlando, Florida 32801 (or at such other place or places as Lender may designate) the principal sum of **FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00)**, or so much thereof as may be from time to time outstanding, plus interest thereon at the rate hereinafter defined, all in accordance with the terms and conditions of this Promissory Note (the “**Note**”) and in accordance with the Loan Agreement of even date herewith by and between Borrower and Lender (the “**Loan Agreement**”). This Note is secured by the Loan Agreement and other agreements by and between Borrower and Lender. The Loan Agreement and such other agreements are hereinafter referred to collectively as the “**Security Documents**” and the loan evidenced thereby is hereinafter referred to as the “**Loan.**” Terms used herein but not otherwise defined hereunder are defined as set forth in the Security Documents. All of the terms, definitions, conditions and covenants of the Security Documents are expressly made a part of this Note by reference in the same manner and with the same effect as if set forth herein at length, and any holder of this Note is entitled to the benefits of and remedies provided in the Security Documents.

1. Payment.

a. Commencing on July __, 2026, and continuing on the ____ day of each month thereafter up to and including December __, 2026, Borrower shall make monthly payments of interest only to the Holder at the fixed rate of five and seventy-five hundredths of one percent (5.75%) per annum (“Fixed Rate”).

b. Thereafter, commencing on January __, 2027, and continuing on the __ day of each month thereafter up to and including November __, 2031, Borrower shall make monthly payments of principal and interest to the Holder in the amount of **SEVEN THOUSAND SEVEN HUNDRED THREE AND 34/100 DOLLARS (\$7,703.34)** at the Fixed Rate.

c. Interest shall be computed on the basis of a daily amount of interest accruing on the daily outstanding principal balance during a 360-day year multiplied by the actual number of days the principal is outstanding during such applicable interest period.

d. All remaining sums of principal and accrued interest shall become immediately due and payable in full December __, 2031 (hereinafter and heretofore referred to as the "Maturity Date").

2. Prepayment. This Note may be prepaid in whole or in part at any time, and from time to time, subject to the provisions of this Section 2. Any partial prepayment shall be applied in accordance with Section 7 below and shall not postpone the due date of any subsequent periodic installments or the Maturity Date, or change the amount of such installments due, unless Holder shall otherwise agree in writing. As used in this paragraph, the term “prepayment” shall mean any payment of principal and interest greater than the monthly payment of principal and interest required from time to time under the terms of this Note. In the event of prepayment, in whole or in part, a prepayment penalty shall be assessed equal to:

a. 3% of the outstanding principal balance if the prepayment occurs between June __,

2026 and June ___, 2027;

b. 2% of the outstanding principal balance if the prepayment occurs between June ___, 2027 and June ___, 2028;

c. 1% of the outstanding principal balance if the prepayment occurs between June ___, 2028 and June ___, 2029; and

d. No prepayment shall be due if prepayment occurs after June ___, 2029.

A prepayment includes a whole or a partial prepayment.

3. Late Charges. Should Borrower fail to pay the installments of interest or principal (if applicable) on any due date provided for herein or within fifteen (15) days thereafter, then Borrower further promises to pay a late payment charge equal to five percent (5%) of the amount of the unpaid installment as liquidated compensation to Lender for the extra expense to Lender to process and administer the late payment, Borrower agreeing, by execution hereof, that any other measure of compensation for a late payment is speculative and impossible to compute. If principal and interest are payable at maturity, the late payment charge will be equal to five percent (5%) of the interest portion of the payment that is not paid within fifteen (15) days after it is due. This provision for late charges shall not be deemed to extend the time for payment or be a “grace period” or “cure period” that gives Borrower a right to cure a Default or Default Condition. Imposition of late charges is not contingent upon the giving of any notice or lapse or any cure period provided for in the Mortgage and shall not be deemed a waiver of any right or remedy of Lender, including without limitation, acceleration of this Note.

4. Default. Any failure of Borrower or any Guarantor to comply with any term, covenant, or condition of this Note, including without limitation, Borrower’s failure to pay principal, interest, or expenses when same shall become due or the existence of any Default Condition or Default under the Security Documents shall be deemed, at the option of Lender, a Default under this Note.

5. Acceleration. Upon the occurrence of a Default or Default Condition hereunder or under the terms of any one or more of the Security Documents, Lender may declare the then outstanding principal and all accrued but unpaid interest immediately due and payable and upon acceleration and thereafter this Note shall bear interest at the Default Rate, hereinafter defined, until all indebtedness evidenced hereby and secured by the Security Documents has been paid in full. Further, in the event of such acceleration, the Loan, and all other indebtedness of Borrower to Lender arising out of or in connection with the Loan shall become immediately due and payable, without presentation, demand, protest or notice of any kind, all of which are hereby waived by Borrower.

6. Default Rate. After the occurrence of a Default or Default Condition, or maturity or upon acceleration, and thereafter, the unpaid indebtedness then evidenced by this Note and due under and secured by the Security Documents shall bear interest at a fixed rate equal to the highest rate permitted by law (“**Default Rate**”).

7. Application of Payments. All sums received by Lender for application to the Loan may be applied by Lender to late charges, expenses, costs, interest, principal, and other amounts owing to Lender in connection with the Loan in the order selected by Lender in its sole discretion.

8. Expenses. In the event this Note is not paid when due on any stated or accelerated maturity date, or should it be necessary for Lender to enforce any other of its rights under this Note or the Security Documents, Borrower will pay to Lender, in addition to principal, interest and other charges due hereunder or

under the Security Documents, all costs of collection or enforcement, including reasonable attorneys' fees, paralegals' fees, legal assistants' fees, costs and expenses, whether incurred with respect to collection, litigation, including appellate proceedings, bankruptcy proceedings, interpretation, dispute, negotiation, trial, appeal, defense of actions instituted by a third party against Lender arising out of or related to the Loan, enforcement of any judgment based on this Note, or otherwise, whether or not a suit to collect such amounts or to enforce such rights is brought or, if brought, is prosecuted to judgment.

9. **Waiver.** All persons now or at any time liable for payment of this Note, whether directly or indirectly, hereby waive presentment, protest, notice of protest and dishonor. The undersigned expressly consents to any extensions and renewals, in whole or in part, to the release of any or all Guarantor or co-makers and any collateral security or portions thereof, given to secure this Note, and all delays in time of payment or other performance which Lender may grant, in its sole discretion, at any time and from time to time without limitation all without any notice or further consent of Borrower, and any such grant by Lender shall not be deemed a waiver of any subsequent delay or any of Lender's rights hereunder or under the Security Documents.

10. **Participants.** The Borrower understands that the Lender may from time to time enter into a participation agreement or agreements with one or more participants pursuant to which each such participant shall be given a participation in the Loan and that any such participant may from time to time similarly grant to one or more sub-participants in the Loan. The Borrower agrees that any participant or sub-participant may exercise any and all rights of banker's lien or set-off with respect to the Borrower, as fully as if such participant or sub-participant had made a loan directly to the Borrower in the amount of the participation or sub-participation given to such participant or sub-participant in the Loan. For the purposes of this Section only, the Borrower shall be deemed to be directly obligated to each participant or sub-participant in the amount of its participation interest in the amount of the principal of, and interest on, the Loan. Nothing contained in this Section shall affect the Lender's right of set-off with respect to the entire amount of the Loan, notwithstanding any such participation or sub-participation. The Lender may divulge to any participant or sub-participant all information, reports, financing statements, certificates and documents obtained by it from the Borrower or any other person under any provision of the Security Documents or otherwise.

11. **Usury.** In no event shall this or any other provision herein or in the Security Documents, permit the collection of any interest which would be usurious under the laws of the State of Florida. If any such interest in excess of the maximum rate allowable under applicable law has been collected, Borrower agrees that the amount of interest collected above the maximum rate permitted by applicable law, together with interest thereon at the rate required by applicable law, shall be refunded to Borrower, and Borrower agrees to accept such refund, or, at Borrower's option, such refund shall be applied as a principal payment hereunder.

12. **Modification.** This Note may not be changed orally, but only by an agreement in writing signed by the Lender and Borrower.

13. **Applicable law.** This Note shall be governed by and construed in accordance with the laws of the State of Florida.

14. **Notices.** All notices or other communications required or permitted to be given pursuant to the provisions of this Note shall be given in accordance with the notice provisions of the Loan Agreement.

15. **Successors and Assigns.** As used herein, the terms "**Borrower**" and "**Lender**" shall be deemed to include their respective heirs, personal representatives, successors and assigns.

16. **Severability.** In the event any one or more of the provisions of this Note shall for any reason

be held to be invalid, illegal, or unenforceable, in whole or in part or in any respect, or in the event that any one or more of the provisions of this Note operates or would prospectively operate to invalidate this Note, then and in any of those events, only such provision or provisions shall be deemed null and void and shall not affect any other provision of this Note. The remaining provisions of this Note shall remain operative and in full force and effect and shall in no way be affected, prejudiced, or disturbed thereby. In the event any provisions of this Note are inconsistent with the provisions of the Security Documents, or any other agreements or documents executed in connection with this Note, this Note shall control.

17. Captions; Pronouns. Captions are for reference only and in no way limit the terms of this Note. The pronouns used in this instrument shall be construed as masculine, feminine, or neuter as the occasion may require. Use of the singular includes the plural, and vice versa.

18. Business Day. Any reference herein or in the Security Documents to a day or business day shall be deemed to refer to a banking day which shall be a day on which Lender is open for the transaction of business, excluding any national holidays, and any performance which would otherwise be required on a day other than a banking day shall be timely performed in such instance, if performed on the next succeeding banking day. Notwithstanding such timely performance, interest shall continue to accrue hereunder until such payment or performance has been made.

19. Definitions. Any capitalized terms not otherwise defined in this Note shall have the meanings set forth in the Loan Agreement.

20. USA Patriot Act and Related Legislation. Borrower is and shall remain in compliance with the Trading with the Enemy Act, as amended, and each of the foreign assets control regulations of the United States Treasury Department (31 C.F.R., Subtitle B, Chapter V, as amended) and any other enabling legislation, regulations or executive orders relating thereto, and the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA Patriot Act of 2001), as amended, and any other enabling legislation, regulations or executive orders relating thereto; Borrower is and shall remain in compliance with 31 U.S.C., Section 5313, as amended, 31 C.F.R. Section 103.22, as amended, and any similar laws or regulations involving currency transaction reports or disclosures relating to transactions in currency of more than \$10,000.00, or of more than any other minimum amount specified by any laws or regulations; and Borrower: (i) is not a person whose property or interest in property is blocked or subject to blocking pursuant to Section 1 of Executive Order 13224 of September 23, 2001 Blocking Property and Prohibiting Transactions with Persons who Commit, Threaten to Commit, or Support Terrorism (66 Fed. Reg. 49079 (2001)), (ii) does not engage in any dealings or transactions prohibited by Section 2 of such executive order, or are otherwise associated with any such person in any manner violative of Section 2; or (iii) is not a person or entity on the list of Specially Designated Nationals and Blocked Persons or subject to the limitations or prohibitions under any other U.S. Department of Treasury's Office of Foreign Assets Control regulation or executive order.

21. Auto Debit Provision.

Borrower authorizes Lender to initiate entries to Borrower's checking or savings account at the financial institution indicated below for the purpose of making Borrower's periodic loan payments:

Routing No.: **063104668**

Regions Bank Account No.: _____

Borrower also authorizes the financial institution to withdraw these payments from Borrower's account. Borrower acknowledges that this authorization may be revoked at any time by providing written

notice of revocation to Lender in such time and manner as to afford Lender and the financial institution reasonable opportunity to act upon it.

22. Waiver of Trial by Jury. THE PARTIES HEREBY MUTUALLY AGREE THAT NEITHER PARTY, NOR ANY ASSIGNEE, SUCCESSOR, HEIR, OR LEGAL REPRESENTATIVE OF THE PARTIES (ALL OF WHOM ARE HEREINAFTER REFERRED TO AS THE "PARTIES") SHALL SEEK A JURY TRIAL IN ANY LAWSUIT, PROCEEDING, COUNTERCLAIM, OR ANY OTHER LITIGATION PROCEDURE BASED UPON OR ARISING OUT OF THIS PROMISSORY NOTE OR THE SECURITY DOCUMENTS, OR ANY INSTRUMENT EVIDENCING, SECURING, OR RELATING TO THE INDEBTEDNESS AND ANY OTHER OBLIGATIONS EVIDENCED HEREBY, ANY RELATED AGREEMENT OR INSTRUMENT, ANY OTHER COLLATERAL FOR THE INDEBTEDNESS EVIDENCED HEREBY OR THE DEALINGS OR THE RELATIONSHIP BETWEEN OR AMONG THE PARTIES, OR ANY OF THEM. NONE OF THE PARTIES WILL SEEK TO CONSOLIDATE ANY SUCH ACTION, IN WHICH A JURY TRIAL HAS BEEN WAIVED, WITH ANY OTHER ACTION IN WHICH A JURY TRIAL HAS NOT BEEN WAIVED. THE PROVISIONS OF THIS PARAGRAPH HAVE BEEN FULLY NEGOTIATED BY THE PARTIES. THE WAIVER CONTAINED HEREIN IS IRREVOCABLE, CONSTITUTES A KNOWING AND VOLUNTARY WAIVER, AND SHALL BE SUBJECT TO NO EXCEPTIONS. LENDER HAS IN NO WAY AGREED WITH OR REPRESENTED TO BORROWER OR ANY OTHER PARTY THAT THE PROVISIONS OF THIS PARAGRAPH WILL NOT BE FULLY ENFORCED IN ALL INSTANCES.

[Signatures to follow]

SIGNATURE PAGE TO PROMISSORY NOTE

IN WITNESS WHEREOF, Borrower has caused this Note to be duly executed effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

BORROWER:

**CORAL BAY COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____

By: _____
JOHN HALL, Chairman, Board of Supervisors

Print Name: _____

(SEAL)

ATTEST:

By: _____
**ANDREW GILL, Assistant Secretary
Board of Supervisors**

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of **June, 2026**, by **JOHN HALL, Chairman, Board of Supervisors of CORAL BAY COMMUNITY DEVELOPMENT DISTRICT**, who has produced _____ as identification.

Signature of Notary Public, State of Florida
My commission expires:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of **June, 2026**, by **ANDREW GILL, Assistant Secretary, Board of Supervisors of CORAL BAY COMMUNITY DEVELOPMENT DISTRICT**, who has produced _____ as identification.

Signature of Notary Public, State of Florida
My commission expires:

LOAN AGREEMENT

This LOAN AGREEMENT (the “Agreement”) is made and entered into as of June ____, 2026, by and between the CORAL BAY COMMUNITY DEVELOPMENT DISTRICT, an independent special district created pursuant to and in accordance with Chapter 190, Florida Statutes (the “Issuer”), and REGIONS BANK (the “Bank”), and their respective successors and assigns.

WHEREAS, the Board of Supervisors of the Issuer did, on June 11, 2026 adopt its Resolution No. 2026-____ (the “Resolution”) authorizing, among other things, the borrowing by the Issuer of the principal amount not to exceed FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00) (the “Note”) for the purpose of providing funds, together with other funds of the Issuer, to pay the Costs of the Project (as defined herein); and

WHEREAS, the Issuer has determined that the Note shall be in the amount of FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00); and

WHEREAS, the Bank, the initial holder of the Note, and the Issuer have determined that it is desirable and in their best interest to enter into this Agreement; and

WHEREAS, the Note shall be issued pursuant to the terms and provisions of the Resolution and this Agreement.

NOW, THEREFORE, the parties hereto, intending to be legally bound hereby and in consideration of the mutual covenants hereinafter contained, DO HEREBY AGREE as follows:

ARTICLE I

DEFINITION OF TERMS

Section 1.01 Definitions. The following words and terms as used in this Agreement shall have the following meanings:

“Act” means Chapter 190, Florida Statutes, the Enabling Ordinance, and other applicable provisions of law.

“Advance Period” shall mean the period during the term of the Loan, commencing on the date hereof and ending on the occurrence of (i) an Event of Default under the Agreement or (ii) December ____, 2026, or such later date as the Bank may in its absolute discretion agree to in writing, whichever first occurs.

“Agreement” means this Loan Agreement and any and all modifications, alterations, amendments and supplements hereto made in accordance with the provisions hereof.

“Bank” means REGIONS BANK, the original purchaser of the Note.

“Business Day” means any day except any Saturday or Sunday or day on which the Principal Office of the Bank is lawfully closed.

“Chairman” means the Chairman or Vice Chairman of the Issuer’s Board of Supervisors.

“Costs of the Project” means with respect to the Project, all items of cost authorized by the Act, including the costs of issuance of the Note.

“Default Rate” means the lesser of 18% per annum or the maximum rate permitted by law.

“Enabling Ordinance” means Ordinance No. 89-22, enacted by the City Commission of the City of Margate, Florida on November 15, 1989.

“Event of Default” means an event of default specified in Article VI of this Agreement.

“Issuer” or “District” means the independent special district known as the CORAL BAY COMMUNITY DEVELOPMENT DISTRICT, created in accordance with the provisions of the Act, or its successor.

“Loan” means the outstanding principal amount of the Note issued hereunder.

“Maturity Date” means December ____, 2031.

“Note” means the Promissory Note described in Section 5.03 hereof.

“Noteholder” or “Holder” or “Owner” means the Bank as the holder of the Note, or any other Person or Persons in whose name the Note shall be registered on the books of the Issuer kept for that purpose in accordance with provisions of this Agreement.

“Person” means natural persons, firms, trusts, estates, associations, corporations, partnerships and public bodies.

“Pledged Funds” means (i) the Special Assessments, (ii) the proceeds of any additional debt issued by the Issuer (with the exception of debt to finance projects that are necessary for health, safety or welfare reasons or to remediate a natural or man-made disaster), and (iii) the amounts on deposit in the Public Funds Account created hereunder.

“Principal Office” means, with respect to the Bank, the office located at the address set forth in Section 8.06 hereof, or such other office as the Bank may designate to the Issuer in writing.

“Project” means capital improvements consisting of the design, purchase, construction, and installation of improvements within the District including, but not limited to, engineering and legal expenses, capitalized interest and costs of issuance of the Note.

“Resolution” means Resolution No. 2026-02, adopted by the Board of Supervisors of the Issuer on June 11, 2026.

“Secretary” means the Secretary or any Assistant Secretary of the Issuer.

“Special Assessments” means the operation and maintenance special assessments levied by the District on all of the assessable real property in the District in accordance with the Act.

“State” means the State of Florida.

Section 1.02 Interpretation. Unless the context clearly requires otherwise, words of masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa. This Agreement and all the terms and provisions hereof shall be construed to effectuate the purposes set forth herein and to sustain the validity hereof.

Section 1.03 Titles and Headings. The titles and headings of the articles and sections of this Agreement have been inserted for convenience of reference only and are not to be considered a part hereof, shall not in any way modify or restrict any of the terms and provisions hereof, and shall not be considered or given any effect in construing this Agreement or any provision hereof or in ascertaining intent, if any question of intent should arise.

ARTICLE II

REPRESENTATIONS OF ISSUER

The Issuer represents and warrants to the Bank that:

Section 2.01 Powers of Issuer. The Issuer is a unit of special purpose government established and validly existing as an independent special district pursuant to the Act. The Issuer has the power to borrow the amount provided for in this Agreement, to execute and deliver this Agreement and the Note, to secure the Note in the manner contemplated hereby and to perform and observe all the terms and conditions of the Note and this Agreement on its part to be performed and observed. The Issuer may lawfully issue the Note in order to finance the Project.

Section 2.02 Authorization of Loan. The Issuer has duly authorized the borrowing of the amount provided for in this Agreement, the execution and delivery of this Agreement and the making and delivery of the Note to the Bank provided for in this Agreement and to that end the Issuer warrants that it will take all action and will do all things which it is authorized by law to take and to do in order to fulfill all covenants on its part to be performed and to provide for and to assure payment of the Note. The Issuer has duly authorized the execution, delivery, and performance of the Note and this Agreement and the taking of any and all other such action as may be required on the part of the Issuer to carry out, give effect to and consummate the transactions contemplated by this Agreement. The Note has been duly authorized, executed, issued and delivered to the Bank and constitutes the legal, valid and binding obligation of the

Issuer enforceable in accordance with its terms, and is entitled to the benefits and security of this Agreement. All approvals, consents, and orders of and filings with any governmental authority or agency which would constitute a condition precedent to the issuance of the Note or the execution and delivery of or the performance by the Issuer of its obligations under this Agreement or the Note have been obtained or made and any consents, approvals, and orders to be received or filings so made are in full force and effect.

Section 2.03 Agreements. The making and performing by the Issuer of this Agreement will not violate any provision of the Act, or any bond or note resolution of the Issuer, or any regulation, order or decree of any court, and will not result in a breach of any of the terms of any agreement or instrument to which the Issuer is a party or by which the Issuer is bound.

Section 2.04 Litigation, Etc. Other than potential litigation with Hidden Eyes, LLC, there are no actions or proceedings pending against the Issuer or affecting the Issuer or, to the knowledge of the Issuer, threatened, which, either in any case or in the aggregate, might result in any material adverse change in the financial condition of the Issuer, or which questions the validity of this Agreement or the Note or of any action taken or to be taken in connection with the transactions contemplated hereby or thereby. The Issuer is not in default in any material respect under any agreement or other instrument to which it is a party or by which it may be bound.

Section 2.05 General Financial Information.

(a) The financial information regarding the Issuer furnished to the Bank by the Issuer in connection with the Loan is complete and accurate, and there has been no material and adverse change in the financial condition of the Issuer from that presented in such information.

(b) The Issuer shall adopt an annual budget as required by law. The budget shall specifically detail the Special Assessments and any other special assessments to be levied by the Issuer with respect to such fiscal year. The Issuer covenants that, so long as the Note shall remain unpaid, it will appropriate in its annual budget, by amendment, if required, amounts from Special Assessments sufficient to pay the principal of and interest on the Note when due. In the event that the amount previously budgeted for such purpose is at any time insufficient to pay such principal of and interest on the Note, the Issuer covenants to take immediate action to amend its budget so as to budget and appropriate an amount sufficient to pay such debt service on the Note.

(c) The Issuer shall cause an annual independent audit to be completed pursuant to the requirements of Sections 189.016, 190.007(2), and 218.39, Florida Statutes.

ARTICLE III

COVENANTS OF THE ISSUER

Section 3.01 Certain Affirmative Covenants. The Issuer covenants, for so long as the Note is outstanding and unpaid or any duty or obligation of the Issuer hereunder or under the Note remains unpaid or unperformed, as follows:

(a) The Issuer shall duly and punctually pay the principal of the Note and the interest thereon at the dates and place and in the manner provided herein and in the Note according to the true intent and meaning thereof.

(b) Proceeds from the Note will be used only to pay Costs of the Project. If there are excess proceeds remaining after the completion of the Project, the Issuer may use such excess proceeds for any legal purpose authorized by the Act for the use of operation and maintenance special assessments.

(c) The Issuer shall within ten (10) days after it acquires knowledge thereof, notify the Bank in writing upon the happening, occurrence, or existence of any Event of Default, and any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default, and shall provide the Bank with such written notice, a detailed statement by a responsible officer of the Issuer of all relevant facts and the action being taken or proposed to be taken by the Issuer with respect thereto.

(d) The Issuer will take all reasonable legal action within its control in order to maintain its existence as a community development district pursuant to the Act until all amounts due and owing from the Issuer to the Bank under the Note have been paid in full, and shall not voluntarily alter its boundaries or dissolve.

(e) The Issuer agrees that any and all records of the Issuer with respect to the Project and/or the Loan Documents shall be open to inspection by the Bank or its representatives at all reasonable times at the offices of the Issuer.

(f) In the event the Note or this Loan Agreement should be subject to the excise tax on documents, the Issuer shall pay such taxes or reimburse the bank for any such taxes paid by it.

Section 3.02 Certain Negative Covenants. The Issuer covenants, for so long as any of the principal amount of or interest on the Note is outstanding and unpaid or any obligations of the Issuer under any of the Loan Documents remain unpaid or unperformed, that:

(a) The Issuer shall not take any action impairing the authority thereby or hereby given with respect to the issuance and payment of the Note.

(b) The Issuer shall not pledge or encumber the Pledged Funds except pursuant to or as permitted by this Agreement, or as provided in its annual budget.

(c) The Issuer shall not alter, amend or repeal the proceedings pursuant to which the Special Assessments are levied and collected, or any action impairing the authority thereby or hereby given with respect to the levy, collection and pledge of the Special Assessments or the

payment of the Note, which could adversely impact the ability of the Issuer to meet its obligations hereunder and under the Note, without the prior written approval of the Bank.

(d) The Issuer shall not loan money or make advances or other extensions of credit to other Persons.

Section 3.03. Bank Fees and Expenses. The Issuer hereby agrees to pay the fees and expenses of counsel to the Bank in connection with the issuance of the Note in the amount of \$2,300.00 said amount to be due and payable upon the issuance of the Note. In addition, the Issuer agrees to pay at closing the Bank's loan commitment fee of \$4,000.00 (one percent (1%) of the Loan).

Section 3.04. Miscellaneous Covenants and Representations.

(a) The Issuer shall not dispose of any of its assets other than in the ordinary course of business.

(b) The Issuer shall promptly inform the Bank of any actual or potential contingent liabilities or pending or threatened litigation of any amount that could reasonably be expected to have a material and adverse effect upon the financial condition of the Issuer or which, if determined adversely to the Issuer would adversely affect the security for the payment of the Note.

(c) The Issuer shall maintain such liability, casualty and other insurance as is reasonable and prudent for similarly situated community development districts of the State and shall upon the request of the Bank, provide evidence of such coverage to the Bank.

(d) The Issuer is in compliance with and shall comply with all applicable federal, state and local laws and regulatory requirements.

(e) The Issuer shall not incur any other indebtedness payable from the Special Assessments which could adversely impact the ability of the Issuer to meet its obligations hereunder and under the Note, without the Bank's written consent, which consent may be withheld or conditioned in the Bank's sole discretion, regardless of whether such obligation or debt is superior to, on a parity with or subordinate to the Note. Notwithstanding the foregoing, the Issuer shall not be precluded from incurring indebtedness to finance projects that are necessary for health, safety or welfare reasons or to remediate a natural or man-made disaster.

(f) All improvements of the Issuer are and will be owned by the Issuer or by another political subdivision of the State, subject only to conditions imposed by the Issuer or another political subdivision of the State as may be necessary to protect the health, safety and general welfare of the Issuer and its inhabitants, visitors, property owners and workers or to protect such improvements from damage, misuse or destruction. The Issuer shall observe and perform all of the terms and conditions of the Act, and shall comply with all valid acts, rules, regulations, orders and directions of any legislative, executive, administrative or judicial body applicable to

the improvements. The Issuer shall levy, in addition to the Special Assessments, assessments as shall be necessary to provide for the maintenance of the improvements.

Section 3.05. Payment of Principal and Interest. The Issuer promises that it will promptly pay the principal of, interest on and any other amounts due under the Note at the place, on the dates and in the manner provided therein according to the true intent and meaning hereof and thereof, provided that the principal of, interest on and any other amounts due under the Note is payable from and secured solely by the Pledged Funds, and nothing in the Note or this Loan Agreement shall be construed as pledging any other funds or assets of the Issuer to such payment or as authorizing such payment to be made from any other source.

In order to secure the payment of the principal of and interest on the Note the Issuer in the Resolution has pledged and does hereby pledge and grant a lien on the Pledged Funds to the Owner.

Section 3.06. Business Days. In any case where the due date of interest on or principal of the Note is not a Business Day, then payment of such principal or interest may be made on the next preceding Business Day, but interest shall continue to accrue until payment is actually received by the Owner.

Section 3.07. Note Mutilated, Destroyed, Stolen or Lost. In case the Note shall become mutilated, or be destroyed, stolen or lost, the Issuer shall issue and deliver a new Note of like tenor as the Note so mutilated, destroyed, stolen or lost, in exchange and in substitution for such mutilated Note, or in lieu of and in substitution for the Note mutilated, destroyed, stolen or lost and upon the Owner furnishing the Issuer proof of ownership thereof and indemnity reasonably satisfactory to the Issuer and complying with such other reasonable regulations and conditions as the Issuer may prescribe and paying such expenses as the Issuer may incur. The Note so mutilated, destroyed, stolen or lost shall be canceled.

Section 3.08. Special Assessments.

The Issuer will annually determine the amount of the Special Assessments necessary to pay the principal of and interest on the Note in accordance with the Act, and will separately identify such amount in its annual operating budget for each fiscal year.

The Issuer represent that it has levied the Special Assessments for the Issuer's fiscal year beginning October 1, 2025 and covenants that it will cause the Special Assessments to be levied and collected each year, commencing with the Issuer's fiscal year beginning October 1, 2025, pursuant to the method provided for in Section 197.3632 and 197.3635, Florida Statutes, in such amounts as shall produce an amount at least sufficient to pay the principal of and interest on the Note as the same becomes due and payable, in addition to all other expenses payable out of the Special Assessments, and including amounts sufficient to cover any shortfall in Special Assessments from prior fiscal years. The Issuer represents to the Bank that the Issuer has taken all steps legally necessary to have been taken as of the date of issuance of the Note in order to impose the Special Assessments and the Issuer shall take all steps within its power as shall in the future be legally necessary to impose the Special Assessments in such amount. The Issuer

covenants that if any of the Special Assessments shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the Issuer shall be satisfied that any such assessment is so irregular or defective that the same cannot be enforced or collected, or if the Issuer shall have omitted to make any such assessment when it might have done so, the Issuer covenants that it will take all necessary steps to cause new Special Assessments to be made in the manner provided by law and in any case any such second Special Assessment or an initial Special Assessment for one that shall have been omitted, shall either in whole or in part be annulled, vacated or set aside, or be unenforceable or uncollectible by reason of defect or irregularity, the Issuer shall obtain and make other Special Assessments until a valid Special Assessment shall be made.

Section 3.09. Special Assessment Records. The Issuer collects assessments using the uniform method of collecting, pursuant to Section 197.3632, Florida Statutes and shall maintain records with respect to such collections and shall provide to Bank, if requested.

Section 3.10. Supervisors, Officers and Employees of the Issuer Exempt from Personal Liability. No recourse under or upon any obligation, covenant or agreement of this Agreement, the Resolution or the Note or for any claim based thereon or otherwise in respect thereof, shall be had against any Supervisor, or any officer, consultant, agent or employee, as such, of the Issuer past, present or future, either directly or through the Issuer whether by virtue of any constitution, statute or rule of law, or by the enforcement of any assessment or penalty or otherwise, it being expressly understood (a) that the obligation of the Issuer under this Agreement, the Resolution and the Note is solely a corporate one, (b) that no personal liability whatsoever shall attach to, or is or shall be incurred by, the Supervisors, or the officers, agents, consultants, or employees, as such, of the Issuer, or any of them, under or by reason of the obligations, covenants or agreements contained in this Agreement, the Resolution or the Note, or implied therefrom, and (c) that any and all such personal liability, either at common law or in equity or by constitution or statute, of, and any and all such rights and claims against, every such Supervisor, and every officer, agent, consultant, or employee, as such, of the Issuer under or by reason of the obligations, covenants or agreements contained in this Agreement, the Resolution or the Note, or implied therefrom, are waived and released as a condition of, and as a consideration for, the execution of this Agreement and the Resolution, and the issuance of the Note on the part of the Issuer.

ARTICLE IV

CONDITIONS OF LENDING

The obligations of the Bank to lend hereunder are subject to the following conditions precedent:

Section 4.01 Representations and Warranties. The representations and warranties set forth herein, in the Resolution and in the Note are and shall be true and correct on and as of the date hereof.

Section 4.02 No Default. On the date hereof the Issuer is in compliance with all the terms and provisions set forth herein, in the Resolution and in the Note on its part to be observed or performed, and no Event of Default nor any event that, upon notice or lapse of time or both, would constitute such an Event of Default, shall have occurred and be continuing at such time.

Section 4.03 Supporting Documents. On or prior to the date hereof, the Bank shall have received the following supporting documents, all of which shall be satisfactory in form and substance to the Bank (such satisfaction to be evidenced by the purchase of the Note by the Bank):

- (a) The opinion of Billing Cochran, P.A. counsel to the Issuer, regarding the due authorization, execution, delivery, validity and enforceability of this Agreement and the Note, the due adoption of the Resolution and such other matters as may be required by the Bank; and
- (b) Such additional supporting documents as the Bank may reasonably request.

ARTICLE V

THE LOAN; ISSUER'S OBLIGATION; DESCRIPTION AND PAYMENT TERMS; ADVANCES

Section 5.01 The Loan. The Bank hereby agrees to loan to the Issuer the amount of FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00) to be evidenced by the Note, to provide funds to pay the Costs of the Project, upon the terms and conditions set forth in this Agreement. The Issuer agrees to repay the principal amount borrowed plus interest thereon, upon the terms and conditions set forth herein and in the Note.

Section 5.02 Note Not to be Indebtedness of the Issuer or State. The Note, when delivered by the Issuer pursuant to the terms of this Agreement, shall not be or constitute a general obligation or indebtedness of the Issuer, or the State, or any political subdivision of the State, within the meaning of any Constitutional, statutory or other limitation of indebtedness, but shall be a special obligation payable solely as herein provided. No Noteholder shall ever have the right to compel the exercise of the ad valorem taxing power, if any, of the Issuer to pay the Note or the interest thereon or other amounts due thereunder or hereunder. Neither this Agreement nor the Note create a lien upon any facilities of the Issuer. Any agreements or representations herein or contained in the Note do not and shall never constitute or give rise to any personal or pecuniary liability or charge against the general credit of the Issuer, and in the event of a breach of any agreement, covenant, or representation, no personal or pecuniary liability or charge payable directly or indirectly from any revenues of the Issuer other than the Pledged Funds shall arise therefrom.

Section 5.03 Description and Payment Terms of the Note. To evidence the Loan, the Issuer shall issue and deliver to the Bank the Note in the form attached as Exhibit "A" hereto.

The Note shall be in registered form, contain substantially the same terms and conditions as set forth in Exhibit “A” hereto, shall be payable in lawful money of the United States of America, and the principal thereof, interest thereon and any other payments thereunder shall be payable by check, wire, draft or bank transfer to the Holder at such address as may be provided in writing by such Holder to the Secretary. So long as the Note shall remain outstanding, the Issuer shall maintain and keep books for the registration and transfer of the Note. The Note may be assigned as provided in the form of Note.

Section 5.04. Advances. Bank agrees from time to time during the Advance Period to advance funds to the Issuer from the Loan, upon the Issuer's written request on the terms and conditions set forth herein and in the other Loan Documents (“Advances”), up to the Loan amount and subject to further limitations contained in the Loan Documents. Advances under the Loan shall be evidenced by the Note payable as provided therein or herein. After expiration of the Advance Period, the Issuer shall not be entitled to receive any further Advances under the Note. The Bank shall have no duty or obligation to verify or confirm the authority of the representative of the Issuer requesting any such Advance as long as said person identifies himself as an employee or representative of the Issuer. Such written notice shall specify the proposed date of the Advance and the amount thereof. The Bank shall make each Advance hereunder on the date proposed by the Issuer therefore (which may be the same Business Day if such request is made by the Issuer and is received by the Bank prior to 2:00 p.m. Orlando time), otherwise no earlier than the following Business Day (by crediting the amount of each Advance requested by the Issuer in the general deposit account of the Issuer maintained with the Bank.) Each request for Advance shall be deemed to restate and verify all representations of the Issuer made herein as of the date of such request.

ARTICLE VI

PUBLIC FUNDS ACCOUNT

Section 6.01. Public Funds Account. There is hereby created by the Issuer and ordered established a deposit account with Bank. The Issuer shall deposit into the Public Funds Account an amount sufficient to pay the interest due on the Note on [REDACTED], 2026 at least five (5) Business Days prior to such date, and thereafter shall deposit all Special Assessments into the Public Funds Account. The Issuer shall pay to the Bank from the Public Funds Account on each date when principal or interest on the Note is due, the amount (including, if applicable, any redemption premium) due on the Note on such date. So long as the Bank is the Holder of the Note, payments from the Public Funds Account will be set up on an “auto-debit basis,” which will automatically transfer to the Bank the interest and principal payments on the Note when due. Beginning with calendar year 2027, the amount on deposit in the Public Funds Account shall always be at least equal to the principal and interest due on the Note through the end of the then current calendar year.

ARTICLE VII

EVENTS OF DEFAULT

Section 7.01 General. An “Event of Default” shall be deemed to have occurred under this Agreement if:

(a) The Issuer shall fail to make any payment of the principal of or interest on the Note within fifteen (15) days of when the same shall become due and payable, whether by maturity or otherwise; or

(b) The Issuer shall default in the performance of or compliance with any term or covenant contained herein or in the Note, other than a term or covenant a default in the performance of which or noncompliance with which is elsewhere specifically dealt with, which default or non-compliance shall continue and not be cured within thirty (30) days after (i) notice thereof to the Issuer by the Bank; or (ii) the Bank is notified of such noncompliance or should have been so notified pursuant to the provisions of Section 3.01 (c) of this Agreement, whichever is earlier; or

(c) Any representation or warranty made in writing by or on behalf of the Issuer herein or in the Note shall prove to have been false or incorrect in any material respect on the date made or reaffirmed; or

(d) The Issuer admits in writing its inability to pay its debts generally as they become due or files a petition in bankruptcy or makes an assignment for the benefit of creditors or consents to the appointment of a receiver or trustee for itself; or

(e) The Issuer is adjudged insolvent by a court of competent jurisdiction, or is adjudged a bankrupt on a petition for bankruptcy filed by or against the Issuer, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the Issuer, a receiver or trustee for the Issuer or for the whole or any part of its property, and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within ninety (90) days from the date of entry thereof;

(f) The Issuer shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or the State;

(g) The Issuer shall default in the due and punctual payment or performance of covenants under any obligation for the payment of money to the Bank or any subsidiary or affiliate of the Bank; or

(h) A judgment or order shall be rendered against the Issuer for the payment of money in excess of \$250,000 and such judgment or order shall continue unsatisfied or unstayed for a period of more than 30 days, which judgment or order adversely impacts the ability of the Issuer to meet its obligations hereunder and under the Note .

Section 7.02 Remedies in an Event of Default. Upon the occurrence of any Event of Default described in Section 7.01(a), (d), (e) or (f), the Bank may immediately and without

notice declare all amounts due under the Note to be immediately due and payable without further action of any kind and upon such declaration the Note and the interest accrued thereon shall become immediately due and payable. In addition, in such event the Owner of the Note may, in addition to any other remedies set forth in this Agreement or the Note, either at law or in equity, by suit, action, mandamus or other proceeding in any court of competent jurisdiction, protect and enforce any and all rights under the laws of the State, or granted or contained in this Agreement and may enforce and compel the performance of all duties required by this Agreement or by any applicable statutes to be performed by the Issuer or by any officer thereof. In addition, upon the occurrence and during the continuance of any Event of Default described in Section 7.01(a), the Note shall bear interest at the Default Rate.

ARTICLE VIII

MISCELLANEOUS

Section 8.01 No Waiver, Cumulative Remedies. No failure or delay on the part of the Bank in exercising any right, power, remedy hereunder or under the Note shall operate as a waiver of the Bank's rights, powers and remedies hereunder, nor shall any single or partial exercise of any such right, power or remedy preclude any other or further exercise thereof, or the exercise of any other right, power or remedy hereunder or thereunder. The remedies herein and therein provided are cumulative and not exclusive of any remedies provided by law or in equity.

Section 8.02 Amendments, Changes or Modifications to the Agreement. This Agreement shall not be amended, changed or modified without the prior written consent of the Noteholder and the Issuer. The Issuer agrees to pay all of the Bank's costs and reasonable attorneys' fees incurred in modifying and/or amending this Agreement at the Issuer's request.

Section 8.03 Counterparts. This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same Agreement, and, in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

Section 8.04 Severability. If any clause, provision or section of this Agreement shall be held illegal or invalid by any court, the invalidity of such clause, provision or section shall not affect any other provisions or sections hereof, and this Agreement shall be construed and enforced to the end that the transactions contemplated hereby be effected and the obligations contemplated hereby be enforced, as if such illegal or invalid clause, provision or section had not been contained herein.

Section 8.05 Term of Agreement. Except as otherwise specified in this Agreement, this Agreement and all representations, warranties, covenants and agreements contained herein or made in writing by the Issuer in connection herewith shall be in full force and effect from the date hereof and shall continue in effect until as long as the Note is outstanding.

Section 8.06 Notices. All notices, requests, demands and other communications which are required or may be given under this Agreement shall be in writing and shall be deemed to have been duly given when received if personally delivered; the day after it is sent, if sent by overnight common carrier service; and five days after it is sent, if mailed, certified mail, return receipt requested, postage prepaid. In each case notice shall be sent to:

If to the Issuer: CORAL BAY COMMUNITY DEVELOPMENT
DISTRICT
5385 North Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With a copy to: Billing Cochran, P.A.
515 E. Las Olas Boulevard, Suite 600
Fort Lauderdale, FL 33301
Attention: Michael J. Pawelczyk, Esq.

If to the Bank: Regions Bank
111 N. Orange Avenue, Suite 600
Orlando, FL 32801
Attention: Johnny Lynaugh, SVP

or to such other address as either party may have specified in writing to the other using the procedures specified above in this Section 8.06.

Section 8.07 Applicable Law. This Agreement shall be construed pursuant to and governed by the substantive laws of the State, with venue in any judicial proceeding in St. Lucie County, Florida.

Section 8.08 Binding Effect; Assignment; Notice of Assignment This Agreement shall be binding upon and inure to the benefit of the successors in interest and permitted assigns of the parties. The Issuer shall have no rights to assign any of its rights or obligations hereunder without the prior written consent of the Bank, which consent may be withheld or conditioned in the Bank's sole discretion

Section 8.09 No Third Party Beneficiaries. It is the intent and agreement of the parties hereto that this Agreement is solely for the benefit of the parties hereto and no person not a party hereto shall have any rights or privileges hereunder.

Section 8.10 Attorneys Fees. To the extent legally permissible, the Issuer and the Bank agree that in any suit, action or proceeding brought in connection with this Agreement, the Note, or the Resolution (including any appeal(s)), the prevailing party shall be entitled to recover costs and reasonable attorneys' fees from the other party.

Section 8.11 Entire Agreement. Except as otherwise expressly provided, the Resolution, this Agreement and the Note embody the entire agreement and understanding between the parties

hereto and supersede all prior agreements and understandings relating to the subject matter hereof.

Section 8.12 Further Assurances. The parties to this Agreement will execute and deliver, or cause to be executed and delivered, such additional or further documents, agreements or instruments and shall cooperate with one another in all respects for the purpose of the transactions contemplated by this Agreement.

Section 8.13 Waiver of Jury Trial. THE BANK AND THE ISSUER HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT, THE RESOLUTION, THE NOTE OR ANY OTHER AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN), OR ACTIONS OF EITHER PARTY.

Section 8.14. No Advisory or Fiduciary Relationship. In connection with all aspects of each transaction contemplated hereunder (including in connection with any amendment, waiver or other modification hereof or of the Note), the Issuer acknowledges and agrees, that: (a) (i) the Issuer has consulted its own legal, accounting, regulatory and tax advisors to the extent it has deemed appropriate, (ii) the Issuer is capable of evaluating, and understands and accepts, the terms, risks and conditions of the transactions contemplated hereby and by the Note, (iii) the Bank is not acting as a municipal advisor or financial advisor to the Issuer, and (iv) the Bank has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act to the Issuer with respect to the transactions contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether the Bank has provided other services or is currently providing other services to the Issuer on other matters); (b) (i) the Bank is and has been acting solely as a principal and, except as expressly agreed in writing by the relevant parties, has not been, is not, and will not be acting as an advisor, agent or fiduciary, for the Issuer or any other person and (ii) the Bank has no obligation to the Issuer, with respect to the transactions contemplated hereby except those obligations expressly set forth herein and in the Note; and (c) the Bank may be engaged in a broad range of transactions that involve interests that differ from those of the Issuer, and the Bank has no obligation to disclose any of such interests to the Issuer. This Agreement and the Note are entered into pursuant to and in reliance upon the bank exemption and/or the institutional buyer exemption provided under the municipal advisor rules of the Securities and Exchange Commission, Rule 15Ba1-1 *et seq*, to the extent that such rules apply to the transactions contemplated hereunder.

Section 8.15. Marketing. The Issuer acknowledges and agrees that the Bank shall be permitted to use information related to the Note in connection with marketing, press releases or other transactional announcements or updates provided to investors or trade publications, including, but not limited to, the placement of the logo of the Bank or other identifying name on marketing materials or of “tombstone” advertisements in publications of Bank’s choice at Bank’s expense.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective between them as of the date of first set forth above.

CORAL BAY COMMUNITY
DEVELOPMENT DISTRICT

By _____
JOHN HALL
Chairman, Board of Supervisors

Attest:

By: _____
ANDREW GILL
Assistant Secretary, Board of Supervisors

REGIONS BANK

By: _____
JOHNNY LYNAUGH
Senior Vice President

EXHIBIT A

Form of Note

FURTHER ASSURANCE AND COMPLIANCE AGREEMENT

For and in consideration of ten dollars (\$10.00) and other good and valuable consideration, and that certain Loan of even date in the amount of **FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00)** from **REGIONS BANK** ("Bank") to the Borrower, the Borrower agrees to cooperate, adjust, initial, re-execute and re-deliver any and all closing documents including, but not limited, any notes, security agreements, deeds, affidavits and closing statements if deemed necessary or desirable in the sole discretion of the Bank in order to consummate or complete the Loan from the Bank to Borrower or to perfect the Bank's lien or security agreement at no additional cost or expense to Borrower. It is the intention of the Borrower that all documentation for the Loan shall be an accurate reflection of the Bank's requirements.

The Borrower affirms, agrees and covenants to assure that the Loan and its documentation will conform to the Bank's requirements. The Bank is relying upon this Agreement and the covenants contained herein for the closing of this transaction and funding the Loan to Borrower.

The Bank shall have the right to bring suit to enforce the obligations incurred in connection with this Agreement, and in the event any suit is brought to enforce this Agreement, the Bank shall be entitled to recover all costs and expenses incurred, including a reasonable attorney's fee.

DATED this ____ day of **June, 2026**.

BORROWER:

**CORAL BAY COMMUNITY DEVELOPMENT
DISTRICT**

(SEAL)

By: _____
JOHN HALL, Chairman, Board of Supervisors

ATTEST:

By: _____
**ANDREW GILL, Assistant Secretary
Board of Supervisors**

ATTORNEY'S FEES ACKNOWLEDGEMENT

TO: CORAL BAY COMMUNITY DEVELOPMENT DISTRICT
FROM: REGIONS BANK
SUBJECT: Attorney's Fees
DATED: June ___, 2026

In accordance with federal regulations, notice is hereby given by **REGIONS BANK** that the Bank requires its borrowers to reimburse the Bank for legal services rendered by the law firm of **FASSETT, ANTHONY & TAYLOR, P.A.** on behalf of the Bank in processing and closing the loan.

The services performed by **FASSETT, ANTHONY & TAYLOR, P.A.**, in connection with this loan include obtaining estoppel letters for payoffs and satisfactions of outstanding liens, if any, preparation of security agreements, closing statements and note, modifications, renewals and extension agreements and compliance with existing rules and regulations of applicable governmental authorities for such loans, attendance at closing, supervision of execution of loan documents, and disbursement of loan proceeds, examination of all documents to be recorded and recording all documents, processing of the loan subsequent to closing, and any other services necessary to insure that the Bank has a valid lien on the property.

SERVICES PROVIDED BY FASSETT, ANTHONY & TAYLOR, P.A., IN THIS TRANSACTION ARE BEING PERFORMED ON BEHALF OF THE LENDER AND NOT ON BEHALF OF YOU, THE BORROWER. THESE LEGAL SERVICES ARE BEING PAID FOR BY THE BORROWER.

I, the above referenced Borrower, hereby acknowledge receipt of a copy of the above.

**CORAL BAY COMMUNITY DEVELOPMENT
DISTRICT**

(SEAL)

By: _____
JOHN HALL, Chairman, Board of Supervisors

ATTEST:

By: _____
**ANDREW GILL, Assistant Secretary
Board of Supervisors**

CLOSING CERTIFICATION

The undersigned, **CORAL BAY COMMUNITY DEVELOPMENT DISTRICT** (“**Borrower**”) hereby certify to **REGIONS BANK** (“**Lender**”), as follows:

1. This closing certificate is given in connection with the closing of a loan in the original principal amount of **FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00)** (“**Loan**”) made by the Lender to the Borrower.

2. All financial statements and other information delivered to the Lender by the Borrower are correct and complete as of the date hereof.

3. There has been no material adverse change in the business or financial condition of the Borrower from the date set forth in the financial information submitted to the Lender to the date hereof.

4. All of the Borrower’s representations and warranties remain true and correct.

5. All conditions to the closing have been satisfied and no fact, condition or circumstance exists that would entitle the Lender to terminate the Loan as of the date of this closing certificate.

6. The purpose of said Loan is for legitimate business purposes, and if said Loan is granted, all the proceeds thereof will be utilized for a business purpose.

IN WITNESS WHEREOF, the undersigned has duly executed this Closing Certification effective as of the ____ day of **June, 2026**.

“BORROWER”

**CORAL BAY COMMUNITY DEVELOPMENT
DISTRICT**

(SEAL)

By: _____
JOHN HALL, Chairman, Board of Supervisors

ATTEST:

By: _____
**ANDREW GILL, Assistant Secretary
Board of Supervisors**

WAIVER OF RIGHT TO JURY TRIAL

This Waiver Agreement (“Waiver”), is made between **REGIONS BANK** (“Lender”), and **CORAL BAY COMMUNITY DEVELOPMENT DISTRICT** (“Borrower”).

As a material inducement to Lender to make a loan to Borrower in the amount of **FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00)** (“Loan”), and for other good and valuable consideration, Lender and Borrower agree as follows:

1. For purposes of this Agreement, a “Suit” shall mean: (a) legal proceedings initiated in any court, federal or state, based on claims directly or indirectly arising out of, or relating to, the Loan or to the loan commitment, the note, the security agreement, or any other loan documents executed to evidence, or as security for, the Loan; or, (b) out of or with respect to any course of dealing between or among Lender and Borrower, in tort or contract; or, (c) relating to or based on the negotiation, renegotiation, interpretation, administration or enforcement of the Loan; or, (d) relating to or based on claims that another party has breached its contract, violated a law, engaged in fraud, breached a fiduciary duty, or acted in bad faith; or, (e) based on any other claim of any nature.

2. Lender and Borrower hereby waive the right to a jury trial in any Suit.

3. Lender and Borrower agree, on the request of any of them, to join in asking the court in which a Suit is pending to try the case and decide all issues, including issues of fact, without a jury. This waiver of trial by jury specifically applies to claims and Suits brought against all officers, directors and other employees of Lender.

The parties have specifically discussed this Waiver and agree that it is an essential part of their agreement about the Loan. No officer of Lender has authority to modify the terms of this Waiver.

As used in this document, the term “Loan” means the loan or loans from Lender to Borrower, the note or notes evidencing the Loan, any loan agreement under which the Loan is made, any future advances, modifications or extensions, any security agreement signed by the Borrower to secure the Loan, and any other documents, communications or representations, oral or written, that a party makes to the other in connection with the making, interpretation, administration or enforcement of the Loan or any agreement securing or evidencing the Loan.

[signatures on following page]

SIGNATURE PAGE TO WAIVER OF RIGHT TO JURY TRIAL

Dated this ____ day of **June, 2026**.

BORROWER:

**CORAL BAY COMMUNITY DEVELOPMENT
DISTRICT**

(SEAL)

By: _____
JOHN HALL, Chairman, Board of Supervisors

ATTEST:

By: _____
**ANDREW GILL, Assistant Secretary
Board of Supervisors**

LENDER:

REGIONS BANK

By: _____
JOHNNY LYNAUGH, Senior Vice President

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF ITS PROMISSORY NOTE, SERIES 2026, IN THE PRINCIPAL AMOUNT NOT TO EXCEED \$400,000.00 TO PROVIDE FUNDING TO FINANCE THE DESIGN, INSTALLATION, AND CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS AND RELATED COSTS; PROVIDING THAT SUCH NOTE SHALL BE PAYABLE FROM OPERATION AND MAINTENANCE SPECIAL ASSESSMENTS UPON BENEFITTED PROPERTIES IN THE DISTRICT AS PROVIDED HEREIN; AWARDING THE NOTE TO REGIONS BANK; AUTHORIZING THE DISTRICT TO ENTER INTO A LOAN AGREEMENT AND EXECUTE CERTAIN OTHER LOAN DOCUMENTS WITH REGIONS BANK; PROVIDING FOR THE RIGHTS, SECURITY AND REMEDIES FOR THE OWNER OF SUCH NOTE; PROVIDING FOR THE CREATION OF CERTAIN FUNDS; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. Authority for this Resolution. This Resolution is adopted pursuant to the provisions of the Act, as hereinafter defined.

Section 2. Definitions. The following words and phrases shall have the following meanings when used herein:

“Act” means Chapter 190, Florida Statutes, the Enabling Ordinance, and other applicable provisions of law.

“Bank” means Regions Bank, the original purchaser of the Note.

“Chairman” means the Chairman or Vice Chairman of the Issuer’s Board of Supervisors.

“Costs of the Project” means with respect to the Project, all items of cost authorized by the Act, including the costs of issuance of the Note.

“Enabling Ordinance” means Ordinance No. 89-22, enacted by the City Commission of the City of Margate, Florida on November 15, 1989.

“Issuer” or “District” means the independent special district known as the Coral Bay Community Development District, created in accordance with the provisions of the Act, or its successor.

“Loan Agreement” means the Loan Agreement between the Bank and the Issuer, dated the date of issuance of the Note, authorized by Section 4 hereof.

“Note” means Issuer’s Promissory Note, Series 2026, described in Section 5 hereof.

“Owner” or “Owners” means the Person or Persons in whose name or names the Note shall be registered on the books of the Issuer kept for that purpose in accordance with provisions of this Resolution.

“Person” or “Persons” means natural persons, firms, trusts, estates, associations, corporations, partnerships and public bodies.

“Pledged Funds” means (i) the Special Assessments, (ii) the proceeds of any additional debt issued by the Issuer (with the exception of debt to finance projects that are necessary for health, safety or welfare reasons or to remediate a natural or man-made disaster), and (iii) the amounts on deposit in the funds created under the Loan Agreement.

“Project” means the design, purchase, construction, and installation of certain capital improvements within the District including, but not limited to, engineering and legal expenses, capitalized interest and costs of issuance of the Note.

“Resolution” means this Resolution, pursuant to which the Note is authorized to be issued.

“Secretary” means the Secretary or any Assistant Secretary of the Issuer.

“Special Assessments” means the operation and maintenance special assessments levied by the District on all of the assessable real property in the District in accordance with the Act.

“State” means the State of Florida.

“Supervisor” means a member of the Board of Supervisors of the Issuer.

Section 3. Resolution to Constitute a Contract. In consideration of the purchase and acceptance of the Note authorized to be issued hereunder by those who shall be the Owners thereof from time to time, this Resolution shall constitute a contract between the Issuer and the Owners.

Section 4. Authorization of Loan Agreement, Note, and Related Loan Documents. Subject and pursuant to the provisions of this Resolution, the Issuer is hereby authorized to enter into the Loan Agreement in substantially the form attached hereto as Exhibit “A,” and the Note is hereby authorized to be issued under and secured by this Resolution and as

provided in the Loan Agreement in the form attached to the Loan Agreement as Exhibit “A,” in the principal amount not to exceed \$400,000.00 for the purpose of providing funds together with other funds of the Issuer to finance the Costs of the Project. The Issuer shall not use the proceeds of the Note for any purpose other than the Costs of the Project without the written approval of the Bank. Because of the characteristics of the Note, prevailing market conditions, and additional savings to be realized from an expeditious sale of the Note, it is in the best interest of the Issuer to negotiate with the Bank to purchase the Note at a private negotiated sale. Prior to the issuance of the Note the Issuer shall receive from the Bank a disclosure statement containing the information required by Section 218.385, Florida Statutes.

Section 5. Description of Note. The Note shall be dated the date of its execution and delivery and shall be in an amount not to exceed \$400,000.00, as shall be set forth in the final Loan Agreement, the approval of such amount to be conclusively evidenced by the Chairman’s execution of the Loan Agreement. The Note shall bear interest from such date as set forth in the Loan Agreement (subject to adjustment as provided in the Note), and shall mature not later than five (5) years from the date of its issuance. The principal of the Note shall be payable on such dates, and the Note shall have such other terms and provisions and shall be in the form of the Note attached as Exhibit “A” to the Loan Agreement. The Note shall be executed on behalf of the Issuer with the manual signature of the Chairman and attested by the Secretary and the said Chairman and Secretary are hereby authorized to respectively execute and attest the Note on behalf of the Issuer.

Section 6. Limited Obligation. The Note, when delivered by the Issuer pursuant to the terms hereof and of the Loan Agreement, shall not be or constitute a general obligation or indebtedness of the Issuer, Broward County, Florida, the City of Margate, Florida or the State, or any political subdivision thereof, within the meaning of any Constitutional, statutory or other limitation of indebtedness, but shall be a special obligation of the Issuer payable solely from the Pledged Funds as defined herein, in the Note and in the Loan Agreement provided. Any agreements or representations herein or contained in the Note or the Loan Agreement do not and shall never constitute or give rise to any personal or pecuniary liability or charge against the general credit of the Issuer, and in the event of a breach of any agreement, covenant, or representation, no personal or pecuniary liability or charge payable directly or indirectly from any revenues of the Issuer other than the Pledged Funds shall arise therefrom. No Owner shall ever have the right to compel the exercise of the taxing power of the Issuer to pay the Note or the interest thereon, or to make any other payments provided for in this Resolution including any deposits to the Note Payment Fund, or be entitled to payment of such principal and interest from any funds other than those pledged herein for such purpose. The Note shall not constitute a lien upon any of the facilities of the Issuer.

Section 7. Note Secured by Lien on Pledged Funds. The Note shall be secured by, and the Issuer hereby grants to the Owner to secure payment of the Note, a lien upon and pledge of the Pledged Funds, as more particularly described in the Loan Agreement. The Issuer promises that it will promptly pay the principal of and interest on the Note at the place, on the dates and in the manner provided therein.

Section 8. Amendment. This Resolution shall not be modified or amended in any respect subsequent to the issuance of the Note without the written consent of the Owner.

Section 9. Limitation of Rights. With the exception of any rights herein expressly conferred, nothing expressed or mentioned in or to be implied from this Resolution or the Note is intended or shall be construed to give to any Person other than the Issuer and the Owner any legal or equitable right, remedy or claim under or with respect to this Resolution or any covenants, conditions and provisions herein contained; this Resolution and all of the covenants, conditions and provisions hereof being intended to be and being for the sole and exclusive benefit of the Issuer and the Owner.

Section 10. Severability. If any provision of this Resolution shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable in any context, the same shall not affect any other provision herein or render any other provision (or such provision in any other context) invalid, inoperative or unenforceable to any extent whatever.

Section 11. Applicable Provisions of Law. This Resolution shall be governed by and construed in accordance with the laws of the State.

Section 12. Captions. The captions and headings in this Resolution are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Resolution.

Section 13. Authorizations. The Chairman, the Secretary and any other Supervisor, and such other officials and employees of the Issuer as may be designated by the Chair are each designated as agents of the Issuer in connection with the issuance and delivery of the Note and are authorized and empowered, collectively or individually, to take all action and steps and to execute the Loan Agreement and all other instruments, documents, and contracts on behalf of the Issuer that are necessary or desirable in connection with the execution and delivery of the Note, and which are specifically authorized or are not inconsistent with the terms and provisions of this Resolution.

Section 14. Effective Date. This Resolution shall take effect immediately upon its adoption.

ADOPTED at a meeting of the Board of Supervisors on the 11th day of June, 2026.

**CORAL BAY COMMUNITY DEVELOPMENT
DISTRICT**

(SEAL)

By: _____
John Hall, Chairman
Board of Supervisors

ATTEST:

By: _____
Andrew Gill, Assistant Secretary
Board of Supervisors

EXHIBIT “A”

FORM OF LOAN AGREEMENT

LOAN AGREEMENT

This LOAN AGREEMENT (the “Agreement”) is made and entered into as of June ____, 2026, by and between the CORAL BAY COMMUNITY DEVELOPMENT DISTRICT, an independent special district created pursuant to and in accordance with Chapter 190, Florida Statutes (the “Issuer”), and REGIONS BANK (the “Bank”), and their respective successors and assigns.

WHEREAS, the Board of Supervisors of the Issuer did, on June 11, 2026 adopt its Resolution No. 2026-____ (the “Resolution”) authorizing, among other things, the borrowing by the Issuer of the principal amount not to exceed FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00) (the “Note”) for the purpose of providing funds, together with other funds of the Issuer, to pay the Costs of the Project (as defined herein); and

WHEREAS, the Issuer has determined that the Note shall be in the amount of FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00); and

WHEREAS, the Bank, the initial holder of the Note, and the Issuer have determined that it is desirable and in their best interest to enter into this Agreement; and

WHEREAS, the Note shall be issued pursuant to the terms and provisions of the Resolution and this Agreement.

NOW, THEREFORE, the parties hereto, intending to be legally bound hereby and in consideration of the mutual covenants hereinafter contained, DO HEREBY AGREE as follows:

ARTICLE I

DEFINITION OF TERMS

Section 1.01 Definitions. The following words and terms as used in this Agreement shall have the following meanings:

“Act” means Chapter 190, Florida Statutes, the Enabling Ordinance, and other applicable provisions of law.

“Advance Period” shall mean the period during the term of the Loan, commencing on the date hereof and ending on the occurrence of (i) an Event of Default under the Agreement or (ii) December ____, 2026, or such later date as the Bank may in its absolute discretion agree to in writing, whichever first occurs.

“Agreement” means this Loan Agreement and any and all modifications, alterations, amendments and supplements hereto made in accordance with the provisions hereof.

“Bank” means REGIONS BANK, the original purchaser of the Note.

“Business Day” means any day except any Saturday or Sunday or day on which the Principal Office of the Bank is lawfully closed.

“Chairman” means the Chairman or Vice Chairman of the Issuer’s Board of Supervisors.

“Costs of the Project” means with respect to the Project, all items of cost authorized by the Act, including the costs of issuance of the Note.

“Default Rate” means the lesser of 18% per annum or the maximum rate permitted by law.

“Enabling Ordinance” means Ordinance No. 89-22, enacted by the City Commission of the City of Margate, Florida on November 15, 1989.

“Event of Default” means an event of default specified in Article VI of this Agreement.

“Issuer” or “District” means the independent special district known as the CORAL BAY COMMUNITY DEVELOPMENT DISTRICT, created in accordance with the provisions of the Act, or its successor.

“Loan” means the outstanding principal amount of the Note issued hereunder.

“Maturity Date” means December ____, 2031.

“Note” means the Promissory Note described in Section 5.03 hereof.

“Noteholder” or “Holder” or “Owner” means the Bank as the holder of the Note, or any other Person or Persons in whose name the Note shall be registered on the books of the Issuer kept for that purpose in accordance with provisions of this Agreement.

“Person” means natural persons, firms, trusts, estates, associations, corporations, partnerships and public bodies.

“Pledged Funds” means (i) the Special Assessments, (ii) the proceeds of any additional debt issued by the Issuer (with the exception of debt to finance projects that are necessary for health, safety or welfare reasons or to remediate a natural or man-made disaster), and (iii) the amounts on deposit in the Public Funds Account created hereunder.

“Principal Office” means, with respect to the Bank, the office located at the address set forth in Section 8.06 hereof, or such other office as the Bank may designate to the Issuer in writing.

“Project” means capital improvements consisting of the design, purchase, construction, and installation of improvements within the District including, but not limited to, engineering and legal expenses, capitalized interest and costs of issuance of the Note.

“Resolution” means Resolution No. 2026-02, adopted by the Board of Supervisors of the Issuer on June 11, 2026.

“Secretary” means the Secretary or any Assistant Secretary of the Issuer.

“Special Assessments” means the operation and maintenance special assessments levied by the District on all of the assessable real property in the District in accordance with the Act.

“State” means the State of Florida.

Section 1.02 Interpretation. Unless the context clearly requires otherwise, words of masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa. This Agreement and all the terms and provisions hereof shall be construed to effectuate the purposes set forth herein and to sustain the validity hereof.

Section 1.03 Titles and Headings. The titles and headings of the articles and sections of this Agreement have been inserted for convenience of reference only and are not to be considered a part hereof, shall not in any way modify or restrict any of the terms and provisions hereof, and shall not be considered or given any effect in construing this Agreement or any provision hereof or in ascertaining intent, if any question of intent should arise.

ARTICLE II

REPRESENTATIONS OF ISSUER

The Issuer represents and warrants to the Bank that:

Section 2.01 Powers of Issuer. The Issuer is a unit of special purpose government established and validly existing as an independent special district pursuant to the Act. The Issuer has the power to borrow the amount provided for in this Agreement, to execute and deliver this Agreement and the Note, to secure the Note in the manner contemplated hereby and to perform and observe all the terms and conditions of the Note and this Agreement on its part to be performed and observed. The Issuer may lawfully issue the Note in order to finance the Project.

Section 2.02 Authorization of Loan. The Issuer has duly authorized the borrowing of the amount provided for in this Agreement, the execution and delivery of this Agreement

and the making and delivery of the Note to the Bank provided for in this Agreement and to that end the Issuer warrants that it will take all action and will do all things which it is authorized by law to take and to do in order to fulfill all covenants on its part to be performed and to provide for and to assure payment of the Note. The Issuer has duly authorized the execution, delivery, and performance of the Note and this Agreement and the taking of any and all other such action as may be required on the part of the Issuer to carry out, give effect to and consummate the transactions contemplated by this Agreement. The Note has been duly authorized, executed, issued and delivered to the Bank and constitutes the legal, valid and binding obligation of the Issuer enforceable in accordance with its terms, and is entitled to the benefits and security of this Agreement. All approvals, consents, and orders of and filings with any governmental authority or agency which would constitute a condition precedent to the issuance of the Note or the execution and delivery of or the performance by the Issuer of its obligations under this Agreement or the Note have been obtained or made and any consents, approvals, and orders to be received or filings so made are in full force and effect.

Section 2.03 Agreements. The making and performing by the Issuer of this Agreement will not violate any provision of the Act, or any bond or note resolution of the Issuer, or any regulation, order or decree of any court, and will not result in a breach of any of the terms of any agreement or instrument to which the Issuer is a party or by which the Issuer is bound.

Section 2.04 Litigation, Etc. Other than potential litigation with Hidden Eyes, LLC, there are no actions or proceedings pending against the Issuer or affecting the Issuer or, to the knowledge of the Issuer, threatened, which, either in any case or in the aggregate, might result in any material adverse change in the financial condition of the Issuer, or which questions the validity of this Agreement or the Note or of any action taken or to be taken in connection with the transactions contemplated hereby or thereby. The Issuer is not in default in any material respect under any agreement or other instrument to which it is a party or by which it may be bound.

Section 2.05 General Financial Information.

(a) The financial information regarding the Issuer furnished to the Bank by the Issuer in connection with the Loan is complete and accurate, and there has been no material and adverse change in the financial condition of the Issuer from that presented in such information.

(b) The Issuer shall adopt an annual budget as required by law. The budget shall specifically detail the Special Assessments and any other special assessments to be levied by the Issuer with respect to such fiscal year. The Issuer covenants that, so long as the Note shall remain unpaid, it will appropriate in its annual budget, by amendment, if required, amounts from Special Assessments sufficient to pay the principal of and interest on the Note when due. In the event that the amount previously budgeted for such purpose is at any time insufficient to pay such principal of and interest on the Note, the Issuer covenants

to take immediate action to amend its budget so as to budget and appropriate an amount sufficient to pay such debt service on the Note.

(c) The Issuer shall cause an annual independent audit to be completed pursuant to the requirements of Sections 189.016, 190.007(2), and 218.39, Florida Statutes.

ARTICLE III

COVENANTS OF THE ISSUER

Section 3.01 Certain Affirmative Covenants. The Issuer covenants, for so long as the Note is outstanding and unpaid or any duty or obligation of the Issuer hereunder or under the Note remains unpaid or unperformed, as follows:

(a) The Issuer shall duly and punctually pay the principal of the Note and the interest thereon at the dates and place and in the manner provided herein and in the Note according to the true intent and meaning thereof.

(b) Proceeds from the Note will be used only to pay Costs of the Project. If there are excess proceeds remaining after the completion of the Project, the Issuer may use such excess proceeds for any legal purpose authorized by the Act for the use of operation and maintenance special assessments.

(c) The Issuer shall within ten (10) days after it acquires knowledge thereof, notify the Bank in writing upon the happening, occurrence, or existence of any Event of Default, and any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default, and shall provide the Bank with such written notice, a detailed statement by a responsible officer of the Issuer of all relevant facts and the action being taken or proposed to be taken by the Issuer with respect thereto.

(d) The Issuer will take all reasonable legal action within its control in order to maintain its existence as a community development district pursuant to the Act until all amounts due and owing from the Issuer to the Bank under the Note have been paid in full, and shall not voluntarily alter its boundaries or dissolve.

(e) The Issuer agrees that any and all records of the Issuer with respect to the Project and/or the Loan Documents shall be open to inspection by the Bank or its representatives at all reasonable times at the offices of the Issuer.

(f) In the event the Note or this Loan Agreement should be subject to the excise tax on documents, the Issuer shall pay such taxes or reimburse the bank for any such taxes paid by it.

Section 3.02 Certain Negative Covenants. The Issuer covenants, for so long as any of the principal amount of or interest on the Note is outstanding and unpaid or any

obligations of the Issuer under any of the Loan Documents remain unpaid or unperformed, that:

(a) The Issuer shall not take any action impairing the authority thereby or hereby given with respect to the issuance and payment of the Note.

(b) The Issuer shall not pledge or encumber the Pledged Funds except pursuant to or as permitted by this Agreement, or as provided in its annual budget.

(c) The Issuer shall not alter, amend or repeal the proceedings pursuant to which the Special Assessments are levied and collected, or any action impairing the authority thereby or hereby given with respect to the levy, collection and pledge of the Special Assessments or the payment of the Note, which could adversely impact the ability of the Issuer to meet its obligations hereunder and under the Note, without the prior written approval of the Bank.

(d) The Issuer shall not loan money or make advances or other extensions of credit to other Persons.

Section 3.03. Bank Fees and Expenses. The Issuer hereby agrees to pay the fees and expenses of counsel to the Bank in connection with the issuance of the Note in the amount of \$2,300.00 said amount to be due and payable upon the issuance of the Note. In addition, the Issuer agrees to pay at closing the Bank's loan commitment fee of \$4,000.00 (one percent (1%) of the Loan).

Section 3.04. Miscellaneous Covenants and Representations.

(a) The Issuer shall not dispose of any of its assets other than in the ordinary course of business.

(b) The Issuer shall promptly inform the Bank of any actual or potential contingent liabilities or pending or threatened litigation of any amount that could reasonably be expected to have a material and adverse effect upon the financial condition of the Issuer or which, if determined adversely to the Issuer would adversely affect the security for the payment of the Note.

(c) The Issuer shall maintain such liability, casualty and other insurance as is reasonable and prudent for similarly situated community development districts of the State and shall upon the request of the Bank, provide evidence of such coverage to the Bank.

(d) The Issuer is in compliance with and shall comply with all applicable federal, state and local laws and regulatory requirements.

(e) The Issuer shall not incur any other indebtedness payable from the Special Assessments which could adversely impact the ability of the Issuer to meet its obligations hereunder and under the Note, without the Bank's written consent, which consent may be

withheld or conditioned in the Bank's sole discretion, regardless of whether such obligation or debt is superior to, on a parity with or subordinate to the Note. Notwithstanding the foregoing, the Issuer shall not be precluded from incurring indebtedness to finance projects that are necessary for health, safety or welfare reasons or to remediate a natural or man-made disaster.

(f) All improvements of the Issuer are and will be owned by the Issuer or by another political subdivision of the State, subject only to conditions imposed by the Issuer or another political subdivision of the State as may be necessary to protect the health, safety and general welfare of the Issuer and its inhabitants, visitors, property owners and workers or to protect such improvements from damage, misuse or destruction. The Issuer shall observe and perform all of the terms and conditions of the Act, and shall comply with all valid acts, rules, regulations, orders and directions of any legislative, executive, administrative or judicial body applicable to the improvements. The Issuer shall levy, in addition to the Special Assessments, assessments as shall be necessary to provide for the maintenance of the improvements.

Section 3.05. Payment of Principal and Interest. The Issuer promises that it will promptly pay the principal of, interest on and any other amounts due under the Note at the place, on the dates and in the manner provided therein according to the true intent and meaning hereof and thereof, provided that the principal of, interest on and any other amounts due under the Note is payable from and secured solely by the Pledged Funds, and nothing in the Note or this Loan Agreement shall be construed as pledging any other funds or assets of the Issuer to such payment or as authorizing such payment to be made from any other source.

In order to secure the payment of the principal of and interest on the Note the Issuer in the Resolution has pledged and does hereby pledge and grant a lien on the Pledged Funds to the Owner.

Section 3.06. Business Days. In any case where the due date of interest on or principal of the Note is not a Business Day, then payment of such principal or interest may be made on the next preceding Business Day, but interest shall continue to accrue until payment is actually received by the Owner.

Section 3.07. Note Mutilated, Destroyed, Stolen or Lost. In case the Note shall become mutilated, or be destroyed, stolen or lost, the Issuer shall issue and deliver a new Note of like tenor as the Note so mutilated, destroyed, stolen or lost, in exchange and in substitution for such mutilated Note, or in lieu of and in substitution for the Note mutilated, destroyed, stolen or lost and upon the Owner furnishing the Issuer proof of ownership thereof and indemnity reasonably satisfactory to the Issuer and complying with such other reasonable regulations and conditions as the Issuer may prescribe and paying such expenses as the Issuer may incur. The Note so mutilated, destroyed, stolen or lost shall be canceled.

Section 3.08. Special Assessments.

The Issuer will annually determine the amount of the Special Assessments necessary to pay the principal of and interest on the Note in accordance with the Act, and will separately identify such amount in its annual operating budget for each fiscal year.

The Issuer represent that it has levied the Special Assessments for the Issuer's fiscal year beginning October 1, 2025 and covenants that it will cause the Special Assessments to be levied and collected each year, commencing with the Issuer's fiscal year beginning October 1, 2025, pursuant to the method provided for in Section 197.3632 and 197.3635, Florida Statutes, in such amounts as shall produce an amount at least sufficient to pay the principal of and interest on the Note as the same becomes due and payable, in addition to all other expenses payable out of the Special Assessments, and including amounts sufficient to cover any shortfall in Special Assessments from prior fiscal years. The Issuer represents to the Bank that the Issuer has taken all steps legally necessary to have been taken as of the date of issuance of the Note in order to impose the Special Assessments and the Issuer shall take all steps within its power as shall in the future be legally necessary to impose the Special Assessments in such amount. The Issuer covenants that if any of the Special Assessments shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the Issuer shall be satisfied that any such assessment is so irregular or defective that the same cannot be enforced or collected, or if the Issuer shall have omitted to make any such assessment when it might have done so, the Issuer covenants that it will take all necessary steps to cause new Special Assessments to be made in the manner provided by law and in any case any such second Special Assessment or an initial Special Assessment for one that shall have been omitted, shall either in whole or in part be annulled, vacated or set aside, or be unenforceable or uncollectible by reason of defect or irregularity, the Issuer shall obtain and make other Special Assessments until a valid Special Assessment shall be made.

Section 3.09. Special Assessment Records. The Issuer collects assessments using the uniform method of collecting, pursuant to Section 197.3632, Florida Statutes and shall maintain records with respect to such collections and shall provide to Bank, if requested.

Section 3.10. Supervisors, Officers and Employees of the Issuer Exempt from Personal Liability. No recourse under or upon any obligation, covenant or agreement of this Agreement, the Resolution or the Note or for any claim based thereon or otherwise in respect thereof, shall be had against any Supervisor, or any officer, consultant, agent or employee, as such, of the Issuer past, present or future, either directly or through the Issuer whether by virtue of any constitution, statute or rule of law, or by the enforcement of any assessment or penalty or otherwise, it being expressly understood (a) that the obligation of the Issuer under this Agreement, the Resolution and the Note is solely a corporate one, (b) that no personal liability whatsoever shall attach to, or is or shall be incurred by, the Supervisors, or the officers, agents, consultants, or employees, as such, of the Issuer, or any of them, under or by reason of the obligations, covenants or agreements contained in this Agreement, the Resolution or the Note, or implied therefrom, and (c) that any and all such personal liability, either at common law or in equity or by constitution or statute, of, and any and all such rights and claims against, every such Supervisor, and every officer,

agent, consultant, or employee, as such, of the Issuer under or by reason of the obligations, covenants or agreements contained in this Agreement, the Resolution or the Note, or implied therefrom, are waived and released as a condition of, and as a consideration for, the execution of this Agreement and the Resolution, and the issuance of the Note on the part of the Issuer.

ARTICLE IV

CONDITIONS OF LENDING

The obligations of the Bank to lend hereunder are subject to the following conditions precedent:

Section 4.01 Representations and Warranties. The representations and warranties set forth herein, in the Resolution and in the Note are and shall be true and correct on and as of the date hereof.

Section 4.02 No Default. On the date hereof the Issuer is in compliance with all the terms and provisions set forth herein, in the Resolution and in the Note on its part to be observed or performed, and no Event of Default nor any event that, upon notice or lapse of time or both, would constitute such an Event of Default, shall have occurred and be continuing at such time.

Section 4.03 Supporting Documents. On or prior to the date hereof, the Bank shall have received the following supporting documents, all of which shall be satisfactory in form and substance to the Bank (such satisfaction to be evidenced by the purchase of the Note by the Bank):

(a) The opinion of Billing Cochran, P.A. counsel to the Issuer, regarding the due authorization, execution, delivery, validity and enforceability of this Agreement and the Note, the due adoption of the Resolution and such other matters as may be required by the Bank; and

(b) Such additional supporting documents as the Bank may reasonably request.

ARTICLE V

THE LOAN; ISSUER'S OBLIGATION; DESCRIPTION AND PAYMENT TERMS; ADVANCES

Section 5.01 The Loan. The Bank hereby agrees to loan to the Issuer the amount of **FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00)** to be evidenced by the Note, to provide funds to pay the Costs of the Project, upon the terms and conditions set forth in this Agreement. The Issuer agrees to repay the principal amount

borrowed plus interest thereon, upon the terms and conditions set forth herein and in the Note.

Section 5.02 Note Not to be Indebtedness of the Issuer or State. The Note, when delivered by the Issuer pursuant to the terms of this Agreement, shall not be or constitute a general obligation or indebtedness of the Issuer, or the State, or any political subdivision of the State, within the meaning of any Constitutional, statutory or other limitation of indebtedness, but shall be a special obligation payable solely as herein provided. No Noteholder shall ever have the right to compel the exercise of the ad valorem taxing power, if any, of the Issuer to pay the Note or the interest thereon or other amounts due thereunder or hereunder. Neither this Agreement nor the Note create a lien upon any facilities of the Issuer. Any agreements or representations herein or contained in the Note do not and shall never constitute or give rise to any personal or pecuniary liability or charge against the general credit of the Issuer, and in the event of a breach of any agreement, covenant, or representation, no personal or pecuniary liability or charge payable directly or indirectly from any revenues of the Issuer other than the Pledged Funds shall arise therefrom.

Section 5.03 Description and Payment Terms of the Note. To evidence the Loan, the Issuer shall issue and deliver to the Bank the Note in the form attached as Exhibit "A" hereto.

The Note shall be in registered form, contain substantially the same terms and conditions as set forth in Exhibit "A" hereto, shall be payable in lawful money of the United States of America, and the principal thereof, interest thereon and any other payments thereunder shall be payable by check, wire, draft or bank transfer to the Holder at such address as may be provided in writing by such Holder to the Secretary. So long as the Note shall remain outstanding, the Issuer shall maintain and keep books for the registration and transfer of the Note. The Note may be assigned as provided in the form of Note.

Section 5.04. Advances. Bank agrees from time to time during the Advance Period to advance funds to the Issuer from the Loan, upon the Issuer's written request on the terms and conditions set forth herein and in the other Loan Documents ("Advances"), up to the Loan amount and subject to further limitations contained in the Loan Documents. Advances under the Loan shall be evidenced by the Note payable as provided therein or herein. After expiration of the Advance Period, the Issuer shall not be entitled to receive any further Advances under the Note. The Bank shall have no duty or obligation to verify or confirm the authority of the representative of the Issuer requesting any such Advance as long as said person identifies himself as an employee or representative of the Issuer. Such written notice shall specify the proposed date of the Advance and the amount thereof. The Bank shall make each Advance hereunder on the date proposed by the Issuer therefore (which may be the same Business Day if such request is made by the Issuer and is received by the Bank prior to 2:00 p.m. Orlando time), otherwise no earlier than the following Business Day (by crediting the amount of each Advance requested by the Issuer in the general deposit account of the Issuer maintained with the Bank.) Each request for Advance shall be deemed to restate and verify all representations of the Issuer made herein as of the date of such request.

ARTICLE VI

PUBLIC FUNDS ACCOUNT

Section 6.01. Public Funds Account. There is hereby created by the Issuer and ordered established a deposit account with Bank. The Issuer shall deposit into the Public Funds Account an amount sufficient to pay the interest due on the Note on _____, 2026 at least five (5) Business Days prior to such date, and thereafter shall deposit all Special Assessments into the Public Funds Account. The Issuer shall pay to the Bank from the Public Funds Account on each date when principal or interest on the Note is due, the amount (including, if applicable, any redemption premium) due on the Note on such date. So long as the Bank is the Holder of the Note, payments from the Public Funds Account will be set up on an “auto-debit basis,” which will automatically transfer to the Bank the interest and principal payments on the Note when due. Beginning with calendar year 2027, the amount on deposit in the Public Funds Account shall always be at least equal to the principal and interest due on the Note through the end of the then current calendar year.

ARTICLE VII

EVENTS OF DEFAULT

Section 7.01 General. An “Event of Default” shall be deemed to have occurred under this Agreement if:

(a) The Issuer shall fail to make any payment of the principal of or interest on the Note within fifteen (15) days of when the same shall become due and payable, whether by maturity or otherwise; or

(b) The Issuer shall default in the performance of or compliance with any term or covenant contained herein or in the Note, other than a term or covenant a default in the performance of which or noncompliance with which is elsewhere specifically dealt with, which default or non-compliance shall continue and not be cured within thirty (30) days after (i) notice thereof to the Issuer by the Bank; or (ii) the Bank is notified of such noncompliance or should have been so notified pursuant to the provisions of Section 3.01 (c) of this Agreement, whichever is earlier; or

(c) Any representation or warranty made in writing by or on behalf of the Issuer herein or in the Note shall prove to have been false or incorrect in any material respect on the date made or reaffirmed; or

(d) The Issuer admits in writing its inability to pay its debts generally as they become due or files a petition in bankruptcy or makes an assignment for the benefit of creditors or consents to the appointment of a receiver or trustee for itself; or

(e) The Issuer is adjudged insolvent by a court of competent jurisdiction, or is adjudged a bankrupt on a petition for bankruptcy filed by or against the Issuer, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the Issuer, a receiver or trustee for the Issuer or for the whole or any part of its property, and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within ninety (90) days from the date of entry thereof;

(f) The Issuer shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or the State;

(g) The Issuer shall default in the due and punctual payment or performance of covenants under any obligation for the payment of money to the Bank or any subsidiary or affiliate of the Bank; or

(h) A judgment or order shall be rendered against the Issuer for the payment of money in excess of \$250,000 and such judgment or order shall continue unsatisfied or unstayed for a period of more than 30 days, which judgment or order adversely impacts the ability of the Issuer to meet its obligations hereunder and under the Note .

Section 7.02 Remedies in an Event of Default. Upon the occurrence of any Event of Default described in Section 7.01(a), (d), (e) or (f), the Bank may immediately and without notice declare all amounts due under the Note to be immediately due and payable without further action of any kind and upon such declaration the Note and the interest accrued thereon shall become immediately due and payable. In addition, in such event the Owner of the Note may, in addition to any other remedies set forth in this Agreement or the Note, either at law or in equity, by suit, action, mandamus or other proceeding in any court of competent jurisdiction, protect and enforce any and all rights under the laws of the State, or granted or contained in this Agreement and may enforce and compel the performance of all duties required by this Agreement or by any applicable statutes to be performed by the Issuer or by any officer thereof. In addition, upon the occurrence and during the continuance of any Event of Default described in Section 7.01(a), the Note shall bear interest at the Default Rate.

ARTICLE VIII

MISCELLANEOUS

Section 8.01 No Waiver, Cumulative Remedies. No failure or delay on the part of the Bank in exercising any right, power, remedy hereunder or under the Note shall operate as a waiver of the Bank's rights, powers and remedies hereunder, nor shall any single or partial exercise of any such right, power or remedy preclude any other or further exercise thereof, or the exercise of any other right, power or remedy hereunder or thereunder. The remedies herein and therein provided are cumulative and not exclusive of any remedies provided by law or in equity.

Section 8.02 Amendments, Changes or Modifications to the Agreement. This Agreement shall not be amended, changed or modified without the prior written consent of the Noteholder and the Issuer. The Issuer agrees to pay all of the Bank's costs and reasonable attorneys' fees incurred in modifying and/or amending this Agreement at the Issuer's request.

Section 8.03 Counterparts. This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall together constitute but one and the same Agreement, and, in making proof of this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

Section 8.04 Severability. If any clause, provision or section of this Agreement shall be held illegal or invalid by any court, the invalidity of such clause, provision or section shall not affect any other provisions or sections hereof, and this Agreement shall be construed and enforced to the end that the transactions contemplated hereby be effected and the obligations contemplated hereby be enforced, as if such illegal or invalid clause, provision or section had not been contained herein.

Section 8.05 Term of Agreement. Except as otherwise specified in this Agreement, this Agreement and all representations, warranties, covenants and agreements contained herein or made in writing by the Issuer in connection herewith shall be in full force and effect from the date hereof and shall continue in effect until as long as the Note is outstanding.

Section 8.06 Notices. All notices, requests, demands and other communications which are required or may be given under this Agreement shall be in writing and shall be deemed to have been duly given when received if personally delivered; the day after it is sent, if sent by overnight common carrier service; and five days after it is sent, if mailed, certified mail, return receipt requested, postage prepaid. In each case notice shall be sent to:

If to the Issuer: CORAL BAY COMMUNITY
DEVELOPMENT

DISTRICT
5385 North Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With a copy to: Billing Cochran, P.A.
515 E. Las Olas Boulevard, Suite 600
Fort Lauderdale, FL 33301
Attention: Michael J. Pawelczyk, Esq.

If to the Bank: Regions Bank

111 N. Orange Avenue, Suite 600
Orlando, FL 32801
Attention: Johnny Lynaugh, SVP

or to such other address as either party may have specified in writing to the other using the procedures specified above in this Section 8.06.

Section 8.07 Applicable Law. This Agreement shall be construed pursuant to and governed by the substantive laws of the State, with venue in any judicial proceeding in St. Lucie County, Florida.

Section 8.08 Binding Effect; Assignment; Notice of Assignment This Agreement shall be binding upon and inure to the benefit of the successors in interest and permitted assigns of the parties. The Issuer shall have no rights to assign any of its rights or obligations hereunder without the prior written consent of the Bank, which consent may be withheld or conditioned in the Bank's sole discretion

Section 8.09 No Third Party Beneficiaries. It is the intent and agreement of the parties hereto that this Agreement is solely for the benefit of the parties hereto and no person not a party hereto shall have any rights or privileges hereunder.

Section 8.10 Attorneys Fees. To the extent legally permissible, the Issuer and the Bank agree that in any suit, action or proceeding brought in connection with this Agreement, the Note, or the Resolution (including any appeal(s)), the prevailing party shall be entitled to recover costs and reasonable attorneys' fees from the other party.

Section 8.11 Entire Agreement. Except as otherwise expressly provided, the Resolution, this Agreement and the Note embody the entire agreement and understanding between the parties hereto and supersede all prior agreements and understandings relating to the subject matter hereof.

Section 8.12 Further Assurances. The parties to this Agreement will execute and deliver, or cause to be executed and delivered, such additional or further documents, agreements or instruments and shall cooperate with one another in all respects for the purpose of the transactions contemplated by this Agreement.

Section 8.13 Waiver of Jury Trial. THE BANK AND THE ISSUER HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT, THE RESOLUTION, THE NOTE OR ANY OTHER AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HERewith, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN), OR ACTIONS OF EITHER PARTY.

Section 8.14. No Advisory or Fiduciary Relationship. In connection with all aspects of each transaction contemplated hereunder (including in connection with any amendment, waiver or other modification hereof or of the Note), the Issuer acknowledges and agrees, that: (a) (i) the Issuer has consulted its own legal, accounting, regulatory and tax advisors to the extent it has deemed appropriate, (ii) the Issuer is capable of evaluating, and understands and accepts, the terms, risks and conditions of the transactions contemplated hereby and by the Note, (iii) the Bank is not acting as a municipal advisor or financial advisor to the Issuer, and (iv) the Bank has no fiduciary duty pursuant to Section 15B of the Securities Exchange Act to the Issuer with respect to the transactions contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether the Bank has provided other services or is currently providing other services to the Issuer on other matters); (b) (i) the Bank is and has been acting solely as a principal and, except as expressly agreed in writing by the relevant parties, has not been, is not, and will not be acting as an advisor, agent or fiduciary, for the Issuer or any other person and (ii) the Bank has no obligation to the Issuer, with respect to the transactions contemplated hereby except those obligations expressly set forth herein and in the Note; and (c) the Bank may be engaged in a broad range of transactions that involve interests that differ from those of the Issuer, and the Bank has no obligation to disclose any of such interests to the Issuer. This Agreement and the Note are entered into pursuant to and in reliance upon the bank exemption and/or the institutional buyer exemption provided under the municipal advisor rules of the Securities and Exchange Commission, Rule 15Ba1-1 *et seq*, to the extent that such rules apply to the transactions contemplated hereunder.

Section 8.15. Marketing. The Issuer acknowledges and agrees that the Bank shall be permitted to use information related to the Note in connection with marketing, press releases or other transactional announcements or updates provided to investors or trade publications, including, but not limited to, the placement of the logo of the Bank or other identifying name on marketing materials or of “tombstone” advertisements in publications of Bank’s choice at Bank’s expense.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective between them as of the date of first set forth above.

CORAL BAY COMMUNITY
DEVELOPMENT DISTRICT

By _____

JOHN HALL
Chairman, Board of Supervisors

Attest:

By: _____

ANDREW GILL
Assistant Secretary, Board of Supervisors

REGIONS BANK

By: _____

JOHNNY LYNAUGH
Senior Vice President

EXHIBIT A

Form of Note

REGIONS BANK
PROMISSORY NOTE

U.S. \$400,000.00

June __, 2026

BEING INDEBTED, for value received, **CORAL BAY COMMUNITY DEVELOPMENT DISTRICT**, jointly and severally if more than one (sometimes hereinafter referred to as the “**undersigned**” or the “**Borrower**”), promises to pay to the order of **REGIONS BANK**, or any subsequent holder of this note (“**Lender**”) at its principal offices located at 111 N. Orange Avenue, Suite 600, Orlando, Florida 32801 (or at such other place or places as Lender may designate) the principal sum of **FOUR HUNDRED THOUSAND AND NO/100 DOLLARS (\$400,000.00)**, or so much thereof as may be from time to time outstanding, plus interest thereon at the rate hereinafter defined, all in accordance with the terms and conditions of this Promissory Note (the “**Note**”) and in accordance with the Loan Agreement of even date herewith by and between Borrower and Lender (the “**Loan Agreement**”). This Note is secured by the Loan Agreement and other agreements by and between Borrower and Lender. The Loan Agreement and such other agreements are hereinafter referred to collectively as the “**Security Documents**” and the loan evidenced thereby is hereinafter referred to as the “**Loan.**” Terms used herein but not otherwise defined hereunder are defined as set forth in the Security Documents. All of the terms, definitions, conditions and covenants of the Security Documents are expressly made a part of this Note by reference in the same manner and with the same effect as if set forth herein at length, and any holder of this Note is entitled to the benefits of and remedies provided in the Security Documents.

1. Payment.

a. Commencing on July __, 2026, and continuing on the ___ day of each month thereafter up to and including December __, 2026, Borrower shall make monthly payments of interest only to the Holder at the fixed rate of five and seventy-five hundredths of one percent (5.75%) per annum (“Fixed Rate”).

b. Thereafter, commencing on January __, 2027, and continuing on the ___ day of each month thereafter up to and including November __, 2031, Borrower shall make monthly payments of principal and interest to the Holder in the amount of **SEVEN THOUSAND SEVEN HUNDRED THREE AND 34/100 DOLLARS (\$7,703.34)** at the Fixed Rate.

c. Interest shall be computed on the basis of a daily amount of interest accruing on the daily outstanding principal balance during a 360-day year multiplied by the actual number of days the principal is outstanding during such applicable interest period.

d. All remaining sums of principal and accrued interest shall become immediately due and payable in full December __, 2031 (hereinafter and heretofore referred to as the "Maturity Date").

2. Prepayment. This Note may be prepaid in whole or in part at any time, and from time to time, subject to the provisions of this Section 2. Any partial prepayment shall be applied in accordance with Section 7 below and shall not postpone the due date of any subsequent periodic installments or the Maturity Date, or change the amount of such installments due, unless Holder shall otherwise agree in writing. As used in this paragraph, the term “prepayment” shall mean any payment of principal and interest greater than the monthly payment of principal and interest required from time to time under the terms of this Note. In the event of prepayment, in whole or in part, a prepayment penalty shall be assessed equal to:

- a. 3% of the outstanding principal balance if the prepayment occurs between June ___, 2026 and June ___, 2027;
- b. 2% of the outstanding principal balance if the prepayment occurs between June ___, 2027 and June ___, 2028;
- c. 1% of the outstanding principal balance if the prepayment occurs between June ___, 2028 and June ___, 2029; and
- d. No prepayment shall be due if prepayment occurs after June ___, 2029.

A prepayment includes a whole or a partial prepayment.

3. **Late Charges.** Should Borrower fail to pay the installments of interest or principal (if applicable) on any due date provided for herein or within fifteen (15) days thereafter, then Borrower further promises to pay a late payment charge equal to five percent (5%) of the amount of the unpaid installment as liquidated compensation to Lender for the extra expense to Lender to process and administer the late payment, Borrower agreeing, by execution hereof, that any other measure of compensation for a late payment is speculative and impossible to compute. If principal and interest are payable at maturity, the late payment charge will be equal to five percent (5%) of the interest portion of the payment that is not paid within fifteen (15) days after it is due. This provision for late charges shall not be deemed to extend the time for payment or be a “grace period” or “cure period” that gives Borrower a right to cure a Default or Default Condition. Imposition of late charges is not contingent upon the giving of any notice or lapse or any cure period provided for in the Mortgage and shall not be deemed a waiver of any right or remedy of Lender, including without limitation, acceleration of this Note.

4. **Default.** Any failure of Borrower or any Guarantor to comply with any term, covenant, or condition of this Note, including without limitation, Borrower’s failure to pay principal, interest, or expenses when same shall become due or the existence of any Default Condition or Default under the Security Documents shall be deemed, at the option of Lender, a Default under this Note.

5. **Acceleration.** Upon the occurrence of a Default or Default Condition hereunder or under the terms of any one or more of the Security Documents, Lender may declare the then outstanding principal and all accrued but unpaid interest immediately due and payable and upon acceleration and thereafter this Note shall bear interest at the Default Rate, hereinafter defined, until all indebtedness evidenced hereby and secured by the Security Documents has been paid in full. Further, in the event of such acceleration, the Loan, and all other indebtedness of Borrower to Lender arising out of or in connection with the Loan shall become immediately due and payable, without presentation, demand, protest or notice of any kind, all of which are hereby waived by Borrower.

6. **Default Rate.** After the occurrence of a Default or Default Condition, or maturity or upon acceleration, and thereafter, the unpaid indebtedness then evidenced by this Note and due under and secured by the Security Documents shall bear interest at a fixed rate equal to the highest rate permitted by law (“**Default Rate**”).

7. **Application of Payments.** All sums received by Lender for application to the Loan may be applied by Lender to late charges, expenses, costs, interest, principal, and other amounts

owing to Lender in connection with the Loan in the order selected by Lender in its sole discretion.

8. Expenses. In the event this Note is not paid when due on any stated or accelerated maturity date, or should it be necessary for Lender to enforce any other of its rights under this Note or the Security Documents, Borrower will pay to Lender, in addition to principal, interest and other charges due hereunder or under the Security Documents, all costs of collection or enforcement, including reasonable attorneys' fees, paralegals' fees, legal assistants' fees, costs and expenses, whether incurred with respect to collection, litigation, including appellate proceedings, bankruptcy proceedings, interpretation, dispute, negotiation, trial, appeal, defense of actions instituted by a third party against Lender arising out of or related to the Loan, enforcement of any judgment based on this Note, or otherwise, whether or not a suit to collect such amounts or to enforce such rights is brought or, if brought, is prosecuted to judgment.

9. Waiver. All persons now or at any time liable for payment of this Note, whether directly or indirectly, hereby waive presentment, protest, notice of protest and dishonor. The undersigned expressly consents to any extensions and renewals, in whole or in part, to the release of any or all Guarantor or co-makers and any collateral security or portions thereof, given to secure this Note, and all delays in time of payment or other performance which Lender may grant, in its sole discretion, at any time and from time to time without limitation all without any notice or further consent of Borrower, and any such grant by Lender shall not be deemed a waiver of any subsequent delay or any of Lender's rights hereunder or under the Security Documents.

10. Participants. The Borrower understands that the Lender may from time to time enter into a participation agreement or agreements with one or more participants pursuant to which each such participant shall be given a participation in the Loan and that any such participant may from time to time similarly grant to one or more sub-participants in the Loan. The Borrower agrees that any participant or sub-participant may exercise any and all rights of banker's lien or set-off with respect to the Borrower, as fully as if such participant or sub-participant had made a loan directly to the Borrower in the amount of the participation or sub-participation given to such participant or sub-participant in the Loan. For the purposes of this Section only, the Borrower shall be deemed to be directly obligated to each participant or sub-participant in the amount of its participation interest in the amount of the principal of, and interest on, the Loan. Nothing contained in this Section shall affect the Lender's right of set-off with respect to the entire amount of the Loan, notwithstanding any such participation or sub-participation. The Lender may divulge to any participant or sub-participant all information, reports, financing statements, certificates and documents obtained by it from the Borrower or any other person under any provision of the Security Documents or otherwise.

11. Usury. In no event shall this or any other provision herein or in the Security Documents, permit the collection of any interest which would be usurious under the laws of the State of Florida. If any such interest in excess of the maximum rate allowable under applicable law has been collected, Borrower agrees that the amount of interest collected above the maximum rate permitted by applicable law, together with interest thereon at the rate required by applicable law, shall be refunded to Borrower, and Borrower agrees to accept such refund, or, at Borrower's option, such refund shall be applied as a principal payment hereunder.

12. Modification. This Note may not be changed orally, but only by an agreement in writing signed by the Lender and Borrower.

13. Applicable law. This Note shall be governed by and construed in accordance with the laws of the State of Florida.

14. **Notices.** All notices or other communications required or permitted to be given pursuant to the provisions of this Note shall be given in accordance with the notice provisions of the Loan Agreement.

15. **Successors and Assigns.** As used herein, the terms “**Borrower**” and “**Lender**” shall be deemed to include their respective heirs, personal representatives, successors and assigns.

16. **Severability.** In the event any one or more of the provisions of this Note shall for any reason be held to be invalid, illegal, or unenforceable, in whole or in part or in any respect, or in the event that any one or more of the provisions of this Note operates or would prospectively operate to invalidate this Note, then and in any of those events, only such provision or provisions shall be deemed null and void and shall not affect any other provision of this Note. The remaining provisions of this Note shall remain operative and in full force and effect and shall in no way be affected, prejudiced, or disturbed thereby. In the event any provisions of this Note are inconsistent with the provisions of the Security Documents, or any other agreements or documents executed in connection with this Note, this Note shall control.

17. **Captions; Pronouns.** Captions are for reference only and in no way limit the terms of this Note. The pronouns used in this instrument shall be construed as masculine, feminine, or neuter as the occasion may require. Use of the singular includes the plural, and vice versa.

18. **Business Day.** Any reference herein or in the Security Documents to a day or business day shall be deemed to refer to a banking day which shall be a day on which Lender is open for the transaction of business, excluding any national holidays, and any performance which would otherwise be required on a day other than a banking day shall be timely performed in such instance, if performed on the next succeeding banking day. Notwithstanding such timely performance, interest shall continue to accrue hereunder until such payment or performance has been made.

19. **Definitions.** Any capitalized terms not otherwise defined in this Note shall have the meanings set forth in the Loan Agreement.

20. **USA Patriot Act and Related Legislation.** Borrower is and shall remain in compliance with the Trading with the Enemy Act, as amended, and each of the foreign assets control regulations of the United States Treasury Department (31 C.F.R., Subtitle B, Chapter V, as amended) and any other enabling legislation, regulations or executive orders relating thereto, and the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA Patriot Act of 2001), as amended, and any other enabling legislation, regulations or executive orders relating thereto; Borrower is and shall remain in compliance with 31 U.S.C., Section 5313, as amended, 31 C.F.R. Section 103.22, as amended, and any similar laws or regulations involving currency transaction reports or disclosures relating to transactions in currency of more than \$10,000.00, or of more than any other minimum amount specified by any laws or regulations; and Borrower: (i) is not a person whose property or interest in property is blocked or subject to blocking pursuant to Section 1 of Executive Order 13224 of September 23, 2001 Blocking Property and Prohibiting Transactions with Persons who Commit, Threaten to Commit, or Support Terrorism (66 Fed. Reg. 49079 (2001)), (ii) does not engage in any dealings or transactions prohibited by Section 2 of such executive order, or are otherwise associated with any such person in any manner violative of Section 2; or (iii) is not a person or entity on the list of Specially Designated Nationals and Blocked Persons or subject to the limitations or prohibitions under any other U.S. Department of Treasury’s Office of Foreign Assets Control regulation or

executive order.

21. Auto Debit Provision.

Borrower authorizes Lender to initiate entries to Borrower's checking or savings account at the financial institution indicated below for the purpose of making Borrower's periodic loan payments:

Routing No.: **063104668**

Regions Bank Account No.: _____

Borrower also authorizes the financial institution to withdraw these payments from Borrower's account. Borrower acknowledges that this authorization may be revoked at any time by providing written notice of revocation to Lender in such time and manner as to afford Lender and the financial institution reasonable opportunity to act upon it.

22. Waiver of Trial by Jury. THE PARTIES HEREBY MUTUALLY AGREE THAT NEITHER PARTY, NOR ANY ASSIGNEE, SUCCESSOR, HEIR, OR LEGAL REPRESENTATIVE OF THE PARTIES (ALL OF WHOM ARE HERINAFTER REFERRED TO AS THE "PARTIES") SHALL SEEK A JURY TRIAL IN ANY LAWSUIT, PROCEEDING, COUNTERCLAIM, OR ANY OTHER LITIGATION PROCEDURE BASED UPON OR ARISING OUT OF THIS PROMISSORY NOTE OR THE SECURITY DOCUMENTS, OR ANY INSTRUMENT EVIDENCING, SECURING, OR RELATING TO THE INDEBTEDNESS AND ANY OTHER OBLIGATIONS EVIDENCED HEREBY, ANY RELATED AGREEMENT OR INSTRUMENT, ANY OTHER COLLATERAL FOR THE INDEBTEDNESS EVIDENCED HEREBY OR THE DEALINGS OR THE RELATIONSHIP BETWEEN OR AMONG THE PARTIES, OR ANY OF THEM. NONE OF THE PARTIES WILL SEEK TO CONSOLIDATE ANY SUCH ACTION, IN WHICH A JURY TRIAL HAS BEEN WAIVED, WITH ANY OTHER ACTION IN WHICH A JURY TRIAL HAS NOT BEEN WAIVED. THE PROVISIONS OF THIS PARAGRAPH HAVE BEEN FULLY NEGOTIATED BY THE PARTIES. THE WAIVER CONTAINED HEREIN IS IRREVOCABLE, CONSTITUTES A KNOWING AND VOLUNTARY WAIVER, AND SHALL BE SUBJECT TO NO EXCEPTIONS. LENDER HAS IN NO WAY AGREED WITH OR REPRESENTED TO BORROWER OR ANY OTHER PARTY THAT THE PROVISIONS OF THIS PARAGRAPH WILL NOT BE FULLY ENFORCED IN ALL INSTANCES.

[Signatures to follow]

SIGNATURE PAGE TO PROMISSORY NOTE

IN WITNESS WHEREOF, Borrower has caused this Note to be duly executed effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

BORROWER:

DEVELOPMENT

**CORAL BAY COMMUNITY
DISTRICT**

Print Name: _____
Supervisors

By: _____
JOHN HALL, Chairman, Board of

Print Name: _____

(SEAL)

ATTEST:

By: _____
**ANDREW GILL, Assistant Secretary
Board of Supervisors**

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of **June, 2026**, by **JOHN HALL, Chairman, Board of Supervisors of CORAL BAY COMMUNITY DEVELOPMENT DISTRICT**, who has produced _____ as identification.

Signature of Notary Public, State of Florida
My commission expires:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this _____ day of **June, 2026**, by **ANDREW GILL, Assistant Secretary, Board of Supervisors of CORAL BAY COMMUNITY DEVELOPMENT DISTRICT**, who has produced _____ as identification.

Signature of Notary Public, State of Florida

My commission expires:

Envera Invoice Reconciliation Report 2022 – 2025

Invoices

- July 14, 2022 – Oct 24, 2025
- Invoice Qty = 216
- Fields (*format changed over years*):
 - **Ticket Number = unique identifier**
 - “Completed” Date = Invoice date (?)
 - **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*)

Gate Strike Report (GSR)

- Jan 7, 2022 – Dec 28, 2025
- Incidents Recorded = 596
- Fields:
 - **Case # = unique incident identifier**
 - **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

- Invoiced = **216**
- Total Cost = **\$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?:

- Invoices **67384** (Service Labor \$185 + Trip \$60) & **67385** (Service Labor \$185)
- Same **“Completed” Date: 7/28/2023**
- Same **“Ticket #”**: 03717996
 - **Unreconcilable**: Ticket # does not match GSR Case #
- Same **“Address” (West Gate address)**
- **“Subject” location differs**; 67385 address conflicts with **“Subject” location**.
- **“Description” references same date “7/27” but identifies different Barrier Arm**
- **Corrections required:**
 - Unique Ticket# for each invoice that matches GSR Case#.
 - OR
 - Removal of duplicate invoice.

Gate Strike Report

- **Documented 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 duplicated incidents with unique Case#
 - Differences only exist in metrics data (i.e., *Date/Time opened, closed...*)
- **2024 – 2025**: Duplication reduced.

Incomplete Invoice


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

Envera Invoice CATEGORIES (Based on Invoice Description)

- **BA Reset into Cradle**
- Barrier Arm Restock
- Camera Realignment
- Camera System Repair
- CDD Requested BA Replacement (Stock)
- Comcast Setup
- Equipment Replacement
- Gate Access Stickers
- **GS - BA Replacement**
- **GS - BA Reset into Cradle**
- SG Stuck Open/BA Reset
- **UNKNOWN**

ABBREVIATIONS:

BA = Barrier Arm

GS = Gate Strike

SG = Swing Gate

Reconciled -vs- Unreconciled Invoices

- **Reconciled** Invoices:

- **Tier 1:** Non-gate strike related invoices
- **Tier 2:** Invoices w/ Direct Correlation to Gate Strike Report

- **Unreconciled** Invoices:

- **Cannot be correlated to any GSR Case#:**
 - Invoice missing Ticket#.
 - Invoice includes Ticket # which does not match any GSR Case#.
- **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)
 - Both use same Ticket # that does not match Gate Strike Report Case#.

Envera Invoice Reconciliation Tiers 2022 – 2025

- **Tier 1**: Non-gate strike related invoices: Qty 22 @ \$18,136.42
 - **Barrier Arm Restock** (Qty 2)
 - Dec 22, 2022: Invoice# 56864 @ \$4620
 - Nov 1, 2024: Invoice# 87972 @ \$2545
 - **Camera Realignment or Camera System Repair** (Qty 3)
 - **CDD Requested BA Replacement (Stock)** (Qty 1)
 - **Comcast Internet Setup or Repair** (Qty 4 @ \$1570)
 - **Equipment (i.e., Battery, Loop Detector, Comm's...)** (Qty 7 @ \$2536.42)
 - **Gate Access Stickers** (Qty 1)
 - Oct 31, 2023: Invoice # 6822 @ \$4725
 - **Swing Gate Reset** (Qty 4)
- **Tier 2**: Correlation to Gate Strike Report: Qty 26 @ \$5,933.24
 - Invoice Ticket # = GSR Case#
- Total **Tier 1 & Tier 2** = 48 invoices @ \$24,069.66

Tier 1 & 2 Invoices - Reconciled

2022 - 2025 Tier 1 & 2 Approved Invoices

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

Invoices - Unreconciled

2022 - 2025 Outstanding Invoices w/ Tier 1 & 2 Approved

Category (Based on Invoice)	Invoice MISSING Ticket#	MISMATCHED Ticket#/GSR Case#	OUTSTANDING Invoices	OUTSTANDING Invoice Total
BA Reset into Cradle	50	12	62	\$ 13,445.00
GS - BA Replacement	1	3	4	\$ 880.00
GS - BA Reset into Cradle	38	63	101	\$ 21,950.00
UNKNOWN	1	0	1	\$ 245.00
TOTALS	90	78	168	\$ 36,520.00
		% of Total	78%	60%

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

Tier 1 & 2 Invoice Reconciliation by YEAR

2022 ENVERA Invoice RECONCILIATION				
Invoice Number	Invoice Ticket Number	TIER 1: Non-Gate Strike Related	TIER 2: Ticket # = GSR Case#	Reconciled Invoice Charge
49993		Yes		\$ 215.00
54922		Yes		\$ 190.00
55728	3138713	Yes		\$ 215.00
55899		Yes		\$ 207.00
55966		Yes		\$ 50.00
56475		Yes		\$ 473.00
56864		Yes		\$ 4,620.00
Total				\$ 5,970.00

2023 ENVERA Invoice RECONCILIATION				
Invoice Number	Invoice Ticket Number	TIER 1: Non-Gate Strike Related	TIER 2: Ticket # = GSR Case#	Reconciled Invoice Charge
60065	3354212		Yes	\$ 60.00
60759		Yes		\$ 235.00
61138	3406219		Yes	\$ 185.00
61286	3413003		Yes	\$ 245.00
61586	3425668		Yes	\$ 245.00
62030	3441514		Yes	\$ 185.00
62395		Yes		\$ 555.00
62833	3479836		Yes	\$ 245.00
62927	3481868		Yes	\$ 185.00
63688	3552747		Yes	\$ 245.00
63140	3491179	Yes		\$ 245.00
63734	3554444		Yes	\$ 245.00
64442	3584661		Yes	\$ 293.24
64547	3590184		Yes	\$ 245.00
65962	3640117	Yes		\$ 555.00
65458		Yes		\$ 335.00
67484	3722417		Yes	\$ 245.00
70610	3845356		Yes	\$ 245.00
71076	3861501		Yes	\$ 245.00
71888	3893557	Yes		\$ 450.00
6822		Yes		\$ 4,725.00
Total				\$ 10,213.24

Tier 1 & 2 Invoice Reconciliation by YEAR (cont.)

2024 ENVERA Invoice RECONCILIATION				
Invoice Number	Invoice Ticket Number	TIER 1: Non-Gate Strike Related	TIER 2: Ticket # = GSR Case#	Reconciled Invoice Charge
76167		Yes		\$ 245.00
79987		Yes		\$ 454.14
80160	4243136		Yes	\$ 245.00
80211	4243849		Yes	\$ 245.00
80499	4254180		Yes	\$ 185.00
80846	4264473		Yes	\$ 245.00
80973	4269201		Yes	\$ 245.00
81240	4290185		Yes	\$ 245.00
81315	4297852		Yes	\$ 245.00
84734		Yes		\$ 358.00
84937	4483234		Yes	\$ 245.00
86103	4540255		Yes	\$ 245.00
86652		Yes		\$ 603.28
87467	4610618		Yes	\$ 185.00
87726	4624055		Yes	\$ 245.00
87972		Yes		\$ 2,545.00
89516	4691107		Yes	\$ 185.00
89993		Yes		\$ 245.00
Total				\$ 7,210.42

2025 ENVERA Invoice RECONCILIATION				
Invoice Number	Invoice Ticket Number	TIER 1: Non-Gate Strike Related	TIER 2: Ticket # = GSR Case#	Reconciled Invoice Charge
90237	4716245	Yes		\$ 431.00
92156	4764218		Yes	\$ 245.00
Total				\$ 676.00

Tier 3 Invoice Reconciliation

- **Tier 3 (Optional)** → 2022 Outstanding Invoices: Qty 22 @ \$3955
 - Prior Envera systems; 4-years ago

2022 Tier 1-3 Approved Invoices							
Category (Based on Invoice)	Qty	Invoice Total	TIER 1 invoices	TIER 2 invoices	TIER 3 invoices	RECONCILED Invoices	RECONCILED Invoice Total
BA Reset into Cradle	14	\$ 2,415.00			14	14	\$ 2,415.00
Barrier Arm Restock	1	\$ 4,620.00	1			1	\$ 4,620.00
Camera Realignment	0	\$ -				0	\$ -
Camera System Repair	1	\$ 207.00	1			1	\$ 207.00
CDD Requested BA Replacement (Stock)	0	\$ -				0	\$ -
Comcast Setup	1	\$ 215.00	1			1	\$ 215.00
Equipment Replacement (BA)	0	\$ -				0	\$ -
Equipment Replacement (Battery)	1	\$ 190.00	1			1	\$ 190.00
Equipment Replacement (Boom Contact)	0	\$ -				0	\$ -
Equipment Replacement (Communications)	1	\$ 50.00	1			1	\$ 50.00
Equipment Replacement (Door Handle)	0	\$ -				0	\$ -
Equipment Replacement (Loop Detector)	1	\$ 473.00	1			1	\$ 473.00
Gate Access Stickers	0	\$ -				0	\$ -
GS - BA Replacement	1	\$ 205.00			1	1	\$ 205.00
GS - BA Reset into Cradle	7	\$ 1,335.00			7	7	\$ 1,335.00
SG Stuck Open/BA Reset	1	\$ 215.00	1			1	\$ 215.00
UNKNOWN	0	\$ -				0	\$ -
TOTALS	29	\$ 9,925.00	7	0	22	29	\$ 9,925.00
					% of Total	100%	100%

Tier 1 - 3 Invoices – 2022 – 2025 Reconciled

2022 - 2025 Tier 1-3 Approved Invoices							
Category (Based on Invoice)	Qty	Invoice Total	TIER 1 invoices	TIER 2 invoices	TIER 3 invoices	RECONCILED Invoices	RECONCILED Invoice Total
BA Reset into Cradle	64	\$ 13,750.00		2	14	16	\$ 2,720.00
Barrier Arm Restock	2	\$ 7,165.00	2			2	\$ 7,165.00
Camera Realignment	1	\$ 245.00	1			1	\$ 245.00
Camera System Repair	2	\$ 565.00	2			2	\$ 565.00
CDD Requested BA Replacement (Stock)	1	\$ 245.00	1			1	\$ 245.00
Comcast Setup	4	\$ 1,570.00	4			4	\$ 1,570.00
Equipment Replacement (BA)	1	\$ 431.00	1			1	\$ 431.00
Equipment Replacement (Battery)	1	\$ 190.00	1			1	\$ 190.00
Equipment Replacement (Boom Contact)	2	\$ 1,057.42	2			2	\$ 1,057.42
Equipment Replacement (Communications)	1	\$ 50.00	1			1	\$ 50.00
Equipment Replacement (Door Handle)	1	\$ 335.00	1			1	\$ 335.00
Equipment Replacement (Loop Detector)	1	\$ 473.00	1			1	\$ 473.00
Gate Access Stickers	1	\$ 4,725.00	1			1	\$ 4,725.00
GS - BA Replacement	4	\$ 880.00			1	1	\$ 205.00
GS - BA Reset into Cradle	###	\$ 27,578.24		24	7	31	\$ 6,963.24
SG Stuck Open/BA Reset	4	\$ 1,085.00	3	1		4	\$ 1,085.00
UNKNOWN	1	\$ 245.00				0	\$ -
TOTALS	##	\$ 60,589.66	21	27	22	70	\$ 28,024.66
						% of Total	32%
							46%

Invoices – Unreconciled (Tier 1-3 Approved)

2022 - 2025 Outstanding Invoices w/ Tier 1 -3 Approved				
Category (Based on Invoice)	Invoice MISSING Ticket#	MISMATCHED Ticket#/GSR Case#	OUTSTANDING Invoices	OUTSTANDING Invoice Total
BA Reset into Cradle	39	9	48	\$ 11,030.00
GS - BA Replacement	0	3	3	\$ 675.00
GS - BA Reset into Cradle	34	60	94	\$ 20,615.00
UNKNOWN	1	0	1	\$ 245.00
TOTALS	74	72	146	\$ 32,565.00
			% of Total	68%
				54%

Prior:

2022 - 2025 Outstanding Invoices w/ Tier 1 & 2 Approved				
Category (Based on Invoice)	Invoice MISSING Ticket#	MISMATCHED Ticket#/GSR Case#	OUTSTANDING Invoices	OUTSTANDING Invoice Total
BA Reset into Cradle	50	12	62	\$ 13,445.00
GS - BA Replacement	1	3	4	\$ 880.00
GS - BA Reset into Cradle	38	63	101	\$ 21,950.00
UNKNOWN	1	0	1	\$ 245.00
TOTALS	90	78	168	\$ 36,520.00
			% of Total	78%
				60%

Unreconciled Invoices (Yearly, Based on Tier 1 & 2 Approval Only)

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 (Yearly, Based on Tier 1 & 2 Approval Only)

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 (Yearly, Based on Tier 1 & 2 Approval Only)

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 (Yearly, Based on Tier 1 & 2 Approval Only)

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 (Yearly, Based on Tier 1 & 2 Approval Only)

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 (Yearly, Based on Tier 1 & 2 Approval Only)

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 (Yearly, Based on Tier 1 & 2 Approval Only)

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	



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.
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6. GC TO ESTABLISH LAYOUT POINTS, CLEAR FENCE LINES, AND FINISH GRADE FOR FENCE LINES PRIOR TO INSTALLATION.
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PROPOSAL

DATE: 06/02/2026

PAGE: 1 OF 2

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FOR: CORAL BAY CDD - PENINSULA PARK

3147 CAPE CIRCLE,
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- Standard latch hardware for gate
- Cleanup of work area upon completion

TOTAL CHANGE ORDER COST = \$18,874.00

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

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

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Proposed Railing



Alt. #1



Alt. #2

globalfence.en.alibaba.com






**Ross: "Pricing is for w/o gate is option.
If gate to be included, pricing will not change."**



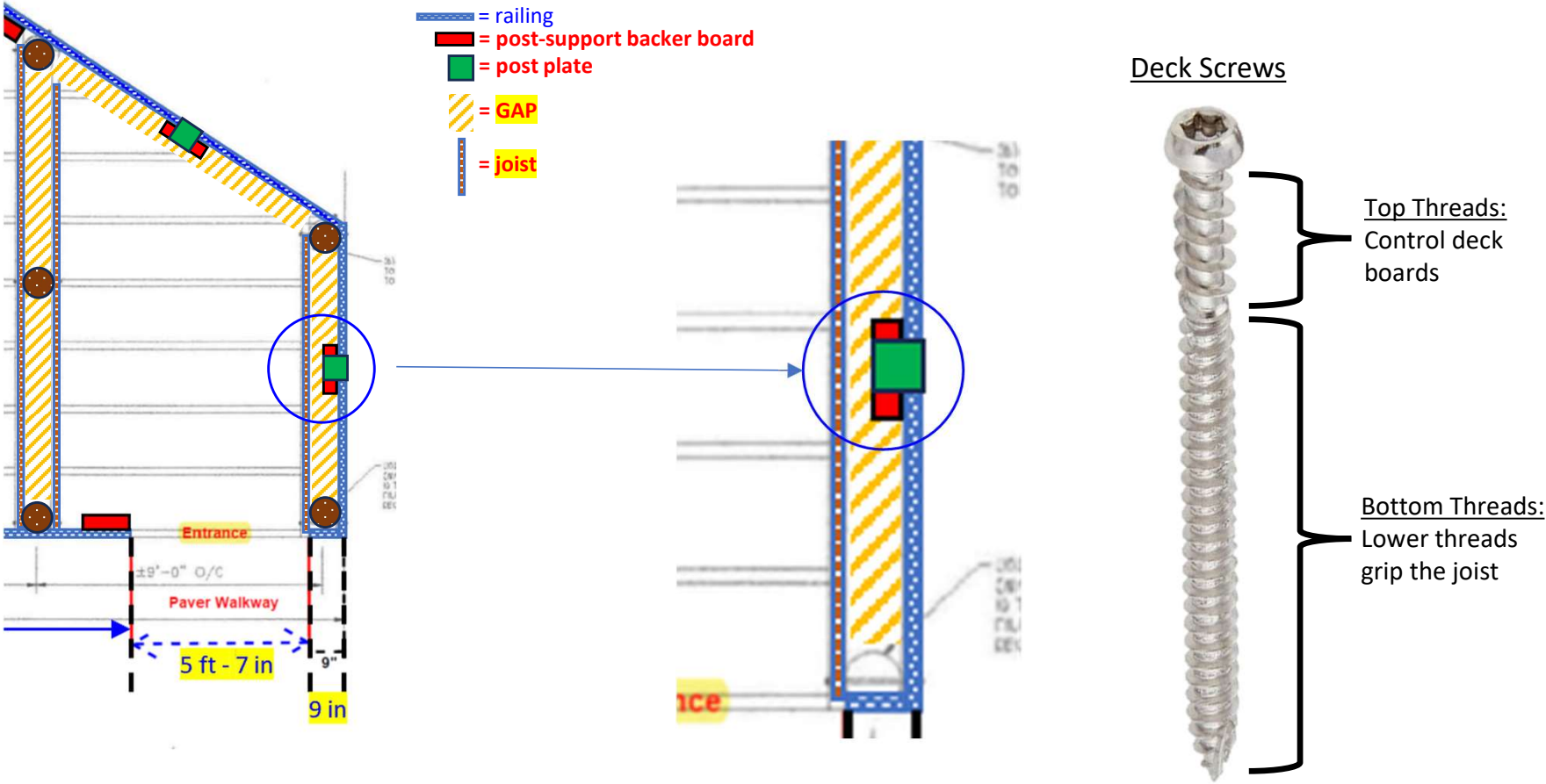
Luxury Staircase Railings
561-933-7001
info@lsrailings.com

Proforma Invoice

Buyer : The Coral Bay CDD					Quotation No.	DBM23100605-129			
Attn: George Mizusawa 954-821-6842					Production Time :	60 days after deposit received & shop drawing confirm			
TradeTerm: DDP					Payments:	50% deposit before shop drawing and production; 30% received 20% final			
Quoted Date: 2026.05.30					Period of Validity:	2026.06.14			
Project	Picture	Item	Materials	Specification	Finish	Qty	Unit	Unit price	Ttl value
Aluminum railing		Top handrail	Aluminum 6063-T6	50*25mm handrail, top mounted	PVDF 15 year Warranty	203	ft		
		Horizontal picket	Aluminum 6063-T6	20*20mm horizontal picket in 8 layers					
		Post	Aluminum 6063-T6	50*50mm post, floor mounted					
		Gates	S.S316	67"+96" wide, Double gates, self-closed					
		All accessories included, railing height is 42". All screws are S.S 316.							
								Total DDP Amount	US\$42,348.00
1. The valid time of this PI is June 14th.									
2. All of the products we will produce it based on the confirmed PI and Shop Drawing.									
3. Final shipping will be updated and confirmed based on final packing list before delivery.									
Shipping documents required:			1,CI 3 pcs original; 2,PL 3pcs original ; 3,B/L original; 4,CO original; 5,Insurance policy original						
Buyer's Signature :					Seller Signature :				

Back-Blocking Needed for Top-Mounted Deck Railing Posts

Clubhouse Park Dock

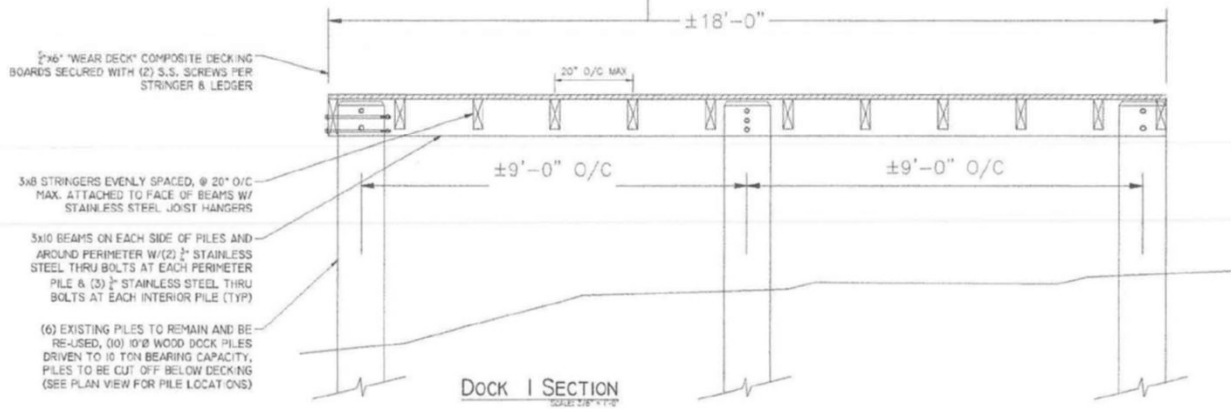
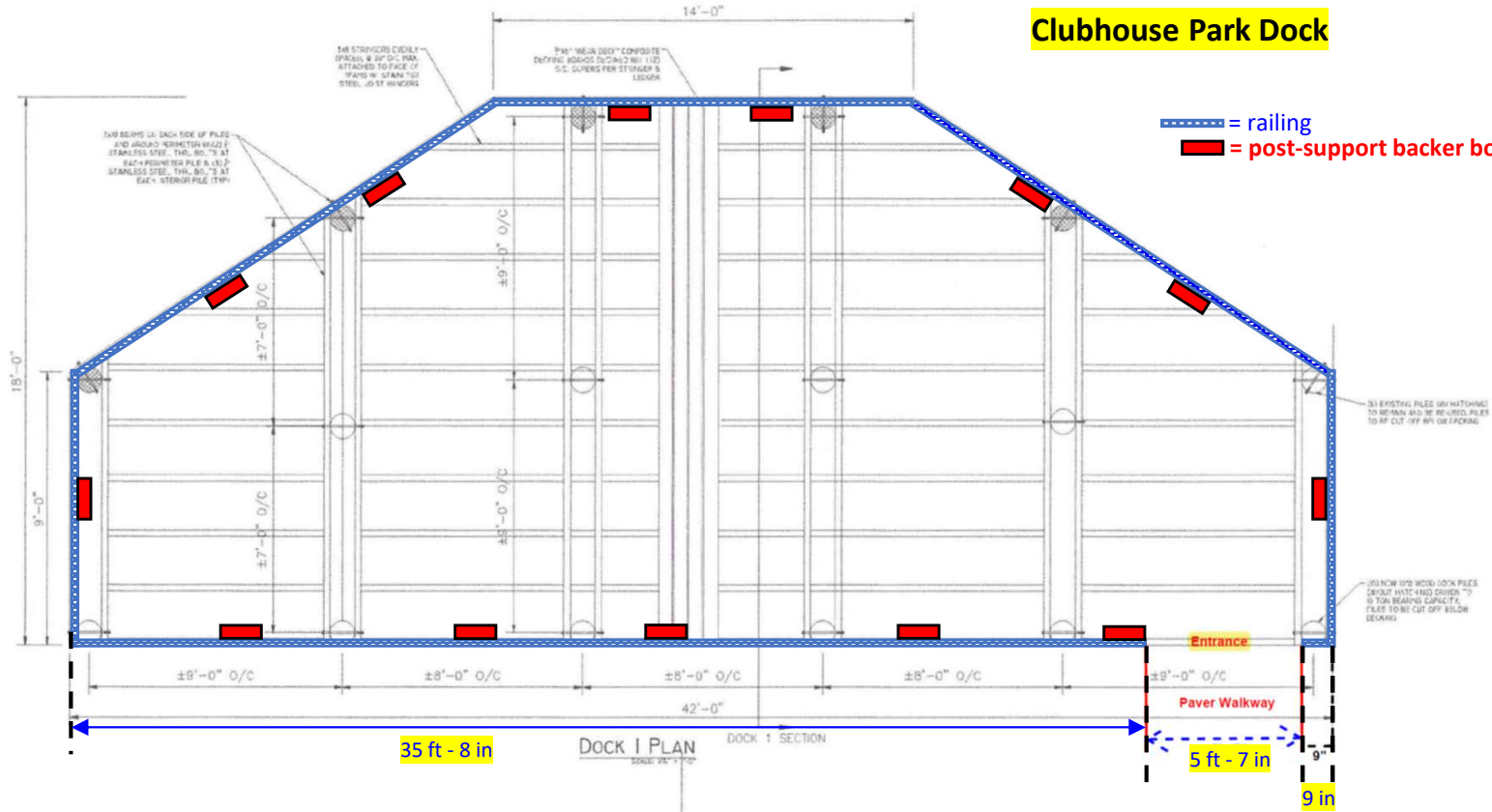


Side-Mounted Railing System: Back-blocking would still be required due to the gap (~1") between composite fascia boards and rim-joist due to mounting through-bolts.

Clubhouse Park Dock

DES
DYNAMIC ENGINEERING SOLUTIONS
351 S. Cypress Rd. #303
Pompano Beach, FL 33060
Phone - 954-545-1740
Fax - 954-545-1721
Email - des_inc@bellsouth.net
E.B. # 26829

--- = railing
█ = post-support backer board (est.)



This document has been electronically signed and sealed by John H. Omslaer, P.E. on date noted using a SHA-1 authentication code. Printed copies are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies per Rule 62-30.060, F.A.C.

Coral Bay CCD
3101 SOUTH BAY DRIVE
MARGATE, FLORIDA

Revisions:

John H Omslaer Digitally signed by John H Omslaer
Date: 2025.07.08 09:38:27 -04'00'
JOHN H. OMSLAER
PE# 52733

DOCK 1

Code File Number: SFDS-Coral Bay.dwg
Scale: as noted

Project Mgr: J.O.	Project No: SFDS-CBay
Design: J.O.	Drawn: F.A.R.
Checked: J.O.	Sheet No: D1
Date: 7/3/25	

3-D PAVING



Serving all of South Florida

Proposal


Tennis Court Restoration- No Membrane @ Coral Bay

5385 N Nob Hill Road
SUNRISE, Broward, Florida 33351

Prepared For
Coral Bay Community District

ATTN:Jonathan
5385 N Nob Hill Road,
Sunrise Florida 33351
OFC: (786) 352-1110
EMAIL: jonathan.geiger@kci.com



TOLL FREE: 1.888.735.7623 

info@3-dpaving.com 

www.3-DPAVING.com 

2801 N University Dr. STE 302 - Coral Springs, FL 33065 

3-D PAVING

Serving all of South Florida

Service Listings

Asphalt Preparation/Repair (Up to 868 SF @ 4 Locations)

Saw-cut and remove damaged asphalt where necessary
Properly dispose of any removed materials
Supply and install up to 2" of DOT approved limerock as needed
Preparation and cleaning of surface area, including grading
Apply DOT approved tack coat to surface which ensures asphalt adheres to surface
Apply up to 1.5" of compacted DOT approved hot mix asphalt
Compact with a 3-5 ton vibratory roller
Complete tie-ins to existing asphalt to create a smooth transition

\$11,476.00

Asphalt Overlay (Up to 1,440 SY)

ASPHALT MILLING AND PAVING:2.5 Days

Scarify existing court topping
Remove sections of fencing to allow access for equipment and materials
Preparation and cleaning of surface area
Apply D.O.T. approved tack coat to surface
Apply 1.75" of D.O.T. approved S1 Virgin hot mix asphalt
Asphalt will be 1.5" after compaction with a 3-5 ton vibratory roller.
Re-roll with an asphalt tire (rubber) roller
Replace section of chainlink fencing

\$52,186.00

Tennis/Pickleball Court Resurfacing- NO Membrane



TOLL FREE: 1.888.735.7623

info@3-dpaving.com

www.3-DPAVING.com

2801 N University Dr. STE 302 - Coral Springs, FL 33065

3-D PAVING



Serving all of South Florida

supply and install all posts, netting, equipment and materials for 2x tennis courts and 2x pickleball courts

*This price **DOES NOT** include the fiberglass membrane

\$57,292.00

Tennis Court Fencing (Up to 460 LF)

Furnish all labor, materials, equipment and supervision necessary to remove and replace of existing fencing and installation of new fencing. Fencing to be replaced like for like of the existing fence

- 10' high green vinyl covered chain link fence
- Fence posts to have concrete footings
- 1x Entry Gate

Exclusions


The following items are specifically excluded unless otherwise noted in writing:

- Sound mitigation panels, windscreens, padding, netting, or other accessories
- Electrical work, lighting, conduit, wiring, access control systems, or low-voltage systems
- Asphalt, concrete, paver, court surface, irrigation, landscape, turf, or drainage restoration beyond standard post excavation and backfill
- Engineering, permitting, testing, inspections, or surveying services
- Utility locating services unless specifically noted herein
- Relocation, repair, or replacement of underground utilities, private utilities, or unforeseen subsurface obstructions
- Repair of concealed or latent conditions discovered during demolition or construction
- Court resurfacing, crack repair, structural repairs, or correction of existing court deficiencies
- Removal, handling, testing, or remediation of hazardous materials, contaminated soils, or environmentally regulated substances
- Delays or additional work resulting from weather events, force majeure, site access restrictions, or conditions beyond SWT's control
- Any work not expressly described in this Scope of Work

\$57,290.00


Exclusions:



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Exclusions:

- Electrical
- Irrigation
- Sod
- Landscape


\$0.00



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Service Summary

Asphalt Preperation/Repair (Up to 868 SF @ 4 Locations)	\$11,476.00
Asphalt Overlay (Up to 1,440 SY)	\$52,186.00
Tennis/Pickleball Court Resurfacing- NO Membrane	\$57,292.00
Tennis Court Fencing (Up to 460 LF)	\$57,290.00
Exclusions:	\$0.00
Total	\$178,244.00


CUSTOMER INITIALS _____



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www.3-DPAVING.com 

2801 N University Dr. STE 302 - Coral Springs, FL 33065 

3-D PAVING



Serving all of South Florida

Proposal


Tennis Court Restoration- With Membrane @ Coral Bay

5385 N Nob Hill Road
SUNRISE, Broward, Florida 33351

**Prepared For
Coral Bay Community District**

ATTN:Jonathan
5385 N Nob Hill Road,
Sunrise Florida 33351
OFC: (786) 352-1110
EMAIL: jonathan.geiger@kci.com



TOLL FREE: 1.888.735.7623 

info@3-dpaving.com 

www.3-DPAVING.com 

2801 N University Dr. STE 302 - Coral Springs, FL 33065 

3-D PAVING

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Service Listings

Asphalt Preparation/Repair (Up to 868 SF @ 4 Locations)

Saw-cut and remove damaged asphalt where necessary
Properly dispose of any removed materials
Supply and install up to 2" of DOT approved limerock as needed
Preparation and cleaning of surface area, including grading
Apply DOT approved tack coat to surface which ensures asphalt adheres to surface
Apply up to 1.5" of compacted DOT approved hot mix asphalt
Compact with a 3-5 ton vibratory roller
Complete tie-ins to existing asphalt to create a smooth transition

\$11,476.00

Asphalt Overlay (Up to 1,440 SY)

ASPHALT MILLING AND PAVING:2.5 Days

Scarify existing court topping
Remove sections of fencing to allow access for equipment and materials
Preparation and cleaning of surface area
Apply D.O.T. approved tack coat to surface
Apply 1.75" of D.O.T. approved S1 Virgin hot mix asphalt
Asphalt will be 1.5" after compaction with a 3-5 ton vibratory roller.
Re-roll with an asphalt tire (rubber) roller
Replace section of chainlink fencing

\$52,186.00

Tennis/Pickleball Court Resurfacing- With Membrane



TOLL FREE: 1.888.735.7623

info@3-dpaving.com

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2801 N University Dr. STE 302 - Coral Springs, FL 33065

3-D PAVING

Serving all of South Florida

supply and install all posts, netting, equipment and materials for 2x tennis courts and 2x pickleball courts

*This price includes the membrane

\$78,715.00

Tennis Court Fencing (Up to 460 LF)

Furnish all labor, materials, equipment and supervision necessary to remove and replace of existing fencing and installation of new fencing. Fencing to be replaced like for like of the existing fence

- 10' high green vinyl covered chain link fence
- Fence posts to have concrete footings
- 1x Entry Gate

Exclusions

The following items are specifically excluded unless otherwise noted in writing:

- Sound mitigation panels, windscreens, padding, netting, or other accessories
- Electrical work, lighting, conduit, wiring, access control systems, or low-voltage systems
- Asphalt, concrete, paver, court surface, irrigation, landscape, turf, or drainage restoration beyond standard post excavation and backfill
- Engineering, permitting, testing, inspections, or surveying services
- Utility locating services unless specifically noted herein
- Relocation, repair, or replacement of underground utilities, private utilities, or unforeseen subsurface obstructions
- Repair of concealed or latent conditions discovered during demolition or construction
- Court resurfacing, crack repair, structural repairs, or correction of existing court deficiencies
- Removal, handling, testing, or remediation of hazardous materials, contaminated soils, or environmentally regulated substances
- Delays or additional work resulting from weather events, force majeure, site access restrictions, or conditions beyond SWT's control
- Any work not expressly described in this Scope of Work

\$57,290.00

Exclusions:



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3-D PAVING



Serving all of South Florida

Exclusions:

- Electrical
- Irrigation
- Sod
- Landscape


\$0.00



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2801 N University Dr. STE 302 - Coral Springs, FL 33065 

3-D PAVING



Serving all of South Florida

Service Summary

Asphalt Preperation/Repair (Up to 868 SF @ 4 Locations)	\$11,476.00
Asphalt Overlay (Up to 1,440 SY)	\$52,186.00
Tennis/Pickleball Court Resurfacing- With Membrane	\$78,715.00
Tennis Court Fencing (Up to 460 LF)	\$57,290.00
Exclusions:	\$0.00
Total	\$199,667.00


CUSTOMER INITIALS _____



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3-D PAVING



Serving all of South Florida

Proposal

****Optional** Tennis court Services @ Coral Bay**


5385 N Nob Hill Road
SUNRISE, Broward, Florida 33351

Prepared For
Coral Bay Community District

ATTN: Coral Bay Community District

5385 N Nob Hill Road,
Sunrise Florida 33351
OFC: (786) 352-1110
EMAIL: Jpadilla@gmssf.com



TOLL FREE: 1.888.735.7623 

info@3-dpaving.com 

www.3-DPAVING.com 

2801 N University Dr. STE 302 - Coral Springs, FL 33065 

3-D PAVING



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Service Listings

Unsuitable Material Excavation (Up to 868 SF @ 4 Locations)

- Saw-cut and remove damaged asphalt where necessary
- Excavate up to 6' in depth to remove unsuitable base
- Properly dispose of any removed materials
- Backfill existing areas with LBR-40 material
- Supply and install 6" of DOT approved limerock
- Preparation and cleaning of surface area, including grading

\$22,498.00

Geotech Excavation Monitoring (Up to 18 Hours)

- Geotech Excavation Monitoring:
 - On site Monitoring
 - Compaction tests at depth og backfill materials
 - Certification of complete removal
 - Foundation certification letter


\$7,891.00

Service Summary

Unsuitable Material Excavation (Up to 868 SF @ 4 Locations)	\$22,498.00
Geotech Excavation Monitoring (Up to 18 Hours)	\$7,891.00
Total	\$30,389.00


CUSTOMER INITIALS _____



TOLL FREE: 1.888.735.7623 

info@3-dpaving.com 

www.3-DPAVING.com 

2801 N University Dr. STE 302 - Coral Springs, FL 33065 

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
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 #
5/31/26	00234	4/09/26 0526 SVCS 05/26	202605 320-53800-41000	COMCAST - AUTO PAY	*	183.86	183.86 800058
5/31/26	00034	4/11/26 0526 SVCS 05/26	202605 320-53800-41000	COMCAST - AUTO PAY	*	137.90	137.90 800059
5/31/26	00173	5/02/26 0526 SVCS 05/26	202605 320-53800-41000	COMCAST - AUTO PAY	*	142.90	142.90 800060
5/31/26	00174	5/03/26 0526 SVCS 05/26	202605 320-53800-41000	COMCAST - AUTO PAY	*	137.90	137.90 800061
5/31/26	00175	4/22/26 0526 SVCS 05/26	202605 320-53800-41000	COMCAST - AUTO PAY	*	137.90	137.90 800062
5/31/26	00176	4/22/26 0526 SVCS 05/26	202605 320-53800-41000	COMCAST - AUTO PAY	*	142.90	142.90 800063
5/31/26	00233	4/08/26 0526 SVCS 05/26	202605 320-53800-41000	COMCAST - AUTO PAY	*	183.86	183.86 800064
6/01/26	00269	5/26/26 43268928 CANON FINANCIAL 6.1.26	202606 310-51700-71000	CANON FINANCIAL SERVICES INC	*	4,109.64	
		5/26/26 43268928 CANON FINANCIAL 6.1.26	202606 310-51700-72000		*	152.83	
							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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1	<u>Balance Sheet</u>
2-4	<u>General Fund</u>
5	<u>Schedule of Approved Major Projects</u>
6	<u>General Fund Forecast Comments</u>
7	<u>Debt Service Fund</u>
8	<u>Long Term Debt Report</u>
9-10	<u>Month to Month</u>
11	<u>Assessment Receipt Schedule</u>

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:							
General and Administrative:							
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 & Dumpster Fees) 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

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

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 that 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 Curblin 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>

AGENDA



Life's Just Better Here

WELCOME TO YOUR CITY COMMISSION MEETING
YOUR INPUT IS ENCOURAGED DURING “COMMENTS FROM THE PUBLIC” AND DURING
ANY SCHEDULED PUBLIC HEARING

REGULAR CITY COMMISSION MEETING

Tuesday, June 9, 2026

7:00 PM – COMMISSION CHAMBERS

1. CALL TO ORDER

- a. Pledge of Allegiance

2. ROLL CALL

3. ADDITIONS/CHANGES/DELETIONS

4. PROCLAMATIONS

- a. LGBTQ+Pride Month and Stonewall Pride Day

5. REPORT FROM POLICE DEPARTMENT

6. COMMENTS FROM THE PUBLIC

Any member of the Public may speak on any issue for three (3) minutes.

7. CONSENT AGENDA

a. Invoices

1. Goren, Cherof, Doody & Ezrol, P.A.

b. Minutes

1. Regular Commission Meeting, April 28, 2026
2. Regular Commission Meeting, May 12, 2026

c. Consent Resolutions

1. **Resolution No. 2026-034:** *(Emergency Management/Utilities)*

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILTON MANORS, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS OF THE CITY OF WILTON MANORS TO EXECUTE AN AGREEMENT WITH DRC EMERGENCY SERVICES, LLC FOR DISASTER

DEBRIS REMOVAL SERVICES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

2. Resolution No. 2026-035: (*Leisure Services*)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILTON MANORS, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS OF THE CITY OF WILTON MANORS TO EXECUTE THE ADDENDUM AND COMMERCIAL FIRE AND BURGLAR ALARM MONITORING, INSPECTION, AND EMERGENCY SERVICES AGREEMENT WITH ALPHA SECURITY & FIRE ALARM SERVICES, INC.; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- d. Motion to approve additional Software as a Service subscriptions with PowerDMS d/b/a NEOGOV**

8. UNFINISHED BUSINESS

9. REPORTS FROM BOARDS AND ADMINISTRATIVE OFFICIALS

- a. City Manager's Report
- b. City Attorney's Report

10. NEW BUSINESS

- a. Commission consideration to initiate foreclosure action on a code lien attached to the real property located at 2501-2519 N Andrews Avenue, Wilton Manors, FL 33311**

11. REQUEST FOR PLACEMENT OF ITEMS ON NEXT MEETING AGENDA

12. ADJOURNMENT

Pursuant to FS. 286.0105, if a person decides to appeal any decision made by the Board, Agency or Commission with respect to any matter considered at such meeting, or hearing, he/she will need a record of the proceedings and that for such purposes he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Any person requiring Auxiliary Aids and Services for the Meeting may call the ADA Coordinator at (954) 390-2120 at least two working days prior to the meeting. If you are Hearing or Speech impaired, please contact the Florida Relay Services by using the following phone numbers: 1-800-955-8770 (Voice) 1-800-955-8771 (tdd)



City of Margate

5790 Margate Boulevard
Margate, FL 33063
954-972-6454
www.margatefl.com

Summary Agenda Regular City Commission Meeting

Mayor Antonio V. Arserio
Vice Mayor Anthony N. Caggiano
Commissioners:
Tommy Ruzzano, Arlene R. Schwartz, Joanne Simone

City Manager Cale Curtis
City Attorney Weiss Serota Helfman Cole & Bierman
City Clerk Jennifer M. Johnson

Wednesday, June 3, 2026

6:30 PM

Commission Chambers and Zoom.us
Webinar ID: 869 9369 3973

<https://us02web.zoom.us/j/86993693973>

CALL TO ORDER

ROLL CALL

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

1) PRESENTATION(S)

- A. [ID 2026-128](#) RECOGNIZING THE 2026 CONCEPT SCIENCE AND ENGINEERING FAIR (CONSEF) WINNERS FROM BROWARD MATH AND SCIENCE SCHOOLS

Attachments: [BACKGROUND](#)

2) PUBLIC DISCUSSION

Anyone wishing to comment on any matter relating to City business or on any item on the Consent Agenda should approach the podium now. Each speaker is limited to three (3) minutes.

3) COMMISSION COMMENTS

4) CITY MANAGER'S REPORT

5) CONSENT AGENDA

Items listed under Consent Agenda are viewed to be routine and the recommendation will be enacted by one motion in the form listed below. If discussion is desired by the Commission, the item(s) will be removed from the Consent Agenda and will be considered separately.

- A. [ID 2026-131](#) MOTION - APPROVAL OF CITY COMMISSION MINUTES: APRIL 15, 2026 REGULAR CITY COMMISSION MEETING & MAY 6, 2026 REGULAR CITY COMMISSION MEETING @ 6:15PM

Attachments: [041526 MINUTES](#)
[050626 615PM MINUTES](#)

- B. [ID 2026-139](#) A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, APPROVING AN INTERLOCAL AGREEMENT (ILA) WITH BROWARD COUNTY, FLORIDA, FOR THE SHARING OF RESOURCE BURDENS OF THE SYSTEM-WIDE SERVICES ASSOCIATED WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT PROGRAM AND AUTHORIZING BROWARD COUNTY TO CONDUCT TECHNICAL ACTIVITIES REQUIRED BY THE PERMIT.

Attachments: [RESOLUTION](#)
[AGREEMENT](#)
[BACKGROUND INFORMATION](#)

- C. [ID 2026-140](#) RESOLUTION - APPROVING THE PARTIAL FUNDING OF THE NATIONAL NIGHT OUT EVENT TO BE HELD AUGUST 4, 2026, TO PROMOTE COMMUNITY INVOLVEMENT IN CRIME PREVENTION AND POLICE-COMMUNITY NEIGHBORHOOD SPIRIT AND POLICE COMMUNITY RELATIONS, AND TO ENCOURAGE NEIGHBORHOOD CAMARADERIE AS PART OF THE FIGHT FOR SAFER STREETS; APPROVING WAIVING OF BIDDING FOR POLICE AWARENESS PROMOTIONAL ITEMS & SERVICES; PROVIDING FOR FUNDING NOT TO EXCEED \$70,000 FROM THE STATE LAW ENFORCEMENT TRUST FUND; PROVIDING FOR ADDITIONAL FUNDING FROM GENERAL FUND AND DONATIONS.

Attachments: [RESOLUTION](#)
[BACKGROUND 1](#)
[BACKGROUND 2](#)

- D. [ID 2026-144](#) RESOLUTION - APPROVING THIRD AMENDMENT TO OPTION AND LEASE AGREEMENT (BUN 801517) WITH NEW CINGULAR WIRELESS PCS, LLC FOR THE EXISTING TELECOMMUNICATION SITE AT 2500 ROCK ISLAND ROAD (FIREFIGHTERS PARK); PROVIDING FOR APPROVED MONOPOLE HEIGHT; PROVIDING FOR FACILITY MODIFICATION REVIEW; PROVIDING FOR CPI ESCALATOR FOR RENEWAL TERMS; PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [RESOLUTION](#)
[AGREEMENT](#)
[BACKGROUND 1](#)
[BACKGROUND 2](#)
[BACKGROUND 3](#)

- E. [ID 2026-147](#) A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, APPROVING WAIVING OF BIDDING FOR SOLE SOURCE PROCUREMENT FOR ENVIRONMENTAL DYNAMICS INTERNATIONAL (EDI) DISC DIFFUSERS AND OTHER REPLACEMENT AERATION PARTS FOR THE DEPARTMENT OF ENVIRONMENTAL AND ENGINEERING SERVICES (DEES); PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [RESOLUTION](#)
[BACKGROUND](#)

6) RESOLUTION(S)

- A. [ID 2026-127](#) RESOLUTION - APPROVING THE FIRST AMENDMENT (THE FACILITIES AMENDMENT) TO THE INTERLOCAL AGREEMENT FOR SOLID WASTE DISPOSAL AND RECYCLABLE MATERIALS PROCESSING AUTHORITY OF BROWARD COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Attachments: [RESOLUTION](#)
[Facilities Amendment](#)
[City Commission Presentation UPDATED - APRIL 2026](#)

- B. [ID 2026-138](#)** APPROVING THE PURCHASE OF EQUIPMENT AND IMPROVEMENTS RELATED TO THE EXPANSION AND ENHANCEMENT OF EMERGENCY MEDICAL SERVICES; PROVIDING FOR PRICING; AUTHORIZING PROCUREMENT THROUGH A COMBINATION OF SOLE SOURCE PURCHASES, PIGGYBACK CONTRACTS, AND NORMAL PROCUREMENT PROCEDURES; WAIVING OF BIDDING WHERE NECESSARY; WITH ACQUISITION BEING FUNDED FROM THE FIRE IMPACT FEES AT A TOTAL COST FOR PRODUCT NOT TO EXCEED \$197,984.50; AND NOT TO EXCEED A 3% ALLOWANCE FOR SHIPPING; PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [RESOLUTION](#)

[Background](#)

[Background](#)

[Background](#)

[Background](#)

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- C. [ID 2026-141](#)** A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, RELATING TO THE PROVISION OF FIRE RESCUE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF MARGATE, FLORIDA; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR FIRE RESCUE ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE

Attachments: [Resolution](#)

- D. [ID 2026-143](#)** A RESOLUTION OF THE CITY OF MARGATE, FLORIDA, TEMPORARILY SUSPENDING ENFORCEMENT OF SECTION 40.706(G) OF THE MARGATE UNIFIED LAND DEVELOPMENT CODE AS IT RELATES TO FEATHER BANNERS FOR A PERIOD OF TWELVE MONTHS; PROVIDING FOR AN EFFECTIVE DATE.

Attachments: [RESOLUTION](#)

7) ORDINANCE(S) - SECOND READING

- A. [ID 2026-130](#) ORDINANCE - CONVEYING THE CITY OWNED PROPERTY ADJACENT TO 2401-2403 N. STATE ROAD 7, MARGATE, FLORIDA, PARCEL ID# 4841 24 01 2280, TO TROPICAL DEVELOPMENT GROUP, LLC; AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE A QUIT CLAIM DEED TO THE PURCHASER AT NO COST TO CITY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Attachments:

[ORDINANCE](#)

[CORRESPONDENCE](#)

[BACKGROUND 1](#)

[BACKGROUND 2](#)

[BACKGROUND 3](#)

[BACKGROUND 4](#)

[BACKGROUND 5](#)

- B. [ID 2026-132](#) AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA, AMENDING CHAPTER 40- LAND DEVELOPMENT CODE, ARTICLE 2- DEFINITIONS, SECTION 40.201 AND ARTICLE III ADMINISTRATION, DIVISION 2- APPLICATIONS, REVIEW PROCEDURES AND PUBLIC NOTICE, SECTION 40.307 RESERVED; OF THE CITY OF MARGATE CODE OF ORDINANCES TO PROVIDE FOR A PROCESS FOR THE GRANTING OF A SPECIAL WAIVER FOR CERTAIN DEVELOPMENT PROJECTS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Attachments:

[ORDINANCE](#)

[2026-0303 Draft PZ Minutes](#)

- C. [ID 2026-133](#) AN ORDINANCE OF THE CITY OF MARGATE, FLORIDA, AMENDING CHAPTER 6 ANIMALS AND FOWL, SECTION 6-80- DEFINITIONS AND SECTION 6-88 SALE OR TRANSFER OF DOGS AND CATS OF THE CITY OF MARGATE CODE OF ORDINANCES; PROVIDING FOR LIMITATIONS OF HOBBY BREEDERS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Attachments:

[ORDINANCE](#)

[BACKGROUND - BIS](#)

ADJOURNMENT

PLEASE NOTE:

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, the person will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense, to arrange for the transcript.

[Unified Land Development Code – Section 40.300(C)] Any representation made before any City Board, any Administrative Board, or the City Commission in the application for a variance, special exception, conditional use or request for any other permit shall be deemed a condition of the granting of the permit. Should any representation be false or should said representation not be continued as represented, same shall be deemed a violation of the permit and a violation of this section.

Any person with a disability requiring auxiliary aids and services for this meeting may call the City Clerk's office at (954) 972-6454 with their request at least two business days prior to the meeting date.

One or more members of the City of Margate Boards may be in attendance and may participate at the meeting.

Members of the public are invited to view this meeting through Zoom using Webinar ID: 869 9369 3973 or can listen via telephone by calling one of the following phone numbers: US: +1 312 626 6799 or +1 929 205 6099.

- A copy of the Agenda for this Meeting is posted on www.MargateFL.com and on the main bulletin board outside City Hall located at 5790 Margate Blvd, Margate, FL 33063.

THROUGH THE CITY'S WEBSITE:

Go to www.margatefl.com

Go to "Agendas & Minutes" > Find the respective meeting date and click "Agenda Summary" to view the agenda items and see the Zoom meeting information

ALTERNATE OPTION FOR VIEWING AND LISTENING TO THE MEETING THROUGH ZOOM.US

Instructions:

Topic: "Margate Regular City Commission Meeting"

Enter the following link to join the webinar: <https://us02web.zoom.us/j/86993693973>

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