



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

August 13, 2026



Coral Bay

Community Development District

Agenda

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

Thursday
August 13, 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. Porter and Janitorial Services Specifications & Proposals
 - 1) Porter Services – **Page 4**
 - 2) Total Cleaning – Michael Elberg, Director of Sales; Fernando Correa, Operations Manager – **Page 7**
 - 3) Clean Space – Matt Giunco, Owner; Marcella Velasquez, Account Executive; Liliana Freitas, Operations Manager – **this item will be provided under separate cover as soon as it becomes available**
 - 4) BrightView, Dana Hoffmann, Account Sales
 - 5) 911 Commercial Cleaning – Edsel Muchevicz, Owner and CEO; Edgardo Costanzo, Owner – **Page 32**
 - 6) Summary, Map and Specifications – **Page 33**
 - B. Landscape, Irrigation, and Annuals Transition Status
 - 1) Cutter's Edge – Michael Conover, General Manager; Geroy Randolph, Operations Manager
3. Audience Comments / Supervisors Comments
4. Consent Agenda
 - A. Approval of the Minutes of the July 9, 2026 Meeting – **Page 38**
 - B. Approval of Check Run Summary and Invoices – **Page 47**
 - C. Approval of Unaudited Financials – **Page 54**
5. Public Hearing to Adopt the Fiscal Year 2027 Budget – **Page 67**
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-03** Annual Appropriation Resolution – **Page 76**
 - D. Consideration of **Resolution #2026-04** Levy of Non Ad Valorem Assessments – **Page 79**
 - E. Motion to Close the Public Hearing

6. Discussion of:
 - A. Resilient Broward Grant Funding Opportunity – Flood Risk Reduction
 - B. Dock Invoices
7. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 – **Page 103**
8. Status on:
 - A. Envera Matters
 - B. ABM Invoice Dispute
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager – Monthly Report – **Page 108**
 - D. CDD Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 127**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **everyone has filed – Page 128**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026
 - 4) Number of Registered Voters in the District – **2,270 – Page 129**
10. Old Business
11. New Business
12. 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>

CORAL BAY CDD

PORTER SERVICE

Porter Service Schedule

The following duties shall be followed:

Schedule

- a. Monday through Thursday from 8:00 AM to 12:00 PM. – Four (4) hours a day.
- b. Fridays from 12:00 PM to 4:00 PM – Four (4) hours.
- c. Saturdays from 9:00 AM to 12:00 PM – Three (3) hours.

PORTER SERVICE DUTIES

The Porter Services to be provided by Contractor to the District include, but are not limited to, the following:

- a. Debris and trash pick-up and disposal along roadways, common areas, parks, pools, facilities, turf, sidewalks, swales, and lake banks that are accessible near roadway (includes coconuts, palm fronds, branches, garbage, and other debris).
- b. Spray and inspect all pavers, concrete, decks, and sidewalks at pools decks, facilities, common areas, for weed control and report any trip hazards to the District Manager of the District.
- c. Clean all outdoor District light fixtures (including coach lighting, monument, and monument sign lighting fixtures, and facilities where accessible).
- d. Clean all District roadway and other signage throughout the District, including lake signs, no trespassing signs, etc. where accessible.
- e. Remove any unauthorized signage along roadways (includes for sale, political signage, offers for services, etc.)
- f. Remove graffiti from District improvements or improvements the District is responsible for maintaining, including walls, signs, etc.
- g. Remove seed pods, dead and hanging fronds from palm trees, low-lying tree branches along sidewalks (to protect bicyclists and pedestrians), and branches blocking signage; where accessible.
- h. Keep and maintain Florida Power & Light poles, equipment, and the area in the vicinity of such poles weed-free.
- i. Inspect all in-ground boxes throughout the District-owned property or property the District is responsible for maintaining lifts and trip hazards and report findings to the management.
- j. Remove leaves or anything blocking drains on the perimeter road and District property
- k. Report any safety hazards to management.

CORAL BAY CDD

- l. Remove hanging palm fronds from common areas, parks, pools, and facilities.
- m. Blow off common areas and facilities at Clubhouse, Faye's Cove, and Peninsula Park.
- n. Once a week cobwebs will be removed from all bathrooms and structures including outdoor structures, gates, parks, pools, and all facilities;
- o. Trash collection and removal throughout interior sub-division streets of the community, swales, and sidewalks once a week;
- p. Report broken gate arms or gate issues to Envera and management and place back the gate arm.
- q. Any other reasonable task assigned by the District Manager of the District that is not inconsistent with services typically provided by contractors providing Porter Services.

Traffic Control

- a. The Contractor shall comply with the requirements of the City and County Maintenance of Traffic (MOT CERTIFICATION REQUIRED) Policy, copies of which are available through Risk Management or the Purchasing Department. The Contractor shall obtain and review the City & County MOT policy requirements prior to signing the contract.
- b. The Contractor will be responsible for obtaining copies of all required manuals, MUTCD, FDOT Roadway& Traffic Design Standard Indexes, or other related documents, so to become familiar with the requirements. Strict adherence to the requirements of the MOT policy will be enforced under this contract.
- c. The Contractor will be responsible for ensuring that at no time landscaping (hedges, shrubs, trees, etc.) or vehicles being use to perform service create a sight problem for vehicles or pedestrians.
- d. To assist in employee visibility: approved bright day glow red/orange colored safety vest shall be worn by employees when servicing the area.

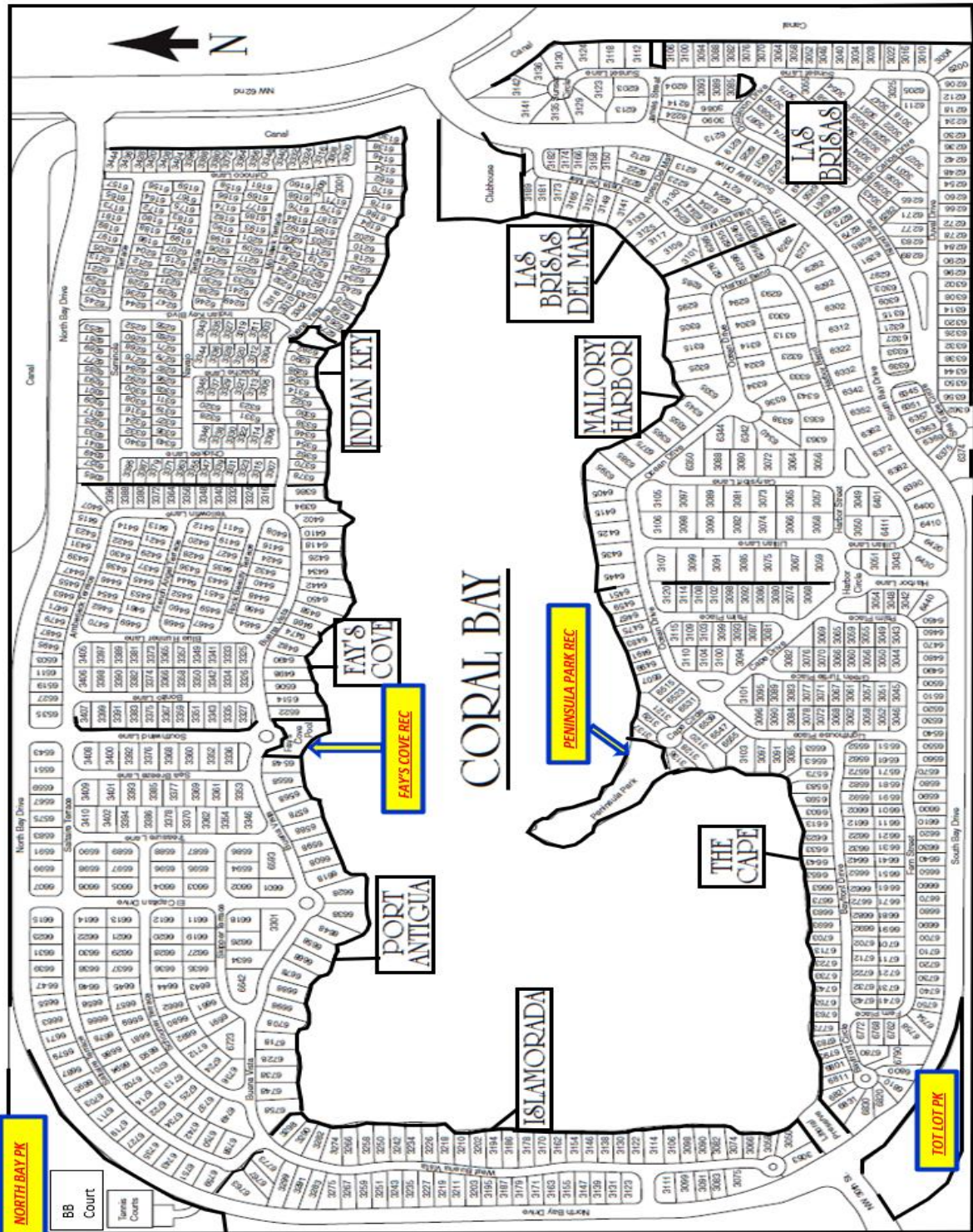
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CORAL BAY CDD

Exhibit “Porter Service Map”

MAP

CORAL BAY CDD PORTER SERVICE MAP





PROPOSAL FOR JANITORIAL CLEANING



TotalCleaning.com

July 23, 2026

Coral Bay CDD

Presented to:

Julio Padilla
Manager
jpadilla@gmssf.com
(954) 721-8681
3101 S Bay Drive
Margate, FL 33063

Presented by:

Michael Elberg
Director of Sales
melberg@totalcleaning.com
(954) 570-1165
3350 NW 53rd Street, Suite 106
Fort Lauderdale, FL 33309



Date: July 23, 2026

Company: Coral Bay CDD

Attention: Julio Padilla

Address: 3101 S Bay Drive, Margate, FL 33063

Phone: (954) 721-8681

Email: jpadilla@gmssf.com

Dear Padilla,

I appreciate the opportunity you have given me to bid for your cleaning services at **Coral Bay CDD**, customized to your property's specific requirements.

Please find the enclosed proposal for your property's service. Our services are designed to provide solutions for all your maintenance needs. I am confident you will find our strengths and overall customer commitment a value and asset to your business. Cleanliness and the appearance of your facility are of paramount importance.

Your property is scheduled for a weekly walk-through with our company's Operations Manager who will be directing our supervisors to the details of your service, ensuring that the work schedule for your facility is being followed. We provide a partnership you can count on.

We always have a fully integrated communication system to keep you informed. All janitorial personnel will be clocking in and out of your building with our computerized timekeeping system to ensure hours worked nightly. **All Employees are given drug tests and background checks to comply with our worker's compensation and company policies. All Employees wear uniforms with company ID badges.**

Should you have any questions, please do not hesitate to call me at (954) 570-1165.

Thank you for your time, and I look forward to hearing from you soon.

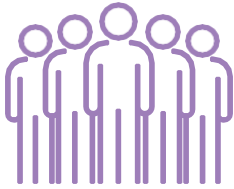
Respectfully,

Michael Elberg
Director of Sales
Total Cleaning

Who We Are

500+

employee strong



in business
since 1989



comprehensively
CERTIFIED



independent

What We Do

- Medical EVS
- Janitorial & Porter
- Post-Construction
- Specialty Cleaning
 - Exteriors
 - Floors
 - Windows
- Hygiene Risk Management

Who We Serve

- Healthcare Facilities
- Office Buildings
- Retail Centers
- Sport Facilities
- Ports and Airports
- Schools
- Industrial Facilities
- High Rise Residential
- Construction Sites



MAKING YOU SHINE SINCE 1989

Consistency is Everything

We deliver consistently reliable results on every job, every time. And no matter the task, we make facilities and environments cleaner, nicer, and safer, as they should be. It's what we do best, and the primary reason clients have entrusted us with keeping their facilities clean since 1989.

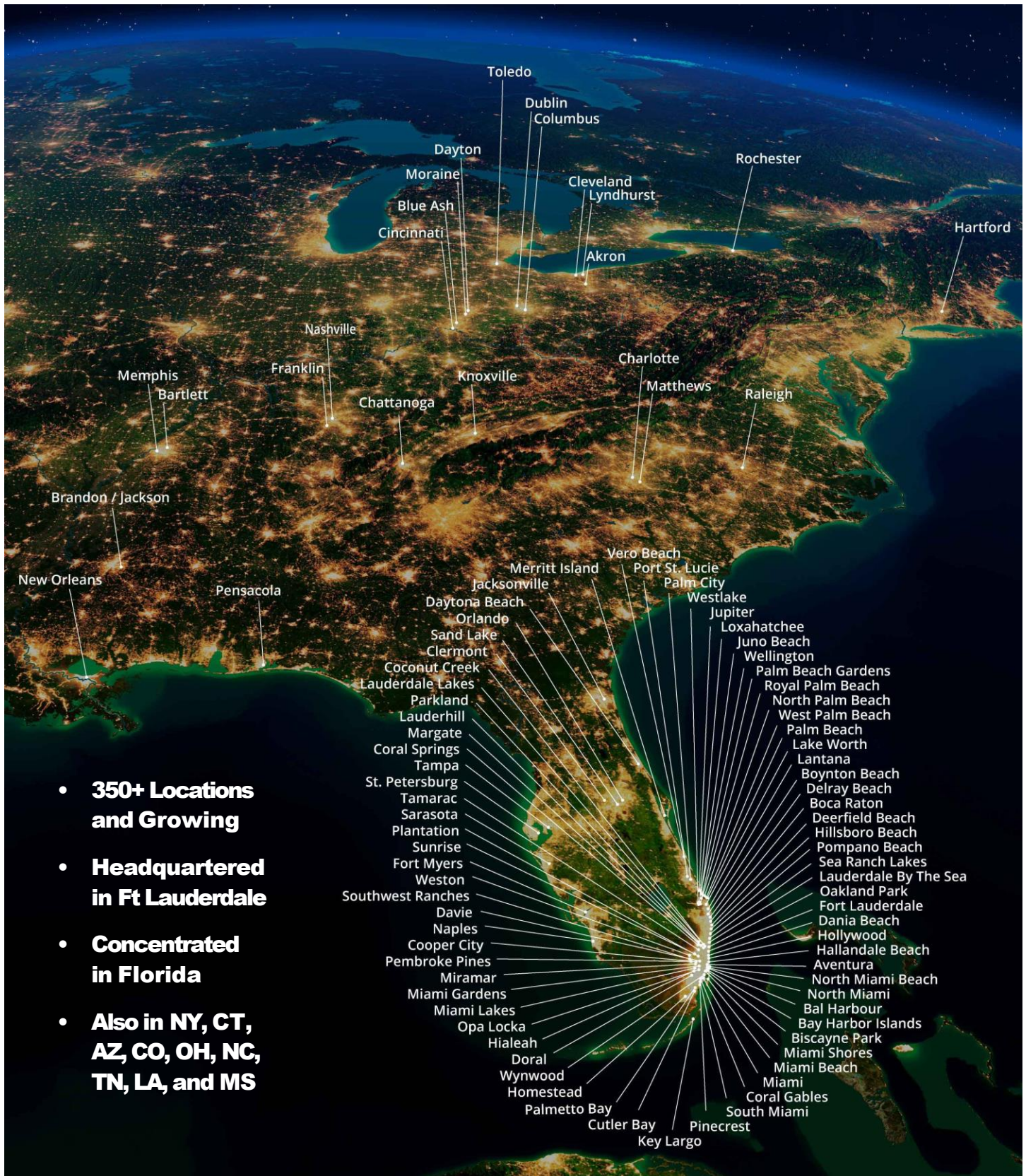
Why Us

- Consistently Reliable Results
- Vetted, Trained, and Certified Staff
- Quality Control Technology
- Consistent Communication
- Customer Service Culture

**INDUSTRY-LEADING
CLIENT RETENTION RATE**

94%





- **350+ Locations and Growing**
- **Headquartered in Ft Lauderdale**
- **Concentrated in Florida**
- **Also in NY, CT, AZ, CO, OH, NC, TN, LA, and MS**

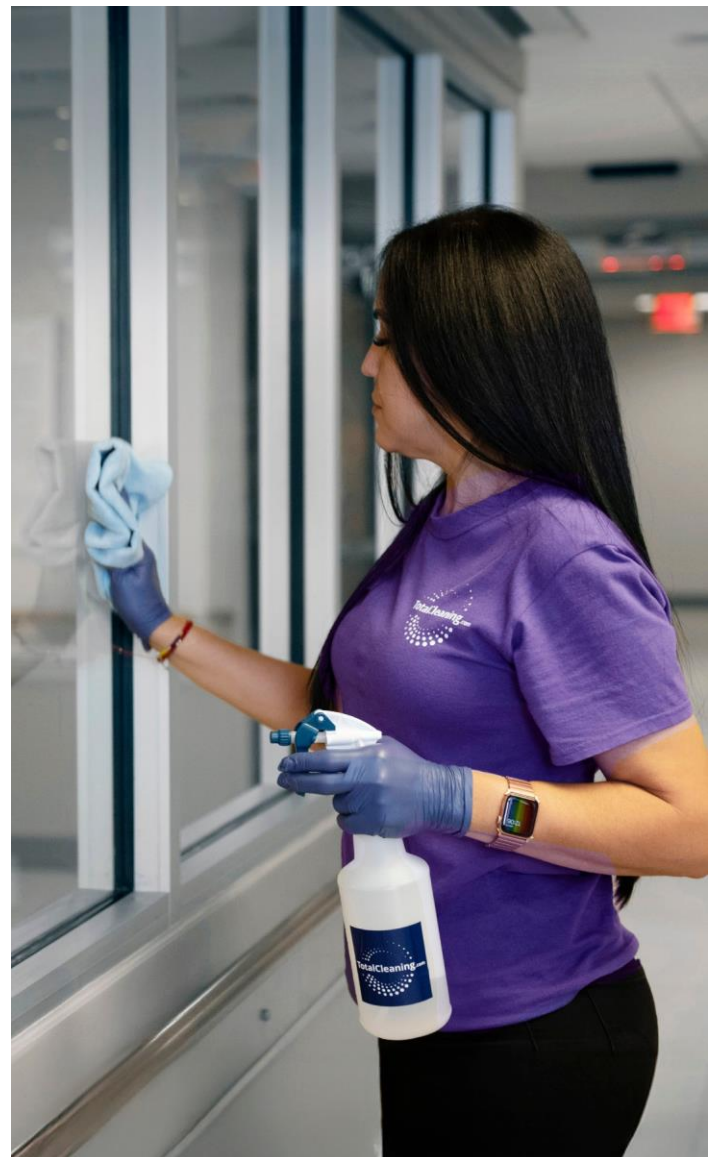
Enhanced Janitorial & Porter Solutions

Our Occupational Safety and Health Administration (OSHA), Global Biorisk Advisory Council (GBAC), and ISSA's Cleaning Management Institute (CMI) certifications demonstrate a commitment to superior professionalism, upholding industry standards, and continued learning.



Including

- Construction Services
- Kitchen and restroom cleaning/restocking
- Reception area/lobby cleaning
- Pro Disinfection
- Daily carpet care
- Dusting and window washing
- Waste removal
- Handyman services
- Floor Care
 - VCT Strip & Wax
 - Marble Restoration
 - Tile Grout Cleaning
- Exterior and grounds maintenance
 - Pressure Cleaning
 - Parking Lots
 - Exteriors
 - Walkways / Sidewalks
 - Catwalks & Common Areas



Reliable Staff & Trust-Building Technology

We start with the right people for the job and continually invest in their training and development. Then we utilize innovative technology to ensure the highest job performance standards and that our promises are kept.

People

- Employee retention rate 2x the industry standard
- Rigorous background checks of all employees
- Only trained and supervised crews are assigned to jobs
- Team members wear uniforms, ID badges, and hard hats, as required
- Supervisors inspect work and update clients in real-time
- Continuous training and performance evaluation

Technology

- Clock in and out via mobile app
- Upload before and after pictures
- Alerts to team supervisor if backup techs are needed



100%
**TRAINED AND
SUPERVISED
CREWS AT
WORK**

Ready for the Task

We ensure full compliance with all applicable federal, state, and local safety regulations. Each team member is evaluated for competency in safety practices before they begin working at any facility.

100%
OSHA
COMPLIANCE

Key Practices:

- Vaccination
- Hand Hygiene
- Respiratory Etiquette
- PPE Use
- Environmental Cleaning
- Physical Distancing
- Health Monitoring
- Education

Training Courses include:

- Janitorial Safety
- Employee Slips and Falls
- Blood-Borne Pathogens (BBP)
- Preventing Back Injury



Team of Experts

With over three decades of experience, we have built a reputation for delivering reliable, high-quality service across a wide range of industries and facility types.



Todd Wolf
Chief Executive Officer



Bertrand Proust
Chief Financial Officer



Alberto Porras
Director of Operations



Michael Elberg
Director of Sales



Eby Gallego
Human Resources Director

**Total
Cleaning**

WORK-PLAY CULTURE



**INDUSTRY-
LEADING EMPLOYEE
RETENTION RATE**

**CONSISTENT
QUALITY OF
SERVICES**





Coral Bay CDD

Julio Padilla
jpadilla@gmssf.com
(954) 721-8681
3101 S Bay Drive
Margate, FL 33063
July 23, 2026

Price Summary

Janitorial Staff to provide Comprehensive Janitorial & Sanitization Services to protect the appearance, health & safety of **Coral Bay CDD**.

Our Teams treat the facility as their own and perform visual inspections and communicate daily to share areas of need or opportunities to help protect your Team and your Clients.

You will have daily Communication capabilities, a well-trained, uniformed staff to address your specific pain points, a supervisor assigned to manage the Crew and an Area Manager to answer to you directly!

Janitorial Professional Services	Pricing Per Month, Plus Sales Tax
Description of Services	
Professional Janitorial Services 6 Days Per Week	\$3,867.00 Per Month
Professional Porter Services 6 Days Per Week	\$3,771.00 Per Month
Service Includes: • All cleaning chemicals and supplies • Personal Protective Equipment (PPE) • All consumable products (Soap, Toilet Paper, Trash bags, etc) • All necessary equipment to perform the service • Ongoing supervision and quality control of staff • Professional staff uniforms	



Additional Services: Estimates provided upon request

- Expert Handyman Services
- Professional Carpet Cleaning and Extraction
- Floor Stripping and Refinishing
- Tile, Marble and Grout Cleaning & Sealing
- Pressure Washing and Window Cleaning
- Disinfection Porter Service



**Coral Bay CDD
3101 S Bay Drive,
Margate, FL 33063**



Presented by:
Total Cleaning

3350 NW 53rd Street Suite 106 Fort Lauderdale, FL 33309
Broward: 954 570-1165 - Fax 954 570 8736
E-Mail: info@totalcleaning.com – web: www.totalcleaning.com



Workload Specifications

Janitorial Service

The following Scope of Services outlines the comprehensive support we offer to ensure Coral Bay CDD is maintained to the highest standards; enhancing safety, efficiency, and long-term value.

Our goal is to be a trusted partner, providing reliable solutions that align with your brand and operational expectations.

I. DAILY SERVICES (MONDAY THROUGH SATURDAY)

A. Pool Facilities, Restrooms, Pool Areas, Parking Lots & Perimeter Roads

1. Empty all waste receptacles and remove trash.
2. Clean the inside and outside of all waste receptacles as needed to eliminate soil and odors.
3. Sweep, mop, or wash all hard floor surfaces and clean any spills.
4. Clean and disinfect drinking fountains.
5. Clean pool lounge chairs, chaise lounges, and patio furniture.
6. Clean all pool deck areas and return pool furniture to its designated location.
7. Clean pipes beneath all sinks.
8. Clean and disinfect all toilets, urinals, and sinks.
9. Unclog sinks and toilets as needed.
10. Clean mirrors, countertops, and polish chrome fixtures.
11. Clean all tables and benches.
12. Clean and disinfect all restrooms and pool areas.
13. Pick up litter from parking lots, perimeter roads, swales, sidewalks, and other exterior common areas.
14. Disinfect all high-touch surfaces.
15. Maintain all floor drains and traps free of odors.
16. Sweep and damp mop floors using a germicidal disinfectant, paying special attention to areas around sinks, toilets, and urinals.
17. Clean light switches, door handles, kick plates, and other frequently touched surfaces.
18. Remove cobwebs and clean baseboards.



II. WEEKLY SERVICES (ONCE PER WEEK OR AS NEEDED)

A. Office, Conference Room, Interior Roads & Sidewalks

1. Empty trash and clean the office.
2. Clean all cleared desks, countertops, and work surfaces using an approved cleaner.
3. Pick up litter and dispose of debris from roads and sidewalks.
4. Clean partition walls and doors with a germicidal solution.
5. Clean hard floors, paying special attention to grout lines, corners, baseboards, and restroom stalls.
6. Spot clean walls around sinks, waste receptacles, urinals, and toilets.

III. MONTHLY / BI-MONTHLY SERVICES (AS NEEDED)

A. Office, Conference Room, Guardhouse, Closets & Storage Rooms

1. Clean interior and accessible exterior windows.
2. Vacuum, clean, and remove trash from conference/meeting rooms before and after Board meetings.
3. Dust and clean blinds.
4. Dust and clean light fixtures.
5. Clean the guardhouse and remove all cobwebs.

IV. HOURS OF WORK

A. Schedule

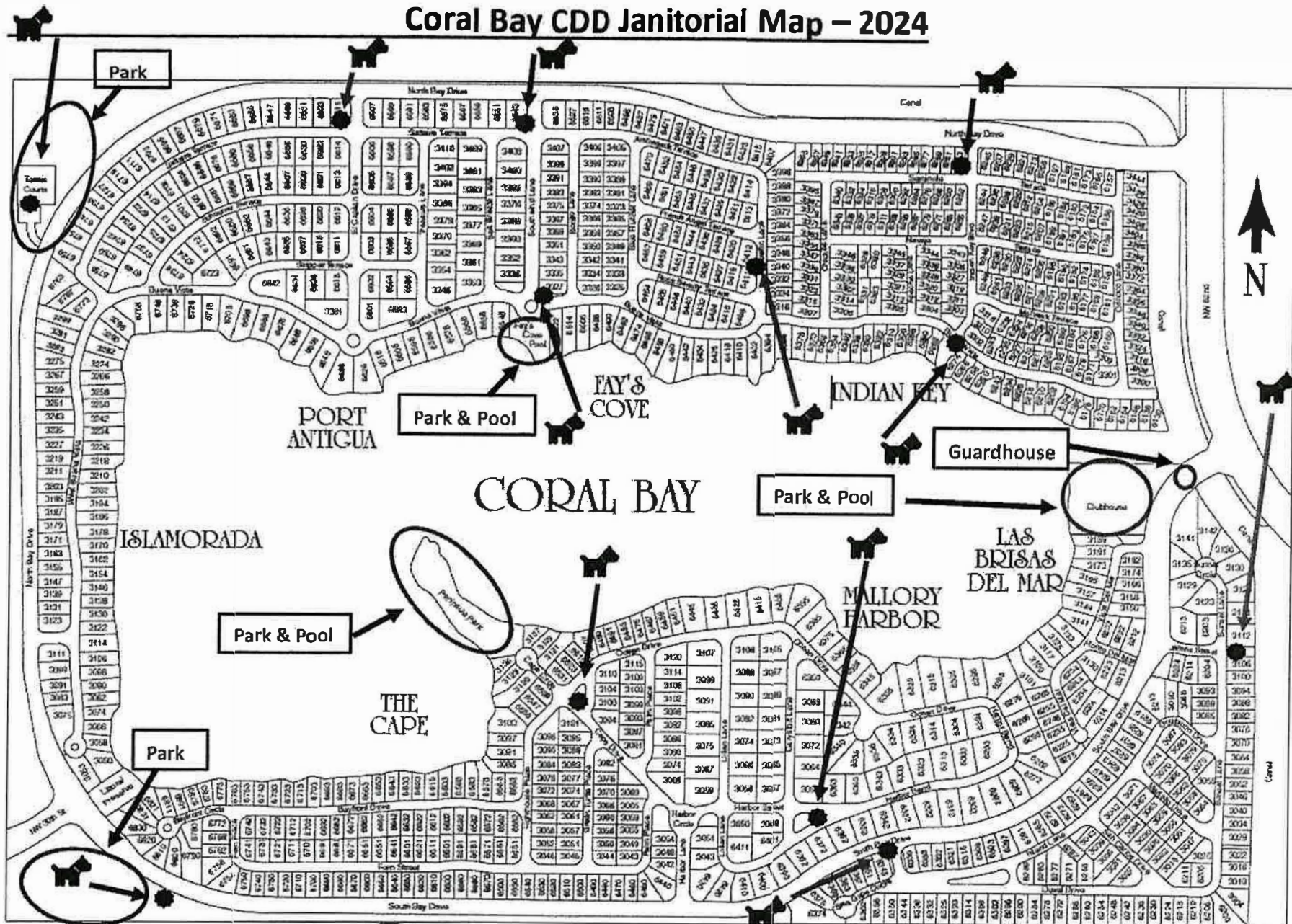
Monday through Friday

- Janitorial services shall be performed between **8:00 A.M. and 12:00 P.M.**

Saturday

- Janitorial services shall be performed between **8:00 A.M. and 11:00 A.M.**

Coral Bay CDD Janitorial Map – 2024



KEY



Pet Stations



Parks, Pools, Guardhouse



Common Areas, Perimeter & Internal Roads/Sidewalks



**Coral Bay CDD
3101 S Bay Drive,
Margate, FL 33063**

PORTER



Presented by:
Total Cleaning

3350 NW 53rd Street Suite 106 Fort Lauderdale, FL 33309
Broward: 954 570-1165 - Fax 954 570 8736
E-Mail: info@totalcleaning.com – web: www.totalcleaning.com



Workload Specifications

Porter Service

The following Scope of Services outlines the comprehensive support we offer to ensure Coral Bay CDD is maintained to the highest standards; enhancing safety, efficiency, and long-term value.

Our goal is to be a trusted partner, providing reliable solutions that align with your brand and operational expectations.

I. Daily Porter Services

The Contractor shall provide the following services throughout the District:

1. Collect and dispose of debris and litter from roadways, common areas, parks, pools, facilities, sidewalks, swales, turf areas, and accessible lake banks. This includes, but is not limited to:
 - Coconuts
 - Palm fronds
 - Tree branches
 - Garbage
 - General debris
2. Inspect and apply weed control treatments to pavers, concrete surfaces, pool decks, sidewalks, and other common areas as needed.
3. Report any trip hazards or unsafe conditions to the District Manager immediately.
4. Clean all accessible outdoor District light fixtures, including:
 - Coach lights
 - Monument lighting
 - Monument sign lighting
 - Facility lighting



5. Clean all District roadway and community signage, including:
 - Lake signs
 - No Trespassing signs
 - Directional and informational signs
 - Other accessible District signage
6. Remove unauthorized signs from District property, including:
 - For Sale signs
 - Political signs
 - Contractor advertisements
 - Other unauthorized postings
7. Remove graffiti from District-maintained property, including walls, signs, monuments, and other structures.
8. Remove seed pods, dead or hanging palm fronds, and low-hanging tree branches that obstruct sidewalks, signage, or create hazards for pedestrians and bicyclists.
9. Maintain Florida Power & Light (FPL) poles, equipment, and surrounding areas free of weeds.
10. Inspect all accessible in-ground utility boxes on District-maintained property for trip hazards, damaged lids, or other safety concerns, and report findings to management.
11. Remove leaves and debris from storm drains and drainage inlets located along perimeter roads and District property.
12. Report all safety hazards, property damage, vandalism, or maintenance concerns promptly to management.
13. Remove hanging palm fronds from all common areas, parks, pools, and facilities.
14. Blow leaves and debris from sidewalks, common areas, and facilities, including:
 - Clubhouse
 - Fay's Cove
 - Peninsula Park
15. Perform any other reasonable porter-related duties assigned by the District Manager that are consistent with the scope of Porter Services.



II. Weekly Services

The following services shall be performed once per week or more frequently as needed:

1. Remove cobwebs from:
 - Restrooms
 - Outdoor structures
 - Gates
 - Parks
 - Pool areas
 - Pavilions
 - All District facilities
2. Collect and remove trash from subdivision streets, sidewalks, swales, and other common areas.
3. Inspect gate arms and access gates. Report any damage or operational issues to Envera and District Management and reposition gate arms when appropriate.

III. Traffic Control & Safety Requirements

The Contractor shall comply with all applicable Maintenance of Traffic (MOT) requirements.

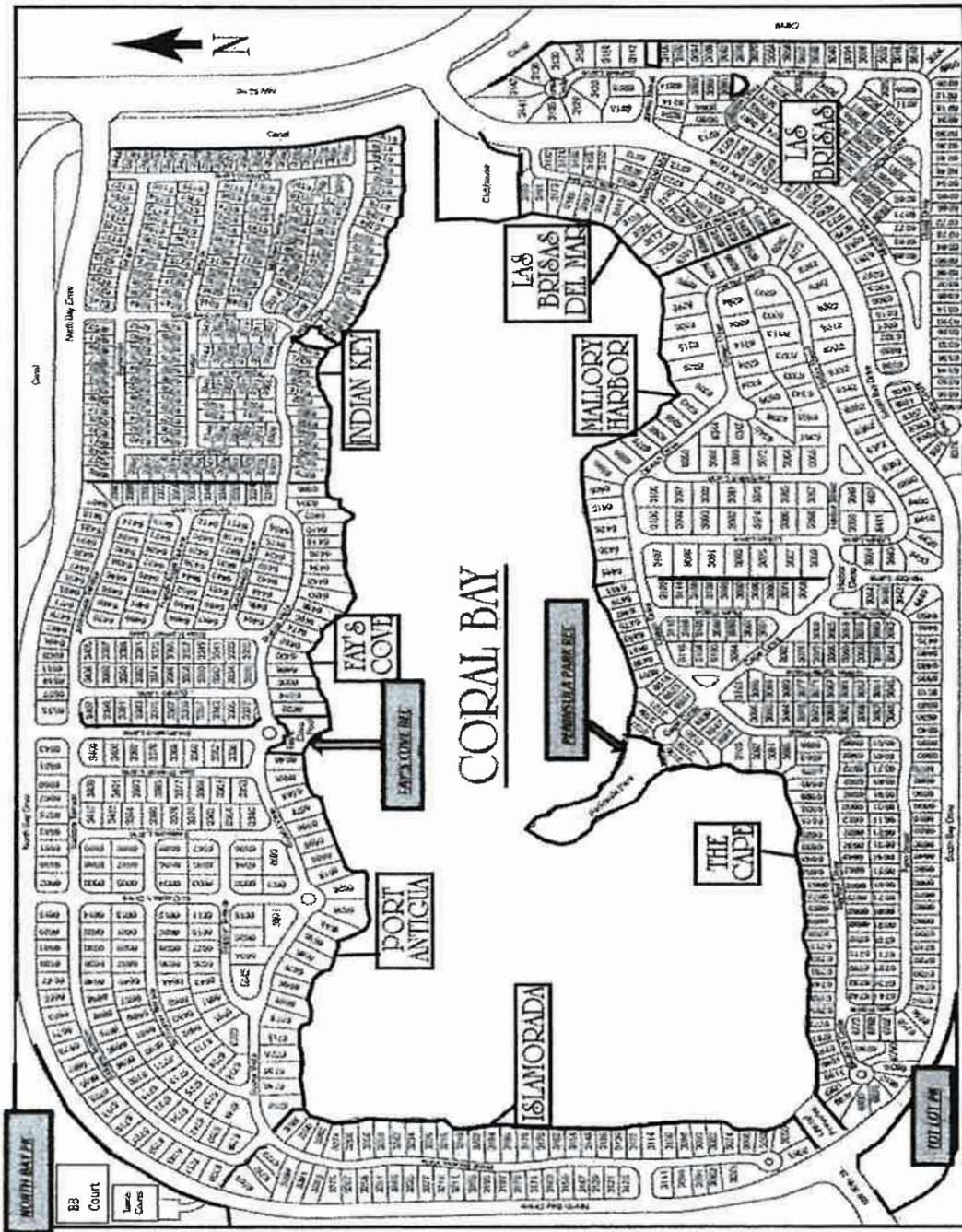
1. Maintain current MOT Certification as required by the City and County.
2. Obtain, review, and comply with all applicable Maintenance of Traffic (MOT) policies prior to contract commencement.
3. Maintain and follow all applicable standards, including:
 - Manual on Uniform Traffic Control Devices (MUTCD)
 - Florida Department of Transportation (FDOT) Roadway & Traffic Design Standards
 - Any additional applicable City or County requirements
4. Ensure that equipment, vehicles, landscaping activities, or stored materials never create sight obstructions for motorists, bicyclists, or pedestrians.
5. Employees working within or adjacent to roadways shall wear approved high-visibility safety vests (day-glow orange or equivalent) while performing services.

CORAL BAY CDD

Exhibit "Porter Service Map"

MAP

CORAL BAY CDD PORTER SERVICE MAP



Trusted by Leading Brands: 94% Retention Rate

NEWMARK



Newmark Property Management

- › A global leader in commercial real estate, managing offices, industrial sites, and retail properties. We support Newmark across multiple locations with consistent cleaning and maintenance that uphold their high standards.

Butters Realty & Management

- › A leading South Florida real estate firm specializing in industrial parks, offices, and retail spaces. We provide janitorial and porter services across several properties, keeping them clean, professional, and tenant-ready.

CBRE

CBRE

- › A global leader in real estate services and property management across office, retail, industrial, and mixed-use assets. We partner with CBRE to maintain their properties with reliable cleaning solutions tailored to each site's needs.



Echion Real Estate

- › A property management group specializing in multi-tenant commercial and industrial facilities. We service various properties, providing consistent cleaning and support that keeps tenants satisfied and helps protect long-term property value.



Kite Realty Group

- › A national real estate investment trust with a strong focus on shopping plazas and retail centers. We provide exterior and interior cleaning, porter, and pressure washing services to keep their plazas inviting and customer-ready.



Summit Management Group

- › A leading South Florida real estate firm specializing in industrial parks, offices, and retail spaces. We provide janitorial and porter services across several properties, keeping them clean, professional, and tenant-ready.

Some of our Top Clients



Tesla

› With 89 locations across FL, AZ, OH, NC, TN, LA, etc. serviced daily. We provide janitorial and porter services, keeping each facility clean, safe, and operational.



Nicklaus Children's Hospital

› With over 30 facilities cleaned daily with specialized janitorial and environmental services, ensuring safe and healthy spaces for patients, families, and staff.



CBRE

› Maintaining several locations daily, we are a trusted partner delivering consistent, high-quality service.



Mount Sinai Medical Center

› With several locations serviced daily, we provide comprehensive janitorial and porter services, ensuring clean, safe, and well-maintained environments for staff, patients, and visitors.

**PROVEN TRACK
RECORD**



94% client retention rate



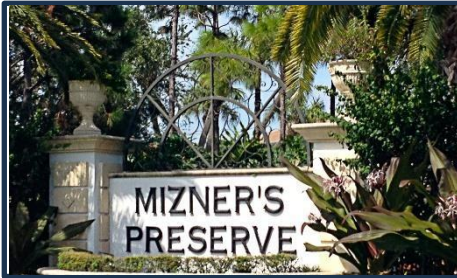
Long-term partnerships with leading brands





Some Porter Services References

Mizner's Preserve



160 Marina Bay Condominium



Palms on the Creek Condo



Intracoastal House Condo



Wiltshire House Condominium



Deer pointe HOA



Lemontree Village Condominiums



Falcon Trace Condominiums



Pelican Cove Condominium Association



Sunrise Lakes Phase III



Intracoastal Terrace Condominiums



Riverview Garden Condominiums



Thank you!



On behalf of Total Cleaning, we want to extend our sincere gratitude for the opportunity to submit our proposal for your Janitorial Cleaning . We are excited about the possibility of collaborating with your team and supporting the ongoing success of your facility.

Your commitment to maintaining a high-quality, professional environment aligns closely with our core values, and we are honored by the opportunity to potentially contribute to your organization's goals. We are committed to delivering the highest standards of service, ensuring that our work consistently meets-and exceeds-expectations.

We look forward to the opportunity to partner with you and help maintain a clean, safe, and welcoming space for everyone who uses your facility.

Please don't hesitate to reach out if there's any additional information we can provide or anything further we can do to assist.

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.

Coral Bay CDD

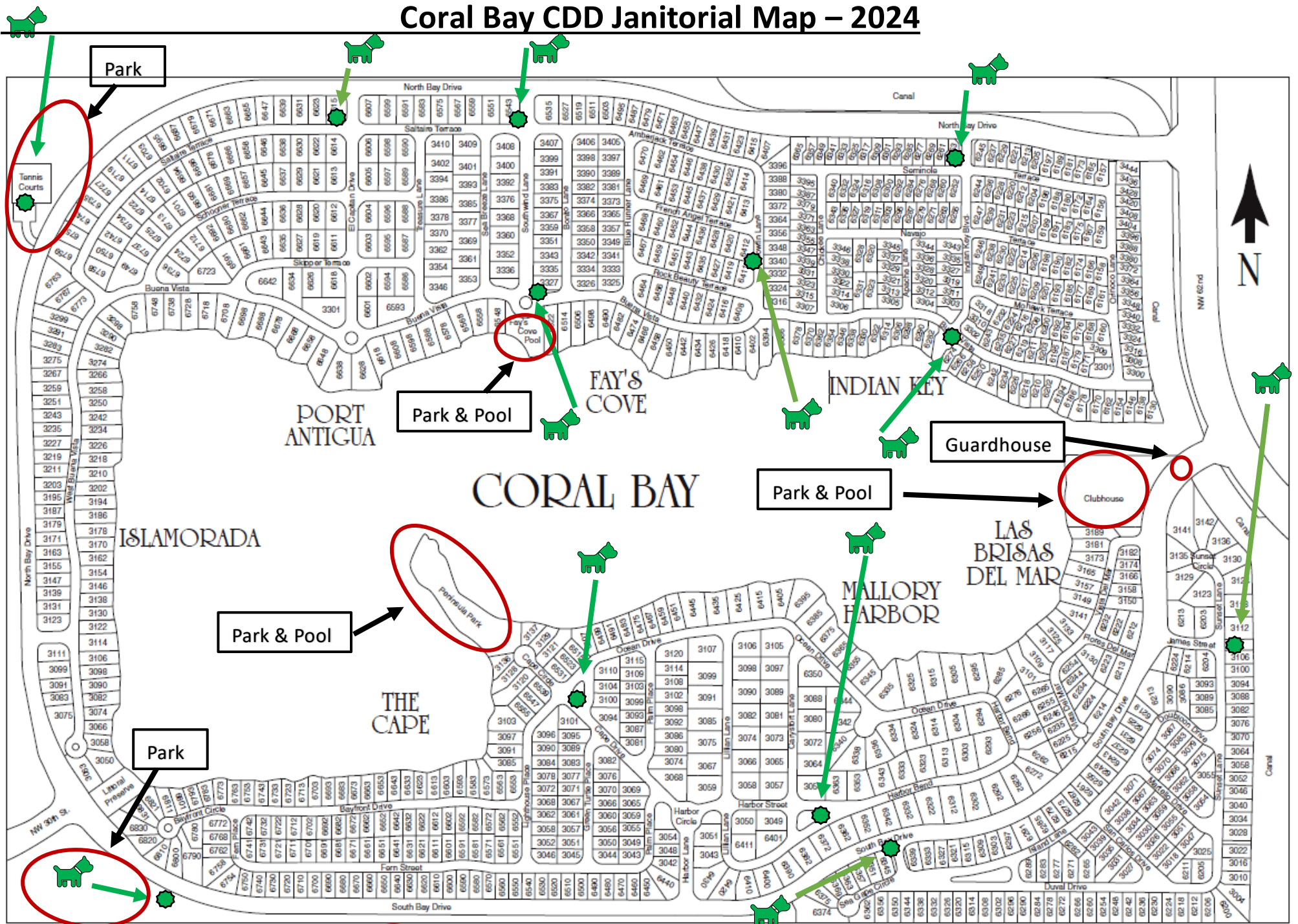
FY - 2027 Janitorial & Porter Proposals Summary

(Janitorial Budget FY-26 \$ 43,042 & **FY-27 \$ 43,680) – (Porter Budget FY-26 & **FY-27 \$ 39,416**)**

*** ALL COMPANIES WILL PROVIDE SERVICES OUTLINED IN THE JANITORIAL & PORTER SERVICES SPECIFICATIONS.**

<u>Company Name</u>	<u>Janitorial</u>	<u>Porter</u>	<u>Comments</u>
Total Cleaning	\$ 46,404	\$45,252	- Also provides handyman services if needed - Provides services for another CDD Patrick Manages - Extra/emergency hours rate \$50/hr. – 3 hr. min. (\$150) - totalcleaning.com
Clean Space Online	\$	\$	- Extra hours rates per hour are \$ - Emergency rates per hour are \$ - cleanspaceonline.com
911 Commercial Cleaning	\$44,100 A 5% increase -Current cost thru \$42,000*	\$39,795 A 5% increase -Current cost thru \$37,900*	- Current vendor for Janitorial & Porter Services - Provides services for another CDD Patrick Manages - Provides handyman work for the District when needed - Owners live in the community - Janitorial extra/emergency hrs. rate \$39.65/hr. (*no change/no min.) - Extra hours rates are \$35.00 / hr. (*no change/no min.) - Emergency rates per hour are \$60.00 / hr. (*no change/no min.) - 911commercialcleaning.com

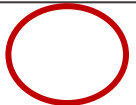
Coral Bay CDD Janitorial Map – 2024



KEY



Pet Stations



Parks, Pools, Guardhouse



Common Areas, Perimeter & Internal Roads/Sidewalks

CORAL BAY CDD

3101 S Bay Drive, Margate 33063

EXHIBIT A. SCOPE OF SERVICE

JANITORIAL SERVICE SPECIFICATIONS

The janitorial service provider shall provide the following:

- Personnel
- Equipment
- Tools
- Materials
- Supervision
- Cleaning Supplies
- Soap for Dispensers
- Toilet Paper for Dispensers
- Trash Bags for Receptacles
- Pet Station Bags
- Take and Dispose Trash Collected from District Property
- All other items and services necessary to perform the janitorial (housekeeping) services as described in the specifications detailed herein.

The required result is to maintain the facility(s) in such a manner as to provide a clean, healthy, and safe environment for occupants of the District facilities, pools, parks, common areas, pet stations, conference, and office rooms, including roads and sidewalks.

The specifications have been developed to establish the minimum level of janitorial (housekeeping) services required by the Coral Bay Community Development District.

CORAL BAY CDD

3101 S Bay Drive, Margate 33063

JANITORIAL SPECIFICATIONS

Services are to be performed six (6) days a week (Monday through Saturday for a total of 23 hours. (Four (4) hours each day on weekdays and 3 hours on Saturdays) unless approved differently by the District or Field Managers or Board Supervisors.

I. DAILY SERVICES: MONDAY THRU SATURDAY

a. FACILITY POOL LOCATIONS, RESTROOMS, POOL AREAS, PARKING LOTS, & PERIMETER ROAD

- i. Empty waste receptacles and remove waste.
- ii. Wash or damp wipe, inside and outside, all waste receptacles soiled or odorous condition.
- iii. Broom, Mop, or wash down all non-carpeted floors and clean all spills.
- iv. Clean and disinfect drinking fountains.
- v. Clean the Pool Lounge Chaises and Chairs.
- vi. Clean all floor areas and replace the Pool Lounge Furniture and Chairs in the proper place.
- vii. Clean pipes beneath all sinks.
- viii. Clean Toilets.
- ix. Unclog sinks and toilets when needed.
- x. 2. Clean mirrors and counters and polish chrome.
- xi. Clean Tables and benches.
- xii. Clean all restrooms and pool areas.
- xiii. Pick up trash from facilities parking lots, and perimeter roads, swales, and sidewalks.
- xiv. Disinfect all areas.
- xv. Maintain floor traps free of odor.
- xvi. Sweep and damp mop floors with a germicidal solution paying special attention around washbowls, toilets and urinals.
- xvii. Clean mirrors and counters and polish chrome.
- xviii. Clean switch, door and kick plates.
- xix. Remove all cobwebs, clean baseboards.

CORAL BAY CDD

3101 S Bay Drive, Margate 33063

II. WEEKLY: ONCE A WEEK OR AS NEEDED

a. OFFICE, CONFERENCE ROOM, INTERIOR ROADS & SIDEWALKS

- i. Clean and remove trash from the office.
- ii. *Clean all cleared desk and countertop areas with approved desk/counter cleaner.*
- iii. Pick up trash and Dispose from Roads and Sidewalks.
- iv. *Clean partition walls and doors with germicidal solution, making sure to thoroughly rinse.*
- v. *Clean floors, with special attention to grouting, corners of floor, baseboards, and stalls.*
- vi. *Spot clean walls around sinks, waste receptacles, behind urinals, and toilets.*

III. MONTHLY/BI-MONTHLY: ONCE AS NEEDED

a. OFFICE, CONFERENCE ROOMS, CLOSETS, STORAGE ROOMS, ETC.

- i. Clean Windows
- ii. Clean, vacuum, and remove trash in meeting/conference room before and after Board Meetings.
- iii. Dust and clean blinds.
- iv. Dust and clean lights.

IV. HOURS OF WORK: SCHEDULE

a. MONDAY THROUGH FRIDAY AND SATURDAY

- i. The work hours of the janitorial service provider must be between the hours of 8:00 A.M. to 12:00 P.M. Monday to Friday, and Saturdays, from 8:00 A.M. and 11:00 A.M.

V. Additional hours or request upon approval.

MINUTES OF THE JULY 9, 2026 CORAL BAY COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS MEETING

Thursday, July 9, 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; Robert McCormick, resident, and several residents in attendance in any format.

1. Roll Call and Pledge of Allegiance

Mr. Hall called the meeting to order. (Tape Time: 0:00:32)

2. Presentations/Reports

(No presentations were scheduled for this meeting)

3. Audience Comments / Supervisors Comments

Mr. Hall asked if there were any audience comments or Supervisor's comments at this time. (Tape Time: 0:01:23)

Mr. McCormick (Tape Time: 0:01:28) asked if there was a maintenance schedule for painting the yellow lines within in the community or was that on an as-needed basis.

Mr. Hall (Tape Time: 0:02:04) stated he believed it was on an as-needed basis and there wasn't any particular schedule.

Mr. Spavento (Tape Time: 0:02:11) stated they were in the middle of that particular project.

Mr. Gieger (Tape Time: 0:02:14) also stated he had been asked about the painting last year, but he was in the middle of analyzing everything and was also sidetracked because of the bond stuff, and so that actually got put on hold because of those things. He also stated at the last meeting, Mr. Spavento requested him to go back to that and he is looking into it, however, there is so much to be done, it's not just a patch here or there; it's the whole community, so it is on his list of things to do.

Mr. Hall asked if there were any other audience comments (Tape Time: 0:03:09)

A resident from Mallory Harbor (Tape Time: 0:03:12) made a comment relating to 911 Commercial Cleaning.

Mr. Hall then asked if there were any Supervisor's comments at this time. (Tape Time: 0:03:49) (There were no other comments at this time)

4. Consent Agenda

A. Approval of the Minutes of the June 11, 2026 Meeting

B. Approval of Check Run Summary

C. Approval of Unaudited Financials

Mr. Hall (Tape Time: 0:03:56) stated unless there were any comments or questions, he would ask for a motion to approve the June 11, 2026 meeting minutes, the check run summary and the unaudited financials all in one motion.

MOTION:	Approve the Minutes of the June 11, 2026 Meeting, the Check Run Summary and the Unaudited Financials
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The June 11, 2026 Meeting Minutes, the Check Run Summary and the Unaudited Financials were approved

Tape time: 0:04:14

5. Approval of:

A. Second Amendment to Services Agreement (Landscaping and Disaster Response) with Shinto Landscaping, LLC

B. Second Amendment to Services Agreement (Irrigation) with Shinto Landscaping, LLC

Mr. Hall (Tape Time: 0:04:52) moved on to item No. 5A and 5B, second amendment to services agreement, landscaping and disaster response, and irrigation with Shinto Landscaping, LLC, and asked Mr. Gill to present these two items.

Mr. Gill (Tape Time: 0:05:07) gave a brief explanation of these items stating these were agreements the Board had previously approved at the last meeting.

Ms. Smoker (Tape Time: 0:05:15) also made a few additional comments and gave a brief explanation as well.

(At this point (Tape Time: 0:06:01) a discussion was held among the Board members and Ms. Smoker relating to this item)

MOTION:	Approve the Second Amendment to Services Agreement for (Landscaping & Disaster Response) and also the Second Amendment to Services Agreement (Irrigation) with Shinto Landscaping, LLC
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	The Second Amendment to Services Agreement for (Landscaping & Disaster Response) and also the Second Amendment to Services Agreement (Irrigation) with Shinto Landscaping, LLC was approved
Tape time:	0:06:17

6. Ratification of Second Amendment to Services Agreement (Annuals) with Shinto Landscaping, LLC

Mr. Hall (Tape Time: 0:06:43) moved to item No. 6, ratification of second amendment to services agreement (annuals) with Shinto Landscaping.

Ms. Smoker (Tape Time: 0:06:44) stated this agreement was already executed so it would just be a ratification of the second amendment to services and asked for a motion to ratify.

MOTION: To ratify the Second Amendment to Services Agreement (Annuals) with Shinto Landscaping, LLC

MOVER: Tina Hagen

SECONDER: George Mizusawa

VOTE: All in favor

RESULT: Ratifying the Second Amendment to Services Agreement (Annuals) with Shinto Landscaping, LLC was approved

Tape time: 0:06:55

7. Update on the Closing of the Loan with Regions Bank and Discussing Projects it will Fund

Mr. Hall (Tape Time: 0:07:36) moved on to item No. 7, update on closing of the loan with Regions Bank and discussing projects it will fund and asked Ms. Hagen for an update.

Ms. Hagen (Tape Time: 0:07:46) gave a brief update on the closing of the loan with Regions Bank and the strategy behind the 6-month loan repayment rate and schedule. She also made a few additional comments on some other items related to this issue as well.

8. Acceptance of Audit for Fiscal Year Ending in September 30, 2025

Mr. Hall (Tape Time: 0:09:51) moved to item No. 8 and stated this was a clean audit and unless the Board had any comments or questions he would ask for a motion to accept the audit for fiscal year ending September 30, 2025.

MOTION:	To accept the Audit for Fiscal Year ending September 30, 2025
MOVER:	Tina Hagen
SECONDER:	Tony Spavento
VOTE:	All in favor
RESULT:	The Audit for Fiscal Year ending September 30, 2025 was approved

Tape time: 0:10:18

9. Consideration of Margate Police Department Off-Duty Officer Rate Increase

Mr. Hall (Tape Time: 0:10:41) moved on to item No. 9, consideration of Margate Police Department off-duty officer rate increase and asked Mr. Padilla to present this item.

Mr. Padilla (Tape Time: 0:10:54) stated that every year, the Margate Police Department increases their rates. However, due to the City's schedule, they are not able to inform the District prior to the District working on the CDD's budget for the next fiscal year. He also stated this was their annual increment for their off-duty police officers.

(At this point (Tape Time: 0:11:09) a discussion was held among the Board members, Mr. Padilla and Mr. Gill relating to this item)

MOTION:	To approve the Margate Police Department Off-Duty Officer rate increase and authorize the proper District officials to execute the document
MOVER:	Tony Spavento
SECONDER:	Tina Hagen
VOTE:	All in favor
RESULT:	The Margate Police Department Off-Duty Officer rate increase and also authorizing for the proper District officials to execute the document was approved

Tape time: 0:11:45

10. Discussion of:

- A. Dock Railing RFQ**
- B. Final Invoice June 18, 2026**
- C. As-built Construction Deviation with Engineered Design**

Mr. Hall (Tape Time: 0:13:31) moved to item No. 10A, discussion of the dock railing RFQ.

Mr. Mizusawa (Tape Time: 0:13:39) requested to move down to item B first, the June 18, 2026 final invoice from South Florida Dock & Seawall. *(The Board had no objection to Mr. Mizusawa's request)*

Mr. Mizusawa (Tape Time: 0:13:51) then gave a brief summary relating to the final invoice for June 18, 2026 with South Florida Dock & Seawall and stated the docks were completed, all the inspections were done and passed, the completion was posted on the building department's website, and this was the final invoice. He also stated that on the invoice it stated reimbursement for dumpster used by the community in the amount of \$650 which was not part of the original contract, but since it was observed by Mr. Padilla and Mr. Burgess that some residents within the community were making use of the dumpster, Mr. Mizusawa had no problem approving this particular invoice as submitted. Mr. Mizusawa also made some additional comments relating to this item, as well as item C, the as-built construction deviation from the original engineered design by the contractor. He supported his comments by referencing the design drawing that was included in the agenda package.

(At this point (Tape Time: 0:22:24) a discussion was held among the Board members, Mr. Mizusawa, Mr. Geiger and Mr. Gill relating to this item)(Mr. Hall (Tape Time: 0:27:23) requested Mr. Mizusawa to forward all his electronic documentation to him so he could forward that on to the City Building Official via email, and also copy Mr. Gill. Mr. Hall added that if the Building Official had any questions, he could contact Mr. Mizusawa to discuss the matter further) (Mr. Mizusawa agreed with Mr. Hall's request) (The Board agreed to table action on the final invoice until feedback from the City was received relating to the as-built construction design deviation)

A. Dock Railing RFQ (Cont.)

Mr. Hall (Tape Time: 0:44:05) moved back to item No. 10A, discussion of the dock railing RFQ and asked Mr. Mizusawa to present this item.

Mr. Mizusawa (Tape Time: 0:44:10) then gave a presentation relating to the dock railing RFQ and also referenced the vendor requirement compliance check list that was provided in the agenda package. He stated the drawings submitted last month by the vendor were basically inaccurate for the clubhouse due to the as-built design deviation. Mr. Mizusawa also made a few additional comments relating to communicating with potential contractors and vendors on future projects.

(At this point (Tape Time: 1:03:12) a discussion was held among the Board members, Mr. Mizusawa, Mr. Gill and Ms. Smoker relating to this item)

D. Holiday Outdoor Décor Quote for Banner Purchase for 2026 – 9 Holidays

Mr. Hall (Tape Time: 1:23:15) moved down to item No. 10D, discussion of Holiday Outdoor Décor quote for banner purchase for 2026 – 9 holidays, and asked the Board for any comments or discussion relating to the quote included in the agenda package.

Mr. Padilla (Tape Time: 1:24:07) also gave a brief summary relating to the quote provided by Holiday Outdoor Décor.

(At this point (Tape Time: 1:24:37) a discussion was held among the Board members, Mr. Padilla and Mr. Gill relating to this item. No decision was made at this time.)

11. Staff Reports

Mr. Hall (Tape Time: 1:27:27) moved to item No. 11A, attorney, and asked Ms. Smoker for her report.

A. Attorney – Memorandum – 2026 Legislative Update

Ms. Smoker (Tape Time: 1:27:35) gave a brief summary relating to the 2026 legislative update memorandum that was included in the agenda package.

B. Engineer

Mr. Hall (Tape Time: 1:35:27) moved on to item No. 11B, engineer, and asked Mr. Geiger for his report.

Mr. Geiger (Tape Time: 1:35:28) gave a brief update on the Indian Key headwall erosion repair stating he had filed a notice of commencement with the county who required the City of Margate to send a letter to the residents in the project area stating what was going on with the project and who to contact for any issues that may arise. He also stated construction should start in the next month or two and he would bring back additional updates at the next meeting.

Mr. Geiger (Tape Time: 1:37:30) then gave a brief update relating to the tennis court restoration stating the proposal was approved at the last meeting with 3-D Paving and the contract was provided to management however, the payment terms on the contract had changed slightly.

At this point (Tape Time: 1:38:42) a discussion was held among the Board members, and Mr. Geiger relating to his updates)

C. Field Manager – Monthly Report

Mr. Hall (Tape Time: 1:48:05) moved to item 11C, field manager and asked Mr. Padilla for his report.

Mr. Padilla (Tape Time: 1:48:13) 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: 1:59:10) 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)

D. CDD Manager

Mr. Hall (Tape Time: 2:04:30) moved to item 11D, CDD manager and asked Mr. Gill for his report.

Mr. Gill (Tape Time: 2:04:27) stated he had nothing to report at this time.

12. Old Business

Mr. Hall asked (Tape Time: 2:04:30) if there was any old business to discuss. (There was no old business)

13. New Business

Mr. Hall asked (Tape Time: 2:04:35) if there was any new business to discuss. (There was no new business)

14. Adjournment

MOTION:	Adjourn the Meeting
MOVER:	Tina Hagen
SECONDER:	George Mizusawa
VOTE:	All in favor
RESULT:	Meeting adjourned at 9:10 p.m.
Tape time: 2:07:12	

Secretary/Assistant Secretary

Chairman/Vice Chairman

Coral Bay

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	Check Numbers	Amount
Checks		
07/15/26	20850-20859	\$ 44,046.97
08/13/26	20860-20877	106,700.65
TOTAL		\$ 150,747.62

Date	Check Numbers	Amount
ACH		
07/01/26	800073	\$ 4,262.47
07/31/26	800074-800080	\$ 1,172.60
TOTAL		\$ 5,435.07

AP300R
*** CHECK NOS. 020850-020877

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

RUN 8/05/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/15/26	00009	6/30/26 199546	202606 310-51300-31500		*	4,467.50	
		SVCS 06/26		BILLING COCHRAN PA			4,467.50 020850
7/15/26	00012	6/26/26 26060819	202606 320-53800-34502		*	243.00	
		SECURITY SVCS 06/26					
		6/26/26 26060820	202606 320-53800-34502		*	1,392.00	
		SECURITY SVCS 06/26		CITY OF MARGATE-POLICE DEPARTMENT			1,635.00 020851
7/15/26	00053	6/30/26 97227108	202605 310-51300-42000		*	3.23	
		SVCS 05/26/26					
		7/07/26 93694095	202606 310-51300-42000		*	50.23	
		DELIVERY THRU 06/26/26		FEDEX			53.46 020852
7/15/26	00001	7/01/26 420	202607 320-53800-34000		*	4,641.42	
		FIELD SVCS 07/26					
		7/01/26 421	202607 310-51300-34000		*	6,675.00	
		MGMT FEE 07/26					
		7/01/26 421	202607 310-51300-35100		*	83.33	
		COMPUTER TIME 07/26					
		7/01/26 421	202607 310-51300-35101		*	208.33	
		WEBSITE ADMIN 07/26					
		7/01/26 421	202607 310-51300-51000		*	.15	
		OFFICE SUPPLIES 07/26					
		7/01/26 421	202607 310-51300-42000		*	15.04	
		POSTAGE&DELIVERY 07/26					
		7/01/26 421	202607 310-51300-42500		*	50.70	
		COPIES 07/26					
		7/01/26 421	202607 310-51300-48000		*	327.82	
		TRIBUNE 91727					
		7/01/26 421	202607 310-51300-51000		*	167.46	
		CLBHOUSE OFFICE SUPPLIES		GOVERNMENTAL MANAGEMENT SERVICES			12,169.25 020853
7/15/26	00195	7/07/26 ARIV1068	202606 310-51300-31100		*	1,890.00	
		SVCS 05/29-06/25/26					
		7/07/26 ARIV1068	202606 320-53800-46513		*	185.00	
		SVCS 05/29-06/25/26					
		7/07/26 ARIV1068	202606 320-53800-46405		*	555.00	
		SVCS 05/29-06/25/26					
		7/07/26 ARIV1068	202606 320-53800-46000		*	462.50	
		SVCS 05/29-06/25/26					
		7/07/26 ARIV1068	202606 320-53800-46611		*	2,481.25	
		SVCS 05/29-06/25/26					

CBAY **CORAL BAY** JWASSERMAN

AP300R
*** CHECK NOS. 020850-020877

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

RUN 8/05/26

PAGE 2

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		7/07/26 ARIV1068	202606 320-53800-46419		*	1,833.75	
		SVCS 05/29-06/25/26		KCI TECHNOLOGIES, INC.			7,407.50 020854
7/15/26	00263	7/14/26 15021	202607 320-53800-46420		*	490.00	
		MAINT 07/26		REDLINE IGUANA REMOVAL			490.00 020855
7/15/26	00185	8/01/26 1359817	202608 320-53800-34501		*	105.00	
		MONITORING 08/01-10/31/26		SECURITY & FIRE SYSTEMS, INC.			105.00 020856
7/15/26	00259	6/30/26 39404	202606 320-53800-46404		*	488.84	
		PUMP 7 SUCTION REPAIR			*	3,214.00	
		7/01/26 3092	202607 320-53800-46203		*	9,441.00	
		IRRIGATION MAINT 07/26			*		
		7/01/26 3093	202607 320-53800-46202				
		LANDSCAPE MAINT 07/26		SHINTO LANDSCAPING LLC			13,143.84 020857
7/15/26	00271	7/14/26 2207	202607 320-53800-46407		*	2,660.98	
		MAINT 07/26			*	80.68	
		7/14/26 2207	202607 320-53800-46417				
		MAINT 07/26		SOUTHEAST LAND AND WATER MANAGEMENT			2,741.66 020858
7/15/26	00198	6/27/26 06272026	202607 320-53800-46401		*	1,833.76	
		PEST CONTROL 07/26		SOUTHERN PLANT AND PEST SERVICES			1,833.76 020859
8/13/26	00242	7/30/26 26224860	202607 320-53800-46508		*	95.00	
		REPAIR SWING GATE 07/26		ASAP GATE PLUS LLC			95.00 020860
8/13/26	00009	6/25/26 15726117	202606 310-51700-73000		*	9,000.00	
		CB CDD NOTE SERIES 2026		BILLING COCHRAN PA			9,000.00 020861
8/13/26	00012	7/10/26 26071503	202607 320-53800-34502		*	1,392.00	
		SECURITY SVCS 07/26		CITY OF MARGATE-POLICE DEPARTMENT			1,392.00 020862
8/13/26	00013	7/21/26 230058-0	202606 320-53800-43100		*	775.04	
		SVCS 06/26			*	316.24	
		7/21/26 230060-0	202606 320-53800-43100				
		SVCS 06/26					

CBAY **CORAL BAY** JWASSERMAN

AP300R
*** CHECK NOS. 020850-020877

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

RUN 8/05/26

PAGE 3

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		7/21/26	230064-0 202606 320-53800-43100 SVCS 06/26		*	542.54	
		7/21/26	239260-0 202606 320-53800-43100 SVCS 06/26		*	19.11	
				CITY OF MARGATE-UTILITIES			1,652.93 020863
8/13/26	00197	7/19/26	10394 202607 320-53800-46507 REPLACE LIGHTING POLE		*	3,530.00	
		7/19/26	10396 202607 320-53800-46507 WALL MOUNT EXHAUST FAN		*	1,850.00	
		7/19/26	10398 202607 320-53800-46507 REPLACE BURNT LAMPS 07/26		*	654.40	
				EAGLE GROUP, INC			6,034.40 020864
8/13/26	00032	7/31/26	4301 202608 320-53800-46418 SVCS 08/26		*	2,887.50	
		7/31/26	4302 202607 320-53800-46408 REPLACE GUTTER/SHOWER VAL		*	215.00	
				EAST RIVER POOLS AND SPAS, INC.			3,102.50 020865
8/13/26	00017	7/01/26	770527 202608 320-53800-34500 MONITORING 08/26		*	6,279.28	
		7/01/26	770528 202608 320-53800-34500 MONITORING 08/26		*	2,976.75	
				ENVERA SYSTEMS			9,256.03 020866
8/13/26	00053	7/21/26	93887338 202607 310-51300-42000 DELIVERY THRU 07/16/26		*	31.29	
				FEDEX			31.29 020867
8/13/26	00020	7/23/26	072026 202607 320-53800-43000 SVCS 07/26		*	9,485.78	
				FPL			9,485.78 020868
8/13/26	00001	8/01/26	422 202608 320-53800-34000 FIELD SVCS 08/26		*	4,641.42	
		8/01/26	423 202608 310-51300-34000 MGMT FEE 08/26		*	6,675.00	
		8/01/26	423 202608 310-51300-35100 COMPUTER TIME 08/26		*	83.33	
		8/01/26	423 202608 310-51300-35101 WEB ADMIN 08/26		*	208.33	
		8/01/26	423 202608 310-51300-51000 OFFICE SUPPLIES 08/26		*	.15	
		8/01/26	423 202608 310-51300-42000 POSTAGE&DELIVERY 08/26		*	24.92	

CBAY **CORAL BAY** JWASSERMAN

AP300R
*** CHECK NOS. 020850-020877

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

RUN 8/05/26

PAGE 4

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		8/01/26 423	202608 310-51300-42500		*	124.80	
		COPIES 08/26		GOVERNMENTAL MANAGEMENT SERVICES			11,757.95 020869
8/13/26 00266		7/31/26 2401	202607 320-53800-46405		*	2,300.00	
		EROSION REPAIR PROJECT					
		7/31/26 2402	202607 320-53800-46609		*	1,546.05	
		PERMIT FEE 07/26		LANDSHORE ENTERPRISES LLC			3,846.05 020870
8/13/26 00046		6/29/26 31813049	202607 320-53800-46000		*	332.54	
		INSTALL HARD START KIT		M&S AIR CONDITIONING SERVICE			332.54 020871
8/13/26 00259		6/30/26 39405	202606 320-53800-46404		*	249.60	
		IRRIGATION SVCS 06/26					
		7/31/26 3780	202607 320-53800-46202		*	2,885.00	
		IRRIGATION REPAIR 07/26					
		7/31/26 3781	202607 320-53800-46404		*	1,455.00	
		REPAIR ZONE DOUBLER CLOCK					
		8/01/26 3485	202608 320-53800-46203		*	3,214.00	
		IRRIGATION MAINT 08/26					
		8/01/26 3486	202608 320-53800-46202		*	9,441.00	
		LANDSCAPE MAINT 08/26		SHINTO LANDSCAPING LLC			17,244.60 020872
8/13/26 00198		7/31/26 07312026	202607 320-53800-46401		*	1,833.76	
		PEST CONTROL 07/26		SOUTHERN PLANT AND PEST SERVICES			1,833.76 020873
8/13/26 00251		6/30/26 108	202606 320-53800-46400		*	3,500.00	
		JANITORIAL SVCS 06/26					
		6/30/26 1358	202606 320-53800-46201		*	3,158.33	
		PORTER SVCS 06/26					
		7/01/26 11122	202607 320-53800-46505		*	3,450.00	
		SVCS 07/26					
		7/30/26 11123	202607 320-53800-46615		*	1,850.00	
		REPAINT YELLOW BOLLARDS					
		7/30/26 11124	202607 320-53800-46615		*	3,250.00	
		PAINT MONUMENTAL ENTRANCE		911 COMMERCIAL CLEANING CORP			15,208.33 020874
8/13/26 00266		8/03/26 2403	202608 320-53800-46609		*	7,027.50	
		MOBILIZATION FEE 08/26		LANDSHORE ENTERPRISES LLC			7,027.50 020875

CBAY **CORAL BAY** JWASSERMAN

AP300R
*** CHECK NOS. 020850-020877

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

RUN 8/05/26

PAGE 5

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/13/26	00271	8/04/26 2289	202608 320-53800-46407		*	2,660.98	
		MAINT 08/26					
		8/04/26 2289	202608 320-53800-46417		*	80.68	
		MAINT 08/26					
				SOUTHEAST LAND AND WATER MANAGEMENT			2,741.66 020876
8/13/26	00251	7/30/26 109	202607 320-53800-46400		*	3,500.00	
		JANITORIAL SVCS 07/26					
		7/30/26 1359	202607 320-53800-46201		*	3,158.33	
		PORTER SVCS 07/26					
				911 COMMERCIAL CLEANING CORP			6,658.33 020877
				TOTAL FOR BANK C		150,747.62	
				TOTAL FOR REGISTER		150,747.62	

CBAY **CORAL BAY** JWASSERMAN

AP300R
*** CHECK NOS. 800073-800080

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
CORAL BAY CDD - GF
BANK Z CORAL BAY AUTOPAY

RUN 8/05/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/01/26	00269	6/25/26 43435287	202607 310-51700-71000	CANON FINANCIAL 07.26	*	4,123.31	
		6/25/26 43435287	202607 310-51700-72000	CANON FINANCIAL 07.26	*	139.16	
				CANON FINANCIAL SERVICES INC			4,262.47 800073
7/31/26	00234	6/09/26 072026	202607 320-53800-41000	SVCS 07/26	*	158.49	
				COMCAST - AUTO PAY			158.49 800074
7/31/26	00034	6/11/26 072026	202607 320-53800-41000	SVCS 07/26	*	168.73	
				COMCAST - AUTO PAY			168.73 800075
7/31/26	00173	7/02/26 072026	202607 320-53800-41000	SVCS 07/26	*	167.90	
				COMCAST - AUTO PAY			167.90 800076
7/31/26	00174	7/03/26 072026	202607 320-53800-41000	SVCS 07/26	*	162.90	
				COMCAST - AUTO PAY			162.90 800077
7/31/26	00175	6/22/26 072026	202607 320-53800-41000	SVCS 07/26	*	162.90	
				COMCAST - AUTO PAY			162.90 800078
7/31/26	00176	6/22/26 072026	202607 320-53800-41000	SVCS 07/26	*	192.90	
				COMCAST - AUTO PAY			192.90 800079
7/31/26	00233	6/08/26 072026	202607 320-53800-41000	SVCS 07/26	*	158.78	
				COMCAST - AUTO PAY			158.78 800080
				TOTAL FOR BANK Z		5,435.07	
				TOTAL FOR REGISTER		5,435.07	

CBAY **CORAL BAY** JWASSERMAN

Coral Bay
Community Development District

Unaudited Financial Reporting
July 31, 2026



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Coral Bay
Community Development District
Balance Sheet
July 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
Cash:			
Operating Account	\$ 33,385	\$ -	\$ 33,385
Investments:			
State Board of Administration	697,717	-	697,717
BankUnited Money Market	142,516	-	142,516
Electric Deposits	218	-	218
Total Assets	\$ 873,836	\$ (0)	\$ 873,836
Liabilities:			
Accounts Payable	\$ 60,270	\$ -	\$ 60,270
Deposits	460	-	460
Total Liabilities	\$ 60,730	\$ -	\$ 60,730
Fund Balance:			
Nonspendable:			
Deposits	\$ 218	\$ -	\$ 218
Assigned for:			
Security Services	60,605	-	60,605
Capital Reserves	20,500	-	20,500
Unassigned	731,783	-	731,783
Total Fund Balances	\$ 813,106	\$ (0)	\$ 813,106
Total Liabilities & Fund Balance	\$ 873,836	\$ (0)	\$ 873,836

Coral Bay
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	7/31/26	7/31/26	Variance	2 Months	9/30/26	Variance

Revenues:

Special Assessments - On Roll	\$ 1,618,089	\$ 1,618,089	\$ 1,625,825	\$ 7,736	\$ -	\$ 1,625,825	\$ 7,736
Interest Income	15,000	12,500	27,734	15,234	4,160	31,894	16,894
Toscana Contributions	2,500	2,500	2,857	357	-	2,857	357
Insurance Proceeds	-	-	18,300	18,300	-	18,300	18,300
Miscellaneous Income	-	-	500	500	-	500	500
Transponders/Stickers	4,000	3,333	4,725	1,392	1,181	5,906	1,906
Total Revenues	\$ 1,639,589	\$ 1,636,422	\$ 1,679,942	\$43,519	\$ 5,341	\$ 1,685,283	\$ 45,694

Expenditures:

General and Administrative:

Supervisor Fees	\$ 12,000	\$ 10,000	\$ 9,800	\$ 200	\$ 2,000	\$ 11,800	\$ 200
FICA Expense	918	765	750	15	153	903	15
Engineering	45,000	37,500	18,810	18,690	11,250	30,060	14,940
Attorney	50,000	41,667	41,730	(63)	12,500	54,230	(4,230)
Commissions/Tax Collector	18,849	18,849	18,234	615	-	18,234	615
Annual Audit	3,500	2,917	3,500	(583)	-	3,500	-
Trustee Fees	3,500	2,917	-	2,917	3,500	3,500	-
Management Fees	80,100	66,750	66,750	(0)	13,350	80,100	-
Information Technology	1,000	833	833	0	167	1,000	-
Website Administration	2,500	2,083	2,083	0	417	2,500	-
Postage and Delivery	2,500	2,083	1,316	767	263	1,579	921
Insurance	89,331	89,331	83,475	5,856	-	83,475	5,856
Printing and Binding	1,500	1,250	633	617	127	760	740
Legal Advertising and Other	4,000	3,333	2,198	1,135	667	2,865	1,135
Office Supplies	300	250	183	67	50	233	67
Dues, Licenses	175	175	175	-	-	175	-
Closing Costs	-	-	9,000	(9,000)	8,720	17,720	(17,720)
Interest on Regions Bank Loan	-	-	32	(32)	170	202	(202)
Total General and Administrative	\$ 315,173	\$ 280,703	\$ 259,502	\$ 21,201	\$ 53,333	\$ 312,835	\$ 2,338

Coral Bay
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	7/31/26	7/31/26	Variance	2 Months	9/30/26	Variance
<u>Operations and Maintenance</u>							
Field Management Fees	\$ 55,697	\$ 46,414	\$ 46,414	\$ 0	\$ 9,283	\$ 55,697	\$ -
Contractual-Security	111,072	92,560	92,560	-	18,512	111,072	-
Contractual-Security Equipment	51,150	42,625	42,625	-	8,525	51,150	-
Security Patrols	37,000	30,833	24,944	5,889	8,479	33,423	3,577
Parking Enforcement	8,400	7,000	1,400	5,600	7,000	8,400	-
Fire and Security System Monitoring	500	417	385	32	105	490	10
Telephone	12,000	10,000	10,471	(471)	2,432	12,903	(903)
Water and Sewer	18,000	15,000	17,064	(2,064)	5,688	22,752	(4,752)
Electric	107,625	89,688	92,349	(2,662)	18,470	110,819	(3,194)
Pest Control	22,725	18,938	18,838	100	3,668	22,505	220
Community Maintenance	175,857	146,548	142,548	4,000	33,309	175,857	-
Porter Services	39,416	32,847	31,583	1,263	6,317	37,900	1,516
Other Maintenance	12,000	10,000	9,863	137	2,137	12,000	-
Irrigation Pumps Maintenance and Repair	35,000	29,167	39,541	(10,375)	5,833	45,375	(10,375)
Wall Maintenance and Repair	3,000	3,000	17,379	(14,379)	-	17,379	(14,379)
Park and Pool Maintenance/Repair	50,000	41,667	21,319	20,348	10,417	31,736	18,264
Pool Maintenance - Contract	31,500	26,250	26,563	(313)	5,775	32,338	(838)
Janitorial	43,042	35,868	35,000	868	7,000	42,000	1,042
Iguana Removal	5,880	4,900	4,900	-	980	5,880	-
Landscape Repairs and Improvements:							
Pruning/Trimming/Tree Removals	40,000	33,333	47,870	(14,537)	-	47,870	(7,870)
Mulch	5,000	5,000	23,243	(18,243)	-	23,243	(18,243)
Landscape Replacement/Removals	45,000	37,500	26,289	11,211	18,711	45,000	-
Storm/Emergency Cleanup	-	-	4,450	(4,450)	-	4,450	(4,450)
Lake Maintenance/Repair	35,268	29,390	28,354	1,036	5,322	33,676	1,592
Fountain Maintenance/Repair	1,000	833	839	(5)	161	1,000	0
Drainage Maintenance	26,000	21,667	4,250	17,417	21,750	26,000	-
Road Maintenance/Repair	20,000	16,667	20,420	(3,753)	-	20,420	(420)
Sidewalk Maintenance/Repair	20,000	16,667	22,000	(5,333)	-	22,000	(2,000)
Sign Maintenance/Repair	10,000	8,333	-	8,333	5,000	5,000	5,000
Pressure Cleaning	41,000	32,417	32,417	-	8,583	41,000	-
Electrical Repair and Replacement	26,000	21,667	39,302	(17,636)	4,333	43,636	(17,636)
Holiday Decorations	32,615	16,095	16,095	-	16,095	32,190	425
Gate Repairs and Replacements:	16,000	13,333	2,384	10,949	13,616	16,000	-

Coral Bay
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget	Actuals Through	Actual	Projected Next	Projected Through	Projected
	Fiscal Year 2026	7/31/26	7/31/26	Variance	2 Months	9/30/26	Variance
Operations and Maintenance (Continued)							
Major Projects:	180,000	150,000	168,152	(18,152)	38,879	207,031	(27,031)
Clubhouse - Dock Extension	-	-	95,258	-	-	-	-
Pool Resurfacing - Clubhouse Pool	-	-	46,690	-	-	-	-
Wall Replacement - Islamorada	-	-	18,800	-	-	-	-
Tennis Court Remediation/Resurfacing	-	-	5,858	-	-	-	-
Headwall Erosion Project - Indian Key	-	-	1,546	-	-	-	-
Total Operations and Maintenance	\$ 1,317,747	\$ 1,086,622	\$ 1,111,811	\$ (25,189)	\$ 286,380	\$ 1,398,191	\$ (80,444)
Total Expenditures	\$ 1,632,920	\$ 1,367,325	\$ 1,371,313	\$ (3,987)	\$ 339,713	\$ 1,711,025	\$ (78,105)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,669	\$ 269,097	\$ 308,629	\$ 47,507	\$ (334,371)	\$ (25,742)	\$ 123,799
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$ -	\$ 18,279	\$ 18,279	\$ -	\$ 18,279	\$ 18,279
Note Proceeds	-	-	-	-	8,720	8,720	8,720
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 18,279	\$ 18,279	\$ 8,720	\$ 26,999	\$ 26,999
Net Change in Fund Balance	\$ 6,669	\$ 269,097	\$ 326,908	\$ 65,786	\$ (325,651)	\$ 1,257	\$ 150,798
Fund Balance - Beginning	\$ 506,557		\$ 486,198			\$ 486,198	
Fund Balance - Ending	\$ 513,226		\$ 813,106			\$ 487,455	

Coral Bay
Community Development District
Schedule of Approved Major Projects

Projects	Location	Total Spent	Actuals Through	Projected Through	Total
		FY 2025	7/31/26	9/30/26	Projected Cost
Expenditures:					
<i>Non-Landscaping Projects</i>					
Entrance Monuments Re-Painting	All Coral Bay Entrances and Subdivisions	\$ -	\$ -	\$ -	\$ 34,000
Basketball Court Lights (\$5,500 per pole - 4 in total expected)	North Bay Park	-	-	-	22,000
LED-based Message Signage	Coral Bay Entrances (Max 3)	-	-	-	30,000
Fence Replacement for Tennis/Pickleball Court	North Bay Park	-	-	-	25,000
Pickleball Court/Tennis Courts Remediation/Resurfacing	North Bay Park	14,695	5,858	5,858	170,553
Dock Extensions	Clubhouse and Peninsula Park	17,198	95,258	106,027	123,225
Roof Replacement	Clubhouse Park Building	-	-	-	49,000
Roof Replacement	Fay's Cove Park Building	-	-	-	14,000
Pool Resurfacing	Clubhouse Pool	24,310	46,690	46,690	71,000
Pool Resurfacing	Fay's Cove Park	5,500	-	-	71,500
Wall Replacement	Islamorada	-	18,800	18,800	18,800
New Pool Shading	All Pool Areas	-	-	-	50,000
Perimeter Wall Drainage Cutout Cover Panels	Entire District Perimeter Wall	-	-	-	50,000
Headwall Erosion Project	Indian Key	-	1,546	29,656	29,656
<i>Landscaping Projects</i>					
Hedge Removal and Replacement	Southwind Lane (Fay's Cove and Port Antigua)	-	-	-	65,000
Projects reported under "Major Projects" Line Item		\$ 61,703	\$ 168,152	\$ 207,031	\$ 823,734

Coral Bay

Community Development District

General Fund Forecast Comments

For The Period Ended July 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 July hasn't been received.
Engineering Fees	Budget to Actual	Invoice for July 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 - July 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 July 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.
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 July 31, 2026

	Adopted Budget	Prorated Budget	Actuals Through	Actual
	Fiscal Year 2026	7/31/26	7/31/26	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

Regions Bank - Line of Credit Loan 2026		
Interest Rate:	5.75%	
Maturity Date:	6/25/2031	
Line of Credit Loan Outstanding		\$400,000

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	\$ 5,211	\$ 17,637	\$ -	\$ -	\$ 1,625,825
Interest Income	1,186	617	1,579	4,595	3,784	3,885	3,315	3,270	2,822	2,680	-	-	27,734
Toscana Contributions	-	-	-	2,857	-	-	-	-	-	-	-	-	2,857
Insurance Proceeds	-	-	-	-	-	-	-	-	18,300	-	-	-	18,300
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	\$ 26,333	\$ 20,317	\$ -	\$ -	\$ 1,679,942
Expenditures:													
<u>General and Administrative:</u>													
Supervisor Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 9,800
FICA Expense	77	77	77	77	77	61	77	77	77	77	-	-	750
Engineering	2,445	2,901	900	1,058	3,410	2,723	1,606	1,878	1,890	-	-	-	18,810
Attorney	4,113	5,393	4,875	3,003	4,033	5,763	5,710	4,375	4,468	-	-	-	41,730
Commissions/Tax Collector	-	1,191	15,616	247	170	133	457	193	53	174	-	-	18,234
Annual Audit	-	-	-	-	-	-	-	-	1,500	2,000	-	-	3,500
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	6,675	6,675	6,675	6,675	6,675	6,675	6,675	6,675	6,675	6,675	-	-	66,750
Information Technology	83	83	83	83	83	83	83	83	83	83	-	-	833
Website Administration	208	208	208	208	208	208	208	208	208	208	-	-	2,083
Postage and Delivery	85	170	82	42	207	56	184	173	217	100	-	-	1,316
Insurance	83,475	-	-	-	-	-	-	-	-	-	-	-	83,475
Printing and Binding	115	178	35	27	29	61	97	-	41	51	-	-	633
Legal Advertising and Other	143	180	179	64	177	183	168	337	283	484	-	-	2,198
Office Supplies	-	0	-	-	-	0	-	-	15	168	-	-	183
Dues, Licenses	175	-	-	-	-	-	-	-	-	-	-	-	175
Closing Costs	-	-	-	-	-	-	-	-	9,000	-	-	-	9,000
Interest on Regions Bank Loan	-	-	-	-	-	-	-	-	-	32	-	-	32
Total General and Administrative	\$ 98,593	\$ 18,056	\$ 29,731	\$ 12,482	\$ 16,069	\$ 16,745	\$ 16,266	\$ 14,999	\$ 25,510	\$ 11,052	\$ -	\$ -	\$ 259,502
<u>Operations and Maintenance</u>													
Field Management Fees	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ 4,641	\$ -	\$ -	\$ 46,414
Contractual-Security	9,256	9,256	9,256	9,256	9,256	9,256	9,256	9,256	9,256	9,256	-	-	92,560
Contractual-Security Equipment	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	4,262	-	-	42,625
Security Patrols	1,426	1,983	3,038	1,856	2,679	2,784	3,027	3,165	3,594	1,392	-	-	24,944
Parking Enforcement	700	700	-	-	-	-	-	-	-	-	-	-	1,400
Fire and Security System Monitoring	-	105	-	-	105	-	-	105	70	-	-	-	385
Telephone	993	993	993	1,009	1,009	1,009	1,009	1,067	1,216	1,173	-	-	10,471
Water and Sewer	1,148	3,307	1,911	1,786	1,504	1,906	1,955	1,895	1,653	-	-	-	17,064
Electric	9,049	8,489	8,726	9,895	9,688	9,137	9,098	9,293	9,490	9,486	-	-	92,349
Pest Control	2,234	1,934	1,834	1,834	1,834	1,834	1,834	1,834	1,834	1,834	-	-	18,838
Community Maintenance	12,655	20,654	12,655	12,655	12,655	20,654	12,655	12,655	12,655	12,655	-	-	142,548
Porter Services	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	-	-	31,583
Other Maintenance	-	-	-	-	1,100	-	2,500	-	831	5,433	-	-	9,863
Irrigation Pumps Maintenance and Repair	-	4,045	6,749	9,705	3,790	2,306	5,501	1,077	2,028	4,340	-	-	39,541
Wall Maintenance and Repair	2,868	740	3,378	3,099	740	971	1,711	1,018	555	2,300	-	-	17,379
Park and Pool Maintenance/Repair	5,015	150	2,568	3,782	2,288	345	1,045	4,487	1,424	215	-	-	21,319
Pool Maintenance - Contract	2,625	2,625	2,888	2,888	2,063	1,925	2,888	2,888	2,888	2,888	-	-	26,563

Coral Bay
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Janitorial	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	-	-	35,000
Iguana Removal	490	490	490	490	490	490	490	490	490	490	-	-	4,900
Pruning/Trimming/Tree Removals	28,200	1,500	2,200	-	800	2,700	4,420	5,000	3,050	-	-	-	47,870
Mulch	-	15,138	-	-	-	-	-	8,105	-	-	-	-	23,243
Landscape Replacement/Removals	3,700	4,000	-	-	-	-	5,950	10,639	2,000	-	-	-	26,289
Storm/Emergency Cleanup	-	1,400	1,300	-	-	-	-	-	1,750	-	-	-	4,450
Lake Maintenance/Repair	1,443	5,161	2,661	2,661	2,661	2,661	2,661	3,123	2,661	2,661	-	-	28,354
Fountain Maintenance/Repair	113	81	81	81	81	81	81	81	81	81	-	-	839
Drainage Maintenance	-	-	-	-	4,250	-	-	-	-	-	-	-	4,250
Road Maintenance/Repair	-	509	1,148	1,804	1,943	14,000	833	-	185	-	-	-	20,420
Sidewalk Maintenance/Repair	-	-	-	-	-	22,000	-	-	-	-	-	-	22,000
Sign Maintenance/Repair	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	26,500	-	-	-	2,467	-	-	-	-	3,450	-	-	32,417
Electrical Repair and Replacement	5,208	3,558	2,669	1,576	2,977	2,737	10,521	-	4,021	6,034	-	-	39,302
Holiday Decorations	-	16,095	-	-	-	-	-	-	-	-	-	-	16,095
Gate Repairs and Replacements	2,194	-	-	-	-	95	-	-	-	95	-	-	2,384
Major Projects	-	40,020	93	17,273	42,896	29,415	26,953	1,665	3,978	5,861	-	-	168,152
Subtotal Field Expenditures	\$ 131,376	\$ 158,493	\$ 80,198	\$ 97,211	\$ 122,836	\$ 141,867	\$ 119,949	\$ 93,405	\$ 81,270	\$ 85,205	\$ -	\$ -	\$ 1,111,811
Total Operations & Maintenance	\$ 131,376	\$ 158,493	\$ 80,198	\$ 97,211	\$ 122,836	\$ 141,867	\$ 119,949	\$ 93,405	\$ 81,270	\$ 85,205	\$ -	\$ -	\$ 1,111,811
Total Expenditures	\$ 229,969	\$ 176,549	\$ 109,928	\$ 109,693	\$ 138,905	\$ 158,612	\$ 136,215	\$ 108,404	\$ 106,781	\$ 96,256	\$ -	\$ -	\$ 1,371,313
Excess (Deficiency) of Revenues over Expenditures	\$ (228,783)	\$ (55,652)	\$ 1,253,857	\$ (76,580)	\$ (116,674)	\$ (141,248)	\$ (84,133)	\$ (85,771)	\$ (80,448)	\$ (75,939)	\$ -	\$ -	\$ 308,629
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)	\$ 1,253,857	\$ (76,580)	\$ (116,674)	\$ (140,376)	\$ (66,725)	\$ (85,771)	\$ (80,448)	\$ (75,939)	\$ -	\$ -	\$ 326,908

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
6/12/26	5/1/26-5/31/26	\$5,110.08	\$0.00	\$52.64	\$153.30	5,210.74	5,210.74	5,210.74
7/10/26	6/1/26-6/30/26	\$16,905.80	\$0.00	\$174.13	\$507.20	17,238.87	17,238.87	17,238.87
7/24/26	INTEREST	\$0.00	\$0.00	\$0.00	\$170.70	170.70	170.70	170.70
TOTAL		\$ 1,685,508.26	\$ 62,591.42	\$ 16,239.95	\$ 2,908.59	\$ 1,609,585.48	\$ 1,609,585.48	\$ 1,609,585.48

100.00%	Percent Collected
\$ -	Balance Remaining to Collect

Coral Bay
Community Development District

Proposed Budget
Fiscal Year 2027



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Coral Bay

Community Development District

Proposed Budget General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 7/31/26	Projected Next 2 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
<u>REVENUES:</u>					
Special Assessments - On Roll	\$ 1,618,089	\$ 1,625,825	\$ -	\$ 1,625,825	\$ 1,618,089
Interest Income	15,000	27,734	4,160	31,894	20,000
Toscana Contributions	2,500	2,857	-	2,857	2,500
Insurance Proceeds	-	18,300	-	18,300	-
Miscellaneous Income	-	500	-	500	-
Transponders/Stickers	4,000	4,725	1,181	5,906	4,000
Unassigned Fund Balance	363,892	-	-	-	426,850
TOTAL REVENUES	\$ 2,003,481	\$ 1,679,942	\$ 5,341	\$ 1,685,283	\$ 2,071,439
<u>EXPENDITURES:</u>					
<u>General and Administrative:</u>					
Supervisor Fees	\$ 12,000	\$ 9,800	\$ 2,000	\$ 11,800	\$ 12,000
FICA Expense	918	750	153	903	918
Engineering	45,000	18,810	11,250	30,060	40,000
Attorney	50,000	41,730	12,500	54,230	55,000
Commissions/Tax Collector	18,849	18,234	-	18,234	18,849
Annual Audit	3,500	3,500	-	3,500	3,600
Trustee Fees	3,500	-	3,500	3,500	-
Management Fees	80,100	66,750	13,350	80,100	84,906
Information Technology	1,000	833	167	1,000	1,000
Website Administration	2,500	2,083	417	2,500	2,500
Postage and Delivery	2,500	1,316	263	1,579	2,000
Insurance	89,331	83,475	-	83,475	91,823
Printing and Binding	1,500	633	127	760	1,500
Legal Advertising and Other	4,000	2,198	667	2,865	4,000
Office Supplies	300	183	50	233	250
Dues, Licenses	175	175	-	175	175
Closing Costs	-	9,000	8,720	17,720	-
Principal and Interest Payments on Regions Bank Loan	-	32	170	202	76,444
TOTAL GENERAL AND ADMINISTRATIVE:	\$ 315,173	\$ 259,502	\$ 53,333	\$ 312,835	\$ 394,965

Coral Bay
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget Fiscal Year 2026	Actuals Through 7/31/26	Projected Next 2 Months	Projected Through 9/30/26	Proposed Budget Fiscal Year 2027
<u>Operations and Maintenance</u>					
Field Management Fees	\$ 55,697	\$ 46,414	\$ 9,283	\$ 55,697	\$ 59,039
Contractual-Security	111,072	92,560	18,512	111,072	111,072
Contractual-Security Equipment	51,150	42,625	8,525	51,150	29,837
Security Patrols	37,000	24,944	8,479	33,423	37,332
Parking Enforcement	8,400	1,400	7,000	8,400	8,400
Fire and Security System Monitoring	500	385	105	490	500
Telephone	12,000	10,471	2,432	12,903	13,000
Water and Sewer	18,000	17,064	5,688	22,752	23,000
Electric	107,625	92,349	18,470	110,819	113,590
Pest Control	22,725	18,838	3,668	22,505	22,605
Community Maintenance	175,857	142,548	33,309	175,857	179,374
Porter Services	39,416	31,583	6,317	37,900	39,416
Other Maintenance	12,000	9,863	2,137	12,000	12,000
Irrigation Pumps Maintenance and Repair	35,000	39,541	5,833	45,375	40,000
Wall Maintenance and Repair	3,000	17,379	-	17,379	3,000
Park & Pool Maintenance/Repair	50,000	21,319	10,417	31,736	45,000
Pool Maintenance - Contract	31,500	26,563	5,775	32,338	37,422
Janitorial	43,042	35,000	7,000	42,000	43,680
Iguana Removal	5,880	4,900	980	5,880	5,880
Landscape Repairs and Improvements:					
Pruning/Trimming/Clean Up/Tree Removals	40,000	47,870	-	47,870	50,000
Mulch	5,000	23,243	-	23,243	10,000
Landscape Installation	45,000	26,289	18,711	45,000	45,000
Storm/Emergency Cleanup	-	4,450	-	4,450	-
Lake and Fountain Maintenance/Repair	35,268	28,354	5,322	33,676	31,900
Fountain Maintenance/Repair	1,000	839	161	1,000	1,000
Drainage Maintenance	26,000	4,250	21,750	26,000	26,000
Road Maintenance/Repair	20,000	20,420	-	20,420	20,000
Sidewalk Maintenance/Repair	20,000	22,000	-	22,000	20,000
Sign Maintenance/Repair	10,000	-	5,000	5,000	10,000
Pressure Cleaning	41,000	32,417	8,583	41,000	41,000
Electrical Repair and Replacement	26,000	39,302	4,333	43,636	30,000
Holiday Decorations	32,615	16,095	16,095	32,190	35,409
Gate Repairs & Replacements	16,000	2,384	13,616	16,000	16,000
Major Projects:	180,000	168,152	38,879	207,031	416,280
Clubhouse - Dock Extension	-	95,258	-	-	-
Pool Resurfacing - Clubhouse Pool	-	46,690	-	-	-
Wall Replacement - Islamorada	-	18,800	-	-	-
Tennis Court Remediation/Resurfacing	-	5,858	-	-	-
Headwall Erosion Project - Indian Key	-	1,546	-	-	-
TOTAL OPERATIONS AND MAINTENANCE	\$ 1,317,747	\$ 1,111,811	\$ 286,380	\$ 1,398,191	\$ 1,576,737
TOTAL EXPENDITURES	\$ 1,632,920	\$ 1,371,313	\$ 339,713	\$ 1,711,025	\$ 1,971,701
EXCESS REVENUES (EXPENDITURES)	\$ 370,561	\$ 308,629	\$(334,371)	\$ (25,742)	\$ 99,737
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out)	\$ -	\$ 18,279	\$ -	\$ 18,279	\$ -
Note Proceeds	-	-	-	8,720	391,280
TOTAL OTHER SOURCES/(USES)	\$ -	\$ 18,279	\$ -	\$ 26,999	\$ 391,280
NET CHANGE IN FUND BALANCE	\$ 370,561	\$ 326,908	\$(334,371)	\$ 1,257	\$ 491,017

Coral Bay
Community Development District
Schedule of Approved Major Projects

Projects	Location	Total Projected Cost
<u>Expenditures:</u>		
<i>Non-Landscaping Projects</i>		
Entrance Monuments Re-Painting	All Coral Bay Entrances and Subdivisions	\$ 34,000
Basketball Court Lights (\$5,500 per pole - 4 in total expected)	North Bay Park	22,000
LED-based Message Signage	Coral Bay Entrances (Max 3)	30,000
Fence Replacement for Tennis/Pickleball Court	North Bay Park	25,000
Pickleball Court/Tennis Courts Remediation/Resurfacing	North Bay Park	170,553
Roof Replacement	Clubhouse Park Building	49,000
Roof Replacement	Fay's Cove Park Building	14,000
Pool Resurfacing	Fay's Cove Park	71,500
New Pool Shading	All Pool Areas	50,000
Perimeter Wall Drainage Cutout Cover Panels	Entire District Perimeter Wall	50,000
<i>Landscaping Projects</i>		
Hedge Removal and Replacement	Southwind Lane (Fay's Cove and Port Antigua)	65,000
Total		\$ 581,053

Coral Bay

Community Development District

Budget Narrative

Revenues

Special Assessments - On Roll

The District will levy a non-ad valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the fiscal year.

Interest Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Toscana Contributions

Amount the Toscana development to the south of the CDD on NW 62 Ave pays to the District for their use of the drainage system.

Unassigned Fund Balance

The Unassigned Fund Balance represents the fiscal year-end undesignated fund reserve balance that provides a portion of the revenue input for the following fiscal year. The Unassigned Fund Balance is projected based on the October 1, 2025 balance of \$486,198, plus the estimated FY 2026 surplus of \$1,257, less the potential balance due to Envera of \$60,605.

Expenditures - General and Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending all monthly meetings.

FICA Expense

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Commissions/Tax Collector

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

Annual Audit

The District is required to conduct an annual audit of its financial records by an independent certified public accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus an anticipated increase.

Trustee Fees

The District bonds will be held and administered by a trustee. This represents the trustee annual fee.

Management Fees

The District receives management, accounting, and administrative services as part of a management agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the management agreement.

Information Technology

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

Website Administration

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance

The District's general liability and public officials liability insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies.

Coral Bay
Community Development District
Budget Narrative

Expenditures - General and Administrative (Continued)

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising and Other

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

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses

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

Principal and Interest Payments on Regions Bank Loan

This line item reflects anticipated debt service payments associated with the Regions Bank line of credit being used to finance capital improvement and major infrastructure projects. The financing will support the completion of long-term projects intended to maintain, improve, and enhance District assets and operations. Budgeted amounts include interest-only payments from October through December 2026 and scheduled principal and interest payments from January through September 2027, based on the projected financing terms and estimated loan amortization in accordance with the loan agreement.

Expenditures – Operations and Maintenance

Field Management Fees

The District has contracted with Governmental Management Services-South Florida, LLC for the supervision and on-site management services. Their responsibilities include reviewing contracts, providing the on-site support during designated times, and other maintenance related items.

Contractual-Security

This includes off-site monitoring and control of the District's security gates by Envera and assisting the District with updating the database of owners, residents, and authorized guests.

Contractual-Security Equipment

The District entered into contract to purchase new security equipment.

Security Patrols

The District has contracted with the Margate Police Department for security patrol throughout the District.

Parking Enforcement

The District has contracted with a parking enforcement company for parking control monitoring.

Fire and Security System Monitoring

The District has a contract with Security & Fire Systems with alarm monitoring.

Telephone

The District currently has seven accounts for services with Comcast. Services include business lines and broadband services for the security gates and pool areas.

Water and Sewer

The District is currently responsible for 4 accounts with the city of Margate. Costs are budgeted based on historical charges.

Electric

The District is currently responsible for 24 accounts with FP&L and costs have been budgeted based on historical charges.

Pest Control

Services include the fertilization, weed control, interior/exterior service treatment of pest, insects, and rodents.

Community Maintenance

The District has contracted with Innovative Grounds Management of Florida, LLC for its annual common area landscape maintenance. The monthly maintenance services will include: grass mowing, trimming and edging, plant and tree trimming, weeding and clearing, mulching and fertilization.

Porter Services

The District has a contract with 911 Commercial Cleaning for various cleaning and maintenance services along roadways, common areas, parks, pools, facilities, turf, sidewalks, swale and lake banks throughout the district.

Other Maintenance

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

Coral Bay
Community Development District
Budget Narrative

Expenditures – Operations and Maintenance (Continued)

Irrigation Pumps Maintenance & Repair

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

Wall Maintenance and Repair

All expenses to maintain the perimeter wall surrounding the District, including vehicle accident repairs.

Park and Pool Maintenance/Repair

Expenses related to maintaining the park, playground, and pools within the District, including maintenance and minor repairs to pool and parks, playgrounds, maintenance contracts, and minor repairs, except for the portion reported separately under “Pool Maintenance - Contract”.

Pool Maintenance - Contract

The District has a contract with East River Pools to maintain the pools.

Janitorial

The District has a contract with ABM Industries for janitorial services of district facilities, including office, pool areas, restrooms, and guardhouse.

Iguana Removal

The District has a contract with Redline Iguana Removal for bi-weekly removal of iguanas snaring, trapping, and shooting.

Pruning/Trimming/Clean Up/Tree Removals

Pruning, trimming, tree removals, and other clean up that is not part of the contractual services provided by Innovative Grounds Management of Florida, LLC.

Mulch

Mulching that is not part of the contractual services provided by Innovative Grounds Management of Florida, LLC.

Landscape Installation

Landscape improvements installed as approved by the Board.

Lake Maintenance/Repair

The District is contracted with Solitude Lake Management for the monthly, semi-annual and yearly maintenance. Services include: control algae, border grass and brush control, monthly water testing, and management reporting.

Fountain Maintenance/Repair

Repairs and maintenance to the District’s fountains, as needed. Monthly services are provided by Eco Blue Aquatic Services.

Drainage Maintenance

Repairs and maintenance to the District’s drainage system. Also includes annual inspections and reports for the culverts at three locations (North Bay Drive Bridge, South Bay Drive Bridge, and South Canal Broward County Culvert). All the drains, outfalls, culverts, and catch basins are inspected periodically.

Road Maintenance/Repair

Unscheduled and scheduled repairs and maintenance to the District’s roads.

Sidewalk Maintenance/Repair

Unscheduled and scheduled repairs and maintenance to the District’s sidewalks.

Sign Maintenance/Repair

Unscheduled and scheduled repairs, replacements and additions to District signage.

Pressure Cleaning

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

Electrical Repair and Replacement

Scheduled and unscheduled electrical maintenance and repairs throughout the District.

Holiday Decorations

The District has contracted with Light Er Up for the annual holiday lighting of the District.

Gate Repairs and Replacements

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

Major Projects

This line item consists of projects that are large repairs, replacements, enhancements, and other items that may add to the District’s capital assets. See separate schedule on page 3.

Coral Bay

Community Development District

Non-Ad Valorem Assessments Comparison

Product	O&M Units	Annual Maintenance Assessments			Total Assessed Per Unit		
		Fiscal Year 2027	Fiscal Year 2026	Increase/ (Decrease)	Fiscal Year 2027	Fiscal Year 2026	Increase/ (Decrease)
Single Family	997	\$1,690.58	\$1,690.58	\$0.00	\$1,690.58	\$1,690.58	\$0.00
Total Assessment Units	997						

RESOLUTION 2026-03
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“FY 2027”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Coral Bay Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Coral Bay Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13th DAY OF August, 2026.

ATTEST:

**CORAL BAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORAL BAY COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Coral Bay Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in [Broward County, Florida](#) (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“Adopted Budget”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the “Assessments”) on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Coral Bay Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection

of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 13th day of August 2026.

ATTEST:

**CORAL BAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Exhibit B

Folio	Maintenance	Debt	Total
484124180011	\$1,690.58	\$0.00	\$1,690.58
484124180020	\$1,690.58	\$0.00	\$1,690.58
484124180030	\$1,690.58	\$0.00	\$1,690.58
484124180040	\$1,690.58	\$0.00	\$1,690.58
484124180050	\$1,690.58	\$0.00	\$1,690.58
484124180060	\$1,690.58	\$0.00	\$1,690.58
484124180070	\$1,690.58	\$0.00	\$1,690.58
484124180080	\$1,690.58	\$0.00	\$1,690.58
484124180090	\$1,690.58	\$0.00	\$1,690.58
484124180100	\$1,690.58	\$0.00	\$1,690.58
484124180110	\$1,690.58	\$0.00	\$1,690.58
484124180120	\$1,690.58	\$0.00	\$1,690.58
484124180130	\$1,690.58	\$0.00	\$1,690.58
484124180140	\$1,690.58	\$0.00	\$1,690.58
484124180150	\$1,690.58	\$0.00	\$1,690.58
484124180160	\$1,690.58	\$0.00	\$1,690.58
484124180170	\$1,690.58	\$0.00	\$1,690.58
484124180180	\$1,690.58	\$0.00	\$1,690.58
484124180190	\$1,690.58	\$0.00	\$1,690.58
484124180200	\$1,690.58	\$0.00	\$1,690.58
484124180210	\$1,690.58	\$0.00	\$1,690.58
484124180220	\$1,690.58	\$0.00	\$1,690.58
484124180230	\$1,690.58	\$0.00	\$1,690.58
484124180240	\$1,690.58	\$0.00	\$1,690.58
484124180250	\$1,690.58	\$0.00	\$1,690.58
484124180260	\$1,690.58	\$0.00	\$1,690.58
484124180270	\$1,690.58	\$0.00	\$1,690.58
484124180280	\$1,690.58	\$0.00	\$1,690.58
484124180290	\$1,690.58	\$0.00	\$1,690.58
484124180300	\$1,690.58	\$0.00	\$1,690.58
484124180310	\$1,690.58	\$0.00	\$1,690.58
484124180320	\$1,690.58	\$0.00	\$1,690.58
484124180330	\$1,690.58	\$0.00	\$1,690.58
484124180340	\$1,690.58	\$0.00	\$1,690.58
484124180350	\$1,690.58	\$0.00	\$1,690.58
484124180360	\$1,690.58	\$0.00	\$1,690.58
484124180370	\$1,690.58	\$0.00	\$1,690.58
484124180380	\$1,690.58	\$0.00	\$1,690.58
484124180390	\$1,690.58	\$0.00	\$1,690.58
484124180400	\$1,690.58	\$0.00	\$1,690.58
484124180410	\$1,690.58	\$0.00	\$1,690.58
484124180420	\$1,690.58	\$0.00	\$1,690.58
484124180430	\$1,690.58	\$0.00	\$1,690.58
484124180440	\$1,690.58	\$0.00	\$1,690.58
484124180450	\$1,690.58	\$0.00	\$1,690.58
484124180460	\$1,690.58	\$0.00	\$1,690.58
484124180470	\$1,690.58	\$0.00	\$1,690.58
484124180480	\$1,690.58	\$0.00	\$1,690.58
484124180490	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124180500	\$1,690.58	\$0.00	\$1,690.58
484124180510	\$1,690.58	\$0.00	\$1,690.58
484124180520	\$1,690.58	\$0.00	\$1,690.58
484124180530	\$1,690.58	\$0.00	\$1,690.58
484124180540	\$1,690.58	\$0.00	\$1,690.58
484124180550	\$1,690.58	\$0.00	\$1,690.58
484124180560	\$1,690.58	\$0.00	\$1,690.58
484124180570	\$1,690.58	\$0.00	\$1,690.58
484124180580	\$1,690.58	\$0.00	\$1,690.58
484124180590	\$1,690.58	\$0.00	\$1,690.58
484124180600	\$1,690.58	\$0.00	\$1,690.58
484124180610	\$1,690.58	\$0.00	\$1,690.58
484124180620	\$1,690.58	\$0.00	\$1,690.58
484124180630	\$1,690.58	\$0.00	\$1,690.58
484124180640	\$1,690.58	\$0.00	\$1,690.58
484124180650	\$1,690.58	\$0.00	\$1,690.58
484124180660	\$1,690.58	\$0.00	\$1,690.58
484124180670	\$1,690.58	\$0.00	\$1,690.58
484124180680	\$1,690.58	\$0.00	\$1,690.58
484124180690	\$1,690.58	\$0.00	\$1,690.58
484124180700	\$1,690.58	\$0.00	\$1,690.58
484124180710	\$1,690.58	\$0.00	\$1,690.58
484124180720	\$1,690.58	\$0.00	\$1,690.58
484124180730	\$1,690.58	\$0.00	\$1,690.58
484124180740	\$1,690.58	\$0.00	\$1,690.58
484124180750	\$1,690.58	\$0.00	\$1,690.58
484124180760	\$1,690.58	\$0.00	\$1,690.58
484124180770	\$1,690.58	\$0.00	\$1,690.58
484124180780	\$1,690.58	\$0.00	\$1,690.58
484124180790	\$1,690.58	\$0.00	\$1,690.58
484124180800	\$1,690.58	\$0.00	\$1,690.58
484124180810	\$1,690.58	\$0.00	\$1,690.58
484124180820	\$1,690.58	\$0.00	\$1,690.58
484124180830	\$1,690.58	\$0.00	\$1,690.58
484124180840	\$1,690.58	\$0.00	\$1,690.58
484124180850	\$1,690.58	\$0.00	\$1,690.58
484124180860	\$1,690.58	\$0.00	\$1,690.58
484124180870	\$1,690.58	\$0.00	\$1,690.58
484124180880	\$1,690.58	\$0.00	\$1,690.58
484124180890	\$1,690.58	\$0.00	\$1,690.58
484124180900	\$1,690.58	\$0.00	\$1,690.58
484124180910	\$1,690.58	\$0.00	\$1,690.58
484124180920	\$1,690.58	\$0.00	\$1,690.58
484124180930	\$1,690.58	\$0.00	\$1,690.58
484124180940	\$1,690.58	\$0.00	\$1,690.58
484124180950	\$1,690.58	\$0.00	\$1,690.58
484124180960	\$1,690.58	\$0.00	\$1,690.58
484124180970	\$1,690.58	\$0.00	\$1,690.58
484124180980	\$1,690.58	\$0.00	\$1,690.58
484124180990	\$1,690.58	\$0.00	\$1,690.58
484124181000	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124181010	\$1,690.58	\$0.00	\$1,690.58
484124181020	\$1,690.58	\$0.00	\$1,690.58
484124181030	\$1,690.58	\$0.00	\$1,690.58
484124181040	\$1,690.58	\$0.00	\$1,690.58
484124181050	\$1,690.58	\$0.00	\$1,690.58
484124181060	\$1,690.58	\$0.00	\$1,690.58
484124181070	\$1,690.58	\$0.00	\$1,690.58
484124181080	\$1,690.58	\$0.00	\$1,690.58
484124181090	\$1,690.58	\$0.00	\$1,690.58
484124181100	\$1,690.58	\$0.00	\$1,690.58
484124181110	\$1,690.58	\$0.00	\$1,690.58
484124181120	\$1,690.58	\$0.00	\$1,690.58
484124181130	\$1,690.58	\$0.00	\$1,690.58
484124181140	\$1,690.58	\$0.00	\$1,690.58
484124181150	\$1,690.58	\$0.00	\$1,690.58
484124181160	\$1,690.58	\$0.00	\$1,690.58
484124181170	\$1,690.58	\$0.00	\$1,690.58
484124181180	\$1,690.58	\$0.00	\$1,690.58
484124181190	\$1,690.58	\$0.00	\$1,690.58
484124181200	\$1,690.58	\$0.00	\$1,690.58
484124181210	\$1,690.58	\$0.00	\$1,690.58
484124181220	\$1,690.58	\$0.00	\$1,690.58
484124181230	\$1,690.58	\$0.00	\$1,690.58
484124181240	\$1,690.58	\$0.00	\$1,690.58
484124181250	\$1,690.58	\$0.00	\$1,690.58
484124181260	\$1,690.58	\$0.00	\$1,690.58
484124181270	\$1,690.58	\$0.00	\$1,690.58
484124181280	\$1,690.58	\$0.00	\$1,690.58
484124181290	\$1,690.58	\$0.00	\$1,690.58
484124181300	\$1,690.58	\$0.00	\$1,690.58
484124181310	\$1,690.58	\$0.00	\$1,690.58
484124181320	\$1,690.58	\$0.00	\$1,690.58
484124181330	\$1,690.58	\$0.00	\$1,690.58
484124181340	\$1,690.58	\$0.00	\$1,690.58
484124181350	\$1,690.58	\$0.00	\$1,690.58
484124181360	\$1,690.58	\$0.00	\$1,690.58
484124181370	\$1,690.58	\$0.00	\$1,690.58
484124181380	\$1,690.58	\$0.00	\$1,690.58
484124181390	\$1,690.58	\$0.00	\$1,690.58
484124181400	\$1,690.58	\$0.00	\$1,690.58
484124181410	\$1,690.58	\$0.00	\$1,690.58
484124181420	\$1,690.58	\$0.00	\$1,690.58
484124181430	\$1,690.58	\$0.00	\$1,690.58
484124181440	\$1,690.58	\$0.00	\$1,690.58
484124181450	\$1,690.58	\$0.00	\$1,690.58
484124181460	\$1,690.58	\$0.00	\$1,690.58
484124181470	\$1,690.58	\$0.00	\$1,690.58
484124181480	\$1,690.58	\$0.00	\$1,690.58
484124181490	\$1,690.58	\$0.00	\$1,690.58
484124181500	\$1,690.58	\$0.00	\$1,690.58
484124181510	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124181520	\$1,690.58	\$0.00	\$1,690.58
484124181530	\$1,690.58	\$0.00	\$1,690.58
484124181540	\$1,690.58	\$0.00	\$1,690.58
484124181550	\$1,690.58	\$0.00	\$1,690.58
484124181560	\$1,690.58	\$0.00	\$1,690.58
484124181570	\$1,690.58	\$0.00	\$1,690.58
484124181580	\$1,690.58	\$0.00	\$1,690.58
484124181590	\$1,690.58	\$0.00	\$1,690.58
484124181600	\$1,690.58	\$0.00	\$1,690.58
484124181610	\$1,690.58	\$0.00	\$1,690.58
484124181620	\$1,690.58	\$0.00	\$1,690.58
484124181630	\$1,690.58	\$0.00	\$1,690.58
484124181640	\$1,690.58	\$0.00	\$1,690.58
484124181650	\$1,690.58	\$0.00	\$1,690.58
484124181660	\$1,690.58	\$0.00	\$1,690.58
484124181670	\$1,690.58	\$0.00	\$1,690.58
484124181680	\$1,690.58	\$0.00	\$1,690.58
484124181690	\$1,690.58	\$0.00	\$1,690.58
484124181700	\$1,690.58	\$0.00	\$1,690.58
484124181710	\$1,690.58	\$0.00	\$1,690.58
484124181720	\$1,690.58	\$0.00	\$1,690.58
484124181730	\$1,690.58	\$0.00	\$1,690.58
484124181740	\$1,690.58	\$0.00	\$1,690.58
484124181750	\$1,690.58	\$0.00	\$1,690.58
484124181760	\$1,690.58	\$0.00	\$1,690.58
484124181770	\$1,690.58	\$0.00	\$1,690.58
484124181780	\$1,690.58	\$0.00	\$1,690.58
484124181790	\$1,690.58	\$0.00	\$1,690.58
484124181800	\$1,690.58	\$0.00	\$1,690.58
484124181810	\$1,690.58	\$0.00	\$1,690.58
484124181820	\$1,690.58	\$0.00	\$1,690.58
484124181830	\$1,690.58	\$0.00	\$1,690.58
484124181840	\$1,690.58	\$0.00	\$1,690.58
484124181850	\$1,690.58	\$0.00	\$1,690.58
484124181860	\$1,690.58	\$0.00	\$1,690.58
484124181870	\$1,690.58	\$0.00	\$1,690.58
484124181880	\$1,690.58	\$0.00	\$1,690.58
484124181890	\$1,690.58	\$0.00	\$1,690.58
484124181900	\$1,690.58	\$0.00	\$1,690.58
484124181910	\$1,690.58	\$0.00	\$1,690.58
484124181920	\$1,690.58	\$0.00	\$1,690.58
484124181930	\$1,690.58	\$0.00	\$1,690.58
484124181940	\$1,690.58	\$0.00	\$1,690.58
484124181950	\$1,690.58	\$0.00	\$1,690.58
484124210011	\$1,690.58	\$0.00	\$1,690.58
484124210020	\$1,690.58	\$0.00	\$1,690.58
484124210030	\$1,690.58	\$0.00	\$1,690.58
484124210040	\$1,690.58	\$0.00	\$1,690.58
484124210050	\$1,690.58	\$0.00	\$1,690.58
484124210060	\$1,690.58	\$0.00	\$1,690.58
484124210070	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124210080	\$1,690.58	\$0.00	\$1,690.58
484124210090	\$1,690.58	\$0.00	\$1,690.58
484124210100	\$1,690.58	\$0.00	\$1,690.58
484124210110	\$1,690.58	\$0.00	\$1,690.58
484124210120	\$1,690.58	\$0.00	\$1,690.58
484124210130	\$1,690.58	\$0.00	\$1,690.58
484124210140	\$1,690.58	\$0.00	\$1,690.58
484124210150	\$1,690.58	\$0.00	\$1,690.58
484124210160	\$1,690.58	\$0.00	\$1,690.58
484124210170	\$1,690.58	\$0.00	\$1,690.58
484124210180	\$1,690.58	\$0.00	\$1,690.58
484124210190	\$1,690.58	\$0.00	\$1,690.58
484124210200	\$1,690.58	\$0.00	\$1,690.58
484124210210	\$1,690.58	\$0.00	\$1,690.58
484124210220	\$1,690.58	\$0.00	\$1,690.58
484124210230	\$1,690.58	\$0.00	\$1,690.58
484124210240	\$1,690.58	\$0.00	\$1,690.58
484124210250	\$1,690.58	\$0.00	\$1,690.58
484124210260	\$1,690.58	\$0.00	\$1,690.58
484124210270	\$1,690.58	\$0.00	\$1,690.58
484124210280	\$1,690.58	\$0.00	\$1,690.58
484124210290	\$1,690.58	\$0.00	\$1,690.58
484124210300	\$1,690.58	\$0.00	\$1,690.58
484124210310	\$1,690.58	\$0.00	\$1,690.58
484124210320	\$1,690.58	\$0.00	\$1,690.58
484124210330	\$1,690.58	\$0.00	\$1,690.58
484124210340	\$1,690.58	\$0.00	\$1,690.58
484124210350	\$1,690.58	\$0.00	\$1,690.58
484124210360	\$1,690.58	\$0.00	\$1,690.58
484124210370	\$1,690.58	\$0.00	\$1,690.58
484124210380	\$1,690.58	\$0.00	\$1,690.58
484124210390	\$1,690.58	\$0.00	\$1,690.58
484124210400	\$1,690.58	\$0.00	\$1,690.58
484124210410	\$1,690.58	\$0.00	\$1,690.58
484124210420	\$1,690.58	\$0.00	\$1,690.58
484124210430	\$1,690.58	\$0.00	\$1,690.58
484124210440	\$1,690.58	\$0.00	\$1,690.58
484124210450	\$1,690.58	\$0.00	\$1,690.58
484124210460	\$1,690.58	\$0.00	\$1,690.58
484124210470	\$1,690.58	\$0.00	\$1,690.58
484124210480	\$1,690.58	\$0.00	\$1,690.58
484124210490	\$1,690.58	\$0.00	\$1,690.58
484124210500	\$1,690.58	\$0.00	\$1,690.58
484124210510	\$1,690.58	\$0.00	\$1,690.58
484124210520	\$1,690.58	\$0.00	\$1,690.58
484124210530	\$1,690.58	\$0.00	\$1,690.58
484124210540	\$1,690.58	\$0.00	\$1,690.58
484124210550	\$1,690.58	\$0.00	\$1,690.58
484124210560	\$1,690.58	\$0.00	\$1,690.58
484124210570	\$1,690.58	\$0.00	\$1,690.58
484124210580	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124210590	\$1,690.58	\$0.00	\$1,690.58
484124210600	\$1,690.58	\$0.00	\$1,690.58
484124210610	\$1,690.58	\$0.00	\$1,690.58
484124210620	\$1,690.58	\$0.00	\$1,690.58
484124210630	\$1,690.58	\$0.00	\$1,690.58
484124210640	\$1,690.58	\$0.00	\$1,690.58
484124210650	\$1,690.58	\$0.00	\$1,690.58
484124210660	\$1,690.58	\$0.00	\$1,690.58
484124210670	\$1,690.58	\$0.00	\$1,690.58
484124210680	\$1,690.58	\$0.00	\$1,690.58
484124210690	\$1,690.58	\$0.00	\$1,690.58
484124210700	\$1,690.58	\$0.00	\$1,690.58
484124210710	\$1,690.58	\$0.00	\$1,690.58
484124210720	\$1,690.58	\$0.00	\$1,690.58
484124210730	\$1,690.58	\$0.00	\$1,690.58
484124210740	\$1,690.58	\$0.00	\$1,690.58
484124210750	\$1,690.58	\$0.00	\$1,690.58
484124210760	\$1,690.58	\$0.00	\$1,690.58
484124210770	\$1,690.58	\$0.00	\$1,690.58
484124210780	\$1,690.58	\$0.00	\$1,690.58
484124210790	\$1,690.58	\$0.00	\$1,690.58
484124210800	\$1,690.58	\$0.00	\$1,690.58
484124210810	\$1,690.58	\$0.00	\$1,690.58
484124210820	\$1,690.58	\$0.00	\$1,690.58
484124210830	\$1,690.58	\$0.00	\$1,690.58
484124210840	\$1,690.58	\$0.00	\$1,690.58
484124210850	\$1,690.58	\$0.00	\$1,690.58
484124210860	\$1,690.58	\$0.00	\$1,690.58
484124210870	\$1,690.58	\$0.00	\$1,690.58
484124210880	\$1,690.58	\$0.00	\$1,690.58
484124210890	\$1,690.58	\$0.00	\$1,690.58
484124290011	\$1,690.58	\$0.00	\$1,690.58
484124290020	\$1,690.58	\$0.00	\$1,690.58
484124290030	\$1,690.58	\$0.00	\$1,690.58
484124290040	\$1,690.58	\$0.00	\$1,690.58
484124290050	\$1,690.58	\$0.00	\$1,690.58
484124290060	\$1,690.58	\$0.00	\$1,690.58
484124290070	\$1,690.58	\$0.00	\$1,690.58
484124290080	\$1,690.58	\$0.00	\$1,690.58
484124290090	\$1,690.58	\$0.00	\$1,690.58
484124290100	\$1,690.58	\$0.00	\$1,690.58
484124290110	\$1,690.58	\$0.00	\$1,690.58
484124290120	\$1,690.58	\$0.00	\$1,690.58
484124290130	\$1,690.58	\$0.00	\$1,690.58
484124290140	\$1,690.58	\$0.00	\$1,690.58
484124290150	\$1,690.58	\$0.00	\$1,690.58
484124290160	\$1,690.58	\$0.00	\$1,690.58
484124290170	\$1,690.58	\$0.00	\$1,690.58
484124290180	\$1,690.58	\$0.00	\$1,690.58
484124290190	\$1,690.58	\$0.00	\$1,690.58
484124290200	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124290210	\$1,690.58	\$0.00	\$1,690.58
484124290220	\$1,690.58	\$0.00	\$1,690.58
484124290230	\$1,690.58	\$0.00	\$1,690.58
484124290240	\$1,690.58	\$0.00	\$1,690.58
484124290250	\$1,690.58	\$0.00	\$1,690.58
484124290260	\$1,690.58	\$0.00	\$1,690.58
484124290270	\$1,690.58	\$0.00	\$1,690.58
484124290280	\$1,690.58	\$0.00	\$1,690.58
484124290291	\$1,690.58	\$0.00	\$1,690.58
484124290300	\$1,690.58	\$0.00	\$1,690.58
484124290310	\$1,690.58	\$0.00	\$1,690.58
484124290320	\$1,690.58	\$0.00	\$1,690.58
484124290330	\$1,690.58	\$0.00	\$1,690.58
484124290340	\$1,690.58	\$0.00	\$1,690.58
484124290350	\$1,690.58	\$0.00	\$1,690.58
484124290360	\$1,690.58	\$0.00	\$1,690.58
484124290370	\$1,690.58	\$0.00	\$1,690.58
484124290380	\$1,690.58	\$0.00	\$1,690.58
484124290390	\$1,690.58	\$0.00	\$1,690.58
484124290400	\$1,690.58	\$0.00	\$1,690.58
484124290410	\$1,690.58	\$0.00	\$1,690.58
484124290420	\$1,690.58	\$0.00	\$1,690.58
484124290430	\$1,690.58	\$0.00	\$1,690.58
484124290440	\$1,690.58	\$0.00	\$1,690.58
484124290450	\$1,690.58	\$0.00	\$1,690.58
484124290460	\$1,690.58	\$0.00	\$1,690.58
484124290470	\$1,690.58	\$0.00	\$1,690.58
484124290480	\$1,690.58	\$0.00	\$1,690.58
484124290490	\$1,690.58	\$0.00	\$1,690.58
484124290500	\$1,690.58	\$0.00	\$1,690.58
484124290510	\$1,690.58	\$0.00	\$1,690.58
484124290520	\$1,690.58	\$0.00	\$1,690.58
484124290530	\$1,690.58	\$0.00	\$1,690.58
484124290540	\$1,690.58	\$0.00	\$1,690.58
484124290550	\$1,690.58	\$0.00	\$1,690.58
484124290560	\$1,690.58	\$0.00	\$1,690.58
484124290570	\$1,690.58	\$0.00	\$1,690.58
484124290580	\$1,690.58	\$0.00	\$1,690.58
484124290590	\$1,690.58	\$0.00	\$1,690.58
484124290600	\$1,690.58	\$0.00	\$1,690.58
484124290610	\$1,690.58	\$0.00	\$1,690.58
484124290620	\$1,690.58	\$0.00	\$1,690.58
484124290630	\$1,690.58	\$0.00	\$1,690.58
484124290640	\$1,690.58	\$0.00	\$1,690.58
484124290650	\$1,690.58	\$0.00	\$1,690.58
484124290660	\$1,690.58	\$0.00	\$1,690.58
484124290670	\$1,690.58	\$0.00	\$1,690.58
484124290680	\$1,690.58	\$0.00	\$1,690.58
484124290690	\$1,690.58	\$0.00	\$1,690.58
484124290700	\$1,690.58	\$0.00	\$1,690.58
484124290710	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124290720	\$1,690.58	\$0.00	\$1,690.58
484124290730	\$1,690.58	\$0.00	\$1,690.58
484124290740	\$1,690.58	\$0.00	\$1,690.58
484124290750	\$1,690.58	\$0.00	\$1,690.58
484124290760	\$1,690.58	\$0.00	\$1,690.58
484124290770	\$1,690.58	\$0.00	\$1,690.58
484124290780	\$1,690.58	\$0.00	\$1,690.58
484124290790	\$1,690.58	\$0.00	\$1,690.58
484124290800	\$1,690.58	\$0.00	\$1,690.58
484124290810	\$1,690.58	\$0.00	\$1,690.58
484124290820	\$1,690.58	\$0.00	\$1,690.58
484124290830	\$1,690.58	\$0.00	\$1,690.58
484124290840	\$1,690.58	\$0.00	\$1,690.58
484124290850	\$1,690.58	\$0.00	\$1,690.58
484124290860	\$1,690.58	\$0.00	\$1,690.58
484124290870	\$1,690.58	\$0.00	\$1,690.58
484124290880	\$1,690.58	\$0.00	\$1,690.58
484124290890	\$1,690.58	\$0.00	\$1,690.58
484124290900	\$1,690.58	\$0.00	\$1,690.58
484124290910	\$1,690.58	\$0.00	\$1,690.58
484124290920	\$1,690.58	\$0.00	\$1,690.58
484124290930	\$1,690.58	\$0.00	\$1,690.58
484124290940	\$1,690.58	\$0.00	\$1,690.58
484124290950	\$1,690.58	\$0.00	\$1,690.58
484124290960	\$1,690.58	\$0.00	\$1,690.58
484124290970	\$1,690.58	\$0.00	\$1,690.58
484124290980	\$1,690.58	\$0.00	\$1,690.58
484124290990	\$1,690.58	\$0.00	\$1,690.58
484124291000	\$1,690.58	\$0.00	\$1,690.58
484124291010	\$1,690.58	\$0.00	\$1,690.58
484124291020	\$1,690.58	\$0.00	\$1,690.58
484124291030	\$1,690.58	\$0.00	\$1,690.58
484124291040	\$1,690.58	\$0.00	\$1,690.58
484124291050	\$1,690.58	\$0.00	\$1,690.58
484124291060	\$1,690.58	\$0.00	\$1,690.58
484124291070	\$1,690.58	\$0.00	\$1,690.58
484124291080	\$1,690.58	\$0.00	\$1,690.58
484124291090	\$1,690.58	\$0.00	\$1,690.58
484124291100	\$1,690.58	\$0.00	\$1,690.58
484124291110	\$1,690.58	\$0.00	\$1,690.58
484124291120	\$1,690.58	\$0.00	\$1,690.58
484124291130	\$1,690.58	\$0.00	\$1,690.58
484124291140	\$1,690.58	\$0.00	\$1,690.58
484124291150	\$1,690.58	\$0.00	\$1,690.58
484124291160	\$1,690.58	\$0.00	\$1,690.58
484124291170	\$1,690.58	\$0.00	\$1,690.58
484124291180	\$1,690.58	\$0.00	\$1,690.58
484124291190	\$1,690.58	\$0.00	\$1,690.58
484124300011	\$1,690.58	\$0.00	\$1,690.58
484124300020	\$1,690.58	\$0.00	\$1,690.58
484124300030	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124300040	\$1,690.58	\$0.00	\$1,690.58
484124300050	\$1,690.58	\$0.00	\$1,690.58
484124300060	\$1,690.58	\$0.00	\$1,690.58
484124300070	\$1,690.58	\$0.00	\$1,690.58
484124300080	\$1,690.58	\$0.00	\$1,690.58
484124300090	\$1,690.58	\$0.00	\$1,690.58
484124300100	\$1,690.58	\$0.00	\$1,690.58
484124300110	\$1,690.58	\$0.00	\$1,690.58
484124300120	\$1,690.58	\$0.00	\$1,690.58
484124300130	\$1,690.58	\$0.00	\$1,690.58
484124300140	\$1,690.58	\$0.00	\$1,690.58
484124300150	\$1,690.58	\$0.00	\$1,690.58
484124300160	\$1,690.58	\$0.00	\$1,690.58
484124300170	\$1,690.58	\$0.00	\$1,690.58
484124300180	\$1,690.58	\$0.00	\$1,690.58
484124300190	\$1,690.58	\$0.00	\$1,690.58
484124300200	\$1,690.58	\$0.00	\$1,690.58
484124300210	\$1,690.58	\$0.00	\$1,690.58
484124300220	\$1,690.58	\$0.00	\$1,690.58
484124300230	\$1,690.58	\$0.00	\$1,690.58
484124300240	\$1,690.58	\$0.00	\$1,690.58
484124300250	\$1,690.58	\$0.00	\$1,690.58
484124300260	\$1,690.58	\$0.00	\$1,690.58
484124300270	\$1,690.58	\$0.00	\$1,690.58
484124300280	\$1,690.58	\$0.00	\$1,690.58
484124300290	\$1,690.58	\$0.00	\$1,690.58
484124300300	\$1,690.58	\$0.00	\$1,690.58
484124300310	\$1,690.58	\$0.00	\$1,690.58
484124300320	\$1,690.58	\$0.00	\$1,690.58
484124300330	\$1,690.58	\$0.00	\$1,690.58
484124300340	\$1,690.58	\$0.00	\$1,690.58
484124300350	\$1,690.58	\$0.00	\$1,690.58
484124300360	\$1,690.58	\$0.00	\$1,690.58
484124300370	\$1,690.58	\$0.00	\$1,690.58
484124300380	\$1,690.58	\$0.00	\$1,690.58
484124300390	\$1,690.58	\$0.00	\$1,690.58
484124300400	\$1,690.58	\$0.00	\$1,690.58
484124300410	\$1,690.58	\$0.00	\$1,690.58
484124300420	\$1,690.58	\$0.00	\$1,690.58
484124300430	\$1,690.58	\$0.00	\$1,690.58
484124300440	\$1,690.58	\$0.00	\$1,690.58
484124300450	\$1,690.58	\$0.00	\$1,690.58
484124300460	\$1,690.58	\$0.00	\$1,690.58
484124300470	\$1,690.58	\$0.00	\$1,690.58
484124300480	\$1,690.58	\$0.00	\$1,690.58
484124300490	\$1,690.58	\$0.00	\$1,690.58
484124300500	\$1,690.58	\$0.00	\$1,690.58
484124300510	\$1,690.58	\$0.00	\$1,690.58
484124300520	\$1,690.58	\$0.00	\$1,690.58
484124300530	\$1,690.58	\$0.00	\$1,690.58
484124300540	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124300550	\$1,690.58	\$0.00	\$1,690.58
484124300560	\$1,690.58	\$0.00	\$1,690.58
484124300570	\$1,690.58	\$0.00	\$1,690.58
484124300580	\$1,690.58	\$0.00	\$1,690.58
484124300590	\$1,690.58	\$0.00	\$1,690.58
484124300600	\$1,690.58	\$0.00	\$1,690.58
484124300610	\$1,690.58	\$0.00	\$1,690.58
484124300620	\$1,690.58	\$0.00	\$1,690.58
484124300630	\$1,690.58	\$0.00	\$1,690.58
484124300640	\$1,690.58	\$0.00	\$1,690.58
484124300650	\$1,690.58	\$0.00	\$1,690.58
484124300660	\$1,690.58	\$0.00	\$1,690.58
484124300670	\$1,690.58	\$0.00	\$1,690.58
484124300680	\$1,690.58	\$0.00	\$1,690.58
484124300690	\$1,690.58	\$0.00	\$1,690.58
484124300700	\$1,690.58	\$0.00	\$1,690.58
484124300710	\$1,690.58	\$0.00	\$1,690.58
484124300720	\$1,690.58	\$0.00	\$1,690.58
484124300730	\$1,690.58	\$0.00	\$1,690.58
484124300740	\$1,690.58	\$0.00	\$1,690.58
484124300770	\$1,690.58	\$0.00	\$1,690.58
484124300780	\$1,690.58	\$0.00	\$1,690.58
484124300790	\$1,690.58	\$0.00	\$1,690.58
484124300800	\$1,690.58	\$0.00	\$1,690.58
484124300810	\$1,690.58	\$0.00	\$1,690.58
484124300820	\$1,690.58	\$0.00	\$1,690.58
484124300830	\$1,690.58	\$0.00	\$1,690.58
484124300840	\$1,690.58	\$0.00	\$1,690.58
484124300850	\$1,690.58	\$0.00	\$1,690.58
484124300860	\$1,690.58	\$0.00	\$1,690.58
484124300870	\$1,690.58	\$0.00	\$1,690.58
484124300880	\$1,690.58	\$0.00	\$1,690.58
484124300890	\$1,690.58	\$0.00	\$1,690.58
484124300900	\$1,690.58	\$0.00	\$1,690.58
484124300910	\$1,690.58	\$0.00	\$1,690.58
484124300920	\$1,690.58	\$0.00	\$1,690.58
484124300930	\$1,690.58	\$0.00	\$1,690.58
484124300940	\$1,690.58	\$0.00	\$1,690.58
484124300950	\$1,690.58	\$0.00	\$1,690.58
484124300960	\$1,690.58	\$0.00	\$1,690.58
484124300970	\$1,690.58	\$0.00	\$1,690.58
484124300980	\$1,690.58	\$0.00	\$1,690.58
484124300990	\$1,690.58	\$0.00	\$1,690.58
484124301000	\$1,690.58	\$0.00	\$1,690.58
484124301010	\$1,690.58	\$0.00	\$1,690.58
484124301020	\$1,690.58	\$0.00	\$1,690.58
484124301030	\$1,690.58	\$0.00	\$1,690.58
484124301040	\$1,690.58	\$0.00	\$1,690.58
484124301050	\$1,690.58	\$0.00	\$1,690.58
484124301060	\$1,690.58	\$0.00	\$1,690.58
484124301070	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124301080	\$1,690.58	\$0.00	\$1,690.58
484124301090	\$1,690.58	\$0.00	\$1,690.58
484124301100	\$1,690.58	\$0.00	\$1,690.58
484124301110	\$1,690.58	\$0.00	\$1,690.58
484124301120	\$1,690.58	\$0.00	\$1,690.58
484124301130	\$1,690.58	\$0.00	\$1,690.58
484124301140	\$1,690.58	\$0.00	\$1,690.58
484124301150	\$1,690.58	\$0.00	\$1,690.58
484124301160	\$1,690.58	\$0.00	\$1,690.58
484124301170	\$1,690.58	\$0.00	\$1,690.58
484124301180	\$1,690.58	\$0.00	\$1,690.58
484124301190	\$1,690.58	\$0.00	\$1,690.58
484124301200	\$1,690.58	\$0.00	\$1,690.58
484124301210	\$1,690.58	\$0.00	\$1,690.58
484124301220	\$1,690.58	\$0.00	\$1,690.58
484124301230	\$1,690.58	\$0.00	\$1,690.58
484124301240	\$1,690.58	\$0.00	\$1,690.58
484124301250	\$1,690.58	\$0.00	\$1,690.58
484124301260	\$1,690.58	\$0.00	\$1,690.58
484124301270	\$1,690.58	\$0.00	\$1,690.58
484124301280	\$1,690.58	\$0.00	\$1,690.58
484124301290	\$1,690.58	\$0.00	\$1,690.58
484124301300	\$1,690.58	\$0.00	\$1,690.58
484124301310	\$1,690.58	\$0.00	\$1,690.58
484124301320	\$1,690.58	\$0.00	\$1,690.58
484124301330	\$1,690.58	\$0.00	\$1,690.58
484124301340	\$1,690.58	\$0.00	\$1,690.58
484124301350	\$1,690.58	\$0.00	\$1,690.58
484124301360	\$1,690.58	\$0.00	\$1,690.58
484124301370	\$1,690.58	\$0.00	\$1,690.58
484124301380	\$1,690.58	\$0.00	\$1,690.58
484124301390	\$1,690.58	\$0.00	\$1,690.58
484124301400	\$1,690.58	\$0.00	\$1,690.58
484124301410	\$1,690.58	\$0.00	\$1,690.58
484124301420	\$1,690.58	\$0.00	\$1,690.58
484124301430	\$1,690.58	\$0.00	\$1,690.58
484124301440	\$1,690.58	\$0.00	\$1,690.58
484124301450	\$1,690.58	\$0.00	\$1,690.58
484124301460	\$1,690.58	\$0.00	\$1,690.58
484124301470	\$1,690.58	\$0.00	\$1,690.58
484124301480	\$1,690.58	\$0.00	\$1,690.58
484124301490	\$1,690.58	\$0.00	\$1,690.58
484124310011	\$1,690.58	\$0.00	\$1,690.58
484124310020	\$1,690.58	\$0.00	\$1,690.58
484124310030	\$1,690.58	\$0.00	\$1,690.58
484124310040	\$1,690.58	\$0.00	\$1,690.58
484124310050	\$1,690.58	\$0.00	\$1,690.58
484124310060	\$1,690.58	\$0.00	\$1,690.58
484124310070	\$1,690.58	\$0.00	\$1,690.58
484124310080	\$1,690.58	\$0.00	\$1,690.58
484124310090	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124310100	\$1,690.58	\$0.00	\$1,690.58
484124310110	\$1,690.58	\$0.00	\$1,690.58
484124310120	\$1,690.58	\$0.00	\$1,690.58
484124310130	\$1,690.58	\$0.00	\$1,690.58
484124310140	\$1,690.58	\$0.00	\$1,690.58
484124310150	\$1,690.58	\$0.00	\$1,690.58
484124310160	\$1,690.58	\$0.00	\$1,690.58
484124310170	\$1,690.58	\$0.00	\$1,690.58
484124310180	\$1,690.58	\$0.00	\$1,690.58
484124310190	\$1,690.58	\$0.00	\$1,690.58
484124310200	\$1,690.58	\$0.00	\$1,690.58
484124310210	\$1,690.58	\$0.00	\$1,690.58
484124310220	\$1,690.58	\$0.00	\$1,690.58
484124310230	\$1,690.58	\$0.00	\$1,690.58
484124310240	\$1,690.58	\$0.00	\$1,690.58
484124310250	\$1,690.58	\$0.00	\$1,690.58
484124310260	\$1,690.58	\$0.00	\$1,690.58
484124310270	\$1,690.58	\$0.00	\$1,690.58
484124310280	\$1,690.58	\$0.00	\$1,690.58
484124310290	\$1,690.58	\$0.00	\$1,690.58
484124310300	\$1,690.58	\$0.00	\$1,690.58
484124310310	\$1,690.58	\$0.00	\$1,690.58
484124310320	\$1,690.58	\$0.00	\$1,690.58
484124310330	\$1,690.58	\$0.00	\$1,690.58
484124310340	\$1,690.58	\$0.00	\$1,690.58
484124310350	\$1,690.58	\$0.00	\$1,690.58
484124310360	\$1,690.58	\$0.00	\$1,690.58
484124310370	\$1,690.58	\$0.00	\$1,690.58
484124310380	\$1,690.58	\$0.00	\$1,690.58
484124310390	\$1,690.58	\$0.00	\$1,690.58
484124310400	\$1,690.58	\$0.00	\$1,690.58
484124310410	\$1,690.58	\$0.00	\$1,690.58
484124310420	\$1,690.58	\$0.00	\$1,690.58
484124310430	\$1,690.58	\$0.00	\$1,690.58
484124310440	\$1,690.58	\$0.00	\$1,690.58
484124310450	\$1,690.58	\$0.00	\$1,690.58
484124310460	\$1,690.58	\$0.00	\$1,690.58
484124310470	\$1,690.58	\$0.00	\$1,690.58
484124310480	\$1,690.58	\$0.00	\$1,690.58
484124310490	\$1,690.58	\$0.00	\$1,690.58
484124310500	\$1,690.58	\$0.00	\$1,690.58
484124310510	\$1,690.58	\$0.00	\$1,690.58
484124310520	\$1,690.58	\$0.00	\$1,690.58
484124310530	\$1,690.58	\$0.00	\$1,690.58
484124310540	\$1,690.58	\$0.00	\$1,690.58
484124310550	\$1,690.58	\$0.00	\$1,690.58
484124310560	\$1,690.58	\$0.00	\$1,690.58
484124310570	\$1,690.58	\$0.00	\$1,690.58
484124310580	\$1,690.58	\$0.00	\$1,690.58
484124310590	\$1,690.58	\$0.00	\$1,690.58
484124310600	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124310610	\$1,690.58	\$0.00	\$1,690.58
484124310620	\$1,690.58	\$0.00	\$1,690.58
484124310630	\$1,690.58	\$0.00	\$1,690.58
484124310640	\$1,690.58	\$0.00	\$1,690.58
484124330011	\$1,690.58	\$0.00	\$1,690.58
484124330020	\$1,690.58	\$0.00	\$1,690.58
484124330030	\$1,690.58	\$0.00	\$1,690.58
484124330040	\$1,690.58	\$0.00	\$1,690.58
484124330050	\$1,690.58	\$0.00	\$1,690.58
484124330060	\$1,690.58	\$0.00	\$1,690.58
484124330070	\$1,690.58	\$0.00	\$1,690.58
484124330080	\$1,690.58	\$0.00	\$1,690.58
484124330090	\$1,690.58	\$0.00	\$1,690.58
484124330100	\$1,690.58	\$0.00	\$1,690.58
484124330110	\$1,690.58	\$0.00	\$1,690.58
484124330120	\$1,690.58	\$0.00	\$1,690.58
484124330130	\$1,690.58	\$0.00	\$1,690.58
484124330140	\$1,690.58	\$0.00	\$1,690.58
484124330150	\$1,690.58	\$0.00	\$1,690.58
484124330160	\$1,690.58	\$0.00	\$1,690.58
484124330170	\$1,690.58	\$0.00	\$1,690.58
484124330180	\$1,690.58	\$0.00	\$1,690.58
484124330190	\$1,690.58	\$0.00	\$1,690.58
484124330200	\$1,690.58	\$0.00	\$1,690.58
484124330210	\$1,690.58	\$0.00	\$1,690.58
484124330220	\$1,690.58	\$0.00	\$1,690.58
484124330230	\$1,690.58	\$0.00	\$1,690.58
484124330240	\$1,690.58	\$0.00	\$1,690.58
484124330250	\$1,690.58	\$0.00	\$1,690.58
484124330260	\$1,690.58	\$0.00	\$1,690.58
484124330270	\$1,690.58	\$0.00	\$1,690.58
484124330280	\$1,690.58	\$0.00	\$1,690.58
484124330290	\$1,690.58	\$0.00	\$1,690.58
484124330300	\$1,690.58	\$0.00	\$1,690.58
484124330310	\$1,690.58	\$0.00	\$1,690.58
484124330320	\$1,690.58	\$0.00	\$1,690.58
484124330330	\$1,690.58	\$0.00	\$1,690.58
484124330340	\$1,690.58	\$0.00	\$1,690.58
484124330350	\$1,690.58	\$0.00	\$1,690.58
484124330360	\$1,690.58	\$0.00	\$1,690.58
484124330370	\$1,690.58	\$0.00	\$1,690.58
484124330380	\$1,690.58	\$0.00	\$1,690.58
484124330390	\$1,690.58	\$0.00	\$1,690.58
484124330400	\$1,690.58	\$0.00	\$1,690.58
484124330410	\$1,690.58	\$0.00	\$1,690.58
484124330420	\$1,690.58	\$0.00	\$1,690.58
484124330430	\$1,690.58	\$0.00	\$1,690.58
484124330440	\$1,690.58	\$0.00	\$1,690.58
484124330450	\$1,690.58	\$0.00	\$1,690.58
484124330460	\$1,690.58	\$0.00	\$1,690.58
484124330470	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124330480	\$1,690.58	\$0.00	\$1,690.58
484124330490	\$1,690.58	\$0.00	\$1,690.58
484124330500	\$1,690.58	\$0.00	\$1,690.58
484124330510	\$1,690.58	\$0.00	\$1,690.58
484124330520	\$1,690.58	\$0.00	\$1,690.58
484124330530	\$1,690.58	\$0.00	\$1,690.58
484124330540	\$1,690.58	\$0.00	\$1,690.58
484124330550	\$1,690.58	\$0.00	\$1,690.58
484124330560	\$1,690.58	\$0.00	\$1,690.58
484124330570	\$1,690.58	\$0.00	\$1,690.58
484124330580	\$1,690.58	\$0.00	\$1,690.58
484124330590	\$1,690.58	\$0.00	\$1,690.58
484124330600	\$1,690.58	\$0.00	\$1,690.58
484124330610	\$1,690.58	\$0.00	\$1,690.58
484124330620	\$1,690.58	\$0.00	\$1,690.58
484124330630	\$1,690.58	\$0.00	\$1,690.58
484124330640	\$1,690.58	\$0.00	\$1,690.58
484124330650	\$1,690.58	\$0.00	\$1,690.58
484124330660	\$1,690.58	\$0.00	\$1,690.58
484124330670	\$1,690.58	\$0.00	\$1,690.58
484124330680	\$1,690.58	\$0.00	\$1,690.58
484124330690	\$1,690.58	\$0.00	\$1,690.58
484124330700	\$1,690.58	\$0.00	\$1,690.58
484124330710	\$1,690.58	\$0.00	\$1,690.58
484124330720	\$1,690.58	\$0.00	\$1,690.58
484124330730	\$1,690.58	\$0.00	\$1,690.58
484124330740	\$1,690.58	\$0.00	\$1,690.58
484124330750	\$1,690.58	\$0.00	\$1,690.58
484124330760	\$1,690.58	\$0.00	\$1,690.58
484124330770	\$1,690.58	\$0.00	\$1,690.58
484124330780	\$1,690.58	\$0.00	\$1,690.58
484124330790	\$1,690.58	\$0.00	\$1,690.58
484124330800	\$1,690.58	\$0.00	\$1,690.58
484124330810	\$1,690.58	\$0.00	\$1,690.58
484124330820	\$1,690.58	\$0.00	\$1,690.58
484124330830	\$1,690.58	\$0.00	\$1,690.58
484124330840	\$1,690.58	\$0.00	\$1,690.58
484124330850	\$1,690.58	\$0.00	\$1,690.58
484124330860	\$1,690.58	\$0.00	\$1,690.58
484124330870	\$1,690.58	\$0.00	\$1,690.58
484124330880	\$1,690.58	\$0.00	\$1,690.58
484124330890	\$1,690.58	\$0.00	\$1,690.58
484124330900	\$1,690.58	\$0.00	\$1,690.58
484124330910	\$1,690.58	\$0.00	\$1,690.58
484124330920	\$1,690.58	\$0.00	\$1,690.58
484124330930	\$1,690.58	\$0.00	\$1,690.58
484124330940	\$1,690.58	\$0.00	\$1,690.58
484124330950	\$1,690.58	\$0.00	\$1,690.58
484124330960	\$1,690.58	\$0.00	\$1,690.58
484124330970	\$1,690.58	\$0.00	\$1,690.58
484124330980	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124330990	\$1,690.58	\$0.00	\$1,690.58
484124331000	\$1,690.58	\$0.00	\$1,690.58
484124331010	\$1,690.58	\$0.00	\$1,690.58
484124331020	\$1,690.58	\$0.00	\$1,690.58
484124331030	\$1,690.58	\$0.00	\$1,690.58
484124331040	\$1,690.58	\$0.00	\$1,690.58
484124331050	\$1,690.58	\$0.00	\$1,690.58
484124331060	\$1,690.58	\$0.00	\$1,690.58
484124331070	\$1,690.58	\$0.00	\$1,690.58
484124331080	\$1,690.58	\$0.00	\$1,690.58
484124331090	\$1,690.58	\$0.00	\$1,690.58
484124331100	\$1,690.58	\$0.00	\$1,690.58
484124331110	\$1,690.58	\$0.00	\$1,690.58
484124331120	\$1,690.58	\$0.00	\$1,690.58
484124331130	\$1,690.58	\$0.00	\$1,690.58
484124331140	\$1,690.58	\$0.00	\$1,690.58
484124331150	\$1,690.58	\$0.00	\$1,690.58
484124331160	\$1,690.58	\$0.00	\$1,690.58
484124331170	\$1,690.58	\$0.00	\$1,690.58
484124331180	\$1,690.58	\$0.00	\$1,690.58
484124331190	\$1,690.58	\$0.00	\$1,690.58
484124331200	\$1,690.58	\$0.00	\$1,690.58
484124331210	\$1,690.58	\$0.00	\$1,690.58
484124331220	\$1,690.58	\$0.00	\$1,690.58
484124331221	\$1,690.58	\$0.00	\$1,690.58
484124331230	\$1,690.58	\$0.00	\$1,690.58
484124331240	\$1,690.58	\$0.00	\$1,690.58
484124331250	\$1,690.58	\$0.00	\$1,690.58
484124331260	\$1,690.58	\$0.00	\$1,690.58
484124331270	\$1,690.58	\$0.00	\$1,690.58
484124331280	\$1,690.58	\$0.00	\$1,690.58
484124331290	\$1,690.58	\$0.00	\$1,690.58
484124331300	\$1,690.58	\$0.00	\$1,690.58
484124331310	\$1,690.58	\$0.00	\$1,690.58
484124331320	\$1,690.58	\$0.00	\$1,690.58
484124331330	\$1,690.58	\$0.00	\$1,690.58
484124340011	\$1,690.58	\$0.00	\$1,690.58
484124340020	\$1,690.58	\$0.00	\$1,690.58
484124340030	\$1,690.58	\$0.00	\$1,690.58
484124340040	\$1,690.58	\$0.00	\$1,690.58
484124340050	\$1,690.58	\$0.00	\$1,690.58
484124340060	\$1,690.58	\$0.00	\$1,690.58
484124340070	\$1,690.58	\$0.00	\$1,690.58
484124340080	\$1,690.58	\$0.00	\$1,690.58
484124340090	\$1,690.58	\$0.00	\$1,690.58
484124340100	\$1,690.58	\$0.00	\$1,690.58
484124340110	\$1,690.58	\$0.00	\$1,690.58
484124340120	\$1,690.58	\$0.00	\$1,690.58
484124340130	\$1,690.58	\$0.00	\$1,690.58
484124340140	\$1,690.58	\$0.00	\$1,690.58
484124340150	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124340160	\$1,690.58	\$0.00	\$1,690.58
484124340170	\$1,690.58	\$0.00	\$1,690.58
484124340180	\$1,690.58	\$0.00	\$1,690.58
484124340190	\$1,690.58	\$0.00	\$1,690.58
484124340200	\$1,690.58	\$0.00	\$1,690.58
484124340210	\$1,690.58	\$0.00	\$1,690.58
484124340220	\$1,690.58	\$0.00	\$1,690.58
484124340230	\$1,690.58	\$0.00	\$1,690.58
484124340240	\$1,690.58	\$0.00	\$1,690.58
484124340250	\$1,690.58	\$0.00	\$1,690.58
484124340260	\$1,690.58	\$0.00	\$1,690.58
484124340270	\$1,690.58	\$0.00	\$1,690.58
484124340280	\$1,690.58	\$0.00	\$1,690.58
484124340290	\$1,690.58	\$0.00	\$1,690.58
484124340300	\$1,690.58	\$0.00	\$1,690.58
484124340310	\$1,690.58	\$0.00	\$1,690.58
484124340320	\$1,690.58	\$0.00	\$1,690.58
484124340330	\$1,690.58	\$0.00	\$1,690.58
484124340340	\$1,690.58	\$0.00	\$1,690.58
484124340350	\$1,690.58	\$0.00	\$1,690.58
484124340360	\$1,690.58	\$0.00	\$1,690.58
484124340370	\$1,690.58	\$0.00	\$1,690.58
484124340380	\$1,690.58	\$0.00	\$1,690.58
484124340390	\$1,690.58	\$0.00	\$1,690.58
484124340400	\$1,690.58	\$0.00	\$1,690.58
484124340410	\$1,690.58	\$0.00	\$1,690.58
484124340420	\$1,690.58	\$0.00	\$1,690.58
484124340430	\$1,690.58	\$0.00	\$1,690.58
484124340440	\$1,690.58	\$0.00	\$1,690.58
484124340450	\$1,690.58	\$0.00	\$1,690.58
484124340460	\$1,690.58	\$0.00	\$1,690.58
484124340470	\$1,690.58	\$0.00	\$1,690.58
484124340480	\$1,690.58	\$0.00	\$1,690.58
484124340490	\$1,690.58	\$0.00	\$1,690.58
484124340500	\$1,690.58	\$0.00	\$1,690.58
484124340510	\$1,690.58	\$0.00	\$1,690.58
484124340520	\$1,690.58	\$0.00	\$1,690.58
484124340530	\$1,690.58	\$0.00	\$1,690.58
484124340540	\$1,690.58	\$0.00	\$1,690.58
484124340550	\$1,690.58	\$0.00	\$1,690.58
484124340560	\$1,690.58	\$0.00	\$1,690.58
484124340570	\$1,690.58	\$0.00	\$1,690.58
484124340580	\$1,690.58	\$0.00	\$1,690.58
484124340590	\$1,690.58	\$0.00	\$1,690.58
484124340600	\$1,690.58	\$0.00	\$1,690.58
484124340610	\$1,690.58	\$0.00	\$1,690.58
484124340620	\$1,690.58	\$0.00	\$1,690.58
484124340630	\$1,690.58	\$0.00	\$1,690.58
484124340640	\$1,690.58	\$0.00	\$1,690.58
484124340650	\$1,690.58	\$0.00	\$1,690.58
484124340660	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124340670	\$1,690.58	\$0.00	\$1,690.58
484124340680	\$1,690.58	\$0.00	\$1,690.58
484124340690	\$1,690.58	\$0.00	\$1,690.58
484124340700	\$1,690.58	\$0.00	\$1,690.58
484124340710	\$1,690.58	\$0.00	\$1,690.58
484124340720	\$1,690.58	\$0.00	\$1,690.58
484124340730	\$1,690.58	\$0.00	\$1,690.58
484124340740	\$1,690.58	\$0.00	\$1,690.58
484124340750	\$1,690.58	\$0.00	\$1,690.58
484124340760	\$1,690.58	\$0.00	\$1,690.58
484124340770	\$1,690.58	\$0.00	\$1,690.58
484124340780	\$1,690.58	\$0.00	\$1,690.58
484124340790	\$1,690.58	\$0.00	\$1,690.58
484124340800	\$1,690.58	\$0.00	\$1,690.58
484124340810	\$1,690.58	\$0.00	\$1,690.58
484124340820	\$1,690.58	\$0.00	\$1,690.58
484124340830	\$1,690.58	\$0.00	\$1,690.58
484124340840	\$1,690.58	\$0.00	\$1,690.58
484124340850	\$1,690.58	\$0.00	\$1,690.58
484124340860	\$1,690.58	\$0.00	\$1,690.58
484124340870	\$1,690.58	\$0.00	\$1,690.58
484124340880	\$1,690.58	\$0.00	\$1,690.58
484124340890	\$1,690.58	\$0.00	\$1,690.58
484124340900	\$1,690.58	\$0.00	\$1,690.58
484124340910	\$1,690.58	\$0.00	\$1,690.58
484124340920	\$1,690.58	\$0.00	\$1,690.58
484124340930	\$1,690.58	\$0.00	\$1,690.58
484124340940	\$1,690.58	\$0.00	\$1,690.58
484124340950	\$1,690.58	\$0.00	\$1,690.58
484124340960	\$1,690.58	\$0.00	\$1,690.58
484124340970	\$1,690.58	\$0.00	\$1,690.58
484124340980	\$1,690.58	\$0.00	\$1,690.58
484124340990	\$1,690.58	\$0.00	\$1,690.58
484124341000	\$1,690.58	\$0.00	\$1,690.58
484124341010	\$1,690.58	\$0.00	\$1,690.58
484124341020	\$1,690.58	\$0.00	\$1,690.58
484124341030	\$1,690.58	\$0.00	\$1,690.58
484124341040	\$1,690.58	\$0.00	\$1,690.58
484124341050	\$1,690.58	\$0.00	\$1,690.58
484124341060	\$1,690.58	\$0.00	\$1,690.58
484124341070	\$1,690.58	\$0.00	\$1,690.58
484124341080	\$1,690.58	\$0.00	\$1,690.58
484124341090	\$1,690.58	\$0.00	\$1,690.58
484124341100	\$1,690.58	\$0.00	\$1,690.58
484124341110	\$1,690.58	\$0.00	\$1,690.58
484124341120	\$1,690.58	\$0.00	\$1,690.58
484124341130	\$1,690.58	\$0.00	\$1,690.58
484124341140	\$1,690.58	\$0.00	\$1,690.58
484124341150	\$1,690.58	\$0.00	\$1,690.58
484124341160	\$1,690.58	\$0.00	\$1,690.58
484124341170	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124341180	\$1,690.58	\$0.00	\$1,690.58
484124341190	\$1,690.58	\$0.00	\$1,690.58
484124341200	\$1,690.58	\$0.00	\$1,690.58
484124341210	\$1,690.58	\$0.00	\$1,690.58
484124341220	\$1,690.58	\$0.00	\$1,690.58
484124341230	\$1,690.58	\$0.00	\$1,690.58
484124341240	\$1,690.58	\$0.00	\$1,690.58
484124341250	\$1,690.58	\$0.00	\$1,690.58
484124341260	\$1,690.58	\$0.00	\$1,690.58
484124341270	\$1,690.58	\$0.00	\$1,690.58
484124341280	\$1,690.58	\$0.00	\$1,690.58
484124341290	\$1,690.58	\$0.00	\$1,690.58
484124341300	\$1,690.58	\$0.00	\$1,690.58
484124341310	\$1,690.58	\$0.00	\$1,690.58
484124341320	\$1,690.58	\$0.00	\$1,690.58
484124341330	\$1,690.58	\$0.00	\$1,690.58
484124341340	\$1,690.58	\$0.00	\$1,690.58
484124341350	\$1,690.58	\$0.00	\$1,690.58
484124341360	\$1,690.58	\$0.00	\$1,690.58
484124341370	\$1,690.58	\$0.00	\$1,690.58
484124341380	\$1,690.58	\$0.00	\$1,690.58
484124341390	\$1,690.58	\$0.00	\$1,690.58
484124341400	\$1,690.58	\$0.00	\$1,690.58
484124341410	\$1,690.58	\$0.00	\$1,690.58
484124341420	\$1,690.58	\$0.00	\$1,690.58
484124341430	\$1,690.58	\$0.00	\$1,690.58
484124341440	\$1,690.58	\$0.00	\$1,690.58
484124341450	\$1,690.58	\$0.00	\$1,690.58
484124341460	\$1,690.58	\$0.00	\$1,690.58
484124341470	\$1,690.58	\$0.00	\$1,690.58
484124341480	\$1,690.58	\$0.00	\$1,690.58
484124341490	\$1,690.58	\$0.00	\$1,690.58
484124341500	\$1,690.58	\$0.00	\$1,690.58
484124341510	\$1,690.58	\$0.00	\$1,690.58
484124341520	\$1,690.58	\$0.00	\$1,690.58
484124341530	\$1,690.58	\$0.00	\$1,690.58
484124341540	\$1,690.58	\$0.00	\$1,690.58
484124341550	\$1,690.58	\$0.00	\$1,690.58
484124341560	\$1,690.58	\$0.00	\$1,690.58
484124341570	\$1,690.58	\$0.00	\$1,690.58
484124341580	\$1,690.58	\$0.00	\$1,690.58
484124341590	\$1,690.58	\$0.00	\$1,690.58
484124341600	\$1,690.58	\$0.00	\$1,690.58
484124341610	\$1,690.58	\$0.00	\$1,690.58
484124341620	\$1,690.58	\$0.00	\$1,690.58
484124341630	\$1,690.58	\$0.00	\$1,690.58
484124341640	\$1,690.58	\$0.00	\$1,690.58
484124341650	\$1,690.58	\$0.00	\$1,690.58
484124341660	\$1,690.58	\$0.00	\$1,690.58
484124341670	\$1,690.58	\$0.00	\$1,690.58
484124341680	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124341690	\$1,690.58	\$0.00	\$1,690.58
484124341700	\$1,690.58	\$0.00	\$1,690.58
484124341710	\$1,690.58	\$0.00	\$1,690.58
484124341720	\$1,690.58	\$0.00	\$1,690.58
484124341730	\$1,690.58	\$0.00	\$1,690.58
484124341740	\$1,690.58	\$0.00	\$1,690.58
484124341750	\$1,690.58	\$0.00	\$1,690.58
484124341760	\$1,690.58	\$0.00	\$1,690.58
484124341770	\$1,690.58	\$0.00	\$1,690.58
484124341780	\$1,690.58	\$0.00	\$1,690.58
484124341790	\$1,690.58	\$0.00	\$1,690.58
484124341800	\$1,690.58	\$0.00	\$1,690.58
484124341810	\$1,690.58	\$0.00	\$1,690.58
484124341820	\$1,690.58	\$0.00	\$1,690.58
484124341830	\$1,690.58	\$0.00	\$1,690.58
484124341840	\$1,690.58	\$0.00	\$1,690.58
484124341850	\$1,690.58	\$0.00	\$1,690.58
484124341860	\$1,690.58	\$0.00	\$1,690.58
484124341870	\$1,690.58	\$0.00	\$1,690.58
484124341880	\$1,690.58	\$0.00	\$1,690.58
484124341890	\$1,690.58	\$0.00	\$1,690.58
484124341900	\$1,690.58	\$0.00	\$1,690.58
484124341910	\$1,690.58	\$0.00	\$1,690.58
484124341920	\$1,690.58	\$0.00	\$1,690.58
484124341930	\$1,690.58	\$0.00	\$1,690.58
484124341940	\$1,690.58	\$0.00	\$1,690.58
484124341950	\$1,690.58	\$0.00	\$1,690.58
484124341960	\$1,690.58	\$0.00	\$1,690.58
484124341970	\$1,690.58	\$0.00	\$1,690.58
484124341980	\$1,690.58	\$0.00	\$1,690.58
484124341990	\$1,690.58	\$0.00	\$1,690.58
484124342000	\$1,690.58	\$0.00	\$1,690.58
484124342010	\$1,690.58	\$0.00	\$1,690.58
484124342020	\$1,690.58	\$0.00	\$1,690.58
484124342030	\$1,690.58	\$0.00	\$1,690.58
484124342040	\$1,690.58	\$0.00	\$1,690.58
484124342050	\$1,690.58	\$0.00	\$1,690.58
484124342060	\$1,690.58	\$0.00	\$1,690.58
484124342070	\$1,690.58	\$0.00	\$1,690.58
484124342080	\$1,690.58	\$0.00	\$1,690.58
484124342090	\$1,690.58	\$0.00	\$1,690.58
484124342100	\$1,690.58	\$0.00	\$1,690.58
484124342110	\$1,690.58	\$0.00	\$1,690.58
484124342120	\$1,690.58	\$0.00	\$1,690.58
484124342130	\$1,690.58	\$0.00	\$1,690.58
484124342140	\$1,690.58	\$0.00	\$1,690.58
484124342150	\$1,690.58	\$0.00	\$1,690.58
484124371230	\$1,690.58	\$0.00	\$1,690.58
484124371240	\$1,690.58	\$0.00	\$1,690.58
484124371250	\$1,690.58	\$0.00	\$1,690.58
484124371260	\$1,690.58	\$0.00	\$1,690.58

Folio	Maintenance	Debt	Total
484124371270	\$1,690.58	\$0.00	\$1,690.58
484124371280	\$1,690.58	\$0.00	\$1,690.58
484124371290	\$1,690.58	\$0.00	\$1,690.58
484124371300	\$1,690.58	\$0.00	\$1,690.58
484124371310	\$1,690.58	\$0.00	\$1,690.58
484124371320	\$1,690.58	\$0.00	\$1,690.58
484124371330	\$1,690.58	\$0.00	\$1,690.58
484124371340	\$1,690.58	\$0.00	\$1,690.58
484124371350	\$1,690.58	\$0.00	\$1,690.58
484124371360	\$1,690.58	\$0.00	\$1,690.58
484124371370	\$1,690.58	\$0.00	\$1,690.58
484124371380	\$1,690.58	\$0.00	\$1,690.58
484124371390	\$1,690.58	\$0.00	\$1,690.58
484124371400	\$1,690.58	\$0.00	\$1,690.58
484124371410	\$1,690.58	\$0.00	\$1,690.58
484124371420	\$1,690.58	\$0.00	\$1,690.58
484124371430	\$1,690.58	\$0.00	\$1,690.58
484124371440	\$1,690.58	\$0.00	\$1,690.58
484124371450	\$1,690.58	\$0.00	\$1,690.58
484124371460	\$1,690.58	\$0.00	\$1,690.58
484124371470	\$1,690.58	\$0.00	\$1,690.58
484124371480	\$1,690.58	\$0.00	\$1,690.58
484124371490	\$1,690.58	\$0.00	\$1,690.58
484124371500	\$1,690.58	\$0.00	\$1,690.58
484124371510	\$1,690.58	\$0.00	\$1,690.58
484124371520	\$1,690.58	\$0.00	\$1,690.58
484124371530	\$1,690.58	\$0.00	\$1,690.58
484124371540	\$1,690.58	\$0.00	\$1,690.58
484124371550	\$1,690.58	\$0.00	\$1,690.58
484124371560	\$1,690.58	\$0.00	\$1,690.58
	\$1,685,508.26	\$0.00	\$1,685,508.26



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July 30, 2026

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

We are pleased to confirm our understanding of the services we are to provide Coral Bay Community Development District, City of Margate, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Coral Bay Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

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

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

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

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

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

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

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

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

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

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSFL.COM

Our fee for these services will not exceed \$3,600 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Coral Bay Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

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

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

#	Description/Task/Location	Initial Discussion	Board /Mgt Approval	Completion Closed & Tabled Date	Completion /Status	Comments	Cost
<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	Peninsula Park and Clubhouse Dock Railings	Jun-26	-	-	PENDING	<u>Completed Phases</u> Phase 1 - Proposals, Board Approval, Agreement Phase 2 - Permitting Phase 3 - Installation & Completion	N/A
3	Indian Key Culvert Repair	Nov-26	Dec-26	-	IN-PROGRESS	An update will be provided at the Board Meeting.	\$28,110
4	Broward County South Canal Maintenance Update	Aug-26	-	-	PENDING	Broward County is in the process of providing documentation proving the District is responsible for maintaining the South Canal	N/A
<u>LANDSCAPING</u>							
1	Jasmin Installation to Cover Arch at CH Entrance	Aug-26	-	-	PENDING	Pending proposal	N/A
2	Proposal to Remove Washingtonians	Oct-25	Oct-25	-	PENDING	<u>Obtaining Revised Proposals</u> 22 identified for removal with Arborist Terry Glyn <u>Obtained Proposals</u> Shinto - \$15,990.00 / JCJ \$17,820.00 Obtaining Shinto proposal for Palm Replacement	N/A
3	Las Brisas Road Triangle Landscape	Feb-26	Jun-26	-	PENDING	To be scheduled	\$3,083
4	Porter Proposals	Jun-26	-	-	PENDING	To be discussed under presentations section of agenda.	N/A
5	Annuals Flowers (Pentas) 3rd/Last FY Rotation	Jun-26	Jun-26	Jun-26	COMPLETED / REPLACEMENT	Cutler's Edge to replace all flowers within 2 weeks.	Contracted

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	Peninsula Park Backflow Repair	Aug-26	Aug-26	-	PENDING	To be schedule.	\$545
2	Gate Barrier Arm Replacement	Aug-26	Aug-26	-	PENDING	Ordered 2-15' LED Arms & 5-12' LED Arms	\$5,880
3	Clubhouse steps and white borders repainting.	Aug-26	-	-	PENDING	To be scheduled.	N/A
4	Additional Facilities Pressure Cleaning	Aug-26	-	-	PENDING	Due to rains - Pending Proposal.	N/A
5	Addi'll Perimeter Road Sidewalk Pressure Cleaning	Aug-26	-	-	PENDING	Due to rains - Pending Proposal.	N/A
6	NB-Park Tennis/Pickle Ball Courts Project	Jul-26	Jul-26	-	PENDING	Agreement Execution in progress.	N/A
7	Sub-Division Pillars Touch-up Painting	Jul-26	Jul-26	-		Expected completion July 10 - 14 (weather permitting)	\$3,250
8	Repair SBD Road Pavers Near Exit	May-26	May-26	-	IN-PROGRESS	Completed	N/A
9	SBD Entrance Deco Coach Light Vehicle Damage	Mar-26	Mar-26	-	PENDING	Claim submitted to insurance company. Customized pole as the original company is out of business.	N/A
10	Several Sub-Division & 30th St Lights Vandalism	Mar-26	Mar-26	-	IN-PROGRESS	No updates available.	N/A
11	Peninsula Park Damaged Light Pole Reimbursement	Feb-26	Jul-26	-	IN-PROGRESS	The invoice was submitted to the insurance company.	\$3,530
12	Found Bicycles Procedure	Dec-25	-	-	PENDING	<u>MPD</u> Not Stolen - 3 / Not - 1 MPD will not accept bicycles needing repairs.	N/A
13	Islamorada Trellis Repairs - Removal/Replacement	Jul-25	-	-	PENDING	Phase 1 - Inspection of Trellis - (Completed) Phase 2 - Trellis Repairs Specifications (Completed) <u>Phase 3 - Inspect Columns</u> Update to be provided at Board meeting.	TBD
14	Janitorial Proposals	Jun-26	Jun-26	-	PENDING	To be discussed under presentations section of agenda.	N/A
15	Entrances Missing and Replacement of Delineators	Jun-26	Jun-26	-	PENDING	Received order, to be schedule for installation.	N/A
16	JM Holiday Lighting	May-26	May-26	-	IN-PROGRESS	Update will be provided at the Board Meeting.	N/A

90 DAYS HISTORY OF COMPLETED, CLOSED, & TABLED ITEMS

1	Peninsula Park Wall Fountain & Chiller Repair	Jul-26	Jun-26	Jul-26	COMPLETED	-	\$1,450
2	Peninsula Park Wall Exhaust Panel Installation	Jul-26	Jun-26	Jul-26	COMPLETED	-	\$1,850
3	Clubhouse A/C Thermostat Issue Service Call	Jul-26	Jun-26	Jul-26	COMPLETED	-	\$89
4	Clubhouse A/C Hard Start Kit Installation	Jul-26	Jun-26	Jul-26	COMPLETED	-	\$333
5	BCSOE Agreement for Aug. 18 Elections	Jul-26	Jun-26	Jul-26	COMPLETED	-	N/A
6	Repair 30th St. Swing Gate Inspection	Jul-26	Jul-26	Jul-26	COMPLETED	ASAP Gate Co.	\$95
7	Repair 30th St. Swing Gate Hinge	Jul-26	Jul-26	Jul-26	COMPLETED	ASAP Gate Co.	\$300
8	Holiday Banners Proposal	May-26	Jul-26	Jul-26	TABLED	-	N/A
9	Bunting and Flags Replacement	Jun-26	Jun-26	Jul-26	COMPLETED	-	N/A
10	All 3 Pool Facilities Active Monitoring Disabled	Jun-26	Jul-26	Jul-26	COMPLETED	-	N/A
11	Reinstalled Net Blocking Access to Pen Pk Dock	Jun-26	Jun-26	Jul-26	COMPLETED	Ongoing	N/A
12	MPD Off-Duty Office Rate Increase	Jul-26	Jul-26	Jul-26	COMPLETED	-	N/A
13	NB-Park Basketball Nets Replacements	Jun-26	Jun-26	Jul-26	COMPLETED	-	N/A
14	Quarterly Facility Pools Pressure Cleaning	Jun-26	Jun-26	Jul-26	COMPLETED	-	Contracted
15	Peninsula Park Damaged Light Pole Replacement	Feb-26	Jul-26	Jul-26	COMPLETED	Pole was installed, and invoice submitted to Ins. Co	\$3,530
16	Community Bollards Painting	Jul-26	Jul-26	Jul-26	COMPLETED	-	\$1,850
17	Additional Community Pressure Cleaning	Jul-26	Jul-26	Jul-26	COMPLETED	-	\$3,450
18	Sub-Division Monuments Touchups Painting	Jul-26	Jul-26	Jul-26	COMPLETED	-	\$3,250
19	Replace and Refurbish Damaged Pool Furniture	Jul-25	Jul-25	Jul-26	COMPLETED	<u>Pool Furniture</u> (Purchase - Refurbish - Dispose) Phase 1 - Separated Furniture - (Completed) Phase 2 - Obtaining Proposals (Completed) Phase 3 - Ordered from Furniture Leasure (Completed) Phase 4 - Received & Installed: Lounges 25 Chairs: 5 Fay's Cove - Lounges 10 Chairs: 2 Pen Pk: Lounges 8 Chairs: 2 CH - Lounges 7 Chairs: 1	\$8,394
20	Repair SBD Road Pavers Near Exit	May-26	May-26	-	COMPLETED	-	N/A
21	Cutters Edge Information Flyer	Jun-26	Jun-26	Jun-26	COMPLETED	-	Contracted
22	Islamorada Circle Wall Damage Insurance Claim	Sep-25	Sep-25	Jun-26	COMPLETED	\$18,300 Check was obtained from Ins. Co.	\$18,800
23	Annual Fire Extinguisher Inspections	Jun-26	Jun-26	Jun-26	COMPLETED	-	\$70
24	Preserve and Reserve Quarterly Maintenance	Jun-26	Jun-26	Jun-26	COMPLETED	-	\$2,000
25	M&S A/C Replacement of Jumper	Jun-26	Jun-26	Jun-26	COMPLETED	-	
26	Clubhouse Areca Palms Seed Pods Removals	Jun-26	Jun-26	Jun-26	COMPLETED	-	\$550
27	M&S A/C Repair Service Call	Jun-26	Jun-26	Jun-26	COMPLETED	-	\$89
28	Pen Park Chemical Containing, Fay's Cove Gutter Grade, and Facility Pools Life Rings Replacements	Jun-26	Jun-26	Jun-26	COMPLETED	-	\$1,335
29	A/C Electrical Inspection and breakers Replacement	Jun-26	Jun-26	Jun-26	COMPLETED	-	\$512
30	Peninsula Park Remote Water Chiller	Jun-26	Jun-26	Jun-26	COMPLETED	-	\$1,450

31	Las Brisas Road Triangle Seagrape Trees Reduction	Feb-26	Apr-26	Jun-26	COMPLETED	-	\$2,500
32	Peninsula Park and Clubhouse Dock Renovations	May-23	-	Jun-26	COMPLETED	-	\$103,372
33	Removal of Branch Blocking SBD Street	Jun-26	Jun-26	Jun-26	COMPLETED	-	\$1,750
34	Removal of Branch Blocking SBD Sidewalk	Jun-26	Jun-26	Jun-26	COMPLETED	-	
35	May Palm Trimming	May-26	May-26	Jun-26	COMPLETED	-	\$5,000
36	Las Brisas Del Mar-Replace Entrance Rotten Fence	Apr-26	May-26	May-26	COMPLETED	-	\$2,500
37	Investigation of Peninsula Park Expose Conduit	Mar-26	Mar-26	May-26	COMPLETED	-	N/A
38	Upgrade Comcast Internet Service	Apr-26	May-26	May-26	COMPLETED	-	
39	North Bay Drive Reduction of Beds with Sod	Jan-26	Jan-26	May-26	COMPLETED	-	\$9,220
40	North Bay Drive Reduction of Beds with Sod	Jan-26	Jan-26	May-26	COMPLETED	-	\$9,220



Waterway Inspection Report

General Information:

Date	7-20-26
Location	Coral Bay

Technician(s):

Joey

Weather Conditions:

Temperature	94	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	✓		✓							Norm
Can2	✓	✓	✓			✓	✓		✓	Norm
Can1	✓	✓	✓		✓	✓	✓		✓	Norm

Wildlife Observations:

Fish, Ducks, Birds

Comments:

Today we inspected and treated for surface algae, & shoreline grasses. Water levels are low in all. No signs of floating aquatic plants at this time. We also picked up light debris off canals.
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Waterway Inspection Report

General Information:

Date	7-6-26
Location	Coral Bay

Technician(s):

Joey

Weather Conditions:

Temperature	96	Wind Speed	5-12	Wind Direction	N/A
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SITE/ LAKE #	INSP- TION	TREAT- MENT	SKIFF	SIDE-BY- SIDE	BACK- PACK	ALGAE	GRASSES	SUB- MERGED	FLOATING	WATER LEVEL
Lake	✓	✓	✓			✓			✓	Low
Can1	✓	✓	✓			✓	✓		✓	All
Can2	✓	✓	✓			✓			✓	

Wildlife Observations:

Birds, Ducks, Fish

Comments:

Today we inspected and treated for surface algae and shoreline grasses. Water levels are low at this time.
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NOTICE OF MEETINGS CORAL BAY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the [Coral Bay Community Development District](#) will hold their meetings for [Fiscal Year 2027](#) at 7:00 p.m. at the Coral Bay Recreation Center, 3101 South Bay Dr., Margate, FL 33063 on the second Thursday of each month as follows:

October 8, 2026
November 12, 2026
December 10, 2026
January 14, 2027
February 11, 2027
March 11, 2027
April 8, 2027
May 13, 2027
June 10, 2027
July 8, 2027
August 12, 2027
September 9, 2027

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Any person requiring special accommodations at this meeting because of a disability of physical impairment should contact the District Office at (954) 721-8681 at least five calendar days prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andrew Gill
Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ⓘ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

COMPLETED

Suborganization

Board of Supervisors

Sort by:

PID

Form Year

Filer Name

Filing Requirement

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
12614	2025	Ronald P Gallucci	• Coral Bay Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✓ Form 1 - 5/15/2026	View Filings
226134	2025	Tina Hagen	• Coral Bay Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✓ Form 1 - 6/2/2026	View Filings
33675	2025	John Wilson Hall III	• Coral Bay Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✓ Form 1 - 6/7/2026	View Filings
298860	2025	George Mizusawa	• Coral Bay Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✓ Form 1 - 5/3/2026	View Filings
202868	2025	Antonio Spavento	• Coral Bay Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✓ Form 1 - 5/27/2026	View Filings

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MEMORADUM

To: Jennifer McConnell
Governmental Management Services

From: Patricia Santiago *PS*
Administration Director

Date: April 16, 2026

Subject: Number of Registered Voters Request

Pursuant to your request, please be advised that the number of registered voters as of April 15, 2026, in the Special Districts/Community Development Districts (CDDs) requested is as follows:

Special District/CDD	# of Registered Voters
Academic Village Community Development District	87
Bahia Mar Community Development District	10
Botaniko Community Development District	128
Coral Bay Community Development District	2,270
Cypress Cove Community Development District	434
Griffin Lakes Community Development District	655
Hollywood Beach 1 Community Development District	0
Mainstreet at Coconut Creek Community Development District	0
Metropica Community Development District	157
McJunkin at Parkland Community Development District	794
Oakridge Community Development District	1,290
Orchid Grove Community Development District	717
Sabal Palm Community Development District	1,455
Shotgun Road Community Development District	0
Solterra Community Development District	0
Turtle Run Community Development District	3,140
Woodlands at Section 9 Community Development District	0

We hope this information has been of assistance to you.